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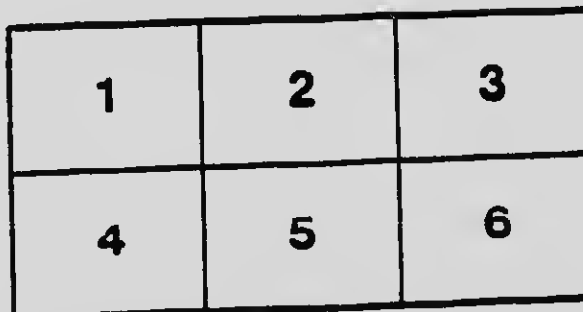
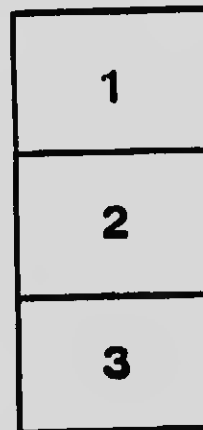
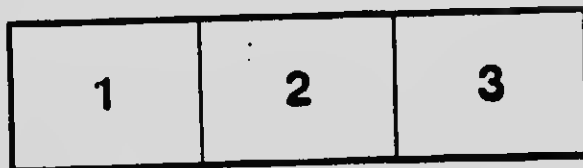
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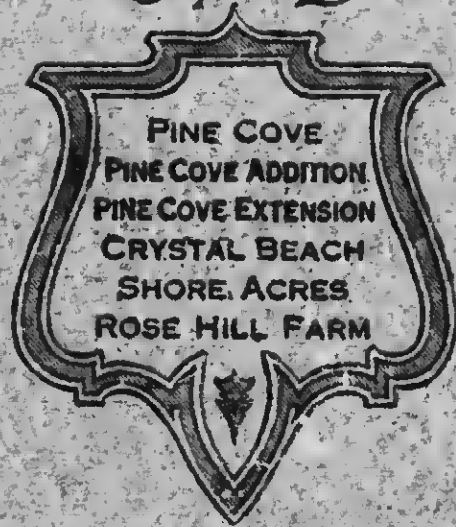
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# LAKE SHORE SURVEYS

*Comprising*

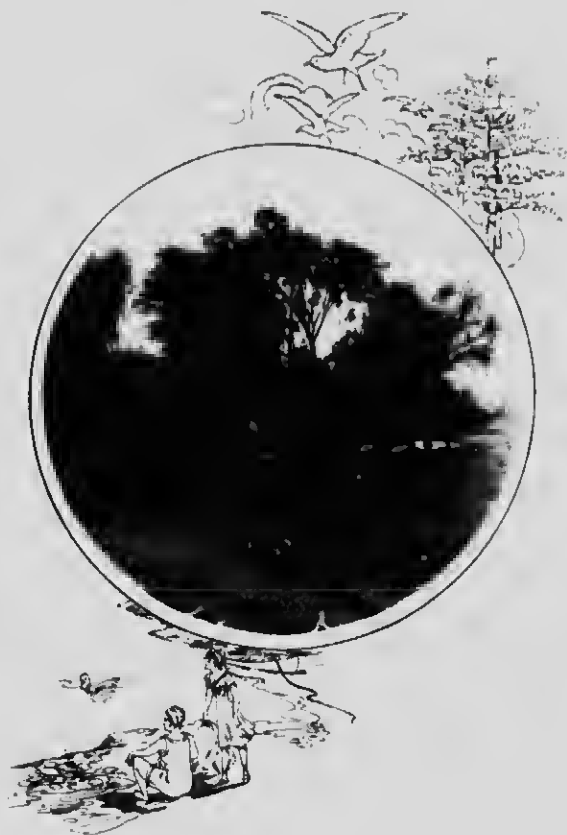


ALL SITUATED ON THE  
NORTH SHORE OF LAKE ONTARIO

*Projected, Planned & Offered for Sale*  
BY  
*W. D. FLATT*

A brief description of LAKE SHORE SURVEYS,  
as projected, planned and offered for sale  
by W. D. Flatt.

