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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Oradock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. X.

Montreal, July, 1897.

No. 7

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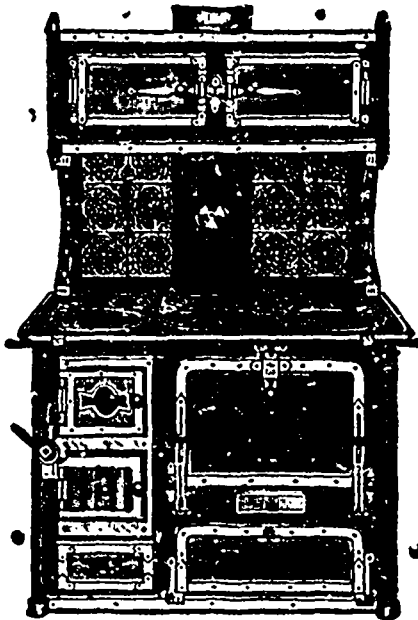
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Ranges
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Real Estate Record

Vol. 10.

MONTREAL, JULY 10th, 1897.

No. 7.

THE Real Estate Record

IS PUBLISHED MONTHLY

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Monthly Review.

The record of complete transactions during the month of June, while of greater volume than it has been at this season for the last three or four years, embraces few items of any significance or importance. An encouraging amount of business was done considering that for a week or so, all Montreal was occupied, and that right heartily, in the celebration of the Queen's Diamond Jubilee. One hopeful feature of the real estate situation just now is, that every one expects an improvement this fall, and there is a general disposition to go to work and make the most of any favorable conditions of the market. Of the city wards St. Lawrence takes the lead this month in the amount, and St. Denis ward in the number of recorded transfers, the latter being mostly of building lots of the cheaper kind. The transactions in Westmount show that there is no lack of interest in realty matters in that flourishing town.

Money is offering freely on real estate loans without attracting much attention, and the normal rate is what it has been for a long time—five per cent. During the month five loans were recorded varying in amounts from \$12,000 to \$47,000— at four and a half per cent, and whatever the future may bring forth, undoubted loans in large amounts can be placed at the latter rate. Capital is evidently accumulating, and as stocks are high, investors will soon have to turn to revenue-producing real estate as affording the best permanent security.

The following amounts of transfers and loans recorded during the month of June, in each year for the

"Mining Districts"

Maps of Rossland.....\$1.00

North Fork..... 1.50

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last ten years will be found interesting and instructive:—

June.	Transfers.	Amount.	Loans.
1888	108	\$ 557,188	\$ 327,251
1889	123	498,045	230,580
1890	150	550,175	334,025
1891	129	070,875	230,902
1892	258	1,030,475	581,803
1893	121	701,470	578,826
1894	125	506,403	384,801
1895	89	320,496	501,231
1896	98	278,301	315,471
1897	120	726,977	688,695

The list of sales and loans for the first six months of each year since 1888, will also afford food for quiet reflection during the present hot weather:—

First six months	No. of Sales	Amount	Loans
1888	1078	\$3,870,381	\$1,938,155
1889	978	4,230,020	1,798,057
1890	1098	4,116,242	1,784,229
1891	983	6,844,461	1,764,718
1892	1091	0,796,882	2,189,032
1893	886	5,194,711	2,922,939
1894	848	4,149,201	2,826,150
1895	719	3,188,039	2,597,763
1896	725	3,349,488	2,154,757
1897	989	5,180,708	2,740,982

Suburban properties havenot been renting quite so well this season, although a succession of hot spells may direct the attention of renters to the delightful, breezes and pleasant bathing waters of Lake St. Louis.

The sales recorded during the month of June, in Maisonneuve, Delorimier, Mile End, Outremont, Cote des Neiges, and St Henry amount to about \$95,000, of which about \$28,700, was contributed by St. Henry.

There were 129 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of June, the particulars of which are given in other columns, amounting to \$726,977.50.

St Antoine Ward	15	\$108,641 00
St Ann's Ward	4	80,800 00
St James Ward	9	84,650 00
St Louis Ward	11	57,750 00
St Lawrence Ward	8	141,700 00
St Mary's Ward	4	7,600 00
East Ward	1	3,720 00
St. Jean Baptiste Ward	25	75,964 78
St. Gabriel Ward	7	19,722 00
St. Denis Ward	26	56,540 91
Hochelaga Ward	6	24,640 25
Westmount	18	117,248 61

129 \$726,977 50

During the corresponding month of last year 96 transfers were recorded, amounting to \$275,301.61.

The real estate mortgage loans, recorded during the month of June

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DORCHESTER STREET.—A large terrace house west of St. Matthew street, with a good stable and lane in the rear. Lot 26 x 158 outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (183-B)

DORCHESTER STREET.—A block of modern stone front cottages on the upper part of the street, all well rented, would be sold separately or en bloc. Owners anxious to sell on account of ill health. (243-A)

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GUY STREET.—A corner house roomy and homelike close to Sherbrooke St. Outlook and surroundings first class in every respect. Price moderate and terms easy. (468-A) and (768-B)

MAYOR & BERTHELET STREET.—A fine block of property situated in this most central position consisting of two handsome stone houses on Berthelet street, and some smaller buildings on Mayor street. The whole be sold en bloc to close an estate. Price and terms easy. (845-B)

PEEL STREET (Special)—A well built stone front house with bay window, and deep extension a short distance above St. Catherine street, will be sold cheap. Suitable for private residence or for a medical man. Would also make a specially good stand for a milliner or dressmaker. This property is worth looking into. It is on the bargain counter. (115-B)

in the registration division of Montreal West amount to \$285,025; of this amount \$79,000 was placed at 4½ per cent. \$88,850 at 5 per cent. \$5,200 at 5½ per cent. \$20,775 at 6 per cent. \$93,300 at 7 per cent. and \$500 at 10 per cent.

The 4½ per cent. loan were a three amount of \$47,000, \$20,000, and \$12,000 and the 5 per cent in fifteen amounts of \$12,500, \$4,400, \$2,200, \$3,000, \$5,000, \$2,500, \$7,500, \$8,000, \$7,000, \$8,000, \$3,000, \$5,000, \$10,000, \$7,500 and \$3,250.

The lenders were:

Estate and Trust Funds.....	\$95,800 00
Insurance Companies.....	68,500 00
Local Institutions.....	3,250 00
Building & Loan Companies..	52,500 00
Individuals.....	70,575 00
	\$ 285,625 00

In Montreal East the loans recorded amount to \$403,060, of this amount \$27,000 was placed at 4½ per cent; \$217,140 at 5 per cent; \$20,400 at 5½ per cent; \$35,404 at 6 per cent; \$10,150 at 7 per cent; \$800 at 8 per cent; \$3,500 at 10 per cent, and \$88,668 at anominal rate.

The 4½ per cent loan were in two amounts of \$12,000, and \$15,000, and the 5 per cent in nine amount of \$33,000, \$4,000, \$5,000, \$8,800, 14,000, \$4,000, \$8,300, \$3,500 and \$170,140.

The lenders were:

Estate and Trust Funds.....	\$ 21,500 00
Insurance Companies.....	185,140 00
Local Institutions.....	88,616 00
Building & Loan Companies	40,200 00
Individuals.....	72,604 00
	\$408,060 00

The most important auction sale that has taken place for some time will be held on Wednesday 28th July, at the sales rooms of J. Cradock, Simpson & Co., where the properties of the Estate late Mrs. T. L. McConkey will be put up to public competition. The list comprises the houses Nos. 77, 79, 131, 133 and 135 Mackay street, No. 26 Victoria street, Nos. 137 and 165 Mansfield street, and the late Mrs. McConkey's residence No. 103 Drummond street. The latter house is available for immediate occupation; the others are all rented to good tenants. It is not often that such a choice collection of residential properties is offered at public sale, and the opportunities for investment should attract a large audience.

PEEL STREET.—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owners occupation, and is filled with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (190-B)

PEEL STREET ABOVE SHERBROOKE.—A modern stone front house only a few years built—specially constructed for owners occupation. This site is one of the best on the street, overlooking handsome grounds. The house is 23 feet wide and has the extra advantage of side lights. Price \$18000 (821-B)

ST. DENIS STREET.—A cut stone front double tenement house situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$5000. Something less might be taken if sold by 1st August. (B-193)

ST MARTIN & MORLAND SREETS.—A block of stone cottages, making a compact and safe investment for a moderate capital. Would be exchanged for other suitable property. (233-A)

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CADIEUX STREET—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,800. (117-3).

CANNING STREET—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,858 per annum. A good investment property. (721-3).

CHARLEVOIX STREET—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front (78-B)

CHERRIER STREET—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1868 per annum. A good investment. (61-2B).

AQUEDUCT STREET—A pressed brick modern tenement, in perfect order; would be a good investment; always sure to rent. Price \$6,750. (577-3).

BEAVER HALL HILL—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (43C-a).

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-8.)

BISHOP STREET—A handsome stone front double residence, 40 feet front, cemented cellar basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-B).

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

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CHAMPLAIN STREET—Four solid brick cottages, and two tenement buildings containing six dwellings close to Ontario street car line. Lot 111 feet x 114 feet. Rear portion of lot could be built on. (S).

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (839-3)

COURSOL STREET—A block of solid brick tenements on stone foundation containing twelve dwellings, all in good order; easily rented; is a good investment property. Price \$14,000. (40-B).

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (40-B).

DELISLE STREET—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$8,000. (155-B.)

Notes.

The annual statement of vacant stores and houses seems rather more alarming than usual this year indicating over 3,000 vacancies, but taken at this season it is somewhat misleading as many of them are really rented, the tenants passing the Summer in the country, and a large portion of them will be taken in the early fall. However, after making the best of it there is still a large number of houses without permanent tenants. This is the case though in any large and growing city, and in one sense is a healthy sign indicating active building operations which can only exist under a certain demand.

Montreal has not yet found it necessary to adopt the disreputable tactics of certain New York builders who in order to sell their new apartment houses have been known to hire whole blocks of tenants to occupy them temporarily under written leases, only to move out as soon as the sale is effected.

