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Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Cradock Simpson at the Department of Agriculture.

Vol. XIII.

Montreal, April, 1900.

No. 4.

The Liverpool and London and Globe INSURANCE CO.

Total Assets, over \$58,553,908 Invested in Canada, \$2,110,000 Losses paid, \$169,017,187

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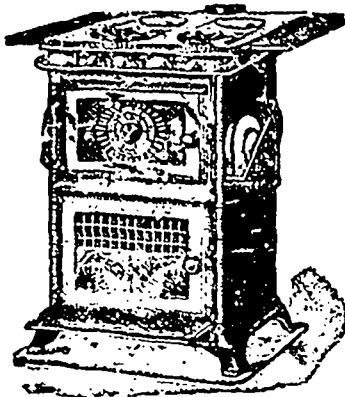
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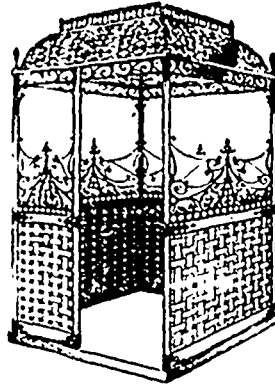
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Real Estate Record

Vol. 13.

MONTREAL, APRIL 10th, 1900.

No. 4.

THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

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MONTHLY REVIEW.

Another month of fairly good business.—not particularly active, but on the whole encouraging, — has been done in the real estate market, and while more was expected earlier in the season, the volume of business has exceeded that of each of the last two months, and a feeling of confidence prevails that real estate is at last getting into line with other branches of business in the march of improvement.

So far as the number of sales are concerned, the most activity was displayed in St. Antoine and St. Denis Wards, and as regards volume, the sales recorded in St. Antoine Ward amount to over one-half of all the transfers in the city wards, the principal one being that of the Estate Laurie property on the north side of St. Catherine street, between Drummond and Mountain streets (on which five stores are being erected) comprising an area of 16,775 feet at about four dollars per foot.

Renting during the month of March was dull and unsatisfactory. The heavy snow storms in the early part of the month, and the succeeding wintry weather, were apparently not conducive to house hunting, and the demand was very light. A better showing is expected in April, when negotiations for renting usually have to terminate pretty suddenly towards the end of the month.

It has been in the minds of real estate brokers and others for some time that many investors who had been attracted to the stock market by the quick profits there offered, would return to a safe and permanent field of investment, and it seems likely that such will shortly be the case. It would be strange if it were not, as with the moderate prices now ruling,

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and the prospects of advancing rents, the real estate market is particularly attractive. When the investor does re-awaken to the desirability of a market long neglected there will be no need to talk of dulness for some years to come.

The proceedings in the last session of the Quebec Legislature, and the lobbying resulting in the amendment (not asked for by the City Council), to the Montreal City Charter respecting the alienation of a part of Mount Royal Park, are unpleasant reminders of the kind of treatment to which the city is annually exposed, and which is detrimental to the best interests of the whole city, irrespective of nationality or religion. When this matter comes up for final settlement it should be submitted to the vote of the people. This subject was not mentioned at all at the elections in February, and it would be more satisfactory to everybody—aldermen and electors—if a special vote were taken to decide the matter. The ones who will ultimately suffer most by the alienation of this portion of the Park are the children of the poor, and if the land is given away the aldermen will be held to strict account.

The sales recorded during the month of March in the undermentioned suburban municipalities amount to \$136,013, and are as follows: Maisonneuve, \$1,350; DeLorimier, \$1,000; Mile End, \$44,414; Outremont, \$1,550; Cote des Neiges, \$1,322; Notre Dame de Graces, \$6,010; Verdun, \$8,776; Cote St. Paul, \$3,850; St. Henry, \$55,271; and Ste. Cunegonde, \$11,970.

There were 190 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of March, the particulars of which are given in other columns, amounting to \$911,482.

St. Antoine Ward .. .	37	\$384,903
St. Ann's Ward .. .	6	7,951
St. James Ward .. .	16	66,078
St. Louis Ward .. .	13	73,207
St. Lawrence Ward .. .	5	40,511
St. Mary's Ward .. .	16	55,714
St. Jean Baptiste Ward..	27	66,515

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A well-built commodious Residence containing sixteen rooms, heated by hot water throughout, and fully equipped in every respect. The lot is 30 feet front, by about 188 feet deep, and the vacant lot adjoining of the same dimensions can also be had at a moderate price.

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ARGYLE AVENUE.—A solid brick self-contained house and a tenement, containing two dwellings, in good order and well rented to good tenants. Will be sold at a low figure to a prompt buyer. (12-4).

BERRI STREET.—A good revenue-producing property, being a well-built stone front tenement, with six dwellings; all in good order and yielding a revenue of \$720 per annum, which could be increased. Price, only \$8,500. (18-4).

HURRY STREET.—Stone front building, two shops and dwelling above. Lot, 48½ ft. by 163 ft., just above St. Catherine st., well rented. (892-C3).

MURKINSIDE PLACE.—A large pressed brick residence, corner of Guy street, built by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (753-3).

BEAVER HALL HILL.—A valuable property on this main thoroughfare to the west end. Sold at city valuation. (865-3).

BISHOP STREET.—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (837-3).

BURNSIDE PLACE.—A 2½ storey stone front house, near University street, contains 11 rooms! in good order; good central locality, near street cars and centre of town. Price only \$3,100. (22-4).

CADIEUX STREET.—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (885a-3).

St. Denis Ward	37	38,442
St. Gabriel Ward... . .	4	7,852
Hochelaga Ward	3	2,550
Westmount	26	167,759
	—	—
	190	\$911,482

During the corresponding month of last year 187 transfers were recorded amounting to \$1,086,451.

The real estate mortgage loans recorded during the month of March in the registration division of Montreal West, amount to \$120,813. Of this amount \$50,000 was placed at 4½ per cent.; \$38,488 at 5 per cent.; \$26,100 at 5½ per cent.; \$5,700 at 6 per cent. and \$525 at 7 per cent.

The 4½ per cent loan was in one amount of \$50,000, and the 5 per cent. in 10 amounts of \$3,000, \$800, \$2,500, \$2,500, \$2,500, \$625, \$9,000, \$9,000, \$4,500 and \$4,063.

The lenders were:

Estate and Trust funds.. . . .	\$5,125
Local institutions	30,000
Building and loan companies.	1,000
Individuals	84,688
	—
	\$120,813

In Montreal East the loans recorded amount to \$110,680. Of this amount \$600 was placed at 4 per cent.; \$40,217 at 5 per cent.; \$31,800 at 5½ per cent.; \$30,693 at 6 per cent.; \$1,020 at 7 per cent.; \$5,800 at 8 per cent.; and \$550 at a nominal rate.

The 4 per cent. loan was in one amount of \$600 and the 5 per cent. in fourteen amounts of \$1,063, \$11,704, \$700, \$800, \$6,000, \$800, \$4,000, \$1,550, \$3,000, \$700, \$1,300, \$2,000, \$2,700, and \$900.

The lenders were:

Estate and trust funds	\$5,625
Local institutions	8,000
Building and loan companies ..	22,700
Individuals	74,355
	—
	\$110,680

Property owners who wish to place their houses building lots, or business properties FOR SALE or TO LET, with THE J. CRADOCK SIMPSON REAL ESTATE AND AGENCY CO., are requested to furnish full particulars without delay

The business of the firm of J. Cradock Simpson & Co. has been transferred to THE J. CRADOCK SIMP-

CATHEDRAL STREET.—A block of two story solid brick tenements, on stone foundations, contains eight dwellings all well rented; a good investment property. (898c-3).

CATHEDRAL STREET.—A block of wooden buildings on lot 78 ft. x 79 ft.; rented for \$38 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (23-C).

CHARLEVOIX STREET.—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 ft. front. (73-B).

CENTRE STREET.—A block of brick encased tenements in good order, rented to a good class of tenants, for \$900. Considered a low rental. Price, \$7,700. (892-E-3).

COMEDY STREET.—Stone front cottage, 10 rooms, hot water furnace, in good order. Price, only \$4,000. (839-3).

COURSOL STREET.—A cut stone front cottage of nine rooms, in first-class order. Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3).

COURSOL STREET.—A three-storey brick-encased tenement building, on stone foundation; in good order and well rented. A bargain for anyone wanting a small investment. (19-C).

CRESCENT STREET.—One of those red stone houses near Sherbrooke street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250-B).

CRESCENT STREET.—A handsome semi-detached stone front house, hot water furnace, all conveniences, plumbing and sanitary arrangements perfect; 11 rooms and unfinished attic; this house was built by the owner for his own occupation and nothing was spared to make it attractive and comfortable; we can recommend it to anyone wanting a good family house. (899-3).

CRUCIFIX CORNER SHAW STREET.—A block of brick houses and corner shop. All well rented; would make a good investment property. (388-B).

DORCHESTER STREET.—A handsome stone front cottage, with all modern improvements; hot water furnace, &c. Newly renovated. Price only \$5,000. (367-B).

DORCHESTER STREET.—A 2½ storey house, situated on the corner of one of the best West End streets, near the "Windsor;" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

DORCHESTER STREET.—A large stone double residence, situated on the very best part of Dorchester street, with a frontage of 234 feet, and an area of about 82,000 feet; grounds are nicely laid out, and there are a number of the old trees, besides ornamental trees and shrubs; there are also gardener's house, vineries, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Mont-

real, or could be advantageously subdivided, having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (22-C).

