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# Real Estate Record

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

Vol. X.

Montreal, March, 1897.

No. 3

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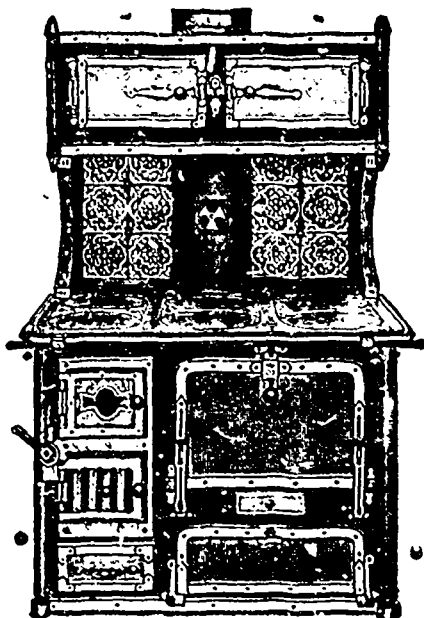
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# Real Estate Record

Vol. 10.

MONTREAL, MARCH 10th, 1897

No. 3

THE  
**Real Estate Record**

IS PUBLISHED MONTHLY

- AT -

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Monthly Review.

It is evident from the list of transfers of real estate recorded during the month of February, amounting to \$920,372, that the transactions were not all of that month, but making due allowance for the additional registrations owing to the removal of the tax on transfers, the fact becomes apparent that the real estate market is quietly gaining strength, and is fully up to all reasonable expectations, the actual business done being of a healthy character without any speculative features.

Of the sales recorded in the city and at Westmount, St. Antoine Ward as usual takes the lead, furnishing twenty per cent. of the amount,—the principal sales being of residence properties in the upper part of the Ward, ten of them varying in price from \$7,450 to \$14,500. In Westmount the prices of building lots remain firm, and the houses sold are of the better class. Of the easterly wards St. Jean Baptiste Ward displayed the most activity both in the number and amount of sales, while the largest single transfer was that of a block of houses on Hotel de Ville avenue above Sherbrooke street, in St. Louis Ward, for \$37,000.

One of the difficulties experienced by brokers in trying to effect a sale, is that the ordinary list of properties for sale does not satisfy the majority of intending purchasers, who look for bargains or investments of a kind hard to get. While there are individual instances of owners who are obliged to take at once whatever they can get for their properties, there are not so many active or well rented properties of

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ferred at bargain prices. The fact, however, that there are inquirers and cautious ones, indicates a healthy state of affairs, and in view of a more hopeful feeling current in business circles, real estate brokers and dealers generally anticipate an early improvement in their line.

Renting is undeniably slow. There are so many houses and stores to let that tenants feel very independent, and take their own time about closing negotiations. A good deal of renting will, however, be done between this and the first of May.

The sales recorded in February in Maisonneuve, DeLorimier, Mile End, Montreal Annex, Outremont, Notre Dame de Grace and St. Henry, amount to about \$79,000, of which about one-half that amount was contributed by St. Henry.

There were 208 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of February, the particulars of which are given in other columns, amounting to \$920,372.72.

St Antoine Ward . . . . .	27	\$184,104 00
St Ann's Ward . . . . .	13	50,493 50
West Ward . . . . .	1	8,000 00
St James Ward . . . . .	19	65,524 26
St Louis Ward . . . . .	15	33,214 68
St Lawrence Ward . . . . .	8	82,051 00
St Mary's Ward . . . . .	21	73,918 58
St. Jean Baptiste Ward . . . . .	29	88,407 59
St. Denis Ward . . . . .	24	68,704 42
St. Gabriel Ward . . . . .	11	31,185 00
Hochelaga Ward . . . . .	15	41,949 32
Westmount . . . . .	25	142,280 37
	208	\$920,372 72

During the corresponding month of last year 138 transfers were recorded amounting to \$968,593.17.

The real estate mortgage loans recorded during the month of February in the registration division of Montreal West amount to \$271,356.13. Of this amount \$137,700 was placed at 4½ per cent., \$57,500 at 5 per cent.; \$3,200 at 5½ per cent., \$25,800 at 5½ per cent., \$27,106.13 at 6 per cent., and \$20,550 at a nominal rate.

The 4½ per cent. loans were in two amount of \$12,700 and \$125,000,

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 J. C. SIMPSON. H. L. PUINAM.

**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. Price only \$8,000. (152-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.)

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Estimates given at short notice for general repairs.

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**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)

**PEEL STREET**—A commodious stone front house, just above Sherbrooke street, the only medium priced house now for sale in this locality. Lot 24 ft. x 136 ft. one in rear; good brick stable. Easy terms. (153-B)

**LATOUR STREET**—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (4-B)

**DELISLE STREET**—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$3,000. (155-B.)

**ST. LOUIS SQUARE**—A full sized stone front house, 27 x 49 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)

and the 5 per cent. loans were in ten amounts of \$3,000, \$1,000, \$6,000, \$9,000, \$2,000, \$6,000, \$6,000, \$5,000, \$7,500 and \$12,000.

The lenders were:

Estate and Trust Funds.....	\$ 15,102 42
Local Institutions.....	24,500 06
Insurance Companies.....	140,200 00
Building & Loan Companies.....	22,850 00
Individuals.....	69,104 65
	<hr/>
	\$271,856 13

In Montreal East the loans recorded amount to \$122,036. Of this amount \$54,852 was placed at 5 per cent. \$11,300 at 5½ per cent, \$17,738 at 6 per cent, \$500 at 6½ per cent, \$2,406 at 7 per cent., \$1,200 at 8 per cent., and \$3,950 at a nominal rate.

The five per cent loans were in twelve amounts of \$6,000, \$5,000, \$2,000, \$5,000, \$14,000, \$3,000, \$1,000, \$1,800, \$3,500, \$4,000, \$6,000 and \$3,552.

The lenders were:

Estate and Trust Funds.....	\$13,200 00
Local Institutions.....	11,000 00
Building & Loan Companies.....	35,000 00
Individuals.....	62,836 00
	<hr/>
	\$ 122,036 00

Three fine building lots on Argyle Avenue (just above Montrose Avenue), Westmount, will be sold by auction at J. Cradock Simpson & Co.'s salesrooms on Wednesday, 24th March, at 11 a.m. These lots are each 50 feet by 187½ feet, and command a beautiful view of the south and west.

## Notes.

There are evidences that new stores are to be erected on the land adjoining Lindsay's piano warehouse. We are not in a position to announce definitely, but rumour points to a prominent down-town merchant of old standing as one of the probable occupants.

At the same time we are convinced that there are opportunities for retail business on St. James street which are not being availed of. All the business is not going to be done up town, and it is well known that one of the most prosperous businesses in the city is being conducted on Notre Dame street. St.

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

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

**BEAVER HALL HILL**—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (436-a).

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

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

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**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. (753-3).

