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Real Estate Record

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

Vol. XI.

Montreal, April, 1898.

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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Head Office for Canada

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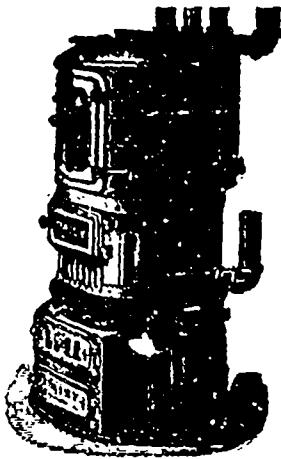
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41 ST. ANTOINE ST.,
MONTREAL.

Real Estate Record

Vol. 11.

MONTREAL, APRIL 10th, 1898

No. 4.

THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

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Monthly Review.

The accounts of sales by brokers and the sales recorded during the month of March, show that a larger volume of business has been transacted than there seemed any good reason to expect, and that it has not been confined to any particular section of the city. The total amount for the month, (\$1,457,495), the details of which are given in the list of recorded transfers, includes however several sales of a nominal character that do not affect the realty market in any way. The largest transfer of the month—one of \$400,000 in St. Ann's Ward—was simply a result of changing a business firm into a joint stock company. Some exchanges are apparent, and the considerations mentioned must not always be taken as actual cash transactions. The most activity, as regards the number of sales, was displayed in St. Jean Baptiste Ward, while in St. Antoine Ward a fair amount of business was done in the residential line. Taking things in a general way there is very little change as yet in the condition of investment properties. There is no speculative demand whatever, and it is still hard to sell anything unless a purchaser is on hand who wants the property for actual use. Westmount still continues to hold its own in popular favor, and the recent action of the Council shows that proper attention is given to the future as well as to the present needs of the Town. The by-law passed on the 4th April to authorize a loan of \$350,000, for parks, squares and general improvements, will no doubt be favorably regarded by the tax payers when it comes up for ratification on the 19th

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Maps of Rosland.....\$1.00
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April About two-thirds of the loan is for the purpose of paying for Parks already occupied as such, and under lease to the Town, and which no one would now think for a moment of giving up. About one-half of the remainder of the loan will be used in acquiring additions to the present parks, and well-selected smaller squares in different sections, all of which will be sure to form a constantly improving asset, and will ultimately add to the value of all real estate in the town. A contagious diseases hospital when needed, and other general improvements—including some for sanitary purposes—will take up the rest of the loan. The extra annual tax to provide for all this will not exceed one-fifteenth of one percent., and taking into account the low valuations on the assessment roll, this means that the owner of a property worth \$5,000, will not have to pay more than an extra two dollars and a half, and this provides for both interest and sinking fund. Considering the objects of the loan, and that the municipality is well within its borrowing power, there can be little or no opposition to the proposed by-law.

The sales recorded during the month of March in the under-mentioned suburban municipalities amount to \$124,874, and are as follow:—Maisonneuve, \$28,700; Delorimier, \$45,075; Mile End, \$1,455; Montreal Annex, \$10,002; Outremont, \$4,000; Cote de Neiges, \$1,102; Notre Dame de Grace, \$1,250; St. Henry, \$29,070; and St. Cunegonde, \$2,900. The principal transaction was the sale of the Estate Alexander Crawford's farm of 220 arpents in Delorimier for \$45,000.

There were 101 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 \$1,457,995.92.

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MONTREAL.

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CRESCENT STREET, NO. 116.—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250B).

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

SANGUINET AND VITRE STREET.—A small property 50 x 80, comprising two dwellings and a shop. Price \$3,700. (248B).

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

PARK AVENUE.—A handsome full sized family house extra wide and roomy, and in perfect order, fitted with all modern conveniences, will be sold at a reasonable price as owner has bought a larger property. (251B).

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

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 120. Price \$15,500. (885-C)

St Antoine Ward	23	\$207,020.60
St Ann's Ward.....	11	609,674.60
West Ward.....	1	5,000.00
St James Ward.....	18	84,925.00
St Louis Ward	21	74,075.00
St Lawrence Ward.....	11	77,000.00
East Ward	1	5,000.00
St Mary's Ward	16	87,410.00
St. Joan Baptiste Ward..	34	82,924.20
St. Denis Ward....	15	25,870.00
St. Gabriel Ward	10	21,489.00
Hochelaga Ward.....	9	10,175.00
Westmount	21	105,076.84

186 \$1,457,895.32

During the corresponding month of last year, 100 transfers were recorded amounting to \$670,071.87.

The real estate mortgage loans recorded during the month of March in the registration division of Montreal West, amount to \$573,196.20. Of this amount \$325,000 was placed at 4 p.c.; \$28,500 at 4½ p.c.; \$28,500 at 4½ p.c.; \$120,740 at 5 p.c.; \$10,500 at 5½ p.c.; \$38,500 at 5½ p.c.; \$5,400.20 at 6 p.c.; \$5,600 at 7 p.c.; \$2,400 at 8 p.c.; \$525 at 10 p.c.; and \$7,525 at a nominal rate.

The 4 p.c. loan as in one amount of \$325,000; the 4½ p.c. in one amount of \$28,500; the 4½ p.c. in three amounts of \$10,500, \$7,000, \$5,000; and the 5 p.c. loans were in thirteen amounts of \$6,000, \$6,000, \$3,240, \$2,000, 5,500, \$2,000, \$7,000, \$4,500, \$80,000, \$9,000, \$500, \$9,000, and \$6,000.

The lenders were :

Estate and Trust Funds.....	\$68,500.00
Insurance Companies	35,900.00
Local Institutions	90,500.00
Building & Loan Companies.	10,225.00
Individuals.....	88,971.20

\$ 573,196.20

In Montreal East the loans recorded amount to \$268,298. Of this amount \$37,125 was placed at 4 p.c.; \$10,000 at 4½ p.c.; \$90,000 at 5 p.c.; \$7,000 at 5½ p.c.; \$37,500 at 5½ p.c.; \$47,429 at 6 p.c.; \$800 at 6½ p.c.; \$3,150 at 7 p.c.; and \$300 at 8 p.c.; \$2,092 at a nominal rate.

The 4 p.c. loans were in two amounts of \$27,125, \$10,000, the 4½ p.c. in two amounts of \$10,000, \$30,000, and the 5 p.c. in eight amounts of \$10,000, 3,500, \$3,000, \$2,500, \$42,000, \$18,000, \$7,000 and \$4,000

BISHOP STREET—A handsome stone front house, 20 feet front, near St. Catherine street; has all modern improvements, in perfect order. (887-B)

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. Price \$9,250. (72-B)

BISHOP STREET—A first-class stone front residence, near Sherbrooke st., concrete cellar basement, slate wash tubs, hot water furnace, extension kitchen, seven bedrooms. Price \$15,000. (198-B)

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

BURNSIDE PLACE—A large pressed brick residence, corner of Guy street, built three years ago 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. (758-3)

MONTREAL PHOTO. SUPPLY.

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MONTREAL.

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

CATHEDRAL STREET—Two old wooden buildings, present rental \$860 per annum—would be sold at price of vacant land. (220-B).

CATHEDRAL STREET—Cut stone front double house, near Dominion Square, heated by Daisy furnace, gas fixtures and electric light wires throughout, bathroom tiled, exposed plumbing; cemented basement. (861-3)

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

CHERRIER STREET—A handsome stone front house, built by owner about five years ago for his own occupation; heated by hot water furnace, and with all modern improvements. (884a-2)

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 comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,000. (193-B)

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (880-3).

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

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

DESRIEVIERES AVENUE—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Must be sold. (177-B).

DORCHESTER STREET—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (283-3)

DORCHESTER STREET—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (133-B)

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

DRUMMOND STREET (Upper)—The residence and grounds of the late Alex. Ewan. This is one of the finest residence sites in the city. The grounds have a frontage of 137 ft., and a depth of 152 ft., with fine trees and beautiful surroundings. The house is comfortable, convenient and home-like, with good accommodation for a moderate size family. A price will be accepted which will interest purchasers of property of this class. Permits to view on application. (206-B)

DUFFERIN STREET—Three neat brick-encased cottages, within fifty

yards of Logan's Park, six rooms, bath and w. c., cellar, etc. Price only \$4,500 for the three, or would be sold separately on easy terms. (128-B)

DUROCHER STREET—Close to Sherbrooke. A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Price \$12,000. Offers solicited. (853-3)

DUROCHER STREET—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5,000. (28-B)

HERMINE STREET—A block of wooden tenements and shop on lot 35 x 75 ft., rented for \$780 per annum. Price \$7,500. (849-3)

The lenders were:

Estate & Trust Funds.....	\$92,854
Insurance Companies.....	70,000
Local Institutions.....	35,117
Building & Loan Companies	9,000
Individuals.....	59,325
	<hr/>
	\$260,296

Notes.