*"An ideal spot for the building of a home."*



Oh! had we some bright little isle of our own,  
In a blue summer ocean, far off and alone,  
Where a leaf never dies in the still blooming bowers,  
And the bee banquets on through a whole year of flowers,  
Where simply to feel that we breathe, that we live,  
Is worth the best joy that life elsewhere can give. —*Thomas Moore.*

# INTRODUCTORY

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It is the dream of every man to have a home of his own. If he is a city dweller, then this yearning for obvious reasons turns towards the country districts, where there is freedom of air and space, yard and garden, and elbow room for the exercise which is the builder of health and stimulator of physical strength. Even, if he has a home in the city, there is a season when the call to the land rings in his ears with tempting insistency.

Five years ago, there were very few people who resided along the north shore of Lake Ontario, between Hamilton and Toronto, outside of those who had settled or been pioneers in the ordinary way. It remained for such men as the Messrs. Osler, Eaton, Ryrie, Gooderham, Cox, Stone, Sir Edmund Walker, etc., to discover the many advantages of this shore. These were men who had travelled the world over, and for that reason could appreciate a good thing close at home. During the past three years, there have been fully five hundred families who have taken up either their summer residence or permanent residence along the lake shore, between Toronto and Hamilton, and the whole distance of 35 miles is now being built up with charming villas, and with thriving towns and villages. The very charm of the surrounding country was in itself an incentive for the building up of this most delightful district. The conditions and advantages of the Lake Shore as portrayed herewith, is not merely that of a single ideal community, but an existing, semi-rural abiding place, which is in close proximity to many of the leading Cities and Towns, situated in the very garden of Canada. The paramount thought of almost every urban dweller of to-day is to live in the country and the settlements, where there are good sanitary systems, and water supplies, good schools and churches, and every appointment that makes country life a pleasure and a comfort. The fondness for the country has become characteristic of the Canadian people, and is not a sudden fancy, but a

well defined growth. One of the prime factors which has proven so strong an inducement for migrating from the city to the country is the provision of suburban properties, in which are installed all the best modern improvements and conveniences, such as are to be found in the most complete city homes. The lake shore between Toronto and Hamilton is what might be termed one of the strategic points. Such points receive their growth and prosperity from natural conditions.

Two years ago, we decided to build a suburban home, one that we could occupy the year through, and after considering many different locations, we finally selected the lake shore, just east of Burlington, for that purpose, and after residing in our new home for a short time, we were so delighted with our environment, and with the invigorating breezes that reached us from the south across the lake, we, therefore, decided to purchase other properties on the lake shore, and to develop a suburban community. In developing these properties, we have claimed the name "The Suburb Beautiful" and have every reason to believe that we shall see our ideal realized.

These properties are distinct, there is a personalty, an atmosphere, that calls to you as soon as you put your foot upon them. There is an individual charm. We are working to a plan, which is on a grand scale. Parks, recreation grounds, etc., have been provided for; and we are now offering property that only requires careful investigation to commend its value to the most discriminating purchaser, and to the busy city man of affairs, or the toiler in the various municipal marts of trade. This book of information is submitted, that it may reveal to him the perhaps hitherto unknown joys of suburban life, or the conveniences of rural residence along the North shore of Lake Ontario.