**BURNSIDE PLACE**, corner University street.—A brick shop, with dwelling above, on the corner, and a good brick house adjoining, yielding a net revenue of \$1140 per annum. A good investment property (72-B).

**CADIEUX STREET**—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,300. (117-3).

**CADIEUX STREET**—A neat brick cottage, no basement, on lot running through to St. Hypolite street; good stable, in nice order. St. Hypolite street front could be built on. (46-B).

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



**CATHEDRAL STREET**—Stone front, well built tenement, three stories, contains three dwellings, heated by Daisy furnace, w.c. and bath on each flat; hot water pipes throughout. Rents for \$768 per annum to good tenants. A nice investment. (45B-a).

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

**CHERRIER STREET**—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1368 per annum. A good investment. (61-2B).

**CHERRIER STREET**—A substantial stone front cottage, near St. Louis Square, containing 10 rooms. Daisy furnace, special attention paid to sanitary arrangements in construction; electric light and gas in house; mantles and hearths put in by Reid. Beautifully finished throughout. Permits to view at office. (78-B).

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

**CRAIG AND MONTCALM STREETS**—A fine block of stone stores and dwellings, built about four years ago, on lot 84 feet by 98 feet, forming corner of Montcalm street. This is a very desirable investment property; annual rent, \$3,500. (703.8).

**CRESCENT STREET**—A handsome stone front house, above St. Catherine street, in thorough order, all improvements and conveniences. House was built by owner for his own occupation, and workmanship and material is guaranteed of the best. (144-B)

**CRESCENT STREET**—A two story stone front cottage with extension kitchen, concrete cellar basement, Daisy furnace, five bedrooms on one flat; a thoroughly comfortable modern residence. (142-B.)

James street to-day should have a first-class drug store, one or two more good tailors, another jewellery store, and we think others could be indicated. At the present rentals good profits should be obtainable for well conducted businesses in these lines.

We reprint a short article on Departmental Stores and the agitation against them in Chicago, and we may add that the intention of the Chicago Council backed by State legislation is to tax them into submission. It is well known that some departments are added for purely advertising purposes. The tax is to be doubled for every additional department somewhat in this way. Tax for dry goods store \$100, for boots and shoes department added, \$200, for millinery added \$400, for groceries added \$800, for drugs added \$1,600, and so on. The experiment will be watched with considerable interest. This should be a valuable hint to the City Council for a new tax bill.

DEPARTMENT STORES.

The introduction of department stores and the consequent concentration of trade into large establishments has for several years led to agitation on the part of small dealers, who are the sufferers. The movement is universal and is taking form in Montreal within the past day or two. But just now Chicago seems to be in the storm centre. Recent action by the Board of Aldermen, in asking restrictive legislation against department stores, appears to have been anticipatory of a movement just begun by the influential constituents of the aldermen. These constituents—business men in all lines of trade—met the other day to the number of 300, and organized the Cook County Business Men's Association, with the avowed object of fighting the department store 'by all honorable means—by agitation, education, and legislation.' The 300 men present represented forty different associations of retail dealers, and in the fight which they have begun they invite the co-operation of all who are interested, the labor unions receiving a pressing invitation.

Thus far the Chicago labor organizations do not appear to have con-

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

**DORCHESTER STREET**—A handsome semi-detached corner residence in the west end of this street, with stable and coach house, specially well built by present proprietor for his own occupation. Expensive interior finish. House 32 feet x 66 feet; lot 110 feet deep. Plans in office. (110-A).

**DORCHESTER STREET**—A comfortable brick cottage, with gateway at side, near German street, rented for \$300 per annum. Price only \$3500. (440-a).

**DORCHESTER STREET**—A handsome detached stone villa residence on a lot having a frontage of 107 feet on Dorchester street by a depth of over 218 feet on St. Mark street; grounds nicely laid out in lawn and fruit trees. House contains 13 rooms, con-

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veniently laid out and replete with every convenience. One of the best and most comfortable family residences in the city. Call or send for permit to view. (781-3).

**DORCHESTER STREET**—A commodious stone front house, situated a little west of St. James Club. Has all modern conveniences, hot water furnace, etc. Good stable and coach house. Lot 33 feet by 175 feet. (717-3).

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

**DORCHESTER STREET**—One of the handsomest stone front cottages on the street, near Crescent street, would be a good residence for a doctor; 10 rooms in first-class order. Daisy furnace and all improvements. Call or send for permit. (665-3).

**DORCHESTER STREET, WEREDALE Park**—That splendidly situated block of land, with the stone front double house, stables and outbuildings. A grand chance for speculators or investors, 70,000 feet of land suitable for sub-division. Price and particulars at office. (71-B).



**1127 DORCHESTER STREET**—A handsome full-sized stone terrace house, with extension. Specially suitable for a doctor's house, including good stable; overlooks the handsome grounds of the Robertson estate. House heated by hot water and in perfect order. Terms easy. Very low price (133-B)

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

**DROLET STREET**—A well built stone front tenement, near St. Louis Sq., on lot 24 feet x 72½ feet; in first-class order; rented to good tenants for \$324 per annum; a very good investment. Price \$4000. (285-A).

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

**DRUMMOND STREET**—A 2½ storey stone front house on lot 24 feet by 123 feet, with two story solid

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brick stable, with all conveniences, hot water furnace, etc., etc. Roof and plumbing new, and drainage perfect, twelve rooms in thorough order. (381-3).

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

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

**DUROCHER STREET**—Two new red stone and pressed brick houses, finished in hard wood; extension kitchens, concrete basements, hot water furnaces, all improvements. (430-a).

**DUROCHER STREET**—A well built stone front tenement house, in good order. Rented at \$550. A good investment property. Price \$6000. (405-3.).

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

**DUROCHER STREET**—A comfortable, detached family residence, hot water

considered the agitation very favorably. It would be strange if they did. All labor organizations seek to reduce the cost of getting goods from the producer to the consumer. That is the practical way for the latter to save money. In commerce success depends wholly upon meeting the views of the consumer, and if department stores have gained so much ground it is due to the fact that the promoters have found means of reducing the cost of administration, while buying on more advantageous conditions. It is one of the least obnoxious bases of the survival of the fittest.

Mr. Ames is doing valuable work in accumulating information relative to certain sections of the city, with a view to ameliorating conditions operating against health and comfort in the community, and we gladly reprint some comments of the *Star* on the subject. At the same time it is remarkable how much has been done in the past few years under the old and abused law of supply and demand to remedy part of the evil. The building of a better class of dwellings for workmen has been induced by competition, so that very fair accommodation is obtainable in the newer sections at very reasonable rates. There will, however, always be a large field for such admirable work as Mr. Ames is doing. Lack of proper organization has much to do with the matter, resulting in loss of rent and consequent inability to provide proper accommodations.