We congratulate the London and Lancashire Life Assurance Company, upon their purchase of forty feet of the corner of the Barron property. It is a fine site for an insurance office. It will be a credit to them and we have no doubt the Company will do credit to the site in their building.

It is a pleasure to note that the company does not intend going higher than six stories with the new building. This is quite high enough for Montreal for all time to come.

While on this subject we would commend this to Alderman Ames as a subject for a new city by-law while yet there is time. While we are reserving and preserving Squares and Parks, let us reserve our limited stock of light and fresh air in city streets. We can cheerfully allow New York and Chicago a monopoly of the high monstrosities which disfigure their sky line, befoul their air and shut out their light. We do not need any more "Cities of dreadful night."

What is wanted now is a purchaser to complete the removal of the eye sore of the ruins of the Barron fire. They have been there much too long for the credit of our progressive city. We prophesy that the remainder will not be long in the market if the price is kept at a reasonable figure.

The price paid by the London and Lancashire (about twenty-four dollars per square foot) sounds high enough, but for a fine corner, a small lot frontage and a shallow depth, \$70,000 is not an exorbitant figure. We believe at this price the Company can secure four and a half per

HUTCHISON STREET—A well built stone front house, forming corner of Milton street, 25 x 40 ft., heated by Daisy furnace, has five bedrooms; built and occupied by owner. Price \$8,500. (201-B)

HUTCHISON STREET—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (152-B)

HUTCHISON STREET—A two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (223-3)

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

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

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$5,500 (275-3)

MACGREGOR STREET, No. 20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (281-3)

MAYOR & BERTHELET STREETS—A fine block of property situated in this most central position, consisting of two handsome stone houses on Berthelet street, and some smaller buildings on Mayor street. The whole to be sold en bloc to close an estate. Price and terms easy. (845-3)

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

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

MCGILL COLLEGE AVENUE—A large and convenient residence 27 foot front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Anxious to sell. (191-3)

MCGILL COLLEGE AVENUE—A three storey front house, near Burnside Place, heated by furnace; 1 1/2 storey brick shed in rear. (171 1/2-B)

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

MONTAVI'S STREET—A handsome semi-detached residence, on lot 45 ft x 145 ft., first-class stable and coach house. Situation, opposite McGill College Grounds, is unequalled. (120-B)

MAGREGOR STREET—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 13 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantel and gas grates; bathroom and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. Possession of one can be given this spring. (216-B).

MACKAY STREET—A handsome stone front house, near Sherbrooke Street, in thorough repair and having all conveniences. A bargain to anyone wanting a house for their own occupation, must be sold to close an estate. (195-B)

MACKAY STREET—Two good houses above St. Catherine street, in good order, nicely laid out; good value for anyone wanting a medium priced house. Price only \$7,000 (195-B)

MACKAY STREET—A full sized stone front house with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. Price \$9,500. (798-3)

MARIN STREET, ST. HENRY.—Brick encased 3 dwellings, lately built, rent \$388 per annum. Price \$3,500. (221-B).

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

MANSFIELD STREET—A well built stone front house near Sherbrooke street, heated by hot water furnace, and with all conveniences. (195-B)

MANSFIELD STREET—A good stone front house, well rented to good tenant, in A1 order, will be sold at a bargain to a prompt buyer. (195-B)

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

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$8750. 697-3)

METCALFE STREET, above Burnside.—A full sized stone front house with all modern conveniences and in good order, well rented. Possession May 1899. Price, \$10,000. (238-B)

METCALFE STREET—Stone front full sized house, 29½ ft. front, with good stable and coach house, in good order. (847-3)

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, above St. Catherine—These elegant and highly finished pressed brick houses adjoining the residence of Mr. Ayer, and overlooking the handsome grounds of Mr. Meighen's residence. No expense has been spared to make these houses models of convenience, taste and comfort. The halls, stairways, dining rooms, bath rooms and dressing rooms are special features which will repay inspection. Containing six to seven bedrooms each they afford ample accommodation for a full sized family. For prices and particulars call at the office. (241-B)

cent. on their investment and have the valuable advertisement free.

The remainder of the land should bring about twenty dollars a foot or thereabouts.

Victoria Square again, with Mayor Prefontaine in the chair and Mr. Wainwright in the Lobby! This makes a strong team, particularly with the backing of Toronto Board of Trade. We thought this question was settled. The city property facing St. Ann's market is quite good enough for a site to give away. This we think the city could afford to do and would do, but apparently there is nothing small about Mr. Hays, and nothing mean about Mayor Prefontaine, and nothing modest about Mr. Wainwright.

Mr. Ames, apart from his services to the citizens on various smaller topics, is agitating for a genuine much needed reform in the real and permanent abolition of the privy system. There is no real need any longer for the toleration of this iniquity. It is a fearful menace to health, and we are confident that if every voter could be taken during the summer season through one block given over to the abomination, it would settle the matter for ever. There would probably be some cases of hardship of a temporary character in effecting the change, in the case of small proprietors, but the evil is too great to have this serve us an excuse. It should be dealt with as we deal with the smallpox, without regard to individual views or interests.

The good old dyke has made many friends this year, and we are afraid if allowed to stand much longer, may become a venerated ruin which public sentiment will not allow to be disturbed—another flood in the lower town would have given a black eye to a thousand interests there, and to real estate in particular. Between the ugly wooden wall and the well adjusted pumping stations, Montreal has been saved a

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings specially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (180-B)

PARK AVENUE, Montreal Annex—Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (281-B)

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (848-3)

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3)

PEEL STREET, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (240-B)

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

PEEL STREET—That fine cut stone house, 28 feet wide; lot 130 feet deep with lane in rear. Situated just on the rise of the hill and in the best part of the street. Everything in perfect order. This is one of the best values as a family house we have on our hands. Price \$14,000. (819-3)

PEEL STREET—A 2½ storey, stone front house, above Sherbrooke St., in good condition throughout; first class locality. Price only \$9,000. (215 B).

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft. a thoroughly comfortable family house. Price only \$11,000. (661-3).

PEEL STREET—A handsome stone front house, on the very best part of the street, above Sherbrooke street; the house has been designed and built for owner's occupation, and is fitted with every convenience; has stone steps, basement entrance, electric light; good stable in rear. (190-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. (669-8)

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)

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. (208-B).

PRINCE ARTHUR STREET—A good stone front house, near University street; fourteen rooms all in good order. Price \$10,000. (214-B).

PRINCE ARTHUR STREET—A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cupboard room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. (222-B)

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

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

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

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-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. (798-B).

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

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

SHUTFR STREET—Two very pretty stone front cottages, close to Sherbrooke street, one having a small conservatory in rear; in good order throughout, heated by hot water furnaces. Will be sold at city valuation. (248-B)

SHUTFR STREET—Two double tenements, stone front, in good order and well rented. A first-class investment property; will be sold cheap to close an estate. (244-B)

SUMMERHILL AVENUE — A handsome stone front house, with two story extension; cellar basement as-

genuine catastrophe. Think of the claims for damages now that the wily citizen has discovered the way to the city purse. The deputation to Ottawa with the harbor proposal to the Government in the interest guarantee line, is a good result and the proposition is a fair one and financially ingenious. We would like to know the author of it! Was it the mayor, or the combined hatching of the new liberal harbor board which contains some good financial heads?

The Westmount loan of \$350,000 at 3½ p.c. per annual and payable in forty years, is virtually a loan for park purposes and will undoubtedly be popular. The municipality will never be able to secure the desired properties to such advantage. Mayor Walker is a far-seeing man and a deep student of municipal government and taxation, and we have no doubt he appreciates the undesirability of special taxes which are a perpetual confusion and virtually a cloud on titles in some cases where they become too numerous. They have already reached the safety limits in Westmount.