Another Manhattan practice is to sell mortgages on properties largely over-valued, hiring worthless and professional bondsmen to sign the deed in order to shield the real borrower from future liabilities. This was done in other forms during the Toronto boom, by men who foresaw the collapse of that bubble.

The sale is reported of the large brick row of houses on St. Catherine street, opposite Emmanuel Church. The price, name and purpose of the purchaser has not yet transpired.

The deaths of three such well-known citizens as Owen McGarvey, Alex. Molson and J. B. Murphy, all within twelve hours, is a startling reminder of the frail tenure of human life. The older generation is fast disappearing; the new will need to exert itself to leave as good

DESRIVIERES AVENUE—Two brick-encased tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Price \$4,000. (177-B).

DORCHESTER STREET—A semi-detached three-story stone front house, with good stable and coach house, on lot 37½ feet front, situated on the best part of Dorchester street, near Drummond street. House has all modern conveniences. (54-B).

DORCHESTER STREET—A modern stone front house heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457).

Doors, Sashes, Blinds, Mouldings, Turnings, Shaping and Joiners' Work.

F. TREMBLAY,

LUMBER MERCHANT,
PLANING AND SAW MILLS.

400 WILLIAM STREET,

Bell Telephone 8428. Merchants Telephone 628.

DRUMMOND STREET—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$6,750. (155-B.)

DUFFERIN STREET—Three neat brick-encased cottages, within fifty yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B).

DUROCHER STREET—A first-class stone front tenement, heated by hot water furnace, in thorough repair. Will yield 7½ per cent. net on selling price. (583-3).

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5000. (28-B).

DUROCHER STREET—A good stone front tenement below Prince Arthur street, heated by hot water furnace, in good order; well rented. Price \$7750. (777-3).

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$5250 to \$5600. (243-a).

ESPLANADE AVENUE—A handsome stone front house, well built, new, with extension kitchen, hot water furnace; fine view facing the Park. Price \$6200. (111-B).

FORT STREET—A very comfortable stone front house, heated by hot water furnace, in good order. Lot 25 feet by 184 feet. Stable in rear. Price only \$6500. (4-B).

GAIN STREET—A block of brick tenements, containing eight dwellings, in good order, rented to good tenants. City valuation, \$9000. Annual rental \$960. Price \$8600. (747-3).

HUTCHISON STREET—A handsome, well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$8,500. (152-B.)

HUTCHESON STREET—A two story stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (823-3)

LAGAUCHETIERE STREET—A full size stone front house near Beaver Hall Hill, in good order. Price \$5,000. (98-B).

LATOUR STREET—Two good brick houses, near Victoria Square, on lot 88 feet by 88 feet 9 inches. Price only \$5000. (68-B).

LATOUR STREET—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (154-B.)

LINCOLN AVE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$5,000. (170-B.)

LORNE AVENUE—A comfortable stone front house, with extension kitchen, hot water furnace, etc. Price only \$4250. (119 B.)

LUSIGNAN STREET—A good stone front tenement near St. Antoine street, on lot 24 feet by 100 feet, brick fuel sheds in rear. Rent, \$408 per annum. Price only \$4700. (74-B.)

MCGILL COLLEGE AVENUE—A substantially built house, 28 ft. wide, in first-class order, heated by steam, on the best part of the street. Price only \$7000. (373-a).

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (138-B)

MCGILL COLLEGE AVENUE—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Anxious to sell. (109 3).

MCGILL COLLEGE AVENUE—A three story front house, near Burnside Place, heated by furnace; 1½ story brick shed in rear. (171 ½-B.)

a record of enterprise and successful effort.

We are pleased to see that the proposed scheme for building on the Chateau Ramezay site for the city courts is dropped for the present in favor of the more sensible and economical plan of renting a suitable building at a moderate charge. The plan proposed seems admirable in every respect, economizing time, labor and money, all of which has been sadly wasted of late years in civic affairs.

Judging from the sentiments of our distinguished Jewish visitors here in conference, the time has not yet come for a land boom in Palestine. The western world is apparently good enough for them yet—but just imagine an auction sale of choice corner lots in Jerusalem, to say nothing of suburban residences at Bethany, or villa lots on the Jericho road, and yet these things are well within the bounds of possibility if once the national ambition is turned into that channel, and stranger things have happened. If it ever should happen, no obstacles will be allowed to stand in the way if once the imagination of the race is fired. The purse holders of the world the keenest political intellects in all countries would carry everything before them in such a movement, in fact, they would be absolutely irresistible.

TOWN AND COUNTRY.

One of the effects of what are called "dull times" (which are usually simply the re-creation from over production, or extravagance either in earning or spending money) is to call men back to the simple modes of life in country parts. Men in communities tend to emulation in extravagance and ostentation until some dull day in business when they have time to sit down and think, they discover they are striving for things not worth having, and wearing out their souls and bodies for

MCGILL COLLEGE AVE.—A stone front three story house, rented for \$500, heated by furnace. (171a-B)

MACGREGOR STREET—A handsome modern residence, semi-detached, sandstone front; the lot is 75 feet by 220 feet, and is one of the finest residence sites on the island. The house was built under owners' supervision and for his own occupation; finished throughout in hardwood, ground floor in oak. Permits and particulars at the office. (795-3).

MCTAVISH STREET—A handsome semi-detached residence, on lot 45 ft. x 145 ft., first class stable and coach house. Situation, opposite Mc Gill College Grounds, is unexcelled. (148-B)

MACKAY STREET—A neat two story stone front house, modern conveniences. Daisy furnace. A bargain for any one wanting a small house in good locality. Offers solicited (817-3).

MANSFIELD STREET—A three story cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements. (689-3).

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$8760. (697-3).

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (136-B).

MOUNTAIN STREET—A substantial stone self-contained house, and stone double tenement, near Osborne street. Would be sold at a bargain. (815-3).

NOTRE DAME STREET, ST. HENRY—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum. Price \$5100. (148-B)

ONTARIO STREET—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric cars, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. Present rental \$1,008 per annum. (347-a.)

OVERDALE AVENUE—A stone front tenement, in good order, well rented, and three self contained stone front houses. Very moderate prices, will sell en bloc or separately (5).

PARK AVENUE—Stone front tenement, well built and nicely laid out; heated by Daisy furnace, in thorough order throughout. A good investment property. (843-8.)

PARK AVENUE, ST. HENRY—A stone and brick tenement, with brick encased extension, containing two dwellings, rented for \$300 per annum. Would be sold on easy terms, small cash payment and balance by monthly payments. (140-B)

PARK AVENUE—A first-class stone tenement house in thorough order, heated by hot water furnace, all modern conveniences. Drainage and ventilation in perfect order. A good investment. (84-B).

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. 811-8.

811 PEEL STREET—That fine cut stone house, 28 feet wide; lot 180 feet deep, with lane in rear. Situates just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family house we have on our hands. Price \$14,000. (819-3).

PEEL STREET—A commodious stone front house, just above Sherbrooke street, the only medium priced house now for sale in this locality. Lot 24 ft. x 186 ft.; lane in rear; good brick stable. Easy terms. (168-B.)

PEEL STREET—Close to St. Catherine, a large house, specially laid out for a dress-making business, or for a professional man. Will be sold under pressing circumstances at a great bargain.

PEEL STREET—A full size stone house above Sherbrooke street, in good order, two story brick stable. Any one wanting a good family house should see this one. (757-3).

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. 669-3.)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-B).

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-3).

things they do not want. They have been led to believe they want them, because other people appear to want them, and the other people want them for the same reason.

How much happier and longer lived many men would be if they had common sense enough to leave the city, when the city had served its purpose in providing them with even a modest competence, to pass the afternoon and evening of life in the quiet retirement of a country home, leaving their places to be filled by fresh blood from the country. This is simply applying the farmers rule of rotation of crops.

Such is the dream and hope of many a man who never realizes it because he never can make up his mind "to take occasion by the hand," but slowly and surely develops into a mere commercial machine, guaranteed to go its appointed round and do its appointed work, until it wears out. Sick men do not live, they simply rotate, or turn the wheel of life.

There are men living in the country too who should be living in the city. Men who simply need to rub shoulders with town life to find a more congenial sphere, and broader interests than they have had while doing the drudgery of life, which falls to the lot of every healthy and wise man. There should be some system of interchange between town and country, which would work to the benefit of both.

NATURE IN A CITY YARD.

BY CHARLES M. SKINNER.

SUMMER.

Summer is the time when the yard looks best and feels worst—meaning that the human creatures who maintain it are least at ease; for we have about four months in the year when the heat is infernal. Those who can and are wise, fly to the hills. Those who are poor and can't, or won't, stay among the baking bricks and blistering asphalt, and toil and drink and grumble and die. And it is not every one who

RICHMOND SQUARE—A 2½ story solid brick house, on stone foundation, containing twelve rooms, in good order, heated by Daisy hot water furnace. Convenient to St. Antoine street cars. Low price. (641-3).

RICHMOND SQUARE—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$504 per annum. (605-3).

SANGUINET STREET—A well built stone front tenement, near St. Louis Square, lower dwelling contains six, and the upper eleven rooms. Less than a year built, well rented. Price \$5800. (637-3).

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B).

SEYMOUR AVENUE—Two stone front cottages extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7000 each. (71-B).

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-3).

SHERBROOKE STREET—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (793-3).

SHERBROOKE STREET—A full size stone front residence, on lot 26½ feet by 120 feet solidly built and in first-class condition throughout. Particulars at office. (40-B).

SHERBROOKE STREET—A new stone house, carefully built under owners' supervision, on lot 25 feet by 189 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (775-3).

SHERBROOKE STREET—A very comfortable stone front house, substantially built and in thorough order. Lot 25 feet x 128 feet. Price, only \$9,000. (120-B).

SHERBROOKE STREET—Two self-contained stone front houses, near University street would be sold at a very low price to a prompt purchaser. 110 B).

SHUTTER STREET—A first class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 53 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (166-B).

SHUTER STREET—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$516 per annum. Would be a good investment. (13-B).

SOUVENIR STREET—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. Only \$5750. (807-3).

ST. ANTOINE STREET—A 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$6775. 541-3).

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B).

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-2).

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-3).

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (150-B.)

ST. CATHERINE STREET—A good stone front house, near Fort street, in good order; would be a good investment property. (132-B).