"The series of articles of Mr. H. B Ames, dealing with the industrial, social and sanitary conditions of the "City Under the Hill," are documents of great value to the student of sociology. They will present the result of a close and conscientious study of the district which Mr. Ames has chosen; and will provide a substantial basis for many a scheme of relief as well as a practical test for many a fond theory. It is an axiom of humanity now that each man is his brother's keeper, and it is a truism that we can do little for our neighbors unless we know something of their needs.

"But the average man to secure any adequate knowledge of the lives that men in other social conditions are leading, is well nigh an impossi-

furnace, with good stable and coach house, on a lot 109 feet front by 140 feet deep. Terms to suit purchaser. (98-B).

**ESPLANADE AVENUE**—A handsome stone front tenement, containing three dwellings, heated by Daisy hot water furnace, well built and finished in every respect, good stables and fuel sheds in rear. (785-3).

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

**ESPLANADE AVENUE**—A handsome red stone front tenement, finished and occupied in May, 1895; interior finished in polished cottonwood. Also a first-class double tenement fronting on St. Urban street. (104-B).

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

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

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ST. HENRI

**GLADSTONE AVENUE**—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (880-A).

**GERMAN STREET**—A handsome stone front double cottage, on lot 40 feet by 100 feet heated by hot water furnace, eleven rooms. (677-3).

**GUY STREET, corner LINCOLN AVE.** A substantial, detached brick house, stone basement, 16 rooms, in good order. Lot has an area of over 6,000 feet; a comfortable family residence. Good stable. Moderate price. (463-A).

**GUY STREET**—A very comfortable brick house, in nice order, side light; good stable; moderate price. (803-3).

**HUTCHESON STREET, MONTREAL ANNEX**—A good stone front cottage, with extension kitchen, just completed, all modern improvements, Daisy furnace. (149½-B)

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

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

**LAVAL AVENUE**—A handsome stone front cottage, between Sherbrooke Street and St. Louis Square, contains nine rooms, heated by hot water furnace, in perfect condition; lot 24 feet by 85 feet. Owners will sell at a sacrifice to a prompt buyer. (473-3).

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

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

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

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

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St. Antoine Street.

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

**McCord Street**—Two double tenements brick encased, rented for \$384 per annum in good order. Price only \$4100. (55-B).

**McGILL COLLEGE AVENUE**—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Price \$7500. (191-3).

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

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

bility. It will not be obtained by penetrating even into the narrowest streets; or by spasmodic enquiries in the best or worst of homes. Nothing but a systematic and thorough investigation covering "all sorts and conditions of men" within a given area, can do it; and this is precisely the method that Mr. Ames has pursued. He has learned how the people live and what they earn; what sanitation is provided for them and the size of the families they must support; the kind of homes they inhabit and the density of population within specified districts. This is all knowledge of the first importance to those who realize that they have a high and imperative duty to perform in respect to fellow-beings, living in "the city under the hill." And if there be any who feel not this duty, they may remember that the city under the hill casts a big vote, and is now in a condition to compel attention to its needs from the careless and the callous alike."

HOME THOUGHTS.

PREPARING COUNTRY HOUSES

A witty woman once said that February 1 was the date when New Yorkers had to "commence looking for places in which to make themselves miserable in summer." Happy indeed are they who can begin to brighten and refresh their pleasant country houses for the long, lovely days which are to come. Visions of airy rooms, and shaded verandas, and green lawns, and all the sweet influences of country hospitality are in strong contrast with the doubtful chances of the life in hotels and boarding-houses. I had intended to offer some suggestions as to the choice of wall-papers, about which both success and failure have given me some valuable lessons, but it occurred to me that a description in detail of a certain attractive country house would perhaps be more useful, by showing the combinations of paper with hangings, floor coverings, etc., which produced the excellent general result.

But as a preface let me say that nothing that we buy is shown to us in a more deceptive way than wall-paper. Seated before a stand, the rolls are allowed to drop, one over the other to our feet, exposed to an excellent light, the highest point from which they fall being not more than a foot or two above the level of the eye, and not more than two widths of the design brought together. The result is to see these repeated fifty fold, in either a dim or a glaring light, on a perfectly straight surface from nine to twelve feet high, and the paper in itself greatly modified by the effect of the paste and the application to the plaster. I remember choosing a frieze of what, in the shop, seemed a delicate gens d'armes blue with a slightly defined but very graceful arabesque in a kind of

**MACKAY STREET**—A neat two story stone front house, modern conveniences. Daisy furnace. Price only \$5250. A bargain for any one wanting a small house in good locality. (817-3).

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

**MANSFIELD STREET**—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$9000. (697-3).

**MANSFIELD STREET**—Full size stone front house, in good order throughout, roomy and comfortable. Will be sold in terms to suit purchaser. (B-35).

**METCALFE STREET**—Two substantial brick houses, facing Dominion Square, on lot 48 by 100 feet, in good order. Call for particulars. (437-a). (483-3).

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228 PINE AVENUE.

**METCALFE STREET**—A handsome stone front residence, near Sherbrooke Street, the house is in fine order throughout, finished in hardwood, and is complete in all its appointments. Plumbing, ventilation and drainage perfect. Good stable in rear. Offers solicited. (787-3).

**MOREAU STREET (Hochelaga)**—A row of six brick houses, self contained, with good yards and lanes, all well rented. Will be sold at a bargain. 110 1-2-3.

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

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

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

**NOTRE DAME STREET**—22,000 feet of land with about 154 feet frontage, on Notre Dame Street, and 150 feet deep to the Harbor Commissioners' wharf line. Nearly opposite to Moreau street, Hochelaga Ward, and one story brick stable. Call for particulars. There is a well-built two story stone dwelling house, with hot water heating and good outbuilding, on the northeast side of the property. The vacant land would be sold separately if desired. (241-3).

**OVERDALE AVE**—A good cut stone front house, seven bedrooms, in good order; stable and shed in rear, covered way to house. Price only \$4500. (138-B).

**OVERDALE AVENUE**—A good cut stone front house, seven bedrooms, good stable and sheds, lane in rear. Price only \$4,500. (138-B).

**ONTARIO AND MANOE STREETS**—A block of brick tenements in first-class order, all well rented, a splendid investment property. Always in demand by good tenants. (90-B).

**ONTARIO STREET**—A block of four stone front tenements, and three stone cottages on Platt street; central locality, always easily rented. Present rental about \$1700. An All Investment. (15-B).

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

**ONTARIO STREET**—A block of three solid built tenements, six dwellings, near Bieury street, with an annual rental of over \$1400. A first-class investment. These houses always rent well to a good class of tenants. (15-B).

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

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

**PARK AVENUE, above MILTON ST.** A nicely situated block of cut stone front houses in good order, and paying a good rental. (229-3).

**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**—A handsome stone front house specially designed and built for owners' occupation, has all conveniences and improvements.

stencilled effect. Going into the room where the paper-hanger was at work I saw a deep dirty blue band with strong black lines, which vehemently declared was not at what I had chosen. It would have wrecked the room had it been allowed to remain. The change was wrought by the transfer from a very brightly lighted shop, where the paper had been seen in juxtaposition with many highly colored friezes to the top of a wall in a dimly lighted room, and in contrast with a sort of tawny-drab cartridge paper in solid color. Only long experience can guard against similar mistakes, and even professional decorators must, I am sure, be often desperately disappointed when their color schemes en masse and transferred to walls.