Was there ever a case since the daily press became the leader (or follower) of public opinion, where the average citizen might be so puzzled, as over the two sides of newspaper criticism of the Senate's action on the Yukon railway bill. The apparent good faith and earnestness of both sides in their advocacy of their view is distressing. Between them we can't tell whether a hundred miners could be fed by the road proposed, or the whole Klondike country flooded with the comforts of civilization; all that we know in the meantime is that the roads to the mines are crowded with a stream of struggling and fighting men—our brothers and fellow-citizens—who have gone into the wilderness with high hopes and resolve to conquer or die. It looks as though the country had decided that most of them should die.

phalted; hot water furnace and all modern improvements, plenty of closet accommodation. (856-3)

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

ST. AUGUSTIN, ST. HENRY—Two storey brick enclosed tenement, four dwellings, well rented. Price only \$2,000. (221-B)

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$510 per annum. A good investment. Price \$6775. (641-B).

ST. ANTOINE STREET—A 2½ storey stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4,000. (85-B)

ST. ANTOINE STREET — A substantial solid built house, near Guy St., in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750. (191-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$8,000. (129-B)

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. CATHERINE STREET — A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 58 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-B)

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

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

ST. CATHERINE STREET — A 2½ story rough stone front house, 25 feet by 38 feet, hot water furnace, 18 rooms, all in good order, good stable and coach house. Lot 25 feet by 150 feet. Price only \$9000. (723-B)

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

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

ST. DENIS STREET—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,500. (15-103)

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis Square, heated by hot water furnace, gas and electric light throughout. (199-B)

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

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

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

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

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

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

ST. FAMILLE STREET—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price \$8,000. (242-B)

ST. HYPOLITE STREET—Brick enclosed tenement; two dwellings and shop, rented for \$378 per annum. Price \$4,300. (887-3).

ST. HYPOLITE STREET—Two good brick cottages, in good order, rented to good tenants for over \$300 a year. Price for the two only \$3,800 (667-3)

We find among the items in the estimates at Ottawa the following local items:

For Point Claire, wharf....	\$ 4,000
Isle Perrot, addition to wharf north side.....	2,500
Iberville, wharf.....	8,000
Lachine canal enlarging....	125,000
Lake St. Louis channel....	15,000

THE REDUCED RATES OF INTEREST AND INVESTMENTS.

The reduction in the rate of interest to 2½ per cent. by the Government Savings bank should cause many to consider whether a better investment for even small sums of money cannot be found in this new country where money should be worth more than that.

Stocks are too fluctuating and elusive for the slow going ordinary investor. Life insurance in moderation and on sound financial lines is good. But for permanent, safe long holding, nothing is better than well selected real estate in a growing city.

We do not counsel the purchase of vacant speculative lots either inside or outside the city, but good revenue producing property where no exorbitant return is looked for. Such investments carefully nursed and well kept up will give more satisfaction in the long run than anything else.

We do not advise any man to buy a \$3,000 property on a \$300 cash payment and imagine himself a proprietor.

We do not put forward the specious plea that a man in paying rent is throwing away money that might be paying for a house, because in many cases the interest alone on his unpaid balance would almost amount to his rent, and many a young man with a small sum of money has sunk his little capital in this financial pitfall. But we do commend as a safe, reasonable and profitable investment in the long run well selected real estate where enough can be paid on it to secure it against foreclosure and other disaster.

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3)

ST. LUKE STREET—Two story stone front house, with two story extension. Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$6,500. (857-3)

ST. LUKE STREET—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital—only \$3,000 cash required. (575-3)

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—Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (165-B)

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

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

ST. UNBAIN 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 stables; moderate price. (763-3)

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

TOWER 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 bed room, pantry. Upper floors contain eight bedrooms, w. c. on each bedroom flat. (871-1)

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

Business Properties

And Building Lots

FOR SALE

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

ST. JAMES STREET.—One or two centrally situated properties, between Post Office and McGill Street. Particulars at Office. (445-8.)

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

ANN & SHANNON STREETS.—A fine piece of land having a frontage on Ann street of 121 ft and on Shannon st. 147 ft, with stable buildings in good condition. This property is offered at a very low price en bloc. Call for prices and particulars.

ATWATER AVENUE, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (188-a)

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

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

BLEURY STREET.—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (888-A)

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

PEDAR AVENUE.—A magnificently situated block of land for villa residences, over 300 feet frontage, commands a view of all the western part of city. (7-3)

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

CHURCH STREET.—Two building lots, each 25 x 80 ft.; well situated. Price \$1.00 per foot, on easy terms. (267-B)

WANTED AN IDEAL SUBURB.

We don't mean the Land Shark's Paradise, the boomster's pride, the advertiser's eldorado, but simply a good place to live. "Where the boomers cease from troubling and the weary are at rest." We mean the ideal place where land does not climb to such prices that the man who has a few feet of lawn and air space around him does not feel that he is living on his capital in not building a terrace house alongside, or selling a portion of his garden for the erection of flats and other abominations and yet this Utopia must be near the city so that the resident may be able to get into town in the evening comfortably if required.

It must be far enough, away to escape the city tax gatherer and yet have enough of city conveniences to make life pleasant.

It must be high and dry, airy and salubrious. It must be a place where Winter will not be dreaded and Summer a perpetual delight, where houses must have a minimum space between them and yet be well built for all seasons. Where no policeman is required and no saloon tolerated. Where the Sunday excursionist will not wish to go, but where the quiet minded and well regulated householder will revel in sunset and sunrise, summer and winter the quiet fireside, the crowing cock, the lowing cow and perchance the babbling brook. Can such a place be found, and if found can it be protected by enactment against the crushing wheels of progress and the dreaded rise in land values? If Henry George were only here to help us answer this question!

ON THE INFLUENCE OF THE PHYSICAL FEATURES OF THE ISLAND OF MONTREAL IN DETERMINING THE LOCATION AND EARLY DEVELOPMENT OF THE CITY.

If we desire to trace out the development of the Physical Features of the Island of Montreal, we must begin far back in geological time. The foundations of the island were laid in the bed of the great sea which in Silurian times extended far and wide over the plain of Central

TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$1,400. Terms to suit purchaser. (205-B)

UNION AVENUE.—One of the best positions in the city for a medical man; a fine cut stone front house, 30 feet wide, with bay window and stone steps; all conveniences, steam-heating; in perfect order. Call at office for Permit to view and particulars. (411-A)

UNIVERSITY STREET.—A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-3)

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

UPPER UNIVERSITY STREET.—A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-57)

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 good stone front house, in perfect condition, on lot 20 ft. by 96 ft.; lane in rear; new Daisy furnace; plumbing all new. Price \$5,200. (219-B)

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

VICTORIA STREET.—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$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.—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (193-B)

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

WELLINGTON STREET.—A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$3,500. (379-B)

COTE DES NEIGES ROAD—Choice building lot, just above Sherbrooke street, 31 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

CRESCENT STREET—Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-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-B)

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

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

DELOIRMIER 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)

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

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

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 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. (297-A)

MCGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 46,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B)

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

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

Canada, its waves lapping against the flanks of the still more ancient Laurentian mountains to the north. In the bed of the sea was laid down the grey limestone which now forms the nucleus of the island, and which is quarried extensively at several points, yielding the stone of which the city is largely built.

The waters of this sea gradually shallowed and its bed became dry land forming an immense plain of which the Island of Montreal was a part, and the next episode was a manifestation of volcanic action, some eight volcanoes breaking forth on the plain, arranged in a line, or rather two lines, precisely like those on the west coast of Italy, or the high plateau of Mexico. One of these volcanoes was situated near the south east side of what subsequently became the Island of Montreal, and its core, stump or remnant now remains to us in the hill which we know as Mount Royal. An enormous period then elapsed, one whose record in the book of the earth's crust in this part of the world is extremely meagre. It was probably, however, a period during which the country remained dry land and underwent a process of deep far-reaching decay, its surface presenting the appearance, so far as surface modelling is concerned, which we see in Virginia and other southern states in the present day.

This brings us to the age immediately preceding that in which we live, which was a time of intense cold, the so-called Glacial Period, in which the northern portion of America as well as north eastern Europe was deeply buried in ice just as Greenland now is. This glacial ice moved slowly in the vicinity from north east to south west, carrying with it all the loose products of decay, which originated in the former ages, boulders, gravel, sand and the various other forms of rubbish which are classed together under the term Drift.

The extreme rigors of the glacial age faded away into the climate of the present time, the ice sheet melted away retreating toward the north, its remnant still remaining in the extreme north about the shores of the Arctic Sea, and in so doing deposited the drift which it contained over the surface of the country from which it had retreated. This constitutes the soil of our country now, its variations in character and amount determine the fertility or barrenness of the various parts of our Dominion.