ST. CATHERINE STREET—A 2½ story rough stone front house, 25 feet by 38 feet, hot water furnace, 13 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (723-3).

ST. CATHERINE STREET—Five tenements and shop near St. Denis street, well rented to good tenants for \$900 per annum. A good investment property. (701-3).

can show a yard with fifty varieties of plant in bloom at once to mitigate the temperature. For, really, it seems a shade less hot when you can smell roses through the windows, and when the lusciousness of honeysuckle pervades the steaming, stagnant air. In the morning, when the people are gasping at the humidity, and the heat is rippling up from the flagstones and out from the house fronts, we have only to go to the back windows and look down into the lush greenery to feel as if there was less perspiration. In New York a yard, save just enough of one for clothes to dry and cats to sing in, is an exception. I would rather rent this two-story affair with a few feet of mature grass to put my feet on.

And there goes a statement that will be doubted, because there are so many who believe that everybody wants to be rich. Comfortable, free from anxiety, yes. Rich no. The joys of wealth have been extolled openly in converse, covertly in writing. Few have published the joys of poverty—not the pretty sentiment of song and picture, the roses and love and bread and cheese and lowly cottage and all that, but the real enjoyment of it. Think of its irresponsibility, of its freedom from duns, for nobody will trust you; of the security from invitation to drunken dinners, insipid calls, pretentious receptions, solemn functions, and fussy teas; of the liberty to do nearly as you like, and go where you please, and enlarge upon Mrs. Grundy as roundly in words as you are sure to do in thought. Poverty throws a man on himself, and he is happiest and best when he is making the most of himself. His pleasures, being simple and intellectual, are lasting. He is relieved of a lot of worry about yachts, starch, balls, dresses, precedence, and fluff; and he does not have insomnia because the papers failed to get his name "among those present" at the dinner to Lord de Livrus. There is a man who struggled for years to get into the set that calls itself society and strangely overweens itself because Jenkins hangs on its skirts and reports its breathings in the public prints. Ever since he got in he has been wondering why he did it. We are all rainbow chasers. The pains of poverty, where they occur, depend on the width of the gap between a victim's material aspirations and his possessions. The poorest people I know are bankers and speculators with yearly incomes of \$50,000 or so, and two houses to keep. The chief blessing of poverty is that other folks don't ask you to help them to live.

Truly, the opulence of gold may comfort one, but it cannot be a substitute for the wealth of color in our yard. No, it is not a vain statement. Reason it out for yourself: limitless gold, in bareness and dullness and squalor; or next to none of it, and brightness and gaiety and liberty and action?

This is when we reap that which we have sown in the spring. We have cuddled it through the frosts, and now we glean it for dinner and the neighbors, and some sprays and blossoms for the always eager children of the

ST. CHARLES BORROMME STREET. A brick building, forming corner of Laguchetiere street, suitable for retail shop, and dwelling above. Lot 37½ feet by 48 feet. Price \$7000. (59-B).

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,000. (841-3).

ST. DENIS AND ONTARIO STREET. A fine property comprising a first-class stone house on St. Denis street and two apartment buildings on Ontario street, the latter just completed under the supervision of one of our best builders. Dwelling for seven families, great opportunity for an investment of a small capital, as present owner acquired the property under mortgage and does not wish to hold as he lives abroad. Less than cost would be accepted. Call for particulars, Terms easy. (121-B).

ST. DENIS STREET—A first-class stone front tenement forming corner of Roy street; four flats and good cellar, all modern conveniences, stable and coach-house heated by hot water furnace; specially built to suit medical man. Low price and easy terms. (111-B).

ST. DENIS STREET—A well built stone front tenement house, in first-class order, well rented to good tenants. Price only \$7000. (698-3).

ST. DOMINIQUE STREET—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace, in good order, will be sold \$500 less than city valuation; also small cottage adjoining above at a very low price. (128-B).

ST. DOMINIQUE STREET.—Two brick cottages and small brick one in rear, good yard and stabling: good investment for a master carter. (142-B)

ST. DOMINIQUE STREET—A solid brick tenement, comprising two dwellings, and a solid brick cottage in rear. Would be sold at a moderate price. (148-B)

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants accommodation. Up to date in every respect. (819-3).

ST. FAMILLE STREET—A substantial stone front house, three stories, bay window, in good order throughout. Price only \$6000. (797-3).

ST. FAMILLE STREET—Two substantial stone front houses, one of them a corner, twelve rooms each, heated by hot water furnaces, every convenience and in good order throughout, always well rented. (40-B).

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (836-3.)

ST. LUKE ST.—Two stone-front apartment houses close to Guy Street, costing over \$12,000 rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital—only \$3,000 cash required.

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B.)

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a.)

ST. MARK STREET—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (639-3.)

ST. MARK STREET—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (83-B.)

ST. MATTHEW STREET—Two stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B.)

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B.)

ST. MAURICE STREET—The centrally situated property forming corner of St. Henry street. Lot has a frontage of 80½ feet on St. Maurice and 44 feet on St. Henry street, with the solid brick buildings thereon, suitable for warehouse or any business purpose, would be sold at city valuation. (175-B.)

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first-class order. Built for owners' occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3.)

ST. URBAIN STREET—Two brick houses near Dorchester street, could be converted into four dwellings at very little expense, and would rent readily. (675-3.)

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bed-rooms, price only \$4,500. (769-3.)

UNION AVENUE—One of the best positions in the city for a medical man; a fine cut stone front house, 30

tenements. Reginald McGonigle comes over the fence and helps himself, though he does n't care much about flowers. Few good things come without work,—it is only the bad things that do that,—and my wife often puts in a morning when I am at the shop, and we labor together for an hour after I come home in the evening. Insects take most of our time, but there are dead leaves to pinch off, earth to stir, vines to train, enthusiastic bushes to trim, weeds to pull, grass to cut, cats to shoo away, and the whole place to water. If time is worth money, it is cheaper to buy flowers at the shops but it is the raising of them that makes the best fun. Remit your care, even for a few days, and the place becomes "a sight."

It is surprising that weeds want so much room. Tear them up, and you see much bare earth under and about them. They not only steal the nutriment from the flowers but try to monopolize the sunshine. The thrifty weed is like the thrifty man, and even the thrifty mind; yet no: for the best mind is one-sided, and does not get in the way of lesser ones. They will have it that we ought to develop our minds generally as well as specifically. A mind evenly grown is prettier to look at, like the box-trees in old-fashioned gardens after the gardener has trimmed them; but shapeliness is not enough: strength and reliability are more.

The mind of a Newton, a Darwin, an Edison may, after all, be big in one department, and shrunken from disuse. One may even have a mind like a Turner or—no, I will not mention the musician's name—that would show itself on the outside of the head by one big bump in a desert of depression. And here is Got dean of the Comédie Francaise, claiming that in his calling people get on best without minds. Bother it all! The worst of thought in this nineteenth century is that you don't know what to think. My Emerson and Bacon, even my Burroughs and Thoreau, shall suggest nothing to me to-day. I shall leave my brains in the house, and sit among the petunias and sweet-peas. For nature, even a yardfull of it, makes health in her communicant. Get away from self-consciousness. Think not of your mind nor of your fate. Why be always thinking on your end? as graveyard literature hath it. We are here to live, not to die. Continue the good work that those might have done who are gone. So shall you be prepared to die.

There may be matters that people hold more different minds about than gardening but I doubt it. The study of it from magazines and floriculturists is an experience to blister the understanding and destroy confidence in man. I bought some roses.

"Don't you water 'em much," said the man who sold them to me; "for if you do you are sure to rot them. They'll send their roots down and get all the water they want."

The man was so confident he aroused my suspicions, so I went to a magazine to see if he knew his business. He did 'nt; for the periodical put stress on watering, and said that roses could not do without it. They needed sun-

feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for permit to view and-particulars. (411-A.)

UNIVERSITY STREET—A stone front, semi-detached residence, well built and in good order throughout. Lot 37½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9000 to a prompt buyer.

UNIVERSITY STREET—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. (653-3.)

UNIVERSITY STREET—A good stone front house, containing 12 rooms, combination furnace, in good order. (163-B.)

UNIVERSITY STREET—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3.)

UPPER UNIVERSITY STREET—A magnificent residence property situated at the corner of Pine Avenue and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office. (B-67.)

VICTORIA STREET—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B.)

VICTORIA STREET—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (829-3)

VICTORIA STREET—A good solid brick house, well rented, on lot 26 feet front. Low price to a prompt buyer. (S.)

VICTORIA SQUARE—Two stone front stores with dwellings above, rented to good tenants; in very good order. (17-B.)

VICTORIA SQUARE—A fine business site now occupied as warehouse, well rented in the meantime. (24-R.)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (731-3.)

Business Properties And Building Lots FOR SALE

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-3.)

ALBERT STREET.—Thirty lots, some of them fronting on G. T. R. track, would make excellent manufacturing sites. Only 40 cents per foot. (611-3.)

ATWATER AVENUE, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (183-a.)

BEAVER HALL HILL.—Choice lot of land, with small wooden building, occupied by C. Mariotti Esq. Particulars at office. (96-B.)

BEAVER HALL HILL AND LAGAUCHETIERE STREET.—The large centrally situated warehouse occupied by Messrs E. A. Small & Co. one of the best business premises in the city and vacant lot adjoining, occupied by C. Mariotti Esq. with small wooden building. Also a good cut stone front house on Lagauchetierre Street, near Beaver Hall Hill, and the buildings known as the "Waverly House", all centrally situated and fine revenue producing property. Would be sold en bloc or separately. Full particulars at office. (181½-B)

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area about 24,000 feet, with large cut stone house. A good property for development and speculation. (388-A.)

BLEURY STREET.—A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (388-A.)

BOYER STREET, AMHERST PARK.—A well situated lot of 25 feet x 113 feet. Price only \$250. (171 B.)

CEDAR AVENUE.—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city.

CHATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-B.)

then I tried another magazine. It had nothing to say about water or lime or sun, but it insisted on very rich earth, and on letting the bushes alone after they were set out. Then I tackled a gardener, and he said: "Roses? Well, they're kind of unsatisfactory; have so many diseases and bugs; but if you'll dust them with tobacco and use a sandy soil and give them manure-water and let them have a drink when they look thirsty, and stir the earth up around them every little while, they will generally bloom, sometimes."