The interior I would like to describe had the great advantage of taking you by surprise; the outside of the extremely comfortable house was so entirely without beauty or adornment. It was a square, flat-roofed wooden building, surrounded on three sides by a wide, continuous veranda, delightful for its proper uses, but darkening the rooms on the first floor to a degree which had to be taken largely into account in furnishing them. On the fourth side had been added a two story addition, in the plain box-like style of the main building, and, like it, pierced with windows and doors at every available point.

A large wide hall ran directly through the centre of the house, with its doors opening on the veranda at either end. No stairs were seen; they were on the side; on the right were two large connecting drawing-rooms; on the left, two smaller but yet ample rooms, between which ran a passageway in which was the staircase and by which you reached the dining-room.

In summer days the hall doors stood widely open from morning until bedtime, and, either way you looked, nature made an exquisite picture. Anything of deep or sombre color would have been totally inharmonious, yet the tone must have dignity beyond a parlor or bedroom. A dado of heavy paper came the old-fashioned, dark, oak "chair-rail" which suited the general character of the house. It was tinted into exact harmony with the wood. Above this came a soft silver grey of singular design; it was like the leaf tracery of frost on a window-pane, but as if the work had been done on dull silver rather than glass. About a foot from the ceiling was a picture-moulding two inches wide, two-thirds of which was painted sealing-wax-scarlet, the other third black. The red touched the grey. Above the picture rod came a frieze of robin's-egg blue, very pale but distinct, and the ceiling was of the palest silver gray, with an old-fashioned white ornament in the centre from which hung a chandelier finished to look like dull silver with cut-glass globes.

The floor was of marqueterie in two shades of oak, with rugs in which the prevailing color was the faded Oriental blue.

The furniture was of Swiss carved oak, bought very cheaply in Brienz, and covered in this country with a stamped leather in which oak-brown and olive were the chief colors. There

Owner is out of the country and would be prepared to accept any reasonable offer. Particulars at our office. (115-B).

**PEEL STREET**—A handsome stone front house above Sherbrooke street, with all modern improvements, in good order, inspection invited. Apply at office for particulars and permit to view. (88-B).

**311 PEEL STREET**—That fine cut stone house 28 feet wide; lot 180 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 new stone front terrace house 27 feet wide just being completed. The construction and finish is superior and tasteful in every respect and will repay inspection. The house overlooks the extensive grounds of Mr James Ross, and is in every way exceptionally situated. Permits to view at the office (821-8)

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

**PEEL STREET**—A three-story stone front house, near Sherbrooke street, containing thirteen rooms, heated by hot water furnace, in good order. Lot 24 feet by 116 feet. This would make a thoroughly comfortable family residence. (661-3).

**PINE AVENUE**—A block of six stone cottages facing the park. Houses of modern construction and almost new. Heated by hot water; well rented. A good investment property. (729-3).

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

**PINE AVENUE**—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (72-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 \$7600. (595-3).

**QUESNEL STREET**—A brick incased tenement (two dwellings), rented for \$162 per annum. Price only \$2200. (679-3).

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

**RICHMOND SQUARE**—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$50½ per annum. (605-8).

**ROUSSEAU STREET**—A block of brick tenements, containing four dwellings all well rented to good tenants. A good investment property. (2-B).

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

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

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

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

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

**SHERBROOKE STREET**—A three story stone front corner house, in the Eastern part of the street, completed this summer, has every convenience, hot water furnace. (751-3)

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

**SHERBROOKE STREET**—A new stone house, carefully built under owners' supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (775-3).

**SHERBROOKE STREET**—A stone front terrace house, near Shuter St., in good order, contains 12 rooms, very central situation. Price only \$8000. (86-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).

were two large sofas, two chairs, and a table en suite, the corners of which were all finished with boldly-cut heads of griffins, etc. Between the parlor doors and over the table a pair of very large elk-horns was embedded into the wall and served as a hat-rack. Large photographs of the Coliseum and of St. Peter's filled the wide spaces on either side of the hall.

The parlors had as their *motif* the utmost coolness possible to attain, and an attempt was made, since the veranda made them shadowy, to emphasize rather than contend with the irremediable. The house stood beside a large body of water, and the idea was rather the coolness of water than that of the shade made by verdure.

The floor was first covered by the finest smooth green-white matting; the woodwork was all white. The furniture was largely of rattan, silvered, with a few heavy pieces covered with light silver gray leather. The curtains for the six very high, long windows were made of Nile-green siliesias such as upholsterers use for linings. It has the most beautiful sheen and drapes exquisitely. These were lined with white watered peraline, which increased the delicacy of the color, and edged with heavy extremities full inches made of the silesia "pinked" in sharp points, under which a six-inch ruffle of "goffered" book-muslin gave a most filmy softness.

The mantelpieces were of white wood, but of neither old-time fashion nor in any way either stately or pretty. They were also covered by the silesia, with sufficient white added to keep up their kinship with the windows. How often nature and make of "those lovely silk hangings" were inquired into, it would be hard to tell.

The rugs were made of Aubusson carpet with borders. No Oriental rug could be found to give the faint green tint which was the basis of the whole scheme. In these were introduced very faint mauves and rose hues, such as one sees in wet sea-weeds on the sand. The whole was a great success.

The smaller rooms were relatively the library and music-room. The former was arranged so as to have one bright warm-looking spot in the house, for cool autumnal days. The walls were a warm ashes-of-rose gray, with much red in the frieze, the curtains of very light gray with red guimp and tassels, in a sort of Moorish effect, the chairs and large soft lounge made without any visible wood, and covered with a thick Eastern wool fabric with red and gold. The book-cases were on three sides of the room, low shelves, unglazed and ebonized. A large, open, wood fireplace with iron firedogs; a black mantelpiece with a dark red covering of velvet stretched on a heavy board across the top; a desk in a fireside corner, and a cosy table with a low double "student's lamp," completed this room, into which lovers and friends strayed instinctively, and where old ladies insensibly were led to think of their knitting. I forgot to mention the important item of a two-toned red rug, made from Brussels carpet with a border, laid on a gray filling.

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

**SHUTER ST.**—A 2½ storey rough stone front house, three finished flats and a good high cellar; heated by hot water furnace, in good order throughout. Price only \$5500. (141B)

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

**SHUTER STREET**—A modern stone front cottage 25 feet wide in the best part of this favorite street. All modern conveniences and in good order. (231-a).

**SHUTER STREET**—A first-class stone and brick house, in good order throughout; particulars at office. (37-b).

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

**ST. ALEXANDER AND JUROR STS.**—Five brick houses, all rented. Good general situation, good investment property. (90-B).