About the close of the Glacial Age however, we have one of those great oscillations of sea level, of which we so often find evidence in the past history of the earth. The sea first rose the waters of the Gulf of St. Lawrence, passing in land over the plain and rising against the slopes of Mount Royal to a height of at least 625 above sea level, for at that elevation we find a gravel beach with sea shells like those now living in Labrador, so that the top of the mountains alone stood out of the waters as a little island. The waters then slowly subsided, pausing at times in their retreat, during which pauses the beating of the surf cut shelves or notches into the mountain side and deposited finely stratified blue clay and sand on the ledges

NOTRE DAME STREET—A good stone front warehouse, near McGill street, 80 feet front, splendid situation for any kind of wholesale business. (688-3)

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

NOTRE DAME STREET—Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (256B).

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)

ROBERVAL STREET, HOCHELAGA—A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-8)

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

RICHMOND STREET, corner of Basin Street—A large property with two street frontages and lanes on the other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3)

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

SHAW AND GAIN STREETS—A block of lots on to 80 feet deep very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247B).

SIMPSON STREET—A fine villa lot, 50 feet by 140½ feet, with a small brick building thereon; delightfully situated, adjoining the Trafalgar Institute. Moderate price. (485-A)

SHERBROOKE, Corner St. ANDRE STREET—A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (185-B)

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. (292-A)

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

ST. CATHERINE, corner St. Matthew Street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (307-A)

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 58 feet by 102 feet 6 inches with two-story brick enclosed building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3)

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

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 13,745 square feet. (285-A)

ST. CATHERINE ST.—A very desirable revenue producing property, on south-east side of St. Catherine St., between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,285 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-3)

ST. 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 110. (885B-3).

ST. CATHERINE STREET—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,100. The lot has a frontage of 125 feet on St. Catherine street and a depth of 129 feet with 18 foot lane in rear. Total area 15,020 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

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

ST. ELIZABETH STREET—Two building lots, each 24 by 70 feet, lane in rear. Price 30 cents per foot. (114-B)

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (750-3)

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

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

ST. JAMES STREET—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suit-

able quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

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

ST. LAWRENCE STREET—Choice blocks of land on this and cross streets, will be sold in single lots or en bloc. Suitable for dwellings, stores, factory sites, etc.; electric cars pass through the property. Sidings can be had from C.P.R.

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

ST. PAUL STREET—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (831-3)

REDPATH STREET—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings of lots only 52 to 80 feet (JcP, very the very best. (257B).

WILLIAM STREET INSPECTOR STREET & ST. PAUL STREET—The old foundry property with frontage on three of the leading streets of the central manufacturing district of the city. Will be sold en bloc or in suitable sections. Plans and prices at the office.

About 90,000 feet of land fronting on Pine Avenue, immediately east of Cote des Neiges Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

About 100,000 feet of land fronting on Cedar Avenue and surrounded by Mount Royal Park, delightfully situated and easy of access. The line of Street Railway when complete will go within a few yards of this property.

Buildings, 28 and 30 Hospital street, and 13 St. John street. Also large warehouse in rear of 28 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in values.

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 240 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements going on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.

ST. JAMES STREET—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,100. The lot has a frontage of 125 feet on St. Catherine street and a depth of 129 feet with 18 foot lane in rear. Total area 15,020 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

The continually diminishing volume of waters also left well marked terraces at lower levels, and eventually, shrinking into the present channel of the St. Lawrence, which however then carried a much greater volume of water than at present, the running water continued to cut into its banks, producing the terraces so well seen on the banks of the river between here and Quebec.

With the final retreat of the waters the present topography emerged. The Ottawa and St. Lawrence in their present form, at least, came into existence and by their devious paths across the plain separated a portion of it from the rest, and the island of Montreal came into being.

The terraces, above referred to, are still to be distinctly traced. Thus on coming down from the top of the mountain we have one at the high level reservoir. Going down the slope of McTavish street another is met with on Sherbrook street. This is succeeded by the slope on McGill College Avenue which runs down to a wide terrace on which St. Catherine and Dorchester streets are located. Then there is the abrupt descent of Beaver Hall Hill with the narrow terrace at Lagachetiere street and finally the descent to the Craig street flat and then to the level of the present river.

One very remarkable, tho' minor, surface feature however which might easily escape attention, is a ridge of drift of lenticular outline which rises from the water's edge on this lowest terrace and runs parallel with the river along the harbor side between Craig street and the river. Thus when we go from Craig street to the river on McGill street the land is practically flat, so it is also at Papineau Square, but along the line of St. Peter street, or still more so on Wolfe street we go up a steep ascent from Craig street to St. James and Notre Dame and then down hill again to the river. Such an impediment is this ridge to free traffic across the city that it has been cut through at the Dalhousie Square R. R. Station along Barrack street and also along Beaudry street giving in the former case a level road from Craig street to the river. These cuts are now walled up, but being interested in the structure of the ridge from a purely geological standpoint, I asked Mr. Evans, when the excavations were in progress, to photograph the sections for me. This he kindly did and I have one of his photographs here and it shows plainly that the ridge owes its existence to the buckling up of the drift along this line into a series of folds, the top of these folds being truncated. This truncation I was, however, at the time unable to explain.

This comparatively insignificant ridge we shall see has had a most important influence in determining the location of the city.

To sum up the Physical features of the Island are, the plain constituting most of the island, underlain by nearly horizontal beds of limestone a part of the old Silurian ocean-bed. A hill rising abruptly from it near the river on its south west side, a remnant of an old volcano. A mantle of drift covering the country consisting of clay with boulders affording good foundations, a series of terraces cut into the sides of the

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (109-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 135 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (256-2)

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

COTE ST. PAUL—Corner of Upper Lachine Road—A fine block of land, situated at the junction of these two main thoroughfares. Offers excellent. (224-a)

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Wexdale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (457-3)

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

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

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

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for

mountain and its lower slopes on which are often deposited beds of blue clay or sand, the former affording very bad foundations and the latter good ones, and lastly we find that the drift mantle is buckled up into a long low ridge immediately along the waters edge opposite what is now the harbor of Montreal.

Let us see what effect these physical features have had in determining the development of the city.

When Maisonneuve ascended the river with a view to founding the City of Montreal, he pushed inland as far as he had water to float his ships. At this point, the head of navigation, an important settlement is certain to rise on every large stream. He found a 14 foot channel on the north side of the river as far as the point where a little stream subsequently known as St. Peter's River, ran into the harbor, but above this the subsiding waters of the gulf had left stretches of very swift water, shallows and rapids. He stopped here therefore and selected for the site of his post the triangular tongue of land between the River St. Peter and the St. Lawrence. He thus had water on two sides of his settlement, and the river St. Peter was sufficiently deep to allow the small craft of those days to be drawn up into it a short distance and thus out of the current. The site however was not well chosen, first, because it was exposed to the danger of floods one of which nearly washed away the post the December following its establishment, and secondly because it was ill adapted for defense against the Indians, who soon manifested a marked hostility to the new comers.

The time at my disposal will not permit me to trace in detail the subsequent history of the settlement suffice it to say that 120 years later when Amherst took possession of the city for the English, it had quite a different location. The fact that it was continually harassed by the King's enemies necessitated the choice of a site which could be defended and which at the same time was free from danger of inundation.

The buckled up ridge of drift, before referred to, running along the rivers edge offered such advantages.

A wall was built around it, and within this on the rising ground was the City of Montreal. The middle of the ridge at a point about where the Dalhousie Station now stands was much higher than the rest and was used as a citadel. The guns placed upon this height could sweep not only the surrounding plain but also the city itself from end to end should it fall into the hands of enemies. This higher ground has since been levelled off. The cities position was moreover strengthened by a little stream which ran through a pond where the Viger Gardens now stand and along what is now Craig street, Chabolliez Square, St. Ann's Market and then along Foundling street where at the old Custom House it ran into St. Peter's River.