DORCHESTER STREET.—A handsome stone front house, with two-storey extension; finished in the very best manner with all modern improvements; open plumbing; hot water furnace; plumbing in bath room alone cost \$300. This is a desirable residence in every respect and will stand inspection. All material in the house is of the very best and put together in the most solid and artistic manner. (32-C).

DRUMMOND STREET.—Residence and grounds on the upper part of the street. One of the finest sites in the city. Grounds have a frontage of 87 feet, by 110 feet deep, with fine trees and beautiful surroundings. The house is comfortable, convenient and home-like, with good accommodation for a moderate-sized family. Further particulars at office. (284-B).

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).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price, \$3,350. (283-B).

DROLET STREET.—A solid brick tenement building containing three dwellings, frame stable in rear—all in first-class order, well kept up, pays over 7 per cent. net. Price, \$3,500. (900a-3).

DROLET STREET.—A stone front cottage of nine rooms, heated by hot water furnace. Good stable in rear. Close to St. Louis square. Price, \$4,200. (896a-3).

ERNEST STREET.—Stone front three-storey tenement containing six dwellings, all well rented; furnace in each flat; close to St. Louis square and St. Denis street cars; will all ways rent well. (17-4).

FORT STREET.—A well built solid brick cottage, on stone foundation, with extension, heated by Daisy furnace; newly papered and painted and in good order throughout; plumbing arrangements perfect. Price, \$5,500. (19-C).

FULLUM STREET.—A three-storey solid built tenement, contains three dwellings; well rented; all in perfect order. Owner forced to sell and is offered at a bargain. (36-C).

GUY STREET.—A detached corner house, roomy and comfortable, with pleasant outlook; lot, 90ft. x 105ft.; good stables and coach house; house is heated by furnace, has 16 rooms; in good state of repair. (898a-3).

HUTCHISON STREET, MONTREAL ANNEX.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$3,000. (829b-3).

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first-class repair throughout. Price, \$7,700. (890b-3).

HUTCHISON STREET.—A handsome well built and conveniently arranged cottage, with all modern improve-

ments, in thorough repair. First-class opportunity for any one wanting a good house for their own occupation. Price, \$6,500. (152-B).

KNOX STREET.—Brick encased cottage, stone foundation; good order; extension kitchen. Price only \$1,250. (1-4).

LAGAUCHETIERE STREET.—A well-built stone front house, on lot 25¼ x 125 wide, lane in rear. Three stall brick stable and frame shed for carriage. Heated by hot water furnace; 13 rooms; in good order. (37-C).

LATOUR STREET.—A block of two brick tenements and one self-contained house, with a frontage of 133 ft. on Latour street, and 24 feet on St. Monique street. Good site for factory. (25-C).

LAVAL AVENUE.—A well built stone front house, close to St. Louis square; in good order, price only \$3,500. (319-B).

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,900. (255-B).

LAVAL AVENUE.—A well built three-storey tenement building, near St. Louis square, four dwellings heated by hot water furnace; built about three years ago, well rented to good tenants and always in demand. (25-4).

LATOUR STREET.—A four-storey 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 AVENUE.—A handsome stone front cottage, in first-class order and with all modern improvements. Price only \$3,000. (170-B).

LUSIGNAN STREET.—A neat brick cottage on stone foundation; containing nine rooms; in fair order; value, \$3,000; would be sold to a prompt buyer for \$2,200. (7-4).

MACKAY STREET.—A full-sized stone front house, below St. Catherine st., with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. (792-3).

MANCE STREET.—First-class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (200-B).

MANSFIELD STREET.—A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$8,000. (217B).

MANSFIELD STREET.—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price, only \$8,750. (697-3).

McGILL COLLEGE AVE.—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order; two-storey solid brick shed in rear. (897-3).

McTAVISH STREET.—A substantial stone front terrace house, in first-class order, well built and fitted with all modern conveniences, including new Daisy furnace, good situation facing McGill College grounds. (896c-3).

METCALFE STREET.—A well-built three-storey brick house; in good order, good situation, facing Dominion Square; could be profitably turned into shop or tenements. (365-B).

TO LET.

We have always on our lists unfurnished and furnished houses, warehouses and offices to let. We shall be pleased to give any information to intending tenants.

TO REAL ESTATE BROKERS.

The J. Cradock Simpson Real Estate and Agency Co.'s list of properties for sale is open to all regular real estate agents who wish to get customers for the firm and receive one-half the commission. The sale in every case to be negotiated through this office.

TO PURCHASERS.

The J. Cradock Simpson Real Estate and Agency Co. are always ready to place their services at the disposal of any intending purchaser of real estate, who need have no hesitation in availing himself of them, it being the regularly understood custom in Montreal that the agent's commission is paid by the seller in the event of a sale.

FOR SALE

"ELMBANK"

DORCHESTER STREET WEST.

We have been instructed by the Executors of the Estate of the late Andrew Robertson to offer FOR SALE this desirable residence and grounds, with gardener's house, vineries, conservatory, stables, coach-house, etc., situated between St. Matthew and St. Mark streets.

The property has a large frontage on Dorchester street, and contains an area of about 82,000 square feet. For further particulars apply to

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

181 St. James St. east.

METCALFE STREET, above Burnside—A full sized stone front house with all modern conveniences and in good order, well rented. Price, \$10,000. (238-B).

METCALFE STREET.—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (205-B)

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

MULLINS STREET.—Brick encased tenement, two dwellings, rented for \$192 per annum. Good stable in rear. Price, \$2,650. (8-c).

ONTARIO STREET.—A well built tenement property, containing four dwellings, heated by hot water furnace; plumbing new and perfect. Annual rental \$1,040. Price, \$10,000. (329-B).

PARK AVENUE.—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (843-3).

PEEL STREET.—A handsome stone front house, above Sherbrooke st. bay window, stone steps, hot water, furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B).

PEEL STREET.—Just above St. Catherine. A modern house in first-class order, and in choice situation. Suitable for a doctor, dentist, or other professional man. Will be sold on easy terms to a good purchaser; The house is at present well rented, but possession can be had on 1st of May. This property has not been in the market before. (304-B).

PEEL STREET.—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).

PEEL STREET.—A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).

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

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).

PLATEAU STREET.—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a

LAWNS.

In the eyes of most people who have had no experience of their own in these matters, an open stretch of turf is a comparatively blank space that offers itself more or less strenuously for occupation, as is exemplified by the frequent efforts of citizens, to employ park meadows for public shows, race courses, and menageries. It would really seem as if an open lawn, with all its beautiful expanse of turf, emerald-hued and cloud-shadowed, would impress wholesome-minded human beings as something more than a neglected opportunity for some building, glass house, or flower garden; but everything depends on the standpoint from which one looks at a question. If one is thinking of deer paddocks or flower gardens, a vacant piece of grass suggests only the opportunity for promoting the favored object. If the eyes of ordinary observers can be brought to dwell on grass space as a strictly beautiful object which they ought to be able to appreciate, open meadows will soon become for them also supremely valuable possessions.

After falling for a while under the spell of their gentle and quiet pastoral charm, one will feel that the very heart of the landscape picture lies within the tender green space, the delicate refined quality of which has, just because it is refined, escaped observation, and that is why the author places the lawn next in importance to the house. Indeed, the arrangement of trees and shrubs performs its special office when it serves to develop and heighten the attractions of the lawn. When one thinks of the true function of the lawn, the vision arises of a masterly painted canvas whereon are depicted moving cloud shadows, waving grass, rich patches of dark and light green, studied with the starry radiance of the humble flora of the grass, and the hundred incidents of blazing or subdued color and form that appear on the surface of an open meadow.

The outline and variegated boundary and frame of all this loveliness is the trees and shrubs, the varied masses of which serve to emphasize and reveal the most evasive charms of the territory. The concealment of the roads and walks by various tree and shrub devices seems the more necessary the longer we contemplate the special beauty of the lawn, and feel the less fine quality inherent in roads, which have value mainly because roads are necessary for the proper enjoyment of the place.

It is around and about the house that the open expanse of lawn performs its

large revenue cost. Price only \$4,000. (327-B).

PRINCE ARTHUR STREET.—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208B).

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, \$7,000. (595-3).

ROUSSEAU STREET, corner of St. Andre street.—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (389-B).

SHERBROOKE STREET.—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).

SEIGNEURS STREET.—A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).

SEYMOUR AVENUE.—Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).

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).

SHAW STREET.—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4)

SHERBROOKE STREET.—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished; will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41x 47 ft. and 17 x 34 extension. Copper double roof. Photo and further particulars at office. (21-C).

SHERBROOKE STREET.—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).

SHERBROOKE STREET.—A new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).

SHERBROOKE STREET.—A fine property west of Park Ave. and comprising a fine block of land, with a substantial residence thereon. A splendid block for an apartment house, church, college or any other institution wanting a high class residential site centrally situated. (B-382).

SHERBROOKE STREET.—A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (386-B).

SHERBROOKE STREET.—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).

SHERBROOKE STREET.—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$8,500. (30-C).

SHUTER STREET.—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500. each. (319-B).

SUMMERHILL AVENUE.—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).

SOUVENIR STREET.—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).

ST. ANTOINE STREET.—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).

ST. ANTOINE STREET.—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (9^a b-3).

ST. ANTOINE STREET.—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$6,000. (210-B).

ST. ANTOINE STREET.—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).

ST. ANTOINE STREET.—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price. \$8,750. (194-B).