And then I looked up the boss of a large flower-shop and asked him, and he said: "Roses will live out and bloom all the time in any kind of a soil, and it doesn't make any difference whether they have light or shade."

Now, then, what are you going to do about it? I'm going to keep on treating mine as I treat the rest of the plants: weed them, shower them at evening, and pick the worms off. Then if they won't bloom they can make room for something that will. I may mention that the only roses that gave us any satisfaction were the cheap, common kinds that were well grown before we bought them. The dwarf, so pretty in the catalogues, were a mean and measly lot, producing perhaps one flower apiece; and the crimson Rambler that was to cover our fence with pounds of bloom, promptly rambled down into the earth and stayed there, like our California violets that were to bear flowers something less large than saucers.

But if roses do not always behave in town as you expect them to, there are other flowers that surpass expectation. The fleur-de-lis (flower of Louis—the "royal lily" of France, which is not a lily, and belongs to us as much as to Europe) is one of those steady, reliable growers that nobody should be without. We put ours into a clump, and as they have grown they have matted together, so that for a month we have a gorgeous array of white, yellow, blue, and purple flowers, faintly fragrant and greatly satisfying. Insects do not make too much of a havoc with them, and they almost never touch the blooms.

Then there are morning-glories that sow themselves like weeds, and petunias that flower all summer, ditto geraniums, and the sunny nasturtium with its variants of lemon, gold, orange, scarlet red, and crimson, the modest yet showy portulaca, and sundry others. But you do not have to buy everything. Raise wild flowers. Every vacant lot has them, and the suburbs are gay with dozens of species all the way from April to snow-time. I have never been without them since we occupied our present quarters, and there are few things to beat our golden-rod, daisies, violets, butter-cups and dandelions. We have a wild corner where these and other plants thrive, among ferns and mosses, and it is the prettiest and most reliable part of the yard.

The golden-rod was sown by accident. It was supposed to be something choice, and we watched and watered and weeded it. After it was a foot or so out of ground the leaves began to look oddly familiar. It was perhaps two feet

COLBORNE STREET.—A vacant lot adjoining property of Munn Cold Storage Co. (168-B.)

COLLEGE STREET.—Two lots near the corner of Duke street, on the south side, with brick building, renting for \$425. Suitable for light manufacturing or other business purposes. (510-3.)

CRESCENT STREET.—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (184 B)

DORCHESTER STREET.—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars at office.

DRUMMOND AND MOUNTAIN STS.—A block of land with a frontage of 150 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B.)

DELISLE STREET.—Forty vacant lots, suitable for building blocks of tenements or factory sites. (611-3.)

DELORIMIER AVENUE.—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154367 feet of land with the buildings thereon erected viz: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B)

DORCHESTER STREET (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 108 feet on Dorchester street. A unique location, for price call at office. (118-2.)

DRUMMOND STREET.—Three choice building lots, above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (103-B.)

FRONTENAC STREET.—A block of land with an area of 36,000 feet, with the three-story brick incased factory building thereon, 150 feet by 50 feet and 25 feet extension. First class factory property. (19-B.)

FULLUM STREET.—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (369-3.)

GREY NUN STREET.—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 95 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. (443-a.)

GREY NUN STREET.—A large substantial stone property comprising four warehouses. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3.)

GUY STREET.—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (297-A.)

LE ROYER STREET—A very desirable building lot for warehouse, etc. 34 feet by 60 feet. No waste ground. (79-B).

McGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 40,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B).

GUY STREET—Several fine lots just above St. Catherine street. Frontages of various sizes and depth from 100 feet to 172 feet.

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (32-B).

NOTRE DAME STREET (East)—A large block of land with harbor frontage as well containing 22000 feet of land, with substantial building thereon. Owner anxious to sell. (2413)

NOTRE DAME STREET—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (93-B).

NOTRE DAME STREET—Two stone front shops, with dwellings above; heated by hot water furnaces, dwellings have nine rooms each; newly built. City valuation \$12,000, will sell for \$10,500. (755-3).

NOTRE DAME STREET—Two very desirable lots in the best part of St. Henry, each 30 feet by 94 feet. Low price to a prompt buyer. (9-B)

NOTRE DAME STREET—A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-3).

NOTRE DAME STREET—Twelve building lots each 30 feet front in the best part of St. Henry. (611-3).

PAPINEAU AVENUE—A block of land with a frontage of about 200 feet by a depth of 155 feet on Lafontaine street. Splendid manufacturing site. (441-a).

PARTHENAIS STREET—Nine good building lots, near Ontario, each 38 feet front, 15 cents per foot. (112-B).

ROBERVAL STREET, HOCHELAGA—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-3).

RICHELIEU STREET—Thirty good building lots ranging from 20 feet to 30 feet front. Price 50 cents per foot. (611-3).

RICHMOND STREET, corner of Basin street—A large property with two street frontages and lanes on the other two sides containing an area

tall before we recognized it fairly as the roadside weed and breeder of hay-fever, in other people; but it was then so green and fair that we could not bear to tear it up. We took up only a root or so to set nearer to the house, and in September we had two bouquets of yellow as pretty as on would wish to see. Next year the plants had increased the number of their shoots, ran to a height of five feet, and bloomed copiously. Last year they were six feet high, and their flower-spikes were majestic.

So with our "jimson-weed." It should be explained, for the enlightenment of the very few who don't know, that the name is a corruption of Jamestown weed, as the plant spread itself liberally over the sight of Jamestown Virginia, after that town had been burned in 1676, as the only way to keep the scampish and dunderheaded Berkeley out of the place. How this particular weed got into our premises nobody knows; but without warning or planting it just came up and grew. There is none other within a thousand feet of us, I should say; the wind certainly did not carry the seeds, and I should not suppose that birds would, either, for they are poison—at least to featherless bipeds. And being there I made the best of it, and before cool weather set in it had become an exhibition. But I find that others have discovered it as a flower, for a seedman's catalogue, lately arrived, sets forth the merits of *Datura Stramonium*, which is an alias for the humble jimson. It likewise rejoices in the name of thorn-apple in some localities.

"Hello! You've got a castor oil plant back there, have n't you?" exclaimed one visitor, as he entered our reservation; and he would n't believe it for a while, when I told him it was jimson. That was after several weeks of feeding and watering and stirring of the earth about its roots. Having made a cultivated plant of it, it rewarded us by inviting in a lot of insects and blooming profusely. It has a regal and tropical look with its sleek stem and huge leaves; and its long lavender trumpets, streaked with purple and delicately perfumed are as fine as if the plant were expensive. The flowers last but a day or so, then droop. We find them on the day after blooming collapsed and depending from the long, thread-like pistil at the base of which the nutty-looking fruit is forming. Its pet pest is a tiny black beetle that peppers the leaves with holes. The stramonium would be acknowledged as a horticultural masterpiece if only it would get rid of its smell—the sickish, soupy odor that arises whenever it is jostled. But we put up with evil smells from other plants—the lantana, for example. No; the objection to stramonium, as to all other wild flowers, lies in its cheapness. The vacant lots are full of it, and it is called a weed; so that settles it.

Nothing better than the jimson illustrates the necessity a plant is under of blooming when you pick its wilted flowers and refuse to let it go to fruit. A plant has a maternal desire for offspring, and when thwarted it constantly renews its attempt to make seed. The flower is simply a means to an end. Its odor and color draw

of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).

SEIGNEURS STREET—A block of land just below St. Antoine street, about 75 feet by 116 feet, with the old brick and wooden buildings thereon. Splendid site for a block of tenements. (12-B).

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated adjoining the Trafalgar Institute. Moderate price. (435-A).

SHERBROOKE, corner ST. ANDRE STREETS—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (135-B).

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B).

ST. ANTOINE, CORNER ST. GENEVIEVE STREET—A block of land forming corner of above streets, with the frame and brick buildings thereon. One of the best business sites on the street. About 100 feet square. (327-a).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (298-A).

ST. CATHERINE STREET, corner Marlborough street, a fine lot with a frontage of 100 feet on St. Catherine Street, by a depth of 40 feet on Marlborough. (117-B).

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by only 75 feet deep, no waste ground, just the right size for a shop. (307-A).

ST. CATHERINE STREET—The block forming the corner of Stanley street, having an area of 15,000 feet, with the new brick shops. Total frontage on St. Catherine street of 125 feet. Would be divided; for full particulars apply at our office. Terms easy and price moderate. (44-B).

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches, with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3).

ST. CATHERINE STREET—Three choice lots on the north side of the street, near Comedy street, 25 feet by 102 feet. (417-A).

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a).

ST. CATHERINE ST.—A very desirable revenue producing property S. south-east side of St. Catherine

street between Blourey and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-3).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer, close to Centre St. cars. (165-B).

ST. DENIS STREET, facing St. Lou Square—choice building lots, 100' x 24' deep. Amongst the best mod ate priced land on t market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114 B)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 8-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (827-3.)

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street; 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a).

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).

ST. PAUL—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,600. (831-3.)

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Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawns, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Montreal
J. CRADOCK SIMPSON & CO.

the insect who, in his search for food, unconsciously fertilizes it; and conception occurs as soon as the pollen of one flower is dusted on the pistil of the next by the legs or wings of the moth or bee. Some plants have not vitality enough to form a second crop of blossoms when the first has been picked; but others crack along all summer, blooming prodigiously. So others are the petunias, geraniums, phlox, pansies, and oxalis. Indeed, almost all plants, except those of the rose and lily tribe, will put forth a second series of flowers if the first is clipped. I made a moth-mullen bloom three times in a few weeks after transplanting it from a vacant lot, by cutting off its seed-pods; and the balsams were long kept in flower by the same treatment. This is one of the charms of the garden: the flowers give back more than you take away.