Such then was the influence of certain of the physical features of the district on the inception of city in the midst of "the fairest and best country that could possibly be seen, full of

electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-B)

ELM AVENUE—A choice building lot, having an area of about 2,700 feet; 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 choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (709-3)

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (380-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (285-B)

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

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

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

LANSDOWNE AVE.—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate. (869-3)

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 88 by 42. Owner leaving city. Price \$7,500. (733-3)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (863-3)

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

MOUNTAIN AVENUE—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B)

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

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 38 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 160 ft. on Rosemount and 154 ft. 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, and with an area of 86,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (885-3)

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)

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)

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

ST. CATHERINE STREET—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (883-3)

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

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

The Prudhomme farm situated close on the borders of Westmount just west of the Mackay Institute. Comprising an area of about 827,000 sq. feet exclusive of streets, which are all laid out and the lots sub-divided. This property, which stretches from the Upper Lachine road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money, where it would produce a maximum of profit with a minimum of care and oversight.

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

gaily great oaks as any in the woods of France."

I will here in conclusion just note a few points where in the present city this influence is especially noticeable.

1. The Mountain gives to the city its magnificent background and reserves permanently for it a park location unsurpassed anywhere.

2. The old sea terraces running around it have determined the location of our principal streets, Sherbrooke, St. Catherine, Dorchester, Lagachetiere, St. Antoine and Ontario all follow them. Craig street is the bed of the old stream, while Notre Dame runs through the whole length of the ancient French city, the highest part of the old mound (the citadel) having been levelled off, some 25 feet having been removed. The curved course of Sherbrooke and Ontario streets as we go east is directly determined by the course of the old terraces upon which they stand.

The streets crossing the line of the terraces and running back from the river, all have hills along their course as they meet the several terraces and are consequently less suitable for continuous traffic and are therefore, with one or two exceptions, of minor importance.

3. The presence of the mountain, so near the river, crowds the city between them. It cannot spread to the west nor yet to the east, and therefore expands north and south along the bank of the river and around the mountain, i.e. in the two directions in which the English and French people respectively are now concentrated. The physical features thus tend to perpetuate the sharpness of the separation between them.

4. The coldness of the climate and the heavy snow fall in winter obliges the inhabitants of the city to live as near to the place where they find employment as possible, and hence we find the city compactly built, there being comparatively few houses with grounds or gardens about them; When however certain and rapid means of communication throughout the year are secured as by the recent introduction of the electric railway service the congestion is relieved and we have a sudden and rapid suburban growth.

5. The fact that the drift mantle about the Mile End district is thin, so that the underlying limestone can be easily reached by stripping and large deposits of good building stone secured, has led to the city being largely built of stone, and has thus given to it the substantial appearance which it possesses.

Lastly, the fact that this limestone does not extend further south than this side of the river, being succeeded in the bed of the river by deposits of soft shale, renders it comparatively easy to carry out the dredging and deepening of the harbor, together with the other harbor improvements now on hand.

FRANK D. ADAMS.

ing special features throughout. Will be sold at a reasonable price. (178-B)

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. Price from 12½ cents upwards. (289-A)

WESTERN AVENUE—About 60 yards west of Metcalfe Avenue, a very desirable piece of land, 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B)

WESTMOUNT PARK—A handsome solid brick house, 13 rooms and a fine cellar, Daisy furnace. Sanitary arrangements perfect. Electric light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price \$10,000 (74-B)

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. (721-3)

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bed-rooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors on ground and first floor. Interior finished in cottonwood. Particulars at office. (209-B)

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 91 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B)

WESTMOUNT—A magnificent corner property on the uplands, with grounds containing over 100,000 ft., with a substantial three-story solid brick house, heated throughout by hot water furnace, and contains seven bed-rooms, besides other ample accommodations. This is a good opportunity to combine the purchase of a home with a speculation, as the price is about the value of the land. Would be sold in lots if required. (25-3)

FOR SALE OR TO LET—At Woredale Park, Dorchester West, corner Atwater Avenue; by Street Railway about 15 minutes from City Post Office, a large very fine house, stables, &c. &c., lately occupied by Mr. Sergeant of Grand Trunk Railway. Has all modern improvements, conservatory, vinery, tennis courts, lawns, kitchen-garden with very best of small-bearing fruits, beautiful scenery, and a most desirable gentleman's residence. Will be sold in bloc or in separate parcels at a great bargain, or for a term of three years at a nominal rental.

At Woredale Park—Lots 3, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,900. Very easy terms. (239-B)

MONTREAL WEST—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (281-B)

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)

BEAUREPAIRE—A charming cottage on the Lake front, built for owner's occupation, two stories, galleries on three sides, large lot. (188-B)

CHAMBLY BASIN—A fine residence property, containing 28 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 story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

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

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

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (64-B)

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

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 48 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A)

VERBATIM COPY OF (TRANSLATION) OF AN OLD DEED OF THE THOMSON FARM BEAUREPAIRE CEDED TO JEAN GUENET IN 1678 NOW SUBDIVIDED INTO LOTS FOR SUMMER RESIDENCES.

We Francois Lefebvre, one of the priests of the Seminary of St. Sulpice of Paris, Seigniors and proprietors of the Island of Montreal, Superior of the said Seminary of the said Montreal, having power generally for everything concerning the said Seignior from Monsieur Tronson, Superior of the Seminary of St. Sulpice of Paris, have given and granted to Sieur Jean Guenet the quantity of eighty arpents of land at Lake St. Louis of Lachine and at the Point of Beaufort to begin on the edge of the forest on the Grande Riviere four arpents in width and to continue of the same width by such depth as will give the quantity of eighty arpents running north and south, and adjoining on both sides unceded lands. Likewise we have given and granted to the said Guenet six arpents of meadowland to be taken as near the said concession as can be. To have and to hold the said concession and meadowland to the said Guenet in full ownership on the following charges and conditions, that is to say work there without interruption and to put them into a state of culture, and to live there and to pay for each property to the said Seigneurs at their Seigniorial Mansion in Montreal, six deniers Tournois of Cens for each of the said eighty arpents, together with a Seigniorial rent of two bushels of good marketable wheat, for all the said concession, also six deniers Tournois of Cens for each arpent of meadow, and eight deniers also Tournois of Cens of annual perpetual, and irredeemable rent for each arpent of meadow, the whole payable on the fast day of St. Martin, with the other Seigniorial rights when they may arise according to the custom of Paris followed in this country. To open such roads as the said Seigneurs may think necessary for public convenience, to take their firewood and other wood they may require, even that required for public purposes in the said island without being obliged to pay him anything and to have his wheat ground at the mills of the said Seignior in the said island, and not at any other on pain of confiscation of said wheat and fine at their discretion. The said grantee will have a road of thirty-six feet in width across the whole width of the property that he will keep in good order so that carts may pass. The said grantee and his successors shall not sell in mortmain, nor sell, exchange, cede or transfer to any community, or again cede it in seigniority without the consent of ourselves or of those who may have like authority from the Superior of the said Seminary of St. Sulpice of Paris, nor sell, give or alienate in any manner, either for money or otherwise, before the said concession is built, or has at least four arpents of land in cultivation, on pain of forfeiting said property which will return into the possession of the said Seigneurs without any legal procedure, and to be disposed of by them

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmunston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also boathouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B)

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

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

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

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (178-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 verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

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

ST. HILAIRE—23 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$8,000 (205-Q)

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

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

BROME, P. Q., SMALL FARM FOR SALE.—About 50 acres, beautifully situated, and with frame dwelling house, good stables and other out-buildings. Farm about half a mile from "Brome Corner," and about four miles from Knowlton, a fashionable summer resort, and Brome lake, with its well known fishing grounds; only a few minutes walk from good stores, telephone and telegraph offices, church and post office. Also close to cheese factory, wheelwright and blacksmith's shop, and furniture factory. Sugar bush, orchard and garden, etc. on the farm. Price \$2,750.

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

A COUPLE OF FARMS on the Lake front, suitable for subdivision, choice location for summer residences. Particulars at office. (80-B)

GRIMSBY, ONT.—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$8,000. (250 B).

KNOWLTON, "BROMELAWN."—The property of a lady living in Brooklyn, a large brick house of twelve rooms heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,200. (249B).

LACHINE LOCKS.—A fine modern house on ample grounds, situated on the high land on the finest part of the road. Would be sold or exchanged for city property. (254B).

LACHUTE, P. Q. FARM FOR SALE.—170 acres, of which about 40 acres are in cultivation; 50 acres in pasture, and about 40 acres in bush; ¾ mile from railway station; five minutes walk from church and school; good water supply; large sugar bush; good dwelling house, barns and outbuildings. Price \$4,500.