## PINE COVE SURVEY

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### 115 CHOICE BUILDING LOTS

50 FEET FRONTAGES. VARIOUS DEPTHS.

Burlington Water, Cement Walks, Graded Avenues, Electric Light, Telephone and Post Office, are some of the Improvements already installed on this charming property. Safe Building Restrictions on all lots. Six acres have been laid out in Recreation Park, where all kinds of athletic sports can be enjoyed. Pine Cove already has its Base Ball Club. Six hundred feet of Lake Shore frontage has been reserved for Park purposes, and a Pier built upon it. Pine Trees abound on the westerly part of this survey, hence the name, while a choice variety of fruit trees, and berries growing, bear evidence of the productiveness of the soil. Pine Cove joins the easterly limits of Burlington; is ten miles from Hamilton or 45 minutes ride on the Radial car. Pine Cove is located on the proposed permanent highway on the Lake Shore Road, between Hamilton and Toronto. An hourly service on the Radial Electric Railway from Hamilton, running as far as Oakville is now completed, and cheap rates prevail. It is generally understood that this line of Electric Railway will be continued on from Oakville to Toronto. It has also been proposed by people interested in the auto business, that motor busses will be run on the new proposed concrete highway, between Hamilton and Toronto. Pine Cove has an unsurpassed location, and offers you the opportunity to own a home in the country, and yet be in close touch with the City. The man of to-morrow is going to live out in the air in the suburbs.



## PINE COVE ADDITION SURVEY

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### 64 LARGE SIZED LOTS

50 FOOT FRONTAGES.

Various depths, with City improvements installed and paid for. Safe building restrictions on all lots. This Property is opposite our Park Reserve, and enjoys close proximity to the Lake Shore and Pier.



## PINE COVE EXTENSION SURVEY

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### 114 CHOICE BUILDING LOTS

Burlington Water, Cement Walks, Graded Avenues, Electric Light, Telephone, are some of the Improvements already being installed on this new survey. Safe building restrictions on all lots. It is largely planted in fruit of all kinds, and the soil is the choicest of garden soil, very productive, and well drained. This survey extends from the Radial Railway to the Lake Shore Road, and a large portion of the most desirable lots front opposite the Recreation Park, giving this portion an uninterrupted view across the Park, and to the Lake beyond.





## CRYSTAL BEACH SURVEY

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### 27 LARGE BUILDING PLOTS

Every plot having a 50 foot frontage, and varying in depth 220 feet to 425 feet, with Burlington Water already installed, and cement walks to be completed this season. Shade trees have been planted on this Survey, and three Piers built along the shore. The soil is all garden soil, and every plot practically graded. This survey is located on the Lake Shore Road, one quarter of a mile east of Pine Cove Extension, and enjoys a wonderful location on account of extending along the lake. Every lot faces on the lake. Safe building restrictions on all lots.



## SHORE ACRES SURVEY

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### 34 ACREAGE PLOTS

Each plot consisting of from two to five acres in extent. The whole property is splendidly drained by the creek which runs through it, and is beautifully wooded, with all kinds of full grown shade trees. About forty acres of this property is planted in fruit trees, of the choicest varieties, and at present bearing fruit. The natural location of this Survey makes it one of the most desirable residential spots on the Lake Shore between Hamilton and Toronto. Proper building restrictions govern all plots, and a Pier with good harbor for small boats already exists upon its shores.



## ROSEHILL FARM

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Contains about 90 acres. This property is beautifully wooded, and commands an excellent view of the lake. It also has its creek running through it giving it splendid drainage, and we have had constructed a new concrete bridge on the proposed route of the new lake shore permanent highway, all of which has been planned to meet the requirements of the proposed new road from Hamilton to Toronto. This property extends from the lake shore to within a short distance of the Radial Electric Line.

# P R I C E S

Pine Cove Survey	- -	\$1000.00 to \$1500.00
Pine Cove Addition Survey	-	600.00 to 1200.00
Pine Cove Extension Survey		250.00 to 1500.00
Crystal Beach Survey	- -	800.00 to 1300.00
Shore Acres Survey	- -	1500.00 to 3000.00
Rosehill Farm, price of Acreage upon application only.		

Our terms are reasonable. Ten per cent. cash, and ten per cent. every six months till paid for, with lowest rates of interest on unpaid balance from time to time.

Township Taxes only, and low rate for Burlington Water.

For further information, call, write, or 'phone to our City Office, Room 15, Federal Life Building, 'phone 685.