And there are the yarrows, pink and white, and their humbler cousin the camomile. Cultivate a yarrow. No prettier plant grows. But let it have its own wild way so far as you can. So with the camomile, which is an honest as well as a free and modest plant, and if it has over much attention it will stunt and sicken. The Camomile that comes out of dusty lots, generously hiding bricks and old bottles, is among the soundest and largest. It is but one of the half noticed and wholly misprized benefices that the town does not deserve. Coddle the plant, shade it, manure it, and you have done what the flatterer does to a man from whom he wants some favor; it will droop away from you and withdraw painfully from the unwelcome service. Sensitive plant! Left to itself, it may heighten its beauty or take on strangeness. Hamilton Gibson said that he once found a head of yarrow blossoms that was surrounded with rays like a daisy or a camomile. The foliage of yarrow and camomile are so alike that it is easy to mistake the one for the other; but pinch a leaf of each to extract the smell, and the difference is plain: the camomile is rank and herby, the yarrow spicy and nutty. The flowers are widely different, and the camomile is often called a daisy by city folks because it is yellow with white rays.

To be continued.

SMALL FARMS WHICH PAY.

INTERESTING POINTS ON SUBURBAN AGRICULTURE, AND TEMPTING GLIMPSSES OF THE NEW RUSTICITY.

They were just getting in the hay crops on Long Island, and the air is full of the odor of new mown hay. It is about this time in the year, probably, that Maud Muller—it would have been anyway if she had been a Long Island girl—"raked the meadows sweet with hay" got herself into poetry, and likewise into pictures which represent a plump, pretty, trim little maiden looking dainty and sweet, and exactly as no women who ever lived could possibly look in the hayfield on a hot Summer's day. It is dollars to doughnuts, to use a strictly domestic proverb, that there was more poetical licence than truth in the story of Maud Muller.

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

ARLINGTON AVE.—A pressed brick cottage, extension kitchen, finished in white wood. Price \$7,500. (169-B.)

ARGYLE AVENUE—Three very desirable building lots, each fifty feet front, on the best part of the avenue. (51-B).

ARGYLE AVENUE—Three good lots with a frontage of 50 feet each in this fine Avenue. (43-2).

BELMONT AVENUE—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet; well situated and commanding a magnificent view; the best speculative blocks in the

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (150-B 1.)

CAMPBELL STREET—Two very desirable lots each 63 feet by 175 feet; fine situation. (109-B).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (286-2).

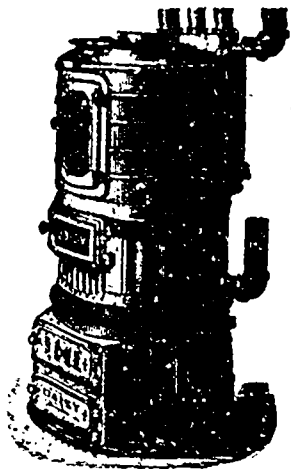
COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers solicited. (221-a).

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 26 feet front, with all modern improvements, kitchens on ground floor (799-3).

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (147-a).

DORCHESTER STREET—Three choice lots near Clandeboye Avenue, each 25 feet front. (205-a).



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 Asphalts,
 Granite Gravel,

—AND—

Our Patent Victoria
 Cement a Specialty



DORCHESTER STREET—A handsome corner stone front house, in first-class order, all conveniences, hot water furnace, a comfortable family house, vacant lot adjoining would be sold if desired. (61-B).

DORCHESTER STREET—One of the finest pieces of property in Westmount for speculative and residence purposes situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one third cash, balance at 5 per cent. (71-B)

ELM AVENUE—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B).

ELM AVENUE—Handsomeness grey stone front cottage; extension kitchen, all conveniences, Daisy furnace. For sale or would exchange. (162-B.)

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (709-3).

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (380-A).

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (180-B).

KENSINGTON AVENUE—A handsome brick house, with all modern conveniences, on lot 100 feet by 112 feet, nicely laid out. Would make a good family residence. (108-B).

MELBOURNE AVENUE—Handsomeness modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (733-3).

MELBOURNE AVENUE—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B).

METCALFE AVE.—A new terrace above Sherbrooke Street, house finished in hard wood, embracing, all modern improvements, extension, hot-water heating, electric light, etc. Owner anxious to sell. (181-B.)

MOUNT PLEASANT AVENUE—A very nice semi-detached cottage, close to Sherbrooke street, one of the choicest situations in the town. Hot water furnace and all conveniences. (112-B).

MOUNT PLEASANT AVENUE—A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B).

There is nothing at all pretty about a man in the hay field. He does not look trim, and whatever color there has been to the clothes he wears has always been taken out by the sun and heat before a poet has a chance to see him. Farmers' working clothes have the appearance of never having been new. The farmer earns his bread literally by the sweat of his brow. It is Biblical, but it is not poetical. And he usually carries a big handkerchief which would be grimy if it was not of a color warranted not to show the grime. All these conditions must have applied to Maud Muller.

There is a possibility however, that Miss Maud may have been more attractive than would at first appear. She was undoubtedly of German descent, her forefathers at some early date having been millers. Her name shows that plainly. With her German descent came undoubtedly a full measure of robust health, a pretty, round figure, and rosy cheeks. Such a nice little German maiden under any circumstances would be charming, even earning her living by the sweat of her brow. But such a condition could not last. The continued effects of the sun, the continued treading of the pretty bare feet on the prickly grass, and the developing contact with mother earth, and the refreshing draughts of cool beer to mitigate the effects of the sun's burning rays, would bring about results which would cool the ardor of the most imaginative poet.

The woman farmer of to-day is not a Maud Muller. She furnishes the brains and her farm hands do the rest. It is not so romantic, but in the long run it is more becoming.

She does some hard work; she bargains for that when she goes into the business, but if she has brains and a little capital she delegates the work of the hay field and all the more laborious part of the life she is living to her subordinates. She has plenty of time for the dolce far niente on the shady piazza, while her daughter, who would be the Maud Muller of the tale, probably drives around the country in a smart trap, a slender, stylish tailor-made girl. There are farmers and farm-ers. These are types of the Maud Muller of old and the new.

There are a number of women farmers in different parts of Long Island. Their farms vary as to produce but if they are in any way successful the greater number of these farmers are absolutely contented and consider the world, such part of it as they do not draw to themselves, well lost.

Driving along an attractive road not far from Westbury, a stranger will come to a charming quaint old-fashioned house, white frame, with the signs of years marked on every part of it. A driveway leads up around in front of the piazza and around back to the road again, leaving a big grass plot which is shaded by large trees. There are flowers and vines everywhere. On one side of the house is a small pond which is the home of the ducks that belong to the place; a fruit garden is on the other side. Back of the house are to be seen the barns and out-buildings painted that picturesque shade of red which in connection with farm houses, carries the idea always of comfort and plenty, while all

MOUNT ROYAL VALE—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (166-B.)

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (180-B).

OLIVIER AVENUE—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (128-B).

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 156 ft. fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B).

ROSEMOUNT AVENUE—Several choice villa lots well situated the best part of this avenue situation unexcelled in Westmount; Lots run through to Mountain Ave. and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (178-B).

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 134 ft. on Mount Pleasant avenue, by a depth of about 140 ft. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues and with an area of 36,894 ft.

SHERBROOKE STREET—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view.

SHERBROOKE STREET—A handsome pressed brick front house, lot 44 feet front, house 28 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

SHERBROOKE STREET—A handsome modern house ready built for a leading architect with land adjoining, situated in the heart of the best section of the town. Everything in perfect order, comprising large drawing room, dining room, ante room kitchen and pantry, black room—on the main floor—with five good rooms on the next floor—Wood work on main floor hand polished—with solid bronze furnishing. Price \$11,000—149 B.

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

ST. CATHERINE STREET—A comfortable, well built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (833-3.)

ST. CATHERINE STREET—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches first-class locality for building. Price only 75 cents per foot. (85-B).

ST. CATHERINE STREET—Seven building lots each 27 feet by 100 feet, one of them forming the corner of Belmont Avenue. (62-B).

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each. (882 & 886-2).

ST. CATHERINE STREET.—A rough stone front double cottage, 84 feet front, contains ten rooms and cement cellar basement, heated by hot water furnace; all modern improvements; situated near Greene Avenue.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price.

UPPER LANSLOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A).

VICTORIA AVENUE—A good lot on the best part of the avenue, just above Sherbrooke street, facing Chesterfield avenue. Owner having left the city, would sell at a low figure. (48-B).

WESTERN AVENUE—About 60 yards west of Metcalfe avenue, a very desirable piece of land 48 feet front by 100 feet deep, to a 20-foot lane in rear. (182-B).

WESTMOUNT PARK.—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric Light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price, \$10,000.

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft. front x about 93 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B).

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 feet, with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required.

WOOD AVENUE—A handsome new stone front house, conveniently laid out, in perfect order. All up-to-date improvements. Particulars at office (110-B).

around are pastures, wooded land—hayfields, grainfields—everything which a farmer requires for his own supplies or for market.

This is the home of one of the women farmers of Long Island. It is a beautiful place of 150 or more acres, and has been a constant delight to the owner ever since her purchase some four years ago.

"I don't know, though," she says, "That every one would enjoy the life. There must be a real love of nature. I have always been fond of flowers; I have an inherited love for them. Then, I don't know that such a life can be appreciated by any one who has not spent a great deal of time in the city and become tired enough of it all to appreciate the restfulness of country life.

"There is no need now of any one living in the country becoming a 'clothopper,' as they used to call country people. Rapid transit has made it possible to reach the cities so quickly that people are not debarred, living within a short distance of one of them, of many of its privileges. Then, with the increase of libraries and the public schools, there is no reason to dread the country for its lack of educational advantages.

"I am a devout believer in farming for women. While there may not be a prospect of making a great deal of money in it, there is a chance of making a comfortable living, gaining peace and plenty, health and happiness. Then life in the country gives a certain amount of self-respect, of self-importance. In a city a person is merely an atom of metropolitan life, while in the country one becomes a respected individual in the community.

"Children get a better start in life in the country. It has been shown that the greater number of our eminent men in all walks in life have been born and spent their youth in the country. A woman who has a family to support on a small income can do it infinitely better and cheaper in the country than in the city. A thousand dollars a year in the country means the best kind of a table that can be set and all the necessities of life, while in the city it is barely enough to live on. There is no chance to spend money in the country. I never open my purse, and hardly take it from my pocket once a month. The difference in the clothing required in the country is very great.