ST. ANNE'S—That unique property formerly known as Beckers Island. One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation, completely walled, beautiful lawn shade trees, gardens, fruit trees, etc. A handsome residence completely furnished, wharf, boat house, and out-buildings. Splendid train service, satisfactory reasons for selling. Price only \$7,000. (81-B)

as they may think proper without their being bound to re-imburse any improvements made on the said land and in order to have easy recourse to the present contract should it be lost, we have had an extract put into the register of the archives of our Seminary by the Sieur Rennie Ecclesiastic of the said Seminary, and our Secretary, countersigned by him, and we have retained a like copy of the said contract as an original minute. This done in Montreal the eighteenth day of May, the year one thousand six hundred and seventy eight. "1678".

Signed Lefebvre & Rannier, Secretary to-day before the undersigned Antoine Adhemar, Royal Notary of the Island of Montreal, residing at Ville-Marie, and witness hereinafter named appeared the said Jean Guenet, who delivered to the said Notary to remain of record in my office the contract hereinbefore written that copies thereof might be granted to whom it may appertain.

Whereof Acte at Ville-Marie aforesaid in the office of the said Notary this twenty-sixth day of August in the forenoon in the year One thousand seven hundred "1700" in presence of Sieur Jean Cusson, Royal Notary, and Pierre Pinet, Practician, witness residing at Ville-Marie who have signed on the minute of these presents with the said Sieur Guenet and Notary according to Law.

ST. HUGHES—Domain of 150 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3,200. (56-B)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor Houée on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$8,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seignior. (47-B)

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (253B).

UPPER LACHINE.—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B).

TO LET

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

J. CRADOCK SIMPSON & Co
181 ST. JAMES STREET.

SHAW and GAIN

STREETS

ST. MARY'S WARD,

We have now for sale a number of shallow building lots on

SHAW STREET

AND ON

GAIN STREET,

both above Ontario Street and below Ontario Street,

TO CLOSE OUT AN ESTATE

these lots will be sold at a moderate price and on easy terms.

J. Cradock Simpson & Co.,
181 St. James Street,

REAL ESTATE INVESTMENT.

We have been instructed by the owner to offer for sale that fine block of handsome cut stone front houses, forming the south-east corner of

Sherbrooke and Mackay Sts.

comprising six houses on Sherbrooke street and two semi-detached houses on Mackay street. All occupied by first class tenants. The best situation in the city for renting purposes. For particulars and terms apply to

J. CRADOCK SIMPSON & CO.,
181 ST. JAMES STREET.

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

REAL ESTATE TRANSFERS RECORDED IN MARCH, 1898.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH					
St Hubert,.....	St James....	1203	57 & 257a	42	85	3570	.....	Buildings.....	0000 00	
St André 813-823.....	"	1207	299 & 100	43	94	4512	.....	"	10000 00	
Berri 650-656.....	"	1203	28 & 29	40	83	3320	.....	"	4850 00	Retrocession
Montcalm, 289-291.....	"	1013	.....	40	53	2120	.....	"	2300 00	
St. Christophe, 232-234.....	"	849	64	23 6	56	1275	.....	"	2600 00	
Montcalm, 360-362.....	"	1149	.....	40	53	2120	.....	"	825 00	
Montcalm, 119-121.....	"	360	pt.	41 5	48	1938	.....	"	1150 00	
Berri, 146.....	"	430	6	25	95	2375	.....	"	4800 00	and other consideration
Amherst, 736.....	"	1211	43	26	110	2860	.....	"	1950 00	
Dorchester, 261-267.....	"	648	.....	79 3	52 9	4185	.....	"	3000 00	
Amherst.....	"	1211	107	25	110	2750	80	Vacant.....	2200 00	
St André, 687-689.....	"	1207	179	24	93	2232	.....	Buildings.....	2800 00	
St. Denis, 455-457.....	"	1199	15	25	80	2000	.....	"	5750 00	
Berri, 593-613.....	"	1203	156 & 157	50	109	5450	.....	"	15000 00	
Visitation 272-278.....	"	1079	pt.	110	169	10072	.....	"	5000 00	
Montcalm 247-253.....	"	1029	.....	85	76 1	6460	.....	"	6500 00	
St. André.....	"	1207	108 & 109	48	94	4512	48	Vacant.....	2200 00	
St. Hubert, 461-469.....	"	1203	310 & 311	50	129	6450	.....	Buildings.....	14000 00	
St. Christophe, 456,462.....										
St. Urbain, 440.....	St. Lawrence.	101	1 & 2	irreg.	irreg.	3171	.....	"	7000 00	
Tara Hall av 2.....	"	100	pt. 14	.....	.....	.....	.....	"	.....
Chenueville, 14-16.....	"	766	.....	48 6	48 9	2365	.....	"	5300 00	
Lagauchetière, 633-635.....	"	567	pt of	40	irreg.	1762	.....	"	6000 00	
Lagauchetière, 633-635.....	"	567	pt. of	40	irreg.	1762	.....	"	6000 00	
Hutchison, 144.....	"	44	Parts 158	24 6	82	2069	.....	"	7200 00	
Pine Ave.....	"	28 to 32	pt. of	irreg	irreg.	19440	.....	"	15199 00	
Sherbrooke, 602.....	"	168	pt. 30	25	113 8	2837	.....	"	14500 00	
Mance, 70.....	"	170	J	25	137 6	3438	.....	"	7000 00	
Mance.....	"	43	56	25	91 2	2289	1.13	Vacant.....	2600 00	
Mance, 6.....	"	265	2	19 2	76	1339	.....	Buildings.....	2500 00	
St Famille 134.....	"	42	pt. 6	20	87	1740	.....	"	4400 00	
Champ de Mars.....	East	143	N. E. 1/2	24 6	53	1320	.....	"	5000 00	
Cadieux, 684.....	St. Louis	941	6	38	104 9	3771	.....	"	6000 00	Retrocession
Roy, 286-294.....	"	.....	.....	.....	.....	.....	.....	"	.....
St. Hypolite, 95.....	"	957	pt. of	18 6	71	1363 6	.....	"	0000 00	
St. Elizabeth, 191-103.....	"	662	.....	31 9	60	1905	.....	"	2100 00	
Cadieux, 157-159.....	"	317	8 & 9	43 8	103	2248	.....	"	2500 00	
St. Denis, 470.....	"	899	7	27	115	3105	.....	"	7175 00	
St. Dominique, 1511-155a.....	"	293	.....	41	98	4018	.....	"	8500 00	
Drolet, 2-1-203.....	"	903	122	20	74	1480	.....	"	3400 00	
Sanguinet, 556-558.....	"	903	241	20	72	1440	.....	"	2000 00	
St. Dominique, 440.....	"	988	pt. of	19 9	64 9	1290	.....	"	2150 00	
Ave Hotel de Ville, 504.....	"	760	N. W. 1/2	57 9	91	5255	.....	"	4000 00	
St. Hypolite, 192-198.....	"	1049	31 to 34	81	67	5527	.....	"	6150 00	
Sanguinet, 3.....	"	141	.....	28	102 6	2870	.....	"	3700 00	
St. Hypolite 220.....	"	1049	45 S. E. pt. 46	31	66 3	2054	.....	"	1060 00	Retrocession,
St Hypolite, 167.....	"	940	pt. of	50	69 9	2400	.....	"	7000 00	
Sanguinet.....	"	900	12 & 13	100	84	4200	45	Vacant.....	1900 00	
St. Elizabeth, 97.....	"	376	pts. of	58 4	102 2	5969	.....	Building	7250 00	
Lagauchetière, 457.....	"	2.0	pt. of	21	irreg.	1932	.....	"	1700 00	Sheriff's sale
Cadieux, 634.....	"	645	pt.	26	75	1950	.....	"	2000 00	
Drolet 201-203.....	"	903	122	20	72	1440	.....	"	3850 00	
Emery, 30-32.....	"	658	.....	21 6	62	1333	.....	"	400 00	& hypothecs
St. Elizabeth, 207.....	"	715	S. W. pt.	22	82	1804	.....	"	.....
St Hypolite, 210.....	"	1049	N.W.P. 41 & 42	40 6	67 1	2716	.....	"	1900 00	
Papineau 346 1/2-352.....	St. Mary....	1101	pts. of	108	irreg	14450	.....	"	10000 00	
Ontario, 1181-1183.....	St. James.	1100	.....	33	86	2838	.....	"	.....
De Lorimier Ave.....	St. Marys.	1222	1 to 3	120	140	16800	.....	"	4500 00	
Commissioners and Panet.....	"	13	.....	irreg.	irreg.	3296	.....	"	.....
De Lorimier, ave. 328-332.....	"	507	S. E. 1/2	40	80	3200	.....	"	.....
De Lorimier Ave. 328-332.....	"	507	S. E. 1/2	40	80	3200	.....	"	3000 00	
Ontario, 1143-1145.....	"	1102	.....	irreg.	irreg	3641	.....	"	.....
Panet, 344-346.....	"	1113	.....	40 4	64 6	2602	.....	"	11000 00	
Dufresne, 106 110.....	"	1427	.....	45	98	4410	.....	"	4100 00	undecided 5/6 of
Poupart, 48-54-60-70.....	"	1390-1391	.....	112 3	156	8652	.....	"	12500 00	
St. Alexis 2-12.....	"	.....	.....	.....	.....	.....	.....	"	.....
Champlain, 255-257.....	"	1088	.....	40	103	4120	.....	"	3000 00	
de Montigny, 254-262.....	"	1413	pt.	43	42	1806	.....	"	60 00	vendors right in
de Montigny, 254-262.....	"	1413	pt.	43	42	2500	.....	"	2500 00	vendors right in
Champlain, 337-349.....	"	1101	24 & 25	76	103	7828	.....	"	4000 00	
Shaw, 231-239.....	"	528	.....	65	54	3510	.....	"	2600 00	Sheriff's sale
Logan, 243-245.....	"	853	N. E. 1/2	51	95	4845	.....	" (and 1/2 of)	50 00	and Mortgage
Maisonneuve, 185-191.....	"	824	.....	40	113	4520	.....	"	3500 00	
Ontario, 1143-45.....	"	1102	.....	irreg	irreg.	3641	.....	"	10900 00	Sheriff's sale
Panet, 344-346.....	"	1113	.....	40 4	64 6	2270	.....	"	.....
Tansley, 15-17.....	"	475	S. W. pt.	51	104	5304	.....	"	700 00	Sheriff's sale.
St. Catherine, 929-931.....	"	1498-1499	pts. of	114 6	221	12196	.....	"	15000 00	