ST. ANTOINE STREET.—A substantial stone front corner house, on the very best part of the street, nicely laid out; would be a good situation for a physician; house contains 12 rooms;

most important function, lending such dignity and effective presence to the building that, unless some special peculiarity of the ground prevents, it is the lawn that secure the most admirable and rational setting for the house. For a similarly deduced reason, on comparatively flat territory, the erection of the house on a lawn rising partly in terrace shape gives the home a distinction that adds greatly to its attractiveness. The use of the terrace effect needs handling with extreme skill and care. The proportions, shape, and construction of terraces, formal or otherwise, on rugged sites will have to be managed with good judgment and adroitness. It is so easy to do violence to the most attractive suggestions of the ground itself.

Many devices of curving banks and irregular low masses of shrubs may be so employed as to produce the effect of a terrace, without disturbing the essential character of the region. Whereas, by setting flower beds and specimen plants here and there, just because one likes flowers or rare plants, is pretty surely apt to work to the detriment of the effect of the general expanse of the lawn. Haphazard and unformulated planting, whether thick or slight, is sure to work against simplicity and beauty. Of course, one single specimen of trees and shrubs may find points suitable to receive them near the house, and so may flowers, but their choice of place must be indicated by the nature of the ground in that special neighborhood. In a general way, they had best be kept some distance away, or located near some mass of foliage, so as not to mar the open character of the space which is really the heart of the home grounds.

As the expanse of turf leaves the house, the spread and breadth of the lawn should, if possible, increase. It is wonderful how, on a very small place, the landscape idea being kept strictly in view, the most picturesque effect can be obtained by a few skilfully arranged shrubs and trees and a skilfully graded lawn.

By undulating the surface of the lawn towards the trees and shrubs on either side, and keeping the planting territory elevated, and grouping the bordering foliage into points and bays of green, pictures can be created upon a limited space that would delight the eye of a painter.

The grading of the lawn is a delicate operation. It is not difficult to grade a lot level, or sufficiently level for good effect, the production of a mathemati-

calculated by hot water furnace. Lot is about 36 ft. front by 177 ft. deep, to a wide lane in rear, thus giving plenty of depth to build two good tenement houses on rear lot. (6-4).

ST. CATHERINE AND MARLBOROUGH STREETS.—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).

ST. CATHERINE STREET.—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 58 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).

ST. CATHERINE STREET.—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).

ST. CATHERINE STREET.—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,000 per annum. (891-3).

ST. DENIS STREET.—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).

ST. DENIS STREET.—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-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. DOMINIQUE STREET.—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B). \$5,750 (22-C).

ST. FAMILLE STREET.—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (29-C).

ST. FAMILLE STREET.—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).

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. (818½-3).

ST. FAMILLE STREET.—A stone front full sized house, in good order, heated by furnace; good central situation,

- close to Sherbrooke street. Price, \$8,000. (242-B).
- ST. GEORGE STREET.—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).
- ST. HUBERT STREET.—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28ft. x 180ft. (15-4).
- ST. HYPOLITE STREET.—Brick encased tenement, two dwellings and shop, rented for \$378 per annum. Price, \$4,300. (587-3).
- ST. HYPOLITE STREET.—A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B).
- ST. LAWRENCE AND ST. CHARLES BORROMEE STS.—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromee sts. Rented for over \$2,500 per annum. (285-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 the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).
- ST. MARK STREET.—A 1½ storey stone front cottage, 26 ft. wide, nine rooms; heated by hot water furnace; in good order throughout. Price, \$6,500. (9-C).
- ST. MARK STREET—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (525-B).
- 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. MATTHEW STREET.—A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).
- ST. MATTHEW STREET.—Two neat 1½ storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).
- ST. PATRICK STREET.—A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (23-C).
- ST. URBAIN STREET.—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,500. (316-B).
- ST. URBAIN STREET.—A brick encased cottage in good order. Price only \$2,200. (265-B).
- ST. URBAIN STREET.—A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in

cul level being practically impossible, but where the difficulty commences is when nice modelling or the surface of a territory is directly suggested by the natural scooped-out character of the ground. The thing to do is to catch the idea of the slope and swing of the ground, and instead of trying to make it more level, to rather accentuate the dip, of the general curve of the surface exactly in the trend and direction suggested by the surrounding land. The general curve should be made, of course, continuous, and all little hills and hollows smoothed out into one suave and well-modelled valley.

Low, marshy ground may be often drained dry instead of being raised higher with earth filling, and rock masses draped with vines and planted with low shrubs instead of being blasted away. In this manner, the lawn and other parts of the place may be often brought into harmonious relations without sacrificing a bit of the original charm of the surface of the territory.

Perhaps it may not be amiss at this time to further explain the position taken above, by reducing the theory of primal arrangement to the following simple terms, provided they are made subject to considerable modifications that circumstances may render necessary. Given an open lawn, and a house, and a plantation of trees and shrubs on the boundaries, and the place will be essentially complete. The roads and paths simply serve to link these features conveniently together, and being no integral part of the artistic or pictorial design of the place, should therefore be screened and kept out of sight as much as possible, and run where they can be on one side and go through the bordering plantations.

After all, there should be allowance made for the peculiarities of the different places, which have to be met in different ways, but when we come to the actual construction of the lawn, the preparation of the ground and its enrichment and seeding, the practical operations must be carried on according to certain well-fixed rules.

Depth of cultivation, it need hardly be said, will be found to be almost indispensable to the creation of good sod, and every pound of superphosphate of lime, bone-dust, or well-rotted manure—amounting to, say, a maximum of a ton of phosphate of lime or bone-dust, and fifty tons of manure to the acre—will make itself evident in good results. The exact amount that it will be found profitable to apply will naturally depend on the kind of soil intended for its reception. It may seem unnecessary that this advice concerning the

good order, large garden. Would make a very nice family residence. (307-B).

ST. URBAIN STREET.—Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).

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 owner's occupation. Lot, 25 feet by 100 feet. Good stable; moderate price. (763-3).

ST. URBAIN STREET.—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).

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

TOWLE STREET—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-3).

TUPPER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,500. Terms to suit purchaser. (205-B).

UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-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).

UNIVERSITY STREET.—A stone front semi-detached residence, well built and in good order throughout. Lot, 37½ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$3,500 to a prompt buyer. (36-C).

UNIVERSITY STREET.—A substantial semi-detached stone front house; having a fine outlook over McGill College grounds, which can never be blocked up. Has all modern improvements; 13 rooms. Low price to prompt purchaser. (36-C).

UNIVERSITY STREET.—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

UPPER UNIVERSITY STREET.—A magnificent residence property situated at the corner of Pine Ave., and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to sub-division purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an insti-

- tution. Particulars at this office. (67-B).
- VALLEE STREET.** — A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).
- VERSAILLES STREET.** — A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).
- VERSAILLES STREET.** — A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B).
- VICTORIA STREET.** — A 2½ storey stone front house, in good order, concrete basement, heated by hot water furnace. Lot, 22½ x 96 feet, 16 foot lane in rear. (171-B).
- VICTORIA STREET.** — Solid stone house, centrally situated on Vic-Victoria street, just below Sherbrooke. The outlook from side of house is across Sherbrooke street, and the College grounds. Very conveniently arranged inside, central hall on each floor. 6 bedrooms, small sitting room with balcony outside; drawing room, dining room, kitchen, larder, bathroom, &c., &c. Very cool in summer as house is shaded by three large trees; stands on lot 28 ft. by 100 feet with lane at side and rear. Any one wishing a comfortable house, centrally situated, here is their opportunity, as owner is leaving the city. Price, only \$5,750. (392-B).
- VICTORIA STREET.** — Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Dairy furnace. Price only \$4,000. (829-3).
- VICTORIA SQUARE.** — Two stone front stores, with dwellings above, rented to good tenants; in very good order. (17-B).
- VICTORIA STREET.** — Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (263-b).
- VICTORIA SQUARE.** — A fine business site now occupied as warehouse, well rented in the meantime. (24-B).
- VICTORIA STREET.** — A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).
- VICTORIA STREET.** — A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).
- WAVERLY STREET.** — A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).
- WELLINGTON STREET.** — Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a plaster carter. Price \$4,500. (314-B).
- WELLINGTON STREET.** — A good brick house, near the subway heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

liberal application of soil and manure which has been familiar to cultivators almost since man tilled the soil, should be repeated so strenuously, but in spite of its familiarity the subject needs, in all seriousness, dwelling on again and again, and year by year, and probably will require it as long as the attempt to make lawns continues to be made.

The application of the fertilizers should be made, and the ground plowed and harrowed or raked, just before the grass seed is sown, unless the additional precaution is taken, especially on old sod ground, to give the land a coat of manure a year before, and secure its full effect, and also a desirable condition of tilth and destruction of old sod by the cultivation of a potato or corn crop. When the ground is tilled and manured, the choice of the grass seed to be used should be made with the greatest care.

Notoriously, grass seed is apt to be full of weeds and chaff, and the very best quality is therefore cheap at what may seem an exorbitant price. It is better to buy the cleanest and best red top or blue grass or bent grass, and either mix or use them alone. They are strong-growing grasses, and will very likely outgrow, in a short time, any more attractive but weaker varieties that the seedmen may wish to mix with them. There is much still to be accomplished in securing vigorous varieties of well-known grass seed that will endure drought and shade on both sandy and clay soils. Old fields of meadow land have been found by such investigators as James B. Oleott, of Manchester, Conn., prolific sources of valuable, hardy, and strong-growing varieties of grasses, and the field for discovery in this direction is wide, extending, as it does, from Australia to England.