"It is no more possible to start in business without money in the country than in the city, but less money can be used to better advantage. There is a great amount of wasted brain power in the city which can be put to good use in the country. There is nowhere that brain power can be utilized to better advantage than on a farm. How much does a girl in a city shop have to use her brain in measuring off ribbons? She may have any amount of latent power, but she has no way to utilize it. The chance for a healthy, successful life is infinitely better in the country than in the city.

There is a great deal that a woman can do in the way of poultry farming; there is always an opening for a good country boarding house with a good table; she can have a stock farm, and duck farming is a great thing now.

"A poultry farm can be started with a capital of \$500. If a woman has not a large capital, she can rent a small place for \$8 or \$10 a month to make a beginning. Land on the eastern end of Long Island is very cheap—something like \$10 an acre—but that is not so convenient to the markets. With a small capital a woman could pay a years rent for a small place, buy a horse and cow, and by the end of the year she should be on her feet.

In buying stock it is not necessary to get animals of the purest breed. They should have some good blood. A horse is a necessity on a place any distance out from a town. The feed for the animals can be raised on the place, enough produce can be sold to pay the expenses of all necessary labor, and the table is supplied

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

BEAUREPAIRE.—A charming cottage on the Lake front, built for owners occupation, two stories, galleries on three sides, large lot. (183-B)

CHAMBLY BASIN—A fine residence property, containing 28 arpents, of which five arpents is beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

COTE DES NEIGES ROAD.—Choice building lot, just above Sherbrooke street.—51 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

COTE DES NEIGES.—That beautifully situated property known as "Ferngrove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (168-B.)

DIXIE.—Several choice lots at this popular summer resort. Easy terms to suit purchasers. (158-B.)

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes walk of the railway station, and within two minutes walk of the River St. Lawrence with boating privileges, varying in price from 5 cts a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7500 feet of land on the principal avenue. Terms easy. (64-B).

GEORGEVILLE, P. Q.—One of the finest farms in the townships, containing 387 acres, with a frontage of 1¼ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class House and suitable out buildings. A charming situation for summer residences. (206-C.)

LOWER LACHINE ROAD—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages on the river. Very easy terms. (119-2)

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (183-A).

NORWOOD—A charming frame cottage, situated in one of the most commanding sites on the bank of the Back River, convenient to both C.P.R. Station and electric road. Cottage contains nine rooms and summer kitchen, good stable and coach house. Area of grounds about 60,000 feet. Photo and particulars at office. (423-a).

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view.

OLD ORCHARD, ME.—A charming sea-side cottage, containing thirteen rooms, all well finished and nicely laid out, ample cupboards and closet accommodation. Piazza on three sides. Splendid view of beach and ocean. Photo and plans in office. Price only \$5700. (203-C)

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about four miles south of lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first class condition. Good dwelling house and a farmers house, also boathouse, blacksmiths shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office.

POINTE CLAIRE—A new frame house on avenue leading to lake on lot 100 feet by 165 feet. Price only \$2500. (97-B).

SHERBROOKE, P.Q.—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-A).

SAULT AU RECOLLET—BACK RIVER—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (94-B)

STRATHMORE—Four handsome frame cottages at this popular summer resort, nicely laid out, large lot, and convenient to railway. Moderate price. (100-B).

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (174-B.)

ST. LAMBERT—A semi-detached brick encased cottage, extension summer kitchen, on stone foundation, containing eight rooms, water in house, three minutes' walk from station. (352-2.)

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace; large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft. laid out in lawn and planted with apple pear and plum trees, five minutes from station. (191-B)

from farm products. They will be the best and also the most healthful that can be had.

"It is not possible to give estimates about the expense of carrying on a farm. It all depends upon circumstances. If there are enough members of the family to do the work of the place, the cost of running it is much decreased. It is necessary to begin to fertilize a farm at once, and that is where much of the first outlay is necessary.

"No one should undertake farm life who is not prepared to work. Take common sense and energy and there is little chance of being unsuccessful. Farmers—good farmers—are now largely book farmers. There is plenty of good literature to be found. It is invaluable. There are the agricultural experiment stations of each State which issue literature constantly, as well as the United States Agricultural Bureau. All of this may be had by simply sending for it. There is everything to be found now for the agriculturist from the A B C of farming literature to scientific treatises. It will not take a woman long to learn what to do.

"There has been a revolution in farming, and the most money is now made on small crops. There is a danger in farming from speculating—taking too large risks. That is dangerous, and a clever farmer may find that she has risked everything and lost everything. One woman farmer planted thirty bushels of potatoes in a year when potatoes went down to 10 cents a bushel, and she did not make enough to pay for her seed.

"I began with the idea of making a fortune and paying for trips to Europe, but I soon gave that up. A man who makes a comfortable living in the city for his family feels that he is doing well. Why should that not be considered enough in the country? I raise everything that I use on my own place. I grow my own flour and my corn-meal. It is interesting to eat bread, realizing that you have raised the materials for it yourself. I have my own cream and make my own butter. I do not care how many eggs I use in cake, for my hens lay them. The currants that make the jelly and the gooseberries that are in the jam were on the bushes yesterday.

"If we wish to have beef, we fatten a steer, and we can have fresh veal every month at this season of the year. We have a good supply of mutton from our sheep, and the most delightful wool comfortables also for bedding. Our lard, sausages and hams are the product of the farm, and our eggs pay for groceries. We have our own vegetables and berries. Rye straw always makes a good crop to sell and goes toward paying the expenses of the place.

"Rich men who have large places, which are not planted to any extent, would not agree with me. They would say that keeping up a farm is an enormous expense, but it need not be. There are times when one becomes discouraged, as with everything else; when things get out of order from careless handling, and the men grumble or do not work well. It may make a difference to our enjoyment of the place that we do not feel obliged to stay there. We can leave any moment if we feel discontented, but we do not. We are away in the winter but we come back early, and have staid until nearly Christmas. I have come down here when the snow was so deep that it was hardly possible to see the road, and enjoyed it.

"There are a great many women who have gone into farming in one way or another, and are successful and enthusiastic about it. One woman has a poultry farm on a good-sized place which she gets for a moderate rent, though it is near the trolley line, and she reaches it for a five cent fare. She is so engrossed in her work that she can hardly be induced to leave home for fear something will happen to her two dollar a-dozen eggs and that it will not hatch.

"A Vermont girl, whom I know, was left at her fathers death with no inheritance except a

ST. LAMBERT'S—A very handsome brick and stucco detached house, on lot 50 feet by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).

ST. LAMBERT—A very nice brick encased house on Victoria Ave., close to Station, heated by furnace, hot and cold water in house. Lot 90 by 174 feet. Moderate price. (157-B.)

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (169-B.)

St. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16700 feet. Price only \$3000. (205-C).

VAUDREUIL—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B) price. (154-B).

SIMPLICITY IN ARCHITECTURE.

At this day there is coming, even if slow, a general recognition that the best and most imposing effects in architecture are provided by simple and chaste designs. In house buildings the external ornamentation may safely be left to the competent architect. When one of these offend, it is usually because a particular patron objects to too much plainness and wishes to carry out his own fancies.—*Chicago Record.*

ADVERTISING BREVETIES.

JED SCARBORO.

When you have a line of goods with tempting prices give them a prominent position where people can't miss seeing them as they pass your window. That is the sort of advertising that never fails to sell goods. There is no experiment about such a method.

There are times when it pays to make a mistake in advertising, and frankly confess it. The confession is what does the trick, however. An honest confession is not only good for the soul, but it is a tonic to weakened confidence.

Because a merchant is honest it doesn't necessarily follow that he should keep spouting the fact in so many words through his advertising. If he's fair and square folks will find it out at his counter.

The power of a wedge is in proportion to its sharpness. The same can be said of an advertisement. It should have point enough to force its way into public indifference and the friction of facts to make it stick after it has entered.

LAKE ST. LOUIS.

Farm for Sale.

With good lake frontage, situated between Dorval and Pointe Claire. Would sell a part of the river front, which is one of the best point between Dorval and Pointe Claire. (32-B)

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROCKVILLE, ONT.—A handsome white pressed brick villa residence, with Ohio sandstone facings, with grounds of about three acres, having a frontage of 80 feet on the best residential street in the town, and a frontage of 250 feet on the River St. Lawrence, with stable, coach and boat house; the house is two stories and mansard, and fitted with all modern conveniences. Photos at office. (154-B.)

A COUPLE OF FARMS on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (32 by 30-B.)

LACHINE—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 31 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B.)

CACOUNA.—The cottage and grounds of A. F. Gault Esq., situated on the highlands of this favorite watering place. The grounds contain over three acres of land beautifully situated from the main road to the back. The surroundings of the cottage are the very best. The owner wishes to sell and would accept a moderate price.

SEIGNIORY FOR SALE.—A fine seigniorial property, beautifully situated within twenty miles of Montreal, large grounds, stabling, etc., also a well wooded domain of 150 arpents, grist mill and aqueduct, three islands, would yield a revenue of about \$8750 per annum. Exceptionally good opportunity for a capitalist. (47-R)

SEIGNIORY FOR SALE.—A fine seigniorial property, beautifully situated within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B.)

ST. ANNES.—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, beauti-

ful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000.

little stony farm in Vermont. She began to raise sheep, the only animal that could subsist on the place; she sells them in Boston and makes enough money to take a trip to Europe every year. Early tomatoes and asparagus, mushrooms in winter, and flowers as well as eggs and chickens are profitable.

"I think farmers' wives, when they are left widows very often are more successful with the farms than their husbands were. For one thing women seldom drink, and the man farmer, with the village saloon where he goes to talk politics, is very apt to.

"There is one thing about farming on Long Island. On the hills we have no mosquitoes. We don't know the type; we couldn't tell a mosquito from a mouse."

There is something more unique than mosquitoes that they raise on this particular farm, and that is foxes. There is even said to be a fox den included somewhere on the place.

"How charming," says a visitor, realizing that the fox is not an animal usually to be counted in with the livestock of a place.

"Delightful," says the farmer, dryly. "Yes, particularly when the fox makes way with several of your best chickens."