MONTREAL WEST.

STREET AND No.	WARD	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PR. FT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Stanley.....	St. Antoine..	1461	18 & 19	43	76 9	3300	1.25	Vacant.....	4125 00	
Guy 14 to 16.....	"	469	19	24	.70 10	1700		Buildings.....	1700 00	
Mountain, 178 to 180.....	"	1541 & 1542	parts of	irregular		10730		"	9500 00	
Plymouth 88 to 99.....	"	1636	parts 29 & 30	135 9	52 6	7441		"	14 00 00	
St. Antoine, 403 to 403a.....	"	1637	4	24	112	2688		"	9000 00	
Guy.....	"	1686	.....	75	186	13950		"	59597 50	
Aqueduct, 302 & 304.....	"	466	9	24 7	92	2262		"	5250 00	
Quesnel, 4 to 12.....	Par. Montreal	82-83	.....	60	80			"		
Plymouth Grove.....	St. Antoine..	410	.....	28 2	75	6912		"	9530 00	
Edgehill Avenue.....	"	1637	16	24	64 7	1552		"	1150 00	
Bishop.....	"	1636	N. W. pt. 46	40	165	6600		"	150 00	Sheriff's Sale.
	"	1578	pt 22 & pt 21	28	100	2800		"	7500 00	
Dorchester.....	Par. Montreal	1639	75					"		
St. Antoine, 441 to 447.....	St. Antoine..	383	218	24	119	2640	.91	Vacant.....	29 00 00	
Torrance, 26 & 28.....	"	1639	6	24	110	2640		Buildings.....	10 00 00	Sheriff's Sale.
Guy, 460 & 464.....	"	593	N. E. pt. 16	22	75	1650		"	6000 00	
Mackay, 106.....	"	1685	S. E. part.	53 4	irreg.	5497		"	7000 00	
Pine Avenue, 408.....	"	1691 & 1692	parts of	22 6	107	2407 6		"	5625 00	
Pine Ave, 408.....	"	1819	17	24	108 9	2612		"	9750 00	
Edgehill Avenue.....	"	1819	17	24	108 5	2612		"	9750 00	
Lagauchetiere, 768.....	"	1636	N. W. pt. 46	40	165	6600	.77	Vacant.....	5140 00	
Ontario Ave.....	"	1096	.....	27 7	116 6	3213 6		Buildings.....	1 00	and valuable considera-
Sherbrooke, 1071 to 1073.....	"	1748	Part of	50	154 4	7720	1.60	Vacant.....	12352 00	tion.
McGregor, 18.....	"	1739-1742	Parts of	50	151	7550		Buildings.....	58500 00	
St. Paul, 459.....	West.....	1726	Pt of K. & L.	75	220	16500		"	27500 00	
	"	39	.....	irregular		1179		"	5000 00	
King, 100, 114.....	St. Ann's....	1598	.....	95 6	95	9072		"		
Queen, 123.....	"	1601	Part of	36	95	3420		"		
Shannon, 102, 104 1/2.....	"	1682	.....	49	98	4802		"	1000 00	Sheriff's Sale.
	"	1756	36 t	30	126 4	3790		"	2000 00	
William, 59.....	"	1756	S. W. p. 35.	20	126 6	2530		"		
St. Paul, 604, 614.....	"	1756	N E pt 3, 5, 8, 9, 10	137	irreg.	15481		"	14500 00	
William, 61, 69.....	"	1756	37 to 41	124 11	irreg.	15662		"		
William, 53, 55.....	"	1756	parts of	79	irreg.	9916		"	125000 00	
Brennan, 25.....	"	1516	Part	irregular.		4000		"	36000 00	
Duke, 26, 32.....	"	1524	.....	48 3	95 6	4600		"		
Brennan, 21, 23.....	"	1522 - 1523	Parts of	irregular.		3140		"	9250 00	
Notre Dame, 1872.....	"	1881 - 1882	S W. pts.	30	irreg.	3073 6		"		
Chaboillez Sq., 7-11.....	"	1769	.....	65 9	irreg.	8550		"	17224 60	
St. Paul, 677, 79.....	"	1822	.....	48	80	3840		"	500 00	Vendor's rights in.
St. Maurice, 58, 92.....	"	1837	.....	50	71 4	3566		"	3550 00	
Notre Dame, 2056, 2078.....	"	1305 - 1308	Pt. of 1305	irregular.		140302		"	550 00	Sheriff's Sale.
Chaboillez Sq 24-26.....	"	1764 - 1765	.....					"	40000 00	