The operation of sowing grass seed needs to be done skilfully and carefully, and at a time of the day when the wind is light. It is well to sow such seed liberally to make a good lawn. Six bushels of blue-grass seed to the acre may seem excessive, but it will hardly be considered so when we realize how large a portion of any sowing of grass seed will probably fail to germinate. Important as highly tilled ground may be to the preparation of the soil for grass seed, the quicker it is compacted, and kept firm, the better will be the results. It is for this reason the heavy two-horse roller works so well when it is passed frequently over the ground that has been recently sown with grass seed, and raked over with a fine-toothed rake. Rain helps still further by also compressing the soil as well as by moistening it. As soon as the grass grows an inch or two,

CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts. 40 to 45 cents per foot. Two lots on Richelieu st., at 30 cents per foot; Notre Dame st., 75 cents per foot. St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Luna st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.— (11-B).

Business Properties

And Building Lots
FOR SALE

—BY—

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

Real Estate Agents.

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

ATWATER AVENUE.—A block of land with a frontage of 200ft. x 96ft. deep, situated between the canal and Notre Dame street; lots in rear can also be had; fine site for a factory; also three lots near St. Antoine street. (23-C).

BISHOP STREET.—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (384-B).

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

CANAL AND BASIN STREETS. — A block of land 137 feet x 192 feet, with two storey brick buildings thereon, all in A1 order. A new American water wheel was put in May, 1898, with capacity of 100 horse power. This is an opportunity very seldom offered to secure a desirable factory site with cheap water power on the canal bank, good shipping facilities, both by water and rail. (324-B).

CEDAR AND PINE AVENUE. — A block of land 137 x 192 feet, with 161½ feet on Cedar Avenue. Delightful situation for villa residence—commanding fine view, pure healthy air, easy of access, and only 50c per foot. Plan and particulars at our office. (355-B).

HATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 103 feet on Hunter street; desirable manufacturing site. (85-B).

CITY COUNCILLORS STREET.—A brick building, occupied as shop with dwelling above, in good state of repair. New roof put on this year; shed and stable in rear. (10-4).

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).

CRAIG STREET.—A block of brick stores well situated on the best business part of the street. Annual rent \$1,500. (310-B).

CRAIG STREET.—Two well situated business properties, west of St. Lawrence street, will be sold together or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

DELORMIER AVENUE.—A fine block of land, 120 ft. front by 350 ft. deep, first class site for manufacturing purposes; low price. (290-B).

DELORMIER AVENUE.—The well known property, known as "The Kennels of the Montreal Hunt," comprising an area of 154,367 ft., of land with the buildings thereon, erected, viz.: the Club House, Stables, Kennels, etc. Full particulars at office. (192-B).

DORCHESTER STREET.—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-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 and price at office. (779-3).

DORCHESTER STREET.—One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about \$2,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vineries, conservatory, stables, coach-house, and other outbuildings. Price and particulars at office. (22-C).

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

GREY NUN STREET.—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (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. (341-B).

MCGILL STREET.—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over

or as soon as the mowing machine will cut it, this operation, frequently applied, tends to thicken the sole, or body of the grass, and also, at the same time, to destroy young and threatening weeds.

The frequent cutting of grass in dry weather often weakens it seriously, and allows the vigorous summer weeds to get the upper hand, and therefore, during the first summer, it is a good idea to weed the lawn continually until the grass takes possession of the ground. Care and diligence in watering and weeding a lawn, at this stage of its development, will tend to ensure final results of the most important character. So far as the culture and care of the lawn and garden, respectively, go, there should be little difference made during the first year. Indeed, the author is not sure that it will not pay to give the lawn the most attention, for one may be sure that the lawn will have a long future before it, the success of which largely depends on intelligent treatment in the beginning.

S. PARSONS, Jr.

REVERIES OF A BROKER.

Night was rapidly extinguishing the last lingering gleams of daylight, as the Broker sat in his deserted office, watching the dull glow of the dying coals. The last man who "merely wanted to enquire about a house" had departed and the friend who had "dropped in to ask your opinion about the value of this lot" had also gone for the day, although both were morally certain to have a representative present on the morrow.

"The poet who wrote 'We live in deeds, not years,' must have been a real estate agent," mused the Broker. "It has been a month since I signed a deed and I know that years make a poor living for any man, be he broker or poet. What freaks one meets outside of the museum and circus!" he continued. "Now, there is Jones. He wanted my judgment on the value of his lot. He came to me because years of experience and education in this particular business have made my judgment valuable. That which has cost me years of time and thousands of dollars to acquire, which really constitutes my capital, in trade, he asks for as freely as a Montana legislator would ask for \$10,000 in a senatorial contest. He did not mean to be a sponge. He would no more think of asking a lawyer or physician for professional advice without tendering a fee, than he would think of standing on the street corner to beg. It cost me quite as

46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B).

NOTRE DAME STREET.—A very desirable building lot, near Sohmer Park, 82 ft. x 60 ft.; would be sold on very easy terms. (6-C).

NOTRE DAME STREET.—A large block of land on eastern part of this street, containing an area of 34,500 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (338-B).

NOTRE DAME AND ST. MAURICE STS.—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame street, and four brick encased dwellings on St. Maurice street, will be sold \$1,500 less than city valuation. (286-B).

NOTRE DAME STREET.—Nos. 792 to 800, a lot of land 107 ft. front by about 145 ft. deep, to the river front, area 15,125 ft., with three brick and two frame houses; nearly opposite Fulum street, and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood or the proposed harbor improvements. Low price to prompt buyers. (256-B).

NOTRE DAME STREET (East).—A large block of land with harbor frontage as well, containing 22,000 feet of land, with substantial buildings thereon. Owner anxious to sell. (241-3).

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, CORNER BOURGET STREET.—A very desirable building lot in this progressive locality; 90 ft. front, 75 ft. deep; no waste ground; all available for buildings. Terms to suit. (33-C).

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).

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a mitoyen wall available. (297-B).

REDPATH STREET.—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings the very best. (257-B).

RICHMOND STREET, corner of Basin street.—A large property with two street frontages and lanes on the other two sides, containing an area 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 block of tenements. (12-B).

SHAW AND GAIN STREETS.—block of lots only 52 to 60 feet deep; very favorable for building, will be sold cheap en block or separately. Price 30c per foot upwards. (247-B).

SHERBROOKE STREET.—A very desirable corner lot on the east end of the street, 50 feet by 107 feet, near Logan's Park. Close to Amherst street cars. Reasonable price. (315-B).

SHERBROOKE STREET AND LAVAL AVENUE.—A fine block of land forming the corner of the above streets, having an area of 43,000 feet, with handsome stone residence and stable. House and stable with 10,000 feet of land would be sold separately. (277-B).

SHERBROOKE, COR ST. ANDRE ST.—A first-class block of land, 110 feet frontage on Sherbrooke street. Particulars and plan at office. (135-B).

SHERBROOKE STREET.—A fine property west of Park Avenue and coming over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high-class residential site centrally situated. (B-352).

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL.—This valuable manufacturing site, having an area of 27,555 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (193-A).

St. CATHERINE STREET, MAISON-NEUVE.—A vacant lot, 35 feet x 110 feet, will be sold for \$825 cash, to a prompt buyer. (260-B).

ST. CATHERINE STREET, Corner of Marlborough street.—A fine lot with a frontage of 100 feet on St. Catherine street, by a depth of 40 feet on Marlborough. (1-C).

ST. CATHERINE, corner St. Matthew street.—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No waste ground, just the right size for a shop, lane in rear. (202-B).

ST. CATHERINE STREET.—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885-B-3).

ST. CATHERINE STREET, corner of this part of the street, has a frontage of 123 ft. on St. Catherine street, and 112 ft. on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CATHERINE STREET, corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

ST. CHARLES STREET.—A good building lot, 50 feet x 100 feet, near Napoleon street. Would be sold cheap to a prompt buyer. Close to Centre st. cars. (165-B).

ST. DENIS STREET.—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (3925-B).

ST. JAMES STREET.—That valuable building lot adjoining the London & Lancashire Life Building, and tem-

porarily occupied by the "Star"; the only lot on the street, is now offered for sale at the extremely reasonable price of \$17.50 per foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

ST. JAMES STREET.—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).

ST. JAMES STREET.—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).

ST. JAMES STREET.—A three-storey 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. LAWRENCE STREET.—Near corner of Roy, on the best side of the street, a lot 40 feet wide, with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. inquiries solicited. (297-B).

The grate fire had flickered its last flicker, and the growing chilliness of the room gradually overcame the warmth of the Broker's reflections, but buttoning his overcoat about him and thrusting his hands into his pockets he resumed: "Then there is Simpkins. Wanted to know if I had any 'snaps.' Didn't want to buy anything for what it is worth, and if he were offered something for half price he would at once grow suspicious and ask, 'What's the matter with that property, its being offered so cheap? He would not dare buy gold dollars for fifty cents each. Would be afraid of a slump in the market or that somebody was making a commission on the deal. These bargain hunters do more talking and running than Aguinaldo and his whole cabinet, and don't make a purchase as often as a woman shopping, yet they think they're about the shrewdest financiers outside of Wall street. Some day one of them will buy something by mistake and the rest of the gang, fearing they might be caught the same way, will all commit suicide. How lonesome 'twill be around the real estate offices then!"

"I suppose it takes all kinds of people to make the world," the Broker continued, as he groped his way toward the door, "but I would be willing to take my chances in a world from which the man who wants free advice and his twin brother who is looking for snaps, had been omitted."—"The American Land and Title Register."

REAL ESTATE AGENTS.

Some people seem to have an unaccountable prejudice against agents who are doing business for owners of real property. In many individual cases the reason for the prejudice is very

porarily occupied by the "Star"; the only lot on the street, is now offered for sale at the extremely reasonable price of \$17.50 per foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

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ST. LAWRENCE STREET.—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).