The interior of the house of the modern woman farmer has no resemblance to the typical old-fashioned farm. Family portraits do not form the chief decorations of the rooms; there is no family Bible in evidence, and there is no family coffin plate framed and adorning the mantelpiece. In fact there is no family parlor, but a drawing room with all the difference that the name implies. There are rugs all over the house, and in the drawing room a pretty Japanese matting, while up stairs the broad boards of the old farmhouse have been painted and painted again in neutral tints until they make a most satisfactory background for the rugs.

The ceilings are low all over the house, and where the rooms were small, partitions have been taken down to give space. The long drawing room, running across the front of the house, has a piano, low shelves of books, pictures, couch, tables, chairs, and flowers, and above all a treasure in an old Franklin stove that has been picked up somewhere and has in addition to its own beauty a tall, slender, graceful pair of brass andirons that have been picked up somewhere else.

The old-fashioned brick fireplace in the dining room has another pair of brass andirons, and the figured blue paper on the walls, with a more delicately blue-figured paper on the ceiling, exactly suits the style of the room. It is charming with the pretty china on shelves in a corner, and the silver on handsome sideboard and carved buffet table, and the softened light from the shaded window.

But the hall should come first, in mentioning the interior of the house, for it is this which gives the visitor the first impression—walls of a soft sage green, a carved settle, a quaint old-fashioned desk, and a bamboo portiere which gives a shimmering vision of the rear hall. Here are the stairs leading to the upper floors, and the chambers with their brass bedsteads, rugs, couches, fluffy draperies, and pretty flowered wall papers.

The kitchen is interesting in a farmhouse, and in Summer there is an outer one which is used for all the cooking. In addition to the range, there is an enormous boiler, built in here, to be used for the pig killing. The preserving is done in this outer kitchen, and in the kitchen proper, which is used in winter, is the patent creamery, where the milk is kept and the cream turned off without the tedious process of skimming.

"But don't be too enthusiastic," says the modern Maud Muller; "if you are, all the people will be coming down here to turn farmers, and we shall have to feed them."

ful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat, house and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7000.

ST. HUGHES.—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3200. (56-B.)

NOTICE.

The publishers of the REAL ESTATE RECORD would like to get the correct address of any reader of the REAL ESTATE RECORD who has moved this spring.

SPECIAL.

Our bargain counter this month contains two properties which call for special mention and should attract the attention of bargain hunters.

One is a stone front tenement property in the west end, only built a few years and situated in good street, within a block of the cars, this property is forced to sale for benefit of the mortgagees will be sold \$3000 under cost. Terms easy.

The other is a large and well built stone front house in the neighborhood of Dominion Square, with extra deep extension suitable for business or professional purposes or as a first class residence. We are prepared to convince the most skeptical that this is a bargain.

TO LET

We have a large list of desirable houses in our books to rent and intending tenants would do well to call for a printed list.

J. CRADOCK SIMPSON & Co

181 ST JAMES STREET.

THE REAL ESTATE RECORD is published by the proprietors, J. Cradock Simpson and Henry Lester Putnam, No. 181 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, No. 171 St. James Street, Montreal.

REAL ESTATE BY AUCTION

Estate MRS. T. L. McCONKEY.

We have been instructed by the Executors of the late MRS. McCONKEY to offer the following valuable properties

BY AUCTION

At our Sales Room, - 181 ST. JAMES STREET,

On Wednesday, 28th July, 1897,

Commencing at Eleven o'clock.

No. 77 Mackay Street,	-	-	Rented.
No. 79 Mackay Street,	-	-	Rented.
No. 131 Mackay Street,	-	-	Rented.
No. 133 Mackay Street,	-	-	Rented.
No. 135 Mackay Street,	-	-	Rented.
No. 26 Victoria Street,	-	-	Rented.
No. 137 Mansfield Street,	-	-	Rented.
No. 165 Mansfield Street,	-	-	Rented.
No. 103 Drummond Street,	-	-	Available

for immediate occupation by purchaser.

The houses above mentioned are all self-contained, stone-front, and (with the exception of 103 Drummond Street), leased to good tenants. The attention of home-seekers and investors is particularly directed to the sale of these well-situated residential properties, the house No. 103 Drummond Street (the residence of the late Mrs. McConkey), being the only one available for immediate occupation.

Full particulars of these properties—dimensions, rent, conditions of leases, terms of sale, and other particulars can be obtained at this office.

MAKE A NOTE OF THIS ADVERTISEMENT.

J. CRADOCK SIMPSON & Co.

Real Estate Auctioneers,

Ground Floor, 181 St. James Street,

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Real Estate Agents,

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Have the largest and most complete list of
Houses and Properties for Sale, and the
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Established 1860.

BUILDING HARDWARE

A FULL STOCK OF

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Bells and Annunciators Fitted.

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REAL ESTATE TRANSFERS RECORDED IN JUNE, 1897.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT.	DEPTH.					
Dorchester 216 267	St. James	648		79 3	52 9	4181 2		Buildings	2150 00	and ground rent.
St. Denis, 159	"	432	13	25	144	3600		"	8000 00	
rear St Denis	"	1200	18 & 19	60	100	6000	50	Vacant	3000 00	
St. Andre 211-215	"	542	part	33	85	2805		Buildings	4000 00	
Berri, 738-748	"	1203	8 & 9	40	irreg.	3559		"	8000 00	A Reméré.
Rivard 67-81	"	1202	98 0 102	90	irreg.	6379		"	6400 00	
Beaudry 502-504	"	1014	3	42 8	57	2432		"	1500 00	
St. Hubert,	"	1203	296	25	129	3225	49 1/2	Vacant	1600 00	
Jac. Ca tier 14-18	"	18	part	irreg.	irreg.	15270		"		good consideration.
Notre Dame 1334	"									
St. George 219-223 1/2	St. Lawrence	408		40	75	3000		Buildings	17000 00	
St. Urbain 415-437	"	109	3, 4, 5 & 6	irreg.	120	10380		"	38500 00	
St. Ignace 27-31	St. Mary's	68	part	40	80	3200		"		
Sherbrooke, 600	St. Lawrence	168	part of 30	63 7	irreg.	9618		"	17000 00	
St. Famille 47-53	"	89 & 90	parts of	50	130	6500		"	32000 00	
St. Lawrence 158-166	"	613	part	54	irreg.	2474		"	9000 50	
"	"	613	part	54	irreg.	2474		"	15000 00	& good consideration
St Urbain	"	106	part	60	153	9180	1.09	Vacant	10000 00	
" 479 B	"	19	91b & 90a	17	123	2091		Buildings	3200 00	
St. Catherine 834	St. Mary's	1571	part	68 6	223	15275		Wood Yard	6000 00	
Poupart, 170-172	"	1363	pts of 32 & 33	22	75	1650		Buildings		quittance Retrocession
Delormier Ave.	"	1232		40	100	4000	40	Vacant	1600 00	
Lagauchetière	"	155	part	26 6	21	556		"		valuable consideration
Ft. Paul, 91-99	East	60		irreg.	irreg.	2975				
"	"	59		44	irreg.	3648				
Visitation, 177	St. Mary's	739		82	80	6560		Buildings	3720 00	Sheriff's Sale
St. Dominique 283-287	St. Louis	776	part	57	80	4560				
St. Elizabeth 149	"	466		20	60	1200				
" 189 1/2-193	"	662		32 3	60	1905				
" 189 & 203	"	663 & 658		53 6	61 3	3269				
St Emery 30-32	"	715	S. W. 1/2	27 6	80	1720				
Grothe 6-8	St. Louis	667		31 6	61 6	1937		Buildings	5000 00	& All Hypothecs
DeMontigny, 1297-99	"	608		43 2	irreg.	6502				
Hotel de Ville Ave 260	"	317		irreg.	irreg.	2488				
Marie Louise 40 46	"	710		65 3	69	4976				
Cadioux 199-121	"	233		21 6	125	3062				
St Denis 160	St. Louis	417	art	32	106	3392		Buildings	8500 00	
St Julie lane 1	"									
Laval, 80	"	906	17	23	80	1840		"	6500 00	
Dorchester 500-508	"	218		44	71	3124		"	6500 00	
Roy, 226	"	903	12 to 16	irreg.	irreg.	3819		"	6800 00	
St. Hypolite 167-167 a	"	941	part 4	24	48	1152		"	2450 00	
St. Denis 106	"	417	part	32	166	3392		"	8500 00	A reméré
St Elizabeth, 75 75 a	"	505		20	53 7	1078		"	3800 20	
Lavel Ave	"	906	art of 8	22 6	82	1845	92	Vacant	1700 00	
St. Dominique 267	"	556	part	20	85	1700		Buildings	4000 00	
"	"	556	part	2	85	1700		"	4000 00	

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MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
Notre Dame, 2289-2291...	St Antoine..	530	S. W. 1/2	43 4	irreg.	4340	.....	Building.....	100 00	Sheriff's Sale.
St. Catherine, 2774.....	"	1632	part of 12	18	129	2322	.....	" .....	4500 00	
Prince Arthur.....	"	1822	part of 2	91 8	135 5	12420	.....	Vacant.....	1 00	& other considerations.
Dorchester.....	"	1451	part	69 3	63 10	4414	.....	" .....	None	Transfer.
Crescent.....	"	1702	74, pt. 73 & 75	46 8	100	4725	1.77	"	8400 00	
Peel, 290.....	"	1775	part	24	145	3480	.....	Buildings.....	8750 00	
Victoria, 44.....	"	1308		irreg.	irreg.	1121	.....	" .....	
Mansfield, 135.....	"	1403	part	22 5	100 6	2252 8	.....	" .....	41000 00	Rights in.
Lusignan, 149.....	"	465	1	19 6	112	2184	.....	" .....	
St. Antoine, 154-158.....	"	706 & 707	parts	71 9	irreg.	14004	.....	" .....	
Crescent.....	"	1703	45 to 47	60	103 9	6235	.....	Vacant.....	3411 00	Sheriff's Sale
Cathedral, 7-9.....	"	788		40 6	79	3200	.....	Buildings.....	2325 00	Sheriff's Sale
St. Monique, 21-47..	"	1105	part	irreg.	irreg.	8811	.....	" .....		Good Consideration
Chatham, 158.....	"	206		50	131	6530	.....	" .....	2000 00	
St. Monique, 51.....	"	1111	part	22 6	92	2070	.....	" .....	5000 00	
Prince Arthur.....	"	1822	part of 2	46	135 5	6230	.90	Vacant.....	5604 00	
St James, 400-418.....	"	868		117 3	irreg.	10218	.....	Buildings.....	11550 00	Sheriff's Sale
St. Claude, 15-27.....	East.	68	part	100	50	5000	.....	" .....	
Osbourne, 86.....	St. Antoine.	656 & 658	parts	irreg.	irreg.	8551	.....	" .....	14000 00	
Montmorenci, 78-82.....	St. Anns.	747		27 6	86	2365	.....	" .....	500 00	Sheriff's Sale
William, 334-346.....	"	1386 & 1387		irreg.	irreg.	105733	.....	Wooden Mills, etc.....	55000 00	Retrocession.
Murray, 88-94.....	"	1431		80	98 9	7900	.....	Buildings.....	10000 00	
Ottawa, 190-194.....	"	1679		145	irreg.	13960	.....	" .....	
William, 176-188.....	"	1678		41	90	3690	.....	" .....	15300 00	
Colborne, 151-153.....	"									