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

**ST. ANTOINE STREET**—Three stone front houses, near Cathedral street, in good order, rented for \$960 per annum, would make a good investment, as property will soon be required for shops. (453-a).

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

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

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

**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**—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 187 feet 10 inches on City Councillor street. The imme-

diate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-3).

**ST. CATHERINE STREET**—A comfortable stone front house of 10 rooms, in good order. (251-a).

**ST. CATHERINE STREET**—A good business property, near the corner of one of the best West end streets; occupied as shop and dwelling; area about 2880 feet. (22-B).

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

**ST. CATHERINE STREET**—A very neat stone front double cottage near Greene Avenue, 35 feet front, 10 rooms, heated by furnace, in good order. (237-a).

**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 BORROMME STREET.** Three brick cottages, heated by hot water furnaces, in good order; easy terms. Price only \$3000 each. (431-a). (A bargain).

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

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

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

**ST. DENIS STREET**—A well built stone front tenement house, in first-class order, well rented to good tenants. Price only \$7000. (693-3).

**ST. DOMINIQUE STREET**—A neat and attractive solid brick cottage above Prince Arthur street (the best part of the street) in particularly

The music-room was bare of hangings, had no carpet, and only rattan furniture. The piano and walls, hung with portraits of the composers and musicians, were its chief attractions.

The dining room was very simple. It had six windows and two doors opening east and west; it was intended only for summer and early autumnal use, and depended largely for its charm on the loveliness seen through all these wide openings, and on the beauty and invitingness with which the hospitable table called the guests to partake. A large and beautiful fireplace on which a blaze was kindled on every possible evening; a fine old bulge-fronted sideboard, and some excellent portraits, were attractions, but one rarely remembered to look at the inconspicuous dull-toned paper. The curtains were full sheer white muslin with lace stripes and edged with deep lace frills.

I find that I must leave the bed-chambers for a second paper, as I have taken so long to describe the rooms on the lower floor.—*C., in N. Y. Evening Post.*

#### GASLIGHT FOR A NICKEL.

San Leandro is to have the most unique gas plant on the Pacific Coast. It is a clever adaptation of the measurement of light by the principles that govern the nickel-in-the slot machine. It is a safeguard alike to producer and consumer, and will of necessity be of great service to the prowling burglar, says the *San Francisco Call*.

Within a few weeks all consumers of gas in that little town will be supplied with very interesting meters, the delicate machinery of which is just now being completed in a Fourth Street brass foundry. The body of the machine is an ordinary gas meter, but on top is a combination of cog, springs, wheels and little devices very ingeniously fitted together, and which are guaranteed to measure perfectly the consumption of gas. The most peculiar feature about the new system is a little slot into which the consumer places his coin in proportion to the amount of gas he wishes to use.

If a household only has a few cents to spare at a time, and wishes to illuminate his house with gas, he can put a nickel in the slot and it will liberate so many feet of illuminating power. By a very carefully measured system, none of the gas is wasted, although it may not all be used at one time. While the gas is burning, the pressure of the vapor through the pipe works a spiral rod, and when the mark on the rod equal to the value of the coin reaches a certain place, the supply is turned off, and unless the slot is patronized again the house or hall will be in darkness.

#### A WARNING FLICKER

Another adjustment prevents any sudden going out of the light. It is so arranged that twenty minutes before the value of the coin is burned up, the light commences to flicker, perform all kinds of contortions and gradually grow dim, thus giving the consumer the option of putting another nickel in the slot or of lighting a candle.

good order, with shed and good lane in rear. Price \$2200. Terms especially easy, only \$200 cash meantime, balance on time. (127-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 in first-class order, well rented, and in good renting locality. (102-B).

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

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

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

**ST. FAMILLE STREET**—A three-story stone front house, with bay window, in good order; lot 130 feet deep. Price only \$6000. (797-3).

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

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

**ST. FAMILLE STREET**—A well built stone front house near Sherbrooke street contains twelve rooms, all improvements, in good order, on lot 25 feet by 130 feet. Price \$8000. (91-B).

**ST. FAMILLE STREET**—A stone front English cottage house in the upper part of this street, in good order. Price \$3300. (521-3).

**ST. HUBERT STREET**—A stone front tenement property built in 1890 and containing modern improvements, will be sold at cost. (523-3).

**ST. HYPOLITE STREET.**—A comfortable brick cottage, near Prince Arthur Street, contains nine rooms, in good order. Price only \$2500. (79-B).

**ST. LAWRENCE STREET**—Two stores with dwellings above, in St. Jean Baptiste Ward. Price \$7500. (387-A).

**ST. LAWRENCE STREET**—A brick shop and two tenements in rear on St. Dominique street above Sherbrooke; rented for \$864 per annum. (481-3).

**ST. LUKE STREET**—Two stone front tenement houses in first-class order. Rental \$150 per annum. Price \$18,500. (575-3).

**ST. LUKE STREET**—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. (781-8).

**ST. MARK STREET**—Two new red stone front houses, near Dorchester street, 29 feet by 43 feet each, lot 110 feet 10 inches deep; material and workmanship first-class, every convenience, modern improvements, moderate price. (279-a).

**ST. MARK STREET**—A stone front terrace house, just above Dorchester street, ten rooms, in good repair. Price only \$5000. (711-3).

**ST. MARK STREET**—A stone front house, just above Dorchester street and contains 12 rooms. Daisy furnace, in good order. Price \$7000. (898-A).

**ST. MARK STREET**—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (875-a).

**ST. MARK STREET**—A comfortable cottage above St. Catherine street, 25 feet front, heated by furnace; all in good order. Price \$6200. (29-B).

**ST. MARK STREET**—A comfortable stone front house occupied as private dwelling, near St. Catherine street. House contains 11 rooms, heated by furnace and in good order. Price only \$6500. (281-3).

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

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

**ST. MARTIN and MORELAND STS.**—Eight stone front cottages, all fully let to prompt paying tenants, low price, or might exchange. (233-a).

**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. (181-B).

**ST. MONIQUE STREET**—A handsome stone front cottage, nicely situated on the high ground above Lagauchetiere st., fitted with all improvements; 8 rooms. (825-3)

**ST. URBAIN STREET**—Brick incased tenement, two dwellings, hot water furnace in each, newly built; good investment property. (111-B).

**ST. URBAIN STREET**—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first-class or-

der. Built for owners' occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3).

**ST. URBAIN STREET**—A well built stone front tenement, in good order, well rented, near Sherbrooke Street.

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

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

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

**UNIVERSITY STREET**—A stone front, semi-detached residence, well built and in good order throughout. Lot 27½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9500 to a prompt buyer.

**UNIVERSITY STREET**—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. Price \$9000. (653-3).

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

**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).

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

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

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

**VICTORIA STREET**—A stone front tenement house, near Sherbrooke street, in good order, and rented for \$540 and half taxes per annum. (440-a).