ST. PATRICK, ISLAND & LACHINE CANAL.—A block of land with a frontage of 1,550 feet on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

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

ST. PAUL STREET.—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price, \$4,500. (531-3).

ST. PAUL STREET.—Stone warehouse, forming corner of St. Vincent street, well rented, in good business part of the street. (363-B).

ST. PAUL AND COMMISSIONERS STS.—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).

ST. PETER AND ST. SACRAMENT STS.—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

St. SACRAMENT STREET.—That fine stone warehouse forming the corner of St. Peter street, Lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).

VALENT STREET.—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

ABERDEEN AVENUE.—A well situated lot, 50 feet front. Moderate price (368-B.)

ABERDEEN AVENUE — A well-built stone and brick residence, with extension kitchen, hot water heating, and modern plumbing, containing 9 bedrooms, and well equipped in every way. The lot has a frontage on Aberdeeen Avenue of 206 feet, and about 93 1-2 feet on Montrose street. The residence would be sold with less land if desired. (359-B).

ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

ARGYLE AVENUE—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country and will sell them at a bargain, to a prompt buyer. (424-B.)

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

ARLINGTON AVENUE.—A very desirable building lot, 50 ft. front, commands a fine view of the surrounding country. (26-C).

ARLINGTON AVENUE — Handsome 2-storey stone front house, with 2-storey extension, cellar basement containing laundry, w.c., Daisy furnace, has four rooms on ground floor, five bedrooms and bath on 1st floor; finished throughout in white wood; fitted with electric fixtures, gas, grates and mantels. Price, \$7,500. (288-B).

COTE ST. ANTOINE ROAD — A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalf Avenue; also a lot adjoining above 45 1-2 ft. x about 125 ft. deep (349 B).

COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.—A magnificent block of land, fronting on above streets, containing an area of over 136,000 feet. There is no better block of high class residential lots than these in Westmount. We offer this en bloc at a figure which should tempt speculators. (3-C).

plans, for some agents are plainly dishonest in their methods and dealings; but there are good men and bad men, bright men and dull men, men who understand their business thoroughly, and men who don't seem to know much about what they are doing, in every business and profession.

Every city of any importance has its proportion (usually large) of quack doctors, pettifogging and dishonest lawyers, dentists who will work for half pay and incompetent business men of all kinds. But this fact does not deter sensible people from sending for a reliable doctor when ill, or consulting a lawyer on business matters, or seeking advice from a well posted real estate agent when about to purchase property.

In the domain of investments the real estate agent is as much of a necessity as the lawyer in the realm of law, and as necessary to the average investor as the grain buyer is to the farmer. Because some dollars are bad is no reason why the good honest dollars should not be used as a medium of exchange. It would be just as sensible to refuse to consult with an agent whom you believe to be honest because some agents are rascals.

Agents are fallible, and they no doubt often see the color of things through the spectacles of their own prejudices. But this is no reason why they should not be honest.

We venture the assertion that ninety per cent of all the money made in real estate transactions is made through the medium of agents; and without the agents there would not be one-tenth the sales that are made through them.

Don't be afraid to consult your agent. An intelligent, honest, well posted real estate agent will often prove as good an adviser as an attorney, and will not cost you half as much.

Select a good, reliable agent, if you are dealing in investments of any kind, and give him your confidence, and nine times out of ten you will make money by it. "St. Louis Real Estate Bulletin."

A SPECIMEN OF AUCTION PUFFERY.

I can sell for eighteen hundred and thirty-nine dollars a pallas, a neat and pensive retirement, lokated on the virgin banks of the Hudson, walled in with adamant, containing 85 akers. The land is luxuriously divided by the hand of natur and art into pastur and tillage, into plain and declevity, into isturn abruptness and the dailiance of moss-tubred medder; streams of sparkling gladness (thick with trout) danse thro the wilderness of buty tew the low musick of the kricket and grasshopper.

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

CLARKE AVENUE.—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97ft x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

COLUMBIA AVENUE — A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$526 per annum. Price, \$7,000. (900E-3).

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 ft. 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 — A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).

COTE ST. ANTOINE ROAD, corner Mountain Avenue—A splendid block of land, 64 feet front by about 130 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

COTE ST. ANTOINE ROAD—Three magnificent building lots, facing Lansdowne Ave.; one of the finest sites in the town. (267-B).

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

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

DORCHESTER STREET—Six stone front 2 1-2 storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).

DORCHESTER STREET—Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyen walls available for building; size of piece, 57 x 150. Offers solicited. (274-b).

4140 DORCHESTER STREET, (Westmount)—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, store rooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

DORCHESTER STREET—A modern stone front house with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement, etc. Price, \$9,250. (133-B).

DORCHESTER STREET—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,848 feet. A good site for self-contained houses or for an apartment house. Moderate price. (275-B).

ELM AVENUE—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

ELM AVENUE—A choice building lot, having an area of about 2,700 ft., moderate price to a prompt buyer. (203-B).

ELM AVENUE—A double detached stone front cottage, near Sherbrooke street. Lot 50 x 108. Side lights and entrance on each side. Good garden and stable with lane in rear. House heated by hot water and in good order. Price \$7,750. (851-3).

ELM AVENUE—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-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 \$5,000. (300-B).

GREENE AVENUE—A brick cottage, sandstone trimmings, modern improvements, nicely laid out. Price only \$5,000. (302-B).

GREENE AVENUE—A very cosy pressed brick cottage, near Dorchester street, has extension kitchen, five bedrooms on one flat, servants' room in basement, heated by hot water furnace, modern plumbing and conveniences; a nice home for any one wanting a moderate priced house. Price \$5,000. (337-B).

GREENE AVENUE—First-class two-storey cottage, with every modern convenience, porcelain bath, stationary washtubs, Daisy furnace asphalted basement, extension kitchen, 5 bedrooms. Price \$5,250. (287-B)

GREENE AVENUE—A valuable building lot, forming the corner of Prospect Ave., 90 ft., by 73 ft., only 42 1-2 cents per foot. (287-B).

GREENE AVENUE—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms; in good order, a nice comfortable house for a small family. Price, \$4,000. (325-B).

GREENE AVENUE—Two well situated building lots, each 25 ft. x 102

The evergreen sighs as the evening zephyr flirts thru its shadowy buzzum. Fruits of the tropics in golden buty melt on the bows, and the bees go heavy and sweet from the fields to the garnering hives. The mansion is of rarian marble; the porch is a single diamond set in rubies and the mother of pearls; the floor is ox-rosewood and ecums are more butiful than the starry vaults of heavin. Hot and cold water squirts and bubbles in every direction, and nothin' is wanted that a poet could pra lor or art could portra. The stables are wory the steeds of Nimrod or the studs of Akilles, and its hemery was built expressly for the birds of paradise, while sombre in the distance, like the cave of a hermit, glimpses are caught of the dorg-house. Here poets have eum and warbled their laze; here sculptors have sculpt; here painters have robbd the scene uv dreary landscapes, and here the Moseler discovered the study which made him the alkemist of natur. Next, to the northward of this thung of buty, sleeps the residence and domain of Duke John Smith; while southward, and nearer the space-breathing tropiks, may be seen the baronial villy of Earl Brown and Duchess Widder Betsy Jones. Walls of primitive rock, laid in Roman sement bound the estate, while upward and downward the eye catches far away the solw grandeur of the Hudson. As the young morn hangs like a curtain of siver from the blu brest of the sky an angel may be seen each night dancing with golden tiptoes on the green.

N.B.—This angel goes with the place.

Diagrams can be sene at the office of the broker. Terms flattering. None but principals dealt with. Title as pure as the birth of a white mate infant, and possession given with the lark.—Josh Callings.

EXCLUSIVE AGENCY OF PROPERTY.

The Chicago Real Estate Journal writes as follows:

"The classified lists of property for sale by exclusive agents are bringing good results to those who have tried the experiment, by listing a number of good pieces at set prices. Buyers have already learned the importance of consulting the lists, and despite the dullness of the market, thousands of bona fide inquiries have been received by advertisers. The practice of two or more agents advertising the same piece of property for sale is gradually coming into disfavour, and will be soon done away with. All the property for sale on any street will appear con-

it, no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

MALLOWELL AVENUE—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (21-1).

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).

IRVINE AVENUE—Two 2-storey solid brick cottages, extension kitchen, heated by hot water furnaces, in good order, seven rooms in each, Price, \$3,850 each. (204-B).

LANSDOWNE AVENUE—Six good building lots, near Cote St. Antoine Road, each 21 feet x 02 1-2 feet. (307-B).

LANSDOWNE AVENUE—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (809-3).

LEWIS AVENUE—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price \$3,700 (896B-3).

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (733-3).

MONTREAL WEST—A new brick cottage, close to railway and electric cars, in good order; low price, easy terms. (374-B).

MOUNT PLEASANT AVENUE—Two storey red stone front house, with extension kitchen, Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (363-3).

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

NOTRE DAME 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. (130-B).

OLIVIER AVENUE—A modern stone front cottage, with extension, double roof. Daisy furnace, open plumbing; close to street cars; is in first-class condition throughout. Price, \$5,750. (22-C).

PROSPECT STREET—Two new two storey cottages, every convenience, close to Greene avenue, fine view, etc., well built in every respect. Price only \$4,250. (287-B).

ROSLYN AVENUE—A handsome pressed brick house, with two storey extension, hot water furnace, open plumbing, first floor finished in cotton wood and floors are of hardwood, expensive mantels and tiling; all hot water pipes throughout the house are of copper—cemented basement cellar, stationary wash tubs—a very desirable residence in every respect. (345-B).