W. D. FLATT,  
OWNER.

H. H. DAVIS,  
MANAGER.

If you wish to reach these surveys by the Hamilton to Oakville Electric Railway; for Pine Cove and Pine Cove Addition Surveys you may get off at either Port Nelson or Pine Cove Station. For Pine Cove Extension, get off at Pine Cove Station. For Crystal Beach get off at Walker's Crossing. For Shore Acres get off at Henderson's. If motoring, the lake shore road runs direct through these surveys.

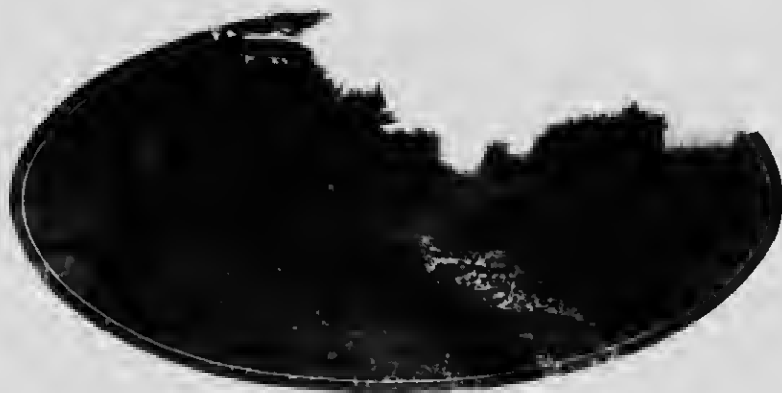
# S U M M A R Y

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THE North Shore of Lake Ontario between Toronto and Hamilton is conveniently situated to many of the leading Cities and Towns, in the very Garden of Canada, and enjoys a location that is very difficult to secure. The South winds reach you from the water, and when many others are melting from heat you are enjoying the cool breezes. We know that this district affords a most delightful place for residence, and believe that it presents an opportunity for investment equal to any Real Estate proposition in Canada for suburban home-sites. We selected the most beautiful properties that could be purchased between Burlington and Bronte, and such property as we now offer is difficult to secure, will be more so, and can only be purchased in a very short time, by paying very high prices.

With the coming of Good Roads, the Motor Bus will undoubtedly follow, which will furnish convenient and pleasant transportation.





The Fernleigh Bowling Club of Hamilton,  
being entertained after bowling Lakehurst Villa, Pine Cove.



The flower gardens of Lakehurst Villa, with Mr. Chas. F. Loosley's  
house in the distance. This photo shows the possibilities of the properties  
which we offer, and the nature of the development at Pine Cove.



The summer house located in the midst of a clump of chestnut trees at Lakehurst Villa, Pine Cove.



Ladies being entertained by Mrs. W. D. Flatt, at Lakehurst Villa.



This photo shows the beginning of Pine Cove Survey, at the corner of Guelph and Lake Shore Roads, Mr. G. E. Brown's store and Port Nelson Post Office. Mr. Brown keeps an up-to-date store here, where general wants can be supplied, in addition, the Burlington merchants make regular deliveries as well as those of Hamilton. The delivery of ice, milk, coal, etc., also being equal to that of the city.



Pine Cove Baseball Team. This team has only been established this year, but are already proving of the right kind of metal, and out of the many games that have been played this season, have only been defeated in two instances.



This photo of Pine Cove Road showing the Hamilton to Oakville Electric Railway looking towards the Lake. The distance from the Radial Railway to the lake being about one-half mile. This survey extends from the Radial to the Lake Shore Road. Gravel is now being placed along the road in preparation for concrete walks. This portrays a beautiful landscape, where fruit and vegetable culture may be carried on to the highest perfection. If you would like to own a home in the midst of such surroundings, Pine Cove Extension lots should appeal to you, at the price at which they are being offered.



Showing docks and breakwater at Lakehurst Villa, with a view of Burlington Beach in the distance.