Houses to Let

TOWN HOUSES

COUNTRY HOUSES

FURNISHED and UNFURNISHED, AT ALL PRICES

Specially prepared lists will be sent to any address on application to

J. CRADOCK SIMPSON & Co.,

181 St. James Street, - - MONTREAL

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

STREET AND NO.	WARD.	CAD. NO.	SUB. NO.	FRONT	DEPTH	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS	
La Salle	St. Jean Bap.	6	25	24	69	1656	27	Vacant.....	450 00		
Laval Av 412-414.....	"	15	1231	20	70	1400		Buildings.....	1800 00		
Hotel de Ville Av.....	"	79	15 & 16	40	70	2800		".....	7749 86		
Chambord 76 80.....	"	6	87 & 88	48	70	3360		".....	4400 00		
Drolet 632-636.....	"	15	700	20	72	1440		".....	2650 00		
Cadieux 1045.....	"	30		40	156	6240		".....	2000 00		
St. Denis.....	"	15	pt. 362	18	95	1710	.18	Vacant.....	829 24		
Av. Hotel de Ville, 1058-62	"	52		30	70	2100		Buildings.....	1100 00	Sheriff's sale	
Rachel, 177.....	"	7	161	26	100	2650		".....	2000 00		
Laval Ave. 350-352.....	"	15	1246	20	70	1400		".....	1830 00		
St. Hypolite, 389, 391.....	"	131		20	74	1420		".....	900 00		
St. Hypolite, 387.....	"	130		20	74	1480		".....	550 00		
Drolet, 340-342.....	"	15	836	20	72	1440		".....	1800 00		
Cadieux, 890.....	"	133		40	71	2820		".....	1000 00		
Av Hotel de Ville, 1058-62	"	52		28	66	1881		".....	1600 00		
"	"	52		28	66	1881		".....	1300 00	à reméré	
Chambord.....	"	6	131	24	70	1680	35	Vacant.....	600 00		
Laval Ave. 364-366a.....	"	15	1243 pt. 1244	25	70	1750		Buildings.....	1600 00	Undivided 1/2 of	
Mount Royal Ave.....	"	6	141-142	52	100	5200	48	Vacant.....	2500 00	Rights of Redemption	
Dufferin, 148-152.....	"	7	180	25	80	2000		Buildings.....	1900 00		
Panet, 41.....	"	1	23	24	69	1656		".....	1150 00		
St. Hypolite, 389-391.....	"	131		20	74	1480		".....	900 00		
387.....	"	130		20	74	1480		".....	800 00		
Laval Ave. 443-445a.....	"	15	1031, 1032, 1033	60	75	4500		".....	3450 00		
St. Lawrence, 973-979.....	"	352	W. pt.	80	75	6000		".....			
St. Dominique, 760-766.....	"	352	E. pt.	80	75	6000		".....			
Cadieux, 1083-1089.....	"	22	N. W. pt.	66	75	4950		".....			
Duluth, 324.....	"	84	N. E. 1/2	36	70	2520		".....	9500 00	Vendors rights in.	
Hotel de Ville Ave 928.....	"	85		40	6	74	2997	".....			
St Hypolite, 506-508.....	"	261		40	74	2960		".....			
Hotel de Ville Ave.....	"	15	and 1/2 of 1267-68	60	64	3840		Vacant.....			
Seaton, 90-92.....	"	1	268-269	50	103	5150		Buildings.....		Cession.	
St. André, 1117-1119.....	"	10	66	24	94	2356		".....	1380 00		
Berri, 1032-1048.....	"	15	112-213-214 pt 215	74	70	5180		".....	15000 00		
St Dominique, 951.....	"	234		23	69	1587		".....	1000 00		
Rachel, 347-355.....	"	15	219	20	70	1400		".....	5000 00		
St. Urbain.....	"	458	pts. of	29	110	3190	47 1/2	".....	1515 19		
Berri, 890-892.....	"	15	136	20	70	1400		".....	300 00	and hypothects.	
St. Hypolite, 560-560a.....	"	237		24	69	1656		".....	2600 00		
Berri, 1096-1098.....	"	15	272	20	70	1400		".....	1800 00		
Frontenac, 229-233.....	Hochelaga.	166	193 & 194	44	80	3529		".....	3000 00	Sheriff's sale	
Moreau, 491.....	"	80	72	48	100	4800		".....	600 00		
" 491.....	"	80	72	48	100	4800		".....	900 00	Sheriff's sale	
".....	"	80	51 and 54	96	100	9600		Vacant.....	375 00	"	
".....	"	80	19 and 43	96	105	10080		".....	325 00	"	
".....	"	80	23 and 24	96	100	9600	25	".....	2400 00	"	
".....	"	80	55 and 173	98	125	11200		".....	375 00	Sheriff's sale	
" 21-23.....	"	80	3	37	6	100	3750	Buildings.....	1650 00	"	
Prefontaine.....	"	74	pt. of	50	9	43	2182	Vacant.....	550 00		
Bourgeois, 494.....	St. Gabriel	3201-3202		44	87	3828		Buildings.....	1100 00		
Rozel, 123-125.....	"	3399	41	25	87	2175		".....	2550 00		
Manufacturers, 162.....	"	2805		45	100	4500		".....	1575 00		
D'argenson.....	"	2625	N. W. 1/2	51	41	6	2116	28	Vacant.....	600 00	
Liverpool 274.....	"	3239	27 and 28	45	80	3600		Buildings.....	1350 00		
Ryde, 206.....	"	3399	99	23	71	1633		".....	1700 00		
Wellington.....	"	3239	52 and 53	irreg.	irreg.	5694		".....	3500 00		
Iberville.....	"	166	530	22	80	1760		".....	3500 00		
Charlevoix 764-766.....	"	2588-89		56	105	6	11778	".....	7100 00		
Centre, 479-489.....	"							".....			
Paris, 114.....	"	3239	pts. of	16	9	81	6	1312	1400 00		
Mullins 350.....	"	3099		irreg.	irreg.	7039		".....	564 00		
St Denis, 1200.....	St. Denis.	60	2 to 7	135	124	2	16762	Buildings.....	15000 00	Sheriff's sale	
St. André.....	"	7	181	25	87	2175	08	Vacant.....	184 88		
Boyer.....	"	5	564a 565a	50	95	4750	06	".....	300 00		
St. André.....	"	7	489-490	50	87	4350	09	".....	391 50		
Dufferin, 207-209.....	"	329	100	25	80	2000		Buildings.....	1700 00		
Labelle.....	"	7	1012 and 1013	50	87	4350	03 1/2	Vacant.....	152 25		
St. Hubert.....	"	7	678-679	50	102	2550	04 1/2	".....	229 50		
Breboeuf, 339.....	"	329	185	25	80	2000		Buildings.....	450 00		
Labelle.....	"	8	757	50	102	5070	7	Vacant.....	383 25		
St. André.....	"	7	511	25	86	2150	6 1/2	".....	141 38		
Rivard.....	"	209	120	50	irreg.	3248	8	".....	250 00		
Chambord, 424.....	"	331	1/2 of 126	25	85	2150		Buildings.....	215 00		
Rivard, 574-580.....	"	163, 168, & 169		44	70	3080		".....	3600 00		
St. Hubert, 1950.....	"	7	807	25	109	2725		".....	378 33	Undivided 1/3 of	
Dufferin, 320-322.....	"	329	47 and 48	50	80	4000		".....	2500 00		

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				FRONT.	DEPTH					
Selby.....	Par. Montreal	284	121	23	88 9	2141 3	44½	Vacant.....	908 91	
Sherbrooke.....	"	215	28 & Pt 29	67 6	140	9450	50	Buildings.....	11000	
Clandeboye Avenue.....	"	383	8, 9 & 10	75	Irreglar	8653	50	Vacant.....	4400	
Wood & Elm Av. & High.	"	374	parts of		irreglar			For Streets.....	4001	
Elm Ave.....	"	874	1.46		irreglar	6625		Buildings.....	9500	
Metcalf Ave.....	"	244	13-a	22 4	100 9	2250 4		"	6500	
Springfield Ave.....	"	244	Part of 10	19 1	100	1908 4		"	3940	
Grosvenor Ave.....	"	219	Part of 21	25	111	2775	30	Vacant.....	832 50	
Metcalf Ave.....	"	254	Part of 1	24	108	2592	30	Building.....	8500	
Roslyn.....	"	217	142, 172 to 175	250	111	27750	30	Vacant.....	8325	
Grosvenor Avenue.....	"	219	46	50	101	5050	30	"	1665	
St. Antoine St.....	"	383	119	26	100	2600	61½	"	1600	
St. Luke St.....	"	375	Parts of		irreglar	8874	90	"	798 6 60	
Argyle Avenue.....	"	282	Parts of 19	25	120	3000		Building.....	5000	
Selby St.....	"	384	119 & 120	46	90 4	4155 4		"	9300	
Selby St.....	"	384	119 & 120	46	90 4	4155 4	44½	Vacant.....	1846 88	
Aberdeen Ave.....	"	282	46		irreglar	9262		"	2775	
Somerville Ave.....	"	208	39c		irreglar	6598		"	2639 20	
Arlington Ave.....	"	230	Parts of		irreglar	3005		Buildings.....	7500	
Somerville Ave.....	"	208	41a, 42 & 41		irreglar	9515		Vacant.....	4281 75	
Lansdowne.....	"	220	41		irreglar	3200		Buildings.....	3275	

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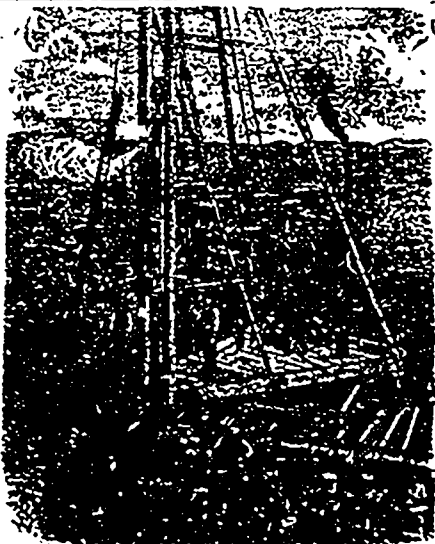
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