ROSEMOUNT AVENUE—Several choice villa lots well situated on 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 109 feet on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. 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, with an area of 30,894 feet. (178-B).

ROSEMOUNT AVENUE.—A handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

SHERBROOKE STREET.—A well situated lot, just east of Westmount Park. 50 ft. x 104½ feet deep; no waste depth. (124-B).

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. (124-B).

SHERBROOKE STREET.—Two very desirable building lots, nearly opposite the park, each 50 x 117; one of them being a corner. Very reasonable price. (7-C).

SHERBROOKE STREET.—A handsome stone front and side corner house, in the West End of Sherbrooke st. House, 26 ft. by 72 ft. Everything modern; all living rooms on two floors. Price, \$16,000. Additional land if desired. (380-B).

SHERBROOKE STREET.—A very handsome cut stone corner house, near Greene Avenue, 26 ft. front by 72 ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25 ft. x 125 ft., would be sold with house or separate. (380-B).

SHERBROOKE STREET.—A handsome well-built corner residence; 3 storeys, extension kitchen, front and side of stone. Twelve rooms, laundry, servants' bath and w.c., in basement; modern open plumbing; hot water furnace; wired for electric light; speaking tubes, &c. Finished throughout in hardwood; windows in front and side are of plate glass. Would exchange for smaller house. (8-4).

ST. CATHERINE STREET.—A two-storey solid brick cottage, with kitchen on ground floor, in good order throughout; heated by hot water furnace. Lot 41 x 172. (5-4).

ST. CATHERINE STREET.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,000, to a quick buyer. (16-C).

ST. CATHERINE STREET.—A stone front cottage on lot 26 x 110 feet; well built and in good order throughout. Lane at side and rear. Price, \$7,000. (211-B).

scutively in the lists, and therefore be subject to criticism, if not exclusively advertised."

Chicago has gone through the unprofitable experience of the multiplex agency system for selling real estate. We have seen as many as seven bills of different agents on one twenty-five foot lot. But the owner who thus expected to sell his property more readily, and for more money, after it had long been hawked about town like old junk, found its value was cheapened, and made common by so many agents offering it. Suspicion is always cast on a lot that is forced on the public, and if it does not sell at once, no one will buy it at all, simply because it has been prostituted by being for sale so long with everybody. Every buyer is influenced by other buyers, and the buyer reasons that, if no one else was fool enough to buy, he will not be either. Turbstone, conscienceless brokers who go from boom to boom, and have no real interest of any city at heart, started this scheme of many agents for one property. They made the mistake of classing real estate with commodities of vastly less value. They think that, if bargains in old clothes or old furniture can be forced on the public, real estate may be also. Our advice to sellers always has been and is, let some one agent exclusively offer your property for a stated time, that he may do justice to it. He offers it with no heart or self-respect if he knows that he has not got it exclusively.—San Francisco Journal.

TRUE MANLINESS IN BUSINESS.

A man should run his business rather than allow it to run him. The moment he becomes a slave to his business that moment he ceases to be a man. A man must learn to think of his business or his trade as a vocation undertaken for the glory of God and the good of men, rather than as simply a way of making a living. It is true manliness to imitate our Lord as a worker in the faithful discharge of duty and in endeavoring to do one's best work on all occasions. One cannot be a true man if he is indifferent to the rights of others, or to the injustices from which they suffer, as the result of the so-called industrial system. Every business man has a duty toward the boys whom he employs or with whom he works. To hold high standards of commercial honesty before them and to aid them to become honest and useful men is of the essence of true manliness.—"St. Andrew's Cross."

ST. CATHERINE STREET.—A good building lot, 60 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.—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front, by a depth of 170 feet to 174 feet each. (328 & 386-2).

SUMMERHILL AVENUE.—A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).

UPPER LANSDOWNE 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. (269-A).

VICTORIA AVENUE.—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

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).

WESTERN AVENUE.—About 60 yards west of Metcalfe avenue, a very desirable lot of land, 24 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B).

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).

WESTERN AVENUE.—Semi-detached brick houses of nine rooms, on the best part of the avenue; extension kitchen; heated by hot water; electric light, gas, and all modern improvements. The stone, brick, and woodwork, plumbing and painting all done by good workmen, with first-class materials. (15-C).

WESTERN AVENUE.—A handsome red-stone front house, 27 ft. front; heated by hot water furnace; modern open plumbing; concrete basement; wash tubs and w.c. in basement. First floor finished in oak; house is wired throughout for electric light. Intending purchasers will find this house well worth inspection; it was built by day's work and with the very best material. Price, only \$10,000. (12-C).

WINDSOR AND PRINCE ALBERT AVENUE.—A well situated block of land, 150 ft. x 146 ft; forming corner of above streets; would exchange for small house. (38-C).

A DETACHED HOUSE IN THE BEST residence section of Westmont built for owner's occupations. Lot has a frontage of nearly one hundred feet, commands a view from elevated land, and 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. (178-B).

Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

BEAUREPAIRE.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (2C).

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

BORDEAU, SAULT AU RECOLLET.—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

BOULEVARD ST. GERMAIN, ST. LAURENT.—Three lots each 25 feet x 121 feet, near the Park and Island Ry. Price \$475 for the three lots. (303-B).

CHAMBLY.—A very desirable country residence, situated in the best part of Chamblly. Large frame house and extension, coach-house and stable; all in good order; grounds contain four acres; low price to prompt buyer. (356-B).

CHAMBLY BASIN.—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station (C.V.R.). Solid stone three-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B).

COTE DES NEIGES.—That beautifully situated property known as "Fern-grove," bounded by Cedar, Crescent, and Lakeview Ave., between Cote St. Luc Road and Westmont. Particulars at office. (167-B).

COTE VISITATION.—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for subdivision. Particulars at our office. (900-C-3).

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

THE BUSINESS SLUGGARD.

A good many young men spoil their chances for success in life by the frequency with which they come late to business.

Arriving at business in good time does not create ability where the same is lacking; but late arrival at business discounts whatever ability the slothful one may have.

The bird that is late getting into the meadow secures but few worms, and the young man who is in the habit of getting to business late misses many opportunities for success.

The habit of arriving at the post of duty late betokens slothfulness. And no employer will be in a hurry to advance persons of this type.

Then the young man who is slow to put in an appearance at the post of duty is usually the quickest to get away from it at the close of the day. In other words, he is quite willing to cut off something at both ends of the working day.

The men who have been the most successful in life are those who have been early at the post of duty in the morning and have not been in an inordinate hurry to leave it at night, especially when pressing matters required attention.

He who would be successful must not only exercise well his ability, but he must use well the time which his own or his employer's business demands of him.

Spare the advertisements and spoil the business.

As a jewel of gold in a swine's snout so is an effective advertisement in a journal without circulation.

DORVAL.—A semi-detached brick house between the road and river, heated by hot water furnace, five bedrooms; built for winter occupation. Tee-house, laundry, etc. Grounds extend to river. Would exchange for city property. (282-B).

TONGUEUIL.—Two building lots well situated, will be sold at the extremely low price of \$150 each, to a prompt buyer. (17-C).

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

NOTRE DAME DE GRACE.—A beautifully situated lot of land on Cote St. Antoine Road, 46 ft. by 178 ft., running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A).

OUTREMONT.—A nice brick encaised house, on a lot having frontage of 80 ft. on St. Catherine Road by 225 ft. deep. Water in house; bathroom, etc. Grounds laid out in ornamental

and fruit trees, kitchen garden, and small fruits. (320-B).

OUTREMONT.—A beautiful villa situated on the St. Catherine Road, just outside the limits of Outremont, five minutes' walk from electric cars. Ground nearly five acres in extent, is mostly in orchard, containing a large variety of apples, pears and plum trees, several hundreds of currants, gooseberries, and grape vines, all in full bearing. House is built, in A1 style. Has all city conveniences. Daisy furnace, hot and cold water, bath, w.c. etc. (322-B).

PETITE COTE.—A piece of land comprising about 63 arpents, situated on the Cote de la Visitation Road. Is being sold to close an estate. A good block for investment and future subdivisions. (369-B).

RICHMOND, P.Q.—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light, water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).

ROSEMERE, P.Q.—A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w.c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (237-B).

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 verandas 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).

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

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

VAUDREUIL.—A nice frame summer house, with sheds, laundry, summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (273-b).

VAUDREUIL.—A beautifully situated block of land, known as the Lothbiniere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 feet. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).

REAL ESTATE TRANSFERS RECORDED IN MARCH, 1900.