**BURGLAR TEMPTERS.**

A complication is likely to arise in regard to the town lighting, and it is not yet decided whether a meter shall be attached to each lamp-post and the town marshal be sent around each evening at sundown to put the necessary nickels in each machine. If such plan be followed there is no doubt that the meters will become very attractive to the small boys and a constant discrepancy will be found between the amount of gas used and the nickels found in the receiver. There can be no doubt that after a machine had been in use some months it would possess a marked magnetism for a burglar, and a new branch of crime would undoubtedly come into vogue in San Leandro within the next few months. It will probably be safer to crack half a dozen nickel-in-the slot gas measuring machines than to tackle one safe, and the returns will probably be greater. San Leandro's town marshal is considering the advisability of issuing a notice that he will not be responsible for gas meters in the future.—*Shareholder.*

**MANTELS AND STAIRWAYS.**

The one prime caution in the use of any wood is to avoid as much as possible machine work. The stair rail should be large and worked with simple curves. The balusters should be firm, of good size and plain. Most cheap houses sin mainly in their mantels, generally being monstrosities built up of cheap machine molding and tawdry turned spindles and rosettes. The line of a mantel should be simple, the general design should be severely plain, and if the size of the room will warrant it, it should be massive. The artistic eye of the architect can here be shown in the careful selection of design in mantels and tasteful drafting of detail in stairways and interior woodwork. Such details should never be left to the carpenters, contractor or builder, but be shown and selected before by the architect.—*Chicago Record.*



# 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.)

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

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

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

**ATWATER AVENUE,** corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (133-a).

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

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

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

**BONSECOURS STREET.**—A block of stone front buildings, containing four stores, with dwellings above, also brick store in rear, and large ice house, fitted up for fish or produce business; yearly rental nearly \$2,000. A first-class investment. (399-A).

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

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

### THE MOST VALUABLE SPOTS ON THE EARTH.

Probably the most valuable spots on the face of the earth (as the burial sites in Westminster Abbey cannot be bought with gold) are the four corners where Wall street touches Broad, and the two where it meets Broadway. I cannot guess how large a price any one of these might bring in the market now; but a million dollars and a half million more were recently paid for five lots on Broadway, opposite Bowling Green. This was the value of the land alone, as the old buildings it bore were at once to be torn down; yet, says Philip Hone, a lot in just this place sold in 1829 for only \$19,500. As late as 1840 lots on Cortlandt street could be had for \$1,000, or even for \$700. But a year or two ago the corner of Liberty street and Nassau, measuring 79 feet along the one, 112 along the other, and about 100 feet in depth, brought \$1,250,000, and this, again, for the sake of the land alone. —*Places in New York*, by Mrs. Schuyler Van Rensselaer, in the February Century.

### THE SUBMERGED TENTH.

"We should be glad to say a great deal more than we do," says the *New York Independent*, "about prison reform, about reformatories, about the care of the poor in almshouses, and, indeed, about the submerged tenth generally; but, while we do not want to neglect the subject, yet we must remember that the matter of first importance is to produce a self-respecting and self-supporting and moral nine-tenths, and that only the fragments of interest and care can be given to those who fall out of the march of progress and life, who are a drag upon the morals of the community and a waste to its resources. If one wants to study the movements of humanity, he must not seek his information by the study of the statistics of the degenerate. There are always paupers and criminals, but they do not make history. They are in evidence more than they deserve, but only for their brief day; the next day they are forgotten. Society gets wardens and policemen to take care of them, so that it can go about its business undisturbed of educating decent children, making happy homes, and consolidating the liberties of the country. Degenerates do not count. They have no part in what makes the world. We consider them because we must, but no more than we need for our care and our protection. We have other vital interests on hand — those of good men and women, and those of children who will make good men and women."

### NEW IDEAS FOR WALLS.

Those wise women who realize the effect that wall-papers have on the mind, pay great attention to the wall coverings of their homes. A pretty, light paper is insensibly cheering, while dark, dingy papers are responsible for a good deal of depression, and so are the dull half-tone which have been in vogue for so long, but are now out of date.

**DRUMMOND STREET.**—Two fine building lots on the best part of this street. It will soon be impossible to get lots in this neighborhood and intending purchasers should inquire about these.

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

**FRONTENAC STREET.**—A block of land with an area of 36,000 feet, with the three-story brick incased factory building thereon, 150 feet by 56 feet and 25 feet extension. First class factory property. (19-B).

**FULLUM STREET.**—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (359-3).

**GAIN STREET.**—A good corner lot 50 feet by 77 feet for sale cheap to close an estate. (12-B).

**GREY NUN STREET.**—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. (443-a).

**GREY NUN STREET.**—A large substantial stone property occupied as warehouse and factory, with boiler and engine complete. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (765-3).

**GUY STREET.**—Five choice lots, between Dorchester and St. Catherine streets, size ranging from 23 feet 3 inches to 24 feet 9 inches front and 145 feet to 161 feet deep; very few lots left in this locality. (845-a).

**GUY STREET.**—Three good building lots, above Dorchester street, each 25 feet 8 inches front; very few vacant lots left in this section. (297-a).

**GUY STREET.**—Three good building lots, above Dorchester street, each 25 feet 8 inches front; very few vacant lots left in this section. (297-A).

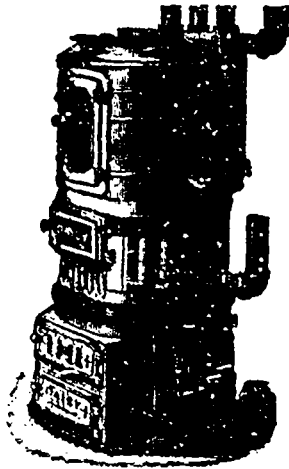
**GUY STREET.**—Several fine lots just above St. Catherine street. Frontages of various sizes and depth from 100 feet to 172 feet.

**KNOX STREET.**—A good building lot 46 feet by 90 feet, near Charlevoix street. Price 25 cents per foot. (35-B).

**LE ROYER STREET.**—A very desirable building lot for warehouse, etc.. 34 feet by 60 feet. No waste ground. (79-3).

**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).





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HAS PLACED THE  
DAISY  
HOT WATER  
HEATERS

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like an original.

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Proprietors Have you  
Examined

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**ANTI-FREEZING TOP.**

If you are interested in domestic or public sanitation  
you should inspect 'The Crescent' it is the sim-  
plest, cheapest and best and the only known device  
that is guaranteed not to freeze at 25° below zero.  
It can be applied to a new building for about the same  
cost as the old style, and as there is only one put  
through the roof (instead of two or three as for-  
merly) as that pipe is flanged and soldered there is  
no danger from leakage.

It has been in use two seasons, and  
has been thoroughly tested.  
It may also be applied to old build-  
ings, at a nominal cost.

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Sawdust & Kindling Wood always on hand.  
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Cement a Specialty.

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AT LOW PRICES

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SPECIALTY: Pine hardwood  
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decorations Houses, Churches, etc.