View of residence of W. D. Flatt, also showing the L.



Concrete bridge on the Lake Shore Road crossing, Rosehill Farm. This bridge has been built sufficiently large with a view of the Toronto to Hamilton permanent Highway being constructed over this route.





Showing the Lake Shore Road, and the Lake close at hand.



In the gardens of Lakehurst Villa.



This photo showing the Park Reserve at Pine Cove, running along the shore over 600 feet. The bridge shown being along the Lake Shore Road, and to the East, Mr. H. L. Wilkinson's new residence and dock. Immediately to the North of Park Reserve, is Pine Cove Addition. A beautiful survey overlooking the Lake, and having a favourable location, along the Park Reserve, and close to the Recreation Park.



The lodge and garage at Pine Cove. Could you imagine a more delightful spot to locate your home than this lodge occupies.



A vegetable garden amongst the Pines at Pine Cove. You not only get early production at Pine Cove in vegetables, etc., but also in great quantity.



The residence of Edward T. Seaton, at Pine Cove.



The residence of R. M. Hoose, at Pine Cove.



This photograph was taken on our Crystal Beach Survey, showing one of the docks that has been constructed there only a short time, and which has already gathered a magnificent beach. These docks can be constructed at small cost, and where each owner in addition to having a fine bathing beach, can also enjoy good boating and fishing.



Road Grading on Shore Acres, giving a glimpse of the new proposed lake shore road. You will note that the work being done here is of the kind that is necessary for a high-class boulevard road.

View of Shore Acres at the lake, where a very good harbour for small boats can be had. This is a low sandy shore, that offers every opportunity for bathing and boating, also good fishing exists. This has been retained for park purposes. Shore Acres Survey extends from the lake to the Hamilton to Oakville



Radial Electric Railway. It will be seen that owners of plots on Shore Acres, which do not face upon the lake have every facility for enjoying lake frontage from the fact of this portion of Shore Acres being retained for that purpose. The combination of land and water such as this is now difficult to secure, and will be much more difficult, and in a few years cannot be secured, unless at a very high price.



A view of the north end of Shore Acres at the Radial Railway. The distance from the Radial to the lake on what is known as Shore Acres R which extends directly through this survey being less than three-quarters a mile. You will note, that grading is now being carried on here, and preparation being made for bridge construction over this beautiful ravine.



Another view of Shore Acres showing the Toronto to Hamilton boat "Modjeska" in the distance.



This Photo showing the dock constructed at Rosehill farm, also the beautifully wooded valley, with the concrete bridge in the distance being on the new proposed Lake Shore Road. Such beauty spots as this, giving a combination of landscape, that in a very few years cannot be secured at any price.

One of the views showing one of the many beauty spots on Shore Acres Survey. This is where enjoyment to the fullest extent may be had; the environment as it were, being amongst the pines, beautiful fruit trees with a sandy beach, and the pure waters of Lake Ontario, all at your command.





This view was taken at Rosehill Farm, showing a beautifully wooded slope, extending down to the very edge of the lake, also showing the beach. This is a most difficult combination to find, and must be considered one of the beauty spots in our province. Such locations so conveniently located are well worth your consideration.



Another view showing a most beautifully wooded valley on Rosehill Farm. This wooded valley having such a convenient location close by the Shore should appeal to lovers of nature.





View showing a combination of lake, bluff, beach and sloping meadow land on Rosehill Farm. Many of you have travelled hundreds of miles in quest of such a place, and we are safe in saying you have seen few, if any, more beautiful.

Two suburban boys. If you want strong men, bring them up in the country or suburban districts.





Lawn of "Lakehurst Villa" Pine Cove.



The Residence of  
Charles F. Loosley  
at Pine Cove.



Summer "Bungalow Residence" of H. L. Wilkinson, Esq., Pine Cove.



Motor Boat owned  
by H. L. Wilkinson,  
Esq., at his private  
pier, Pine Cove.