HOCHELAGA, ST. GABRIEL, ST JEAN BAPTISTE, and ST. DENIS

STREET AND NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS.		AREA.	FRICH PER FT.	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT	DEPTH.					
Carriere, 182.....	St. Denis...	202		42	150	6300		Buildings	2700	
Rivard.....	"	198	72	40	Irreg.	2008	.20	Vacant	750	
St. Denis.....	"	190, 209	Parts	25	127	3175		Buildings	5500	
Brebouf, 375.....	"	329	190	25	80	2000		"	1900	Sheriff's sale.
St. Hubert, 1769.....	"	7	350, 360	50	100	8450		"	354 24	
Brebouf.....	"	320	176	25	80	2000	.18	Vacant	360	
Chambord.....	"	331	Part 82	25	88	2150	.09	"	195 50	
Chambord.....	"	381	Part 82	25	86	2150	.18	"	400	
St. Hubert, 1899.....	"	7	788	25	109	2725		Buildings	149 88	
" 1908.....	"	7	788	25	109	2725		"	691 52	
" 3000.....	"	7	870	25	109	2725		"	500	
Laurier Ave.....	"	196	81	24	108 8	2658	.18	Vacant	477 54	
Huntley.....	"	8	Pt. 512	25	100	2500	.11 1/2	"	237 50	
St. Denis, 1267-73.....	"	162, 163	Parts	41	95	3895		Buildings	1000	
St. Hubert, 1959.....	"	7	676	25	104 1	2002		"	529 80	
Christopher Columbus.....	"	6	209	25	130	3250	.09	Vacant	300	
Carriere, 171.....	"	316	Part	25	63	1575		Buildings	400	
Huntley.....	"	8	S. E. 1/2 476	25	100	2500	.07 1/2	Vacant	187 50	
Laballo.....	"	8	N. 1/2 of 761	25	100	2500	.07 1/2	"	191 25	
St. Hubert.....	"	7	393	25	87	2175	.08	"	168 13	
"	"	7	392	25	87	2175	.08	"	168 13	
"	"	7	435	25	87	2175	.06 1/2	"	140	
"	"	7	436	25	87	2175	.06 1/2	"	140	
"	"	7	137	25	87	2175	.09	"	184 88	
Papineau.....	"	334, 335	Parts	310	Irreg.	44157		"	5500	and hypothecs.
Papineau.....	"	334	5 & 6	48	Irreg.	6676	.15	"	1000	
Papineau.....	"	334	1, 2, 3	60	140 8	9082	.15	"	1500	
Papineau.....	"	334, 335	Parts	46	139 6	6417	.15	"	1000	
Papineau.....	"	335	3, 4 & 5	60	139 8	9608	.15	"	1500	
Huntley.....	"	8	610	25	100	2500	.12	"	300	
Mount Royal, 227.....	"	320	4	25	80	2000		Buildings	625	right of redemption.
St. Denis.....	"	200, 196	Parts	50	127	6350	.40	Vacant	2540	
Papineau.....	"	334	7	23	Irreg.	3214	.15	"	500	
St. Hubert.....	"	7	440	25	87	2175	.27	"	600	
St. Hubert, 1350-1361.....	"	7	638	25	109	2725		Buildings	1500	
Chambord, 801-305.....	"	380	45	24	70	1680		"	4000	
Chambord.....	"	391	1/2 of 137	Irreg.	73 6	2131	.10	Vacant	213 15	
St. Germain.....	Hochelaga.	50	92	25	100	2500	.30	"	750	
Jollette, 109.....	"	29	55	24	35	2040		Buildings	800	
Cuvillier.....	"	81	32	24	91	2184	.45	Vacant	1000	
St. Lawrence, 924-8.....	St. Jean Bap	430	N. E. Part	47 3	95 6	4513		Buildings	5125	
Seaton, 59 61.....	"	1	397, 398	50	118	5900		"	1845 84	
Sanguinet, 780-784.....	"	15	1000 to 1011	60	72	4320		"	5400	
St. Denis, 941-943n.....	"	15	Part 466, 467	25	85	2175		"	11000	
Chambord, 170-176.....	"	6	155, 156	48	70	3360		"	6000	
Laval, 450A-450B.....	"	15	1182-1183	39 6	70	2765		"	5000	
Papineau, 608 610.....	"	1	422	25	118	2950		"		Retraction.
Papineau, 608-610.....	"	1	422	25	118	2950		"	1200	
Lasalles, 39.....	"	1	22	25	91	2275	.26 1/2	"	650	
Rachel, 319.....	"	12	33	24	85	2040		"		Valuable considerat
Durham.....	"	1	40	25	91	2275	.26 1/2	Vacant	600	
Seaton, 59.....	"	1	398	25	118	2950		Buildings	900	
Lasalle.....	"	1	20, 21, 40	75	91	6525	.26 1/2	Vacant	1800	
Montana & Boyer.....	"	8	282 to 286	125	47 6	5935		"	2520	
Boyer, 17-21.....	"	8	130	23 6	100	2350		Buildings	4500	
Laval, 276.....	"	15	A-6	21	75	1575		"	2400	
Boyer.....	"	8	Parts	81 7	100	8150	.15	Vacant	1250	
Dufferin, 179.....	"	7	Parts 63 & 64	30	50	1500		Buildings	1200	
Drolet, 362-361.....	"	15	831	20	72	1440		"	2500	
Laval, 467.....	"	15	1042	20	75	1500		"	2050	Right of redemption
Mt. Royal, 372-374.....	"	14	29	22 6	83 2	1870		"	1900	
Laval Ave, 564-566.....	"	15	Parts	30	70	2100		"	2200	
Dufferin.....	"	7	89	25	80	2000		"	625	
Lasalle, 234-242.....	"	6	120, 121	48	69	3312		"	2750	
Mentana, 331-333.....	"	8	45	25	110	2750		"	1300	
Dufferin, 117.....	"	7	106	25	80	2000		"	1000	
Dufferin, 137.....	"	7	100	25	80	2000		"	800	
Wellington.....	St Gabriel..	3239	52, 53	Irreg.	Irreg.	5964	.32	Vacant	1925	Sheriff's sale.
Coleraine.....	"	3239	158	22 6	80	1800	.32	"	577	
Liverpool, 232.....	"	3239	12	22 6	80	1800		Buildings	1750	
Grand Trunk, 577-531.....	"	2038	S. Part	48	Irreg.	3648		"	3600	

Country Properties

FOR SALE BY

The J. CRADOCK SIMPSON
Real Estate & Agency Co.

COTE ST. LUKE ROAD.—A splendid

piece of land, 293 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, etc. (4-4).

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

CACOUNA.—A neat frame cottage, with detached kitchen and other outbuildings; all in good order, situated on the road to Riviere du Loup, and one mile from the centre of Cacouna. grounds consist of about 20 acres, nicely laid out. Price only \$2,000 (348-B).

MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. DIV No.	DIMEN FRONT.	SIONS. DEPTH.	ARRA.	Price Per Foot.	BUILDINGS.	TOTAL PRIC.	REMARKS.
Maisonneuve, 812-816....	St. Mary's..	1030		40	118	4520		Buildings.....	7000	
St. Peter's Lane, 80.....	"	758		25 2	42	1057		"	135	
Champlain, 158-160.....	"	883		40	118	4520		"	5000	
De Lorimier, 400-401....	"	1228	12	24	84	2016		"	1101	Sheriff's sale
Logan, 240-250.....	"	841		50	81	4770		"	7000	
Champlain, 197.....	"	855	N. W. 1/4	20	108	2000		"	1800	
Dufresne, 109-208.....	"	1350	88, 89	80	90	7200		"	1900	a remère.
St. Catherine, 1326-1328..	"	858		82 6	94	8055		"	4850	
Kent, 55-59.....	"	476		120	108 0	12780		"	5000	
Provençal.....	"	1350	20	28	104	2912		"	728	
Papineau, 324-334.....	"	1101	1 & 2	70	154 0	12200		"	5850	
Dufresne, 8.....	"							"		
Notre Dame, 685-689....	"	1881		42 2	Irreg.	3769		"	4550	
Plessis, 162-170.....	"	007, 008		76	101	7171		"	4800	
Dorchester, 167.....	"	374		22	47	1084		"	2000	
Logan, 353-361.....	"	945		85	40	3400		"	2000	
Burnett, 75.....	"	508	Part	57	70	3990		"	2000	
St. Lawrence, 238-240.. }	St. Lawrence									
St. Chas Borromee, 149A. }	"	853	N. W. 1/2	Irreg.	118 0	2602		"	5001	Sheriff's sale.
Hutchison, 47-33.....	"	44	109 to 111 pt 12	87 6	89	7787		"	24000	
St. Cus Borromee, 101-107	"	609		42 8	Irreg.	2833		"	10	Sheriff's sale.
Josephine, 1-18.....	"	800, 810		118 6	89 0	4483		"	1500	do.
St. Faullio, 20-22.....	"	72	N. E Pt.	50	100	5000		"	10000	remère.
Dorchester, 407-409.....	St. Louis ...	374	S. E. Pt.	24 6	90	2420		"	4200	
Lagauchetière, 550-534..	"	84		24 6	50	1225		"	4700	Sheriff's sale.
St. Denis, 556-568.....	"	902		26	100	2600		"	4800	
Laval, 42.....	"	897		28	75	1725		"	5157	
Sanguinet, 510.....	"	908	Part 20	20	50	1000		"	1650	
Laval, 120-126.....	"	906	Parts 3 & 4	Irreg.	Irreg.	3690		"	9200	
St. Elizabeth, 203.....	"	658		21 4	58 6	1250		"	1600	Sheriff's sale,
Laval Ave 58-62.....	"	907	4 & 5	49	100	4900		"	24000	
Drolet, 13.....	"	902	98B, 90A	21	74	1554		"	500	ar emère.
Dorchester, 473.....	"	372		22 6	76 0	1722		"	2000	Undivided half.
O. Norbert, 70.....	"									
Cadleux, 488.....	"	780	10	21 4	Irreg.	1771		"	2400	
Roy, 333-335, (cor St. Lawrence)	"	1010, 1020	Part	52	78	4056		"	11000	
Drolet, 156.....	"	903	149	20	72	1440		"	2000	
St. Denis, 509-535.....	St. James...	1200	28, 29	48	100	4800		"	18000	
" 165-167.....	"	435	15, 1 & 2	25	90	2250		"	10000	
" 769-777.....	"	1202	26	25	95	2375		"	3300	
Roy, 15-16.....	"	1211	26	23	82	1886		"	1225	and mortgage.
Mentana, 255-257.....	"	1211	89	25	108	2650		"	3000	sale a remère.
Mentana, 255-257.....	"	1211	89	25	108	2650		"	7173	
Sherbrooke.....	"	1192	S. W. Part	20	Irreg.	3651	1.04	Vacant	3800	Prothonotary sale.
Notre Dame, 1354.....	"	10		18 5	Irreg.	1706		Buildings	868 53	Sheriff's sale.
St. André, 556.....	"	1193	Parts 4 & 5	18 9	65	1219		"	614	
Beaudry, 398-400.....	"	1028		48 4	78	3770		"	2500	
St. André, 853-857.....	"	1207	90	24	94	2250		"	2000	
St. Timothée, 404-406.....	"	1187	N. W. 1/4	25 6	68	1739		"	1800	
Montcalm, 46-52.....	"	74		45 6	Irreg.	3351		"	4600	
Berri, 585-589.....	"	1203	163	25	109	2725		"	4600	
Dubord, 7.....	"	232	W. 1/4	22 7	88	1845		"	1600	
Beaudry, 590.....	"	1187	N. W. Pt.	20 6	57 0	1178		"	1600	

TADOUSAC, P.Q.—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).