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hanger,**

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Corner Berthelet, Street.

**Wall, Stewart & Co.**

Manufacturers Agents,

Paints, Oils, Varnishes

and Window Glass.

23 BLEURY STREET,

BELL TELEPHONE 722.

# Houses for Sale

## By J. CRADOCK SIMPSON & CO.

**COLLEGE STREET**—Two lots near the corner of Duke street, on the south side, with brick building, renting for \$125. Suitable for light manufacturing or other business purposes. (510-3).

**DORCHESTER STREET**—A vacant lot 30 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-3).

**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).

**DORCHESTER STREET** (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 103 feet on Dorchester street. A unique location, for price call at office. (112-2).

**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).

**MONTREAL JUNCTION**—18 choice lots situated near the station, would be sold en bloc or separately. (188-a).

**NOTRE DAME STREET**—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (98-B).

**NOTRE DAME STREET**—A block of land with a frontage of 102 feet by a depth of about 458 feet, with solid cut stone house 40 feet square, and a two-story frame building 40 feet by 100 feet formerly used as workshop. Excellent situation for contractor; house is in good order; heated by hot water furnace. (60-B).

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

**NOTRE DAME STREET**—A fine corner business property in the best section west of Chaboulliez Square comprising three stores and dwellings always rented. Rental aggregate nearly \$2200. (785-8).

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

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

**NOTRE DAME STREET WEST**—A block of land with a frontage of about 400 feet on Notre Dame street to a street in rear, and 175 feet on Cote St. Paul Road. Suitable for sub-division. (221-a).

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

**NOTRE DAME STREET**—Two of the best stone stores on the street; central locality; the lot is 52 feet by 120 feet, and the buildings are 52 feet by 100 feet, in 1st order. Particulars at the office. (105-B).

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

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

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

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

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

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

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

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

The so-called "artistic shades," the dirty greens, half-alive reds and messy yellows, are said to be things of the past. The two colors now most used in drawing-rooms are yellow and pale green. Pale green is the newer, and "goes" admirably with the fashionable Louis Seize gilt decorations, but yellow is warranted to bring sunlight into the darkened room. Pale blue alone is considered crude for a drawing-room, but is effective when touched with golden yellow or pale rose.

Dark crimson dining-rooms are no longer in fashion, and bright scarlet is the newest dining-room shade. A vivid grass-green is also used. An original dining-room is furnished in old oak, with pale blue hangings and walls, making a good background for the dark blue china arranged on a shelf as a frieze around the room, and in the cabinets.

Another dining-room is papered in sealing-wax red, with a velvety design on a polished satin ground, and in still another Japanese leather paper is used with good effect. A telling staircase paper has life-like red poppies on a cream ground. It is always best to choose a bold design for hall and staircase walls, especially in large houses.

#### WHITE HOUSES AND GREEN BLINDS.

"I am inclined to think," said Mr. Bugleton, "that if a man is going to build a house in the suburbs or the country white with green blinds is about as well as he can do in the way of paint—that is, if there are trees around the house. If there are no trees, if the house stands right out by itself, then white would be pretty staring, though, according to my fancy, a house painted white and green looks all right anywhere if the paint is kept fresh and bright. I was out in the country the other day, and I saw some white and green houses, standing back in yards, surrounded by trees, sunlight touching them in patches where it shone through the leaves, houses looking cool and comfortable, and with some character about them. I like it myself better than the dull rainbow tints in which many modern houses in the country are now painted, and if I were going to build a house to-morrow in the suburbs, if it was on land where it should be surrounded by trees, I think I should paint it white, with green blinds."  
—*New York Sun.*

#### INTERIOR HEATING.

In a climate like ours, the proper heating of interiors is of great importance. Not only the ability to attain the maximum temperature desired, but also to be able to regulate the temperature in the entire building or of the different parts and apartments at will.

Of the many systems devised to this end, Hot Water Heating seems at present in the front rank. Among the many excellent styles of hot water heater the Star Iron Company are now on the market with their new Star Heater, which they claim introduces several important improvements.

**ST. ANTOINE STREET**—Some choice building lots, 25 feet front and 90 feet to 100 feet deep near Greene Avenue. Terms ¼ cash, balance in ten years. (10-B).

**ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL**—This valuable manufacturing site, having an area of 27,555, could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).

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

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

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

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

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

**ST. CATHERINE STREET**—A very desirable lot in the western part of the street, 65 feet front; no fancy price asked. (24-B).

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

**ST. CATHERINE ST.**—A very desirable revenue producing property 8. south-east side of St. Catherine street between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-8).

**ST. DENIS STREET, facing St. Louis Square**—Nine choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

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

**ST. JAMES STREET**—A good stone building, east of St. Lambert Hill, occupied as offices, area 1538 feet; will be sold at a moderate figure, owner must sell. (759-3).

**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. PATRICK STREET**, corner of Napoleon road—A well situated corner block, 200 by 102 feet. (221-3).

**ST. JAMES STREET**—Very desirable building lots for sale on easy terms, 25 feet by 100 feet, also several corner lots, best locality in St. Henry. (10-B).

**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. (286-a).

**ST. PAUL STREET**—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B).

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

## Houses & Building Lots

FOR SALE

—AT—

### WESTMOUNT.

#### J. GRADOCK SIMPSON & CO.

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

**ARGYLE AVENUE**—Three good lots with a frontage of 50 feet each in this fine Avenue. (48-2).

**ARGYLE AVENUE**—A good building lot about 100 yards above Cote St. Antoine Road, 50 feet by 187½ feet; fine situation. (109-B).

**BELMONT AVENUE**—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet; well situated and commanding a magnificent view; the best speculative blocks in the Cote. (208-a).

**BELMONT AVENUE**—Some large blocks of land above the Cote St. Antoine road. Suitable for subdivision. Will be sold at a price to tempt speculators. (228-2).

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

It is fitted with the new Siphon Injector by which "the circulation in the lower coils is increased by the speed of the circulation in the upper stories," thus securing comfort upon the same level as the Heater.

Greater economy and more rapid heating is also claimed from the absence of any fire brick, the fire-pot being entirely surrounded by the Water chamber, thus saving heat and preventing clinkers.

In addition to special improvements in the grate is also claimed that the Heater is fitted with a new Patent Eccentric Ash Sifter which does the work effectually with closed doors, without dust, and is claimed in several other particulars to be near perfection.

Those interested in houses and buildings are always glad to see improvements developed in these details so important to comfort and economy.—*Adv.*

**CLARKE AVENUE**—A block of land just above Western Avenue, with a frontage of 149 feet on Clarke Avenue, by a depth of 292 feet to Oliver Avenue. This lot having two frontages, could be sub-divided to good advantage. (269-A).

**COTE ST. ANTOINE ROAD**—A block of land forming the corner of Lansdowne Avenue, having an area of over 18,000 feet, would be divided into lots or sold en bloc. (461-a).