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPT H					
Irving 89.....	Par Montreal.	1434	69	irreg.	irreg.	3405	35	Vacant.....	1200 00	
Green Avenue.....	"	334	parts of 56	23 6	122	2817 6	.....	Buildings.....	4950 00	
Staynes 12.....	"	384	36, 37, & pt 35,	irreg.	irreg.	9120	.....	" .....	16500 00	
Wood Ave.....	"	374 3	21, 22 & 23	75	1.5	8625	75	Vacant.....	6468 75	
Elm Ave.....	"	375	132 & 133	50	108	5400	.....	Buildings.....	24000 00	
Western Ave.....	"	256	part	92	100	9200	81	Vacant.....	7425 00	
Claudeboye Ave.....	"	383	14 & 15	50	111 6	5575	54 1/2	"	3058 55	
Columbia Ave.....	"	384	106, 108 & 111	irreg.	irreg.	8466	.....	Buildings.....	16200 00	
Western Ave.....	"	350	5	irreg.	irreg.	3511	65	Vacant.....	2282 15	
St. Catherine.....	"	379	4-1 & 3-2	22 6	110	2775	133 1/2	"	3712 50	
Victoria Ave.....	"	215	76	50	125	6250	27 1/2	"	1725 83	
"	"	215	77	50	125	6250	27 1/2	"	1725 83	
"	"	215	10-1-4 11-1-5	100	135	13500	Buildings.....	28000 00	

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STREET AND NO.	WARD.	CAD. No.	SUB. No.	FRONT.	DEPTH	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
Dufferin.....	St. Jean Rap.	7	89	25	80	2000	26	Vacant.....	525 00	
Berri, 1032-1048.....	"	15	212 to 215	74	70	5180		New Buildings.....	15000 00	
Berri.....	"	15	parts	60	80	4800	63½	Vacant.....	3052 00	
Berri.....	"	15	parts	60	80	4800		Building in erection.....	2005 00	A remèré
Chambord.....	"	6	84 to 86	72	70	5040		New Buildings.....	2737 70	
Mount Royal, 392.....	"	14	pts. of 11 & 12	19 6	79	1540		Buildings.....	2475 00	
Rivard.....	"	15	pts. 309 & 310	22	70	1540	42½	Vacant.....	660 00	
St. Andre.....	"	11	88	23	98 4	2164	23	".....	500 00	
Marie Anne.....	"	6	93	24	88	2112		".....	None	Retrocession.
Marie Anne.....	"	6	93	24	88	2112	30	".....	633 00	
Drolet, 499-503.....	"	15	631	20	72	1440		Buildings.....	2111 76	
Durham, 27-33.....	"	1	179 to 181	75	103	7725		".....	3750 00	
Marie Anne.....	"	1	282 & 283	50	100	5000		".....	9000 00	
Rachel, 322-326.....	"	12	132 & 133	43 9	92 6	4047		".....	11000 00	Sheriff's Sale.
St. Denis, 946.....	"	15	538 to 542	125	100	12500		".....	3795 00	
St. Ursain.....	"	458	8 to 11	69	100	7590	50	Vacant.....	1877 91	
Chambord, 6-12.....	"	6	70 & 71	48	70	3360		Buildings.....	997 36	
Chambord, 14-16.....	"	6	72	24	70	1680		".....	1020 00	Sheriff's Sale.
Seaton.....	"	1	257 to 259	75	103	7725		Vacant.....	4000 00	
Sydenham, 724-730.....	"	1	195 & 196	45 10	103	4720		Buildings.....	800 00	
St. Hypolite, 476-478.....	"	271		21	75	1575		".....	100 00	A remèré.
Rivard, 300.....	"	15	393 & 394	40	70	2800		".....	700 00	
Marie Anne, 58-60.....	"	1	275	20	100	2000		".....	2500 00	
Boyer, 9-13.....	"	8	128	26	100	2600		".....	5500 00	
Cadieux, 861-871.....	"	74		38 6	71	2733		".....	1225 00	
Marie Anne, 88-90.....	"	1	166	25	100	2500		".....	117 00	
St. Hubert.....	St. Denis.	7	676	25	103 11	2599		Vacant.....		
St. Denis.....	"	198	41	40	70	2800		".....		And other considera-
Rivard.....	"	198	48	40	80	3200		".....	1 00	tion.
St. Denis 1264.....	"	162	A-7					".....		
	Par. Montreal	165	1	irreg.	irreg.	3837		Buildings.....	24248 40	
		374-3	17 to 26							
		198	56 to 63	320	75	24000		Vacant.....	1 00	And other considera-
Rivard.....	St. Denis	198	69 to 75	280	74	20720		".....		tion.
St. Michel, 9.....	"	219		24 6	60 9	1488		Buildings.....	600 00	
St. Hubert.....	"	7	800 & 301	50	109	5450		Vacant.....	245 00	
Drolet, 704.....	"	167	30	35	75 4	2639		Buildings.....	300 00	A remere.
Rivard.....	"	198	61 to 63	120	75	9000	21½	Vacant.....	1950 00	
St. Etienne.....	"	324	29	20	84	1680	32½	".....	550 00	
St. Etienne, 47.....	"	324	29	20	84	1680		Buildings.....	800 00	A remere.
St. Andre.....	"	325	104 to 113	220	94	19680		".....		
St. Andre & Marie Anne } Rivard.....	"	11	70 to 88	418	95	39710	27	Vacant.....	16000 00	
Huntley.....	"	162	168 to 169	44	70	3080	28	".....	875 00	
Huntley.....	"	8	N. ½ of 504	25	100	2500	9½	".....	237 50	
Huntley.....	"	8	S. ½ of 627	25	100	2500	11½	".....	287 50	
St. Hubert.....	"	7	320	25	109	2725	7½	".....	204 38	
St. Andre.....	"	7	458	25	87	2175	7½	".....	163 13	
St. Joseph, 3.....	"	236	part	50	40	2000		Buildings.....	400 00	
Chambord.....	"	330	153	24	70	1680		Vacant.....	3000 00	& Lots in St. Laurent.
St. Hubert, 1561.....	"	7	145	25	87	2175		Buildings.....	184 87	
St. Andre.....	"	7	595	25	63	1575	7	Vacant.....	102 38	
Drolet, 692-94.....	"	167	27	35	75 2	2632		Buildings.....	1165 00	Sheriff's Sale.
Rivard.....	"	162	181 & 182	44	70	3080		".....	1600 00	
St. Louis, 345-349.....	"	195		75	170	12750		".....	2800 00	
St. Hubert.....	"	7	789	25	109	2725		Vacant.....	149 87	
Brebœuf.....	"	329	172	25	80	2000	10	".....	200 00	
St. Andre.....	"	7	493 to 495	75	87	6525		".....	358 88	
Ontario.....	Hochelaga.	23	148 & pt 150	48	110	5280	30	Vacant.....	1584 95	
	"		469 to 471					".....		
Ontario.....	"	148	473 to 481	655 6	120	78660	20	".....	15732 00	
	"		588 to 597					".....		
	"		pt of 472 & 534					".....		
Iberville.....	"	166	388	22	80	1760	85	".....	1500 00	
Ste. Catherine.....	"	29	195 to 196	55	110	6050	25	".....	1519 25	
Ste. Catherine.....	"	29	45 to 49	130	110	14300	25	".....	3575 00	
Chambly.....	"	23	118	24	122	2928	25	".....	732 00	
Charlevoix.....	St. Gabriel	3397	South ½	30	118	3540	20	Vacant.....	708 00	
Charlevoix, 531-537.....	"	2675	4&5	56	irreg.	5824		Buildings.....	800 00	
Charlevoix, 411-415.....	"	3334	2	26 2	105 5	2737		".....	7000 00	
O'Connell ave.....	"	3399	196	irreg.	irreg.	2960		Vacant.....	200 00	
Knox, 234-236.....	"	3359	127	22	71	1562		Buildings.....	1314 00	
Centre, 446-452.....	"	2737		45	100	4950		".....	2500 00	Undivided ½ of
Centre, 479-485.....	"	2588 & 2589		105	irreg.	10710		".....	7200 00	Undivided 9/10 of

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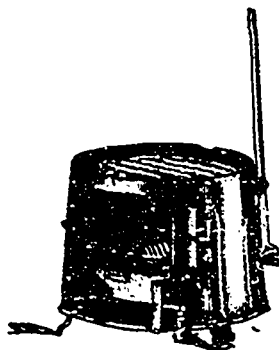
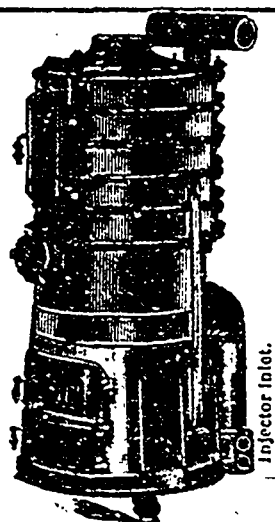
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