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MONTREAL WEST

STREET AND NO.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT	DEPTH					
Bishop, 7.....	St. Antoine.	1578	14	22 9	100	2275	.....	Buildings.....	7500	
Victoria, 84.....	"	1888	Part	20	95 6	1910	.....	"	4750	
St. Catherine, 2869-71.....	"	1458	6	20	102 6	2075	.....	"	2500 0	
Notre Dame, 2069-95 } Albert, 50-52.....	"	780,781	Part	86 8	Irreg.	6440	.....	"	28500	
Notre Dame.....	"	732	Part	48 4	Irreg.	6217	.....	"	21750	
"	"	783	Part	51 3	Irreg.	6584	.....	"	25000	
Drummond, 270.....	"	1760	N. W. pt.	100	284	28400	.....	"	22500	
Chatham, 210 216.....	"	222	N. W. ¼	24	180	3120	.....	"	2250	
St. Antoine, 469.....	"	1690	10	24	110	2640	.....	"	7500	
St. Luke, 16.....	"	1678	Part	18	90	1620	.....	"	6000	
St. Antoine, 185-189.....	"	666	.....	60	Irreg.	7800	.....	"	10000	
Mansfield, 158 161.....	"	1407	.....	54 9	120 8	6584	.....	"	8600	
Belmont, 41.....	"	1468	.....	54 9	120 8	6584	.....	"	1500	
Burnside, 81.....	"	1208	6	16 1	Irreg.	934	.....	"	1	
Tupper, 45.....	"	1028-1026	Parts	21	93	1958	.....	"	4000	
Notre Dame, 2173.....	"	754	Part	28	76	2128	.....	"	3200	
Overdale, 1.....	"	1574	1	18	80	1440	.....	"	3200	
" 1.....	"	466	1	Irreg.	Irreg.	5642	.....	"	10000	
St. Antoine, 232 234.....	"	337	1 & 2	48	Irreg.	4560	.....	"	600	Sheriff's sale.
St. James, 1428 1088.....	"	1703	5, 6, 7	60	139 10	7755	.....	Vacant	7000	
Bishop.....	"	1092	Part	25	108	2700	.....	Buildings	6500	
Lagauchetiere, 768.....	"	401	Parts 3 to 7	Irreg.	46 6	4603	.....	"	8000	
Wrexham Ave, 1-5.....	"	694	S. W. ¼ 10	24 9	118	2920 6	.....	"	4000	
St. James, 647.....	"	187	.....	Irreg.	60	3680	.....	"	1000	
Deilele, 53-79.....	"	133, 132	Part	45	80	3600	.....	"	1850	
Deilele, 77-85.....	"	1574	.....	20	80	1660	.....	"	15000	
Overdale Ave 6.....	"	128	6	.....	.....	.....	.....	"	66293 75	& other consideration.
Albert, 526-532.....	"	120	.....	30	80	2400	.....	"	4100	Sheriff's sale, right of redemption.
Fulford, 57 67.....	"	1524	Parts	140 4	112 4	16775	3 95	Vacant	7500	Valuable consideration.
St. Catherine.....	"	667	.....	Irreg.	Irreg.	9022	.....	Buildings	21000	In acquittance.
Mountain, 127-133.....	"	1757	Part	78	140	10220	.....	Vacant	1500	
St. Antoine, 104½-204.....	"	1871	.....	26	107 6	2795	.....	Buildings	4750	
Drummond.....	"	694	4	30	77	2310	.....	"	3250	
Mansfield, 79.....	"	1759	N. W. Pt. 14	25	127 6	3187	.....	"	140 0	For Hypo-thecs.
Imperial, 15-17.....	"	86	S. W. Pt. 26	40	34	1360	.....	"	200	
Drummond, 215.....	"	1294	.....	28	95 6	2674	.....	"	1	
Quessnel, 78 75.....	"	598	40	19	Irreg.	1716	.....	"	950	
Victoria, 69.....	"	1190	.....	Irreg.	76 9	1765	.....	"	400	
Torrance, 27.....	"	675	Part	Irreg.	Irreg.	8637 6	.....	"	200	
City Councillors, 32.....	"	404	Part 9	16 6	100	1650	.....	"	1	
Mountain, 91 97.....	St. Ann's...	850	.....	62	90	5580	.....	"	950	
Conway, 25.....	"	221	.....	48	96	4608	28½	Vacant	400	
Congregation, 226.....	"	1793	.....	26 3	Irreg.	1120	.....	Buildings	3200	
St. Maurice, 128-125.....	"	1142	S. W. ¼	23	108	2484	"	8200	
William, 541-541A.....	"	1456	N. W. ¼	48	96	4608	"		
Young, 59 61.....	"									

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STREET & NO.	WARD.	CAD. NO.	SUB. DIV. No.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH.					
St. Catherine St., 4610...	parMontreal	1484	Part of 2 & 8	17 11/2	100	1712 0	.....	Buildings	4000	
Columbia Avenue.....	"	941	Part of 811	22 6	92	2070	.....	" .....	4500	
Claremont Avenue.....	"	207	1 to 5	Irreg-	ular.	12404	.09	Vacant	8612	
Metcalfe Avenue.....	"	204	Part of	32	depth.	.....	.....	Buildings	9300	
Western Avenue.....	"	255	1	27	105.0	2840 0	.....	" .....	9000	
Bruce Avenue.....	"	941	331	25	92	2300	.....	" .....	5000	
Cote St. Antoine Road...	"	201	1, 2 & 3	Irreg-	ular.	17319	.....	Vacant	1500	Sheriff's sale.
Elm Avenue.....	"	374	1-80	25	105	2625	.....	Buildings	5800	
Lewis Avenue.....	"	1484	53	27	95	2185	.....	" .....	3250	
Argyle Avenue, 420.....	"	282	Part of 125 & 126	52 0	187 0	6094	.....	" .....	8150	
Arlington Avenue, 28, 25	"	230	81	50	116 0	5837 0	.....	" .....	15000	
Elm Avenue, 425.....	"	374	1-5 & 2-6	22 0	101	2272 0	.....	" .....	6500	
Hallowell Street.....	"	941	301, 1 to 5	102 0	86 6 1/2	9442	.....	" .....	8500	
Selby Street.....	"	383	81 & 82	48	100	4800	.42 1/2	Vacant	2040	
Railway Track.....	"	1408	2, 3, 4, 5 & 6	Irreg-	ular.	55688	.....	" .....	4503	
Western Avenue.....	"	220	42 & 48	Irreg-	ular.	10030	.85	"	3500	
Prince Albert Avenue. }	"	214	22c & 22b	} 60 6	} 200	12100	.....	} Buildings ...	9210	Sheriff's sale.
	"	208	26b, 27b, 28r, 26d, 27a & 28h-							
Victoria Avenue.....	"	215	82	50	125	6250	.....	Vacant	520	
Greene Avenue.....	"	361	3 & 4	20	182	2640	.....	Buildings	8600	
Wood Avenue.....	"	374	3-20	25	115	2875	.....	" .....	6000	
St. Catherine, 4504-6....	"	1484	22	25	100	2500	.....	" .....	6900	
Mount Pleasant ave, 451-8	"	374	1-82	25	105 1/2	2636 5	.....	" .....	7800	
Mountain Avenue.....	"	354	Part of	Irreg-	ular.	26248	25	Vacant	6562	
Private Avenue.....	"	382	Part of 15	28 4	depth	.....	.....	Buildings	9415	
Metcalfe ".....	"	251	Part of 8	26	138	3588	.....	" .....	
Arlington Avenue.....	"	230	1 to 10, 17 to 20 & 27	Irreg-	ular.	54518	.....	} Vacant.	} Good con-	} Vendor's rights.
Metcalfe Avenue.....	"	261	1 to 10	20	138	3588	.....		
Arlington Avenue..... }	"	230	Part of 8	} Irreg-	} ular.	} 54518	}	} Buildings and lots }	} 20400.00	} Right of redemption.
	"	230b	1 to 10							

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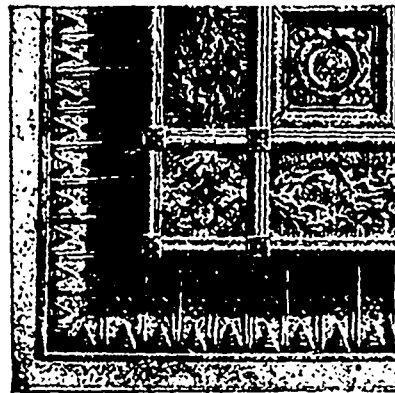
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