**COTE ST. ANTOINE ROAD**—A block of land with a frontage of 345 feet, and an area of 53,270 feet. Price only 50 cents per foot. (317-a).

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

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

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

**DORCHESTER STREET**—A block of land forming the corner of Atwater Avenue, having an area of about 25,000 feet; could be divided very advantageously. Plan in our office. (128-B).

**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).

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

**DORCHESTER STREET and COLUMBIA AVENUE**—Choice corner lot 26 feet by 188 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a). Call for particulars. (251-3).

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

**DORCHESTER STREET**—A handsome 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).

**ELM AVENUE**—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8000. (789-3).

**GREENE AVENUE**—Three choice lots each 28 feet by 110½ feet, lane in rear and on each side of block. (305-A).

**GREENE AVENUE**—Three elegant stone front houses of latest design and finish, including bay windows, hot water furnace; no basement, etc. Well rented; beautifully situated. (209-3).

**GREENE AVENUE**—A substantially built stone cottage, two stories and extension, unfinished basement; in good order; hot water furnace. Lot 140 feet deep. Price \$5200. (298-3)

**HILLSIDE AVENUE**—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-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 AVENUE**—A new house above Sherbrooke street, of special design and finish. The work has been most carefully looked after by one of our leading architects, who has built his own house adjoining and on the same design. We can thoroughly commend this house to home-seekers in Westmount. A vacant lot adjoining can be had if required. Price \$9500. (118-B).

**MELBOURNE AVENUE**—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (788-3).

**MELBOURNE AVENUE**—A handsome solid brick house of 18 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B).

**MONTARVILLE AVENUE**—A splendid building lot, 50 feet front by 187½ feet deep, commands a fine view of the city and river. (163-A).

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

**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. Owner would sell the two for \$17,000. Call for permits. (124-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. (893-3.)

**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).

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

**MOUNT PLEASANT AVENUE**—A few choice lots, 25 by 105 feet, a block 110 feet front by 100 feet deep, and two lots 22½ feet by 95 feet. Delightful situation close to electric cars. Fine view and moderate price. (16-B).

**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).

**OLIVIER AVENUE**—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price. (123-B).

**SHERBROOKE STREET**—A handsome pressed brick front house, lot 44 feet front, house 23 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

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

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

**ST. CATHERINE STREET**—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each. (382 & 386-2).

**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).

**VICTORIA AVENUE**—Good building lots 25 by 180; \$300 cash, balance at 5 per cent. (28-B).

**VICTORIA AVENUE**—A good lot on the best part of the avenue, just above Sherbrooke street, facing Chesterfield avenue. Owner having left the city, would sell at a low figure. (43-B).

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

**WESTERN AVENUE**—A handsome new pressed brick house just finished with all modern conveniences, would be sold cheap. Inspection and offers solicited. (731-3).

**WESTERN AVENUE**. — A handsome red sand slope house, near Elm Ave., completed last summer; beautifully finished in oak and cotton wood, natural finish, Daisy furnace, every convenience material and workmanship of the very best. Inspection invited.

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

**WINDSOR AVENUE**—Choice modern brick cottage, recently completed for owner, who has special reason for selling. Contains every modern improvement. Pleasing design and good workmanship. Would accept \$3000. Call and see plans. This will interest you. (123-B).

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

## Houses

## Offices

AND

## Warehouses

## Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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.

**CHAMBLY BASIN**—A fine residence property, containing 23 arpents, of which five arpents is beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.) Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours drive from Longueuil. Moderate price. (119-B)

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

**LACHINE**—A very neat frame cottage built for winter occupat' n, in the best part of Upper Lachine; two-stories and unfinished attic, good cellar, heated by hot water furnace, wired for electric light. (21-B).

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

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

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

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

**SHERBROOKE, P.Q.**—Some choice factory sites with water power (about 500 horse power at present available) adjoining the Grand Trunk line. Call at office for plan and particulars. (288-1).

**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).

**ST. ANNES**—Part of Isle Vallquette, comprising about two acres, beautifully wooded. Price only \$600. Easy terms. (449-a).

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

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

**ST. LAMBERT**—Frame house, extension kitchen, seven rooms, in nice order. Lot 60 by 100 feet. Price only \$2200. (114-B).

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

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## LAKE ST. LOUIS.

### Farm for Sale.

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

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## Country Properties

FOR SALE BY

**J. Cradock Simpson & Co.**

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

We have for sale choice farms and country residences, at Lachine, Fraserville, Chambly, River Beaudette, Beach Ridge, Hudson, Lacolle, Lake Massawippi, St. Anne, St. John, Pointe aux Trembles, Longueuil, Lower Lachine Road, Dorval and St. Hilaire, full particular of which can be had at this office.

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**A COUPLE OF FARMS** on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (82 by 30-B).

**FARM FOR SALE**—About 700 arpents, beautifully situated at the discharge of Lake Long or Lake Therrien into the proposed line of the Montford Railway, which is under construction. The water power gives an additional value to the property, which comprises wood lands naturally drained; two small lakes suitable for fish breeding, and the farming lands well watered by springs. Fish and game are plentiful. A rare combination of business and pleasure can be had for the low price of \$3000. (48-B).

**LACHINE**—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 100 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B).

**NORWOOD**—Two well built frame cottages on lot having 85 feet frontage on road by a depth of 500 feet to the river. Photo in office. Price only \$3000. (53-B).

**SAULT AU RECOLLET**—A comfortable frame house on stone foundation, built for winter occupation, 10 minutes' walk west of C.P.R. station, good stable. Lot 96 feet by 250 feet. Runs from road to river, laid out in fruit trees and garden. Price \$3000. Another lot of land, 145 feet by 300 feet with frontage in road and river, with neat double cottage. (two dwellings) in nice order. Photos in office. Price \$4000. (53-B).

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

**ST. ANNES**—That unique property formerly known as Beckers Island, One of the most picturesque spots in the vicinity of Montreal, comprising a large island in a high state of cultivation completely walled, 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 \$7000.

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

## Electric Repair and Contracting Co.

623 LAGAUCHETIERE ST., MONTREAL.

Electric Apparatus of all kinds Repaired on the shortest notice.  
DYNAMOS AND MOTORS ELECTRIC SUPPLIES.

Armatures Rewound for all Systems.

PRICES MODERATE. **GEO. E. MATTHEWS, Manager.**

T. and H. Arc Armatures a Specialty. Electric Wiring and Bell Work.

Late Foreman of The Royal Electric Co. Armature Winding Department.

**L. R. MONTBRIANT**   
*ARCHITECT and*  
230 St Andre Street *VALUATOR.*  
Montreal.

**J. Alcide Chausse,**  
*ARCHITECT,*  
Valuator and Superintendent.  
153 SHAW STREET <sup>near</sup> St. Catherine Street, MONTREAL.

Canadian Marble and Granite Works,  
36 Windsor Street, MONTREAL.

**T ROCHON & SON**

Successors to

A. R. CINTRAT.

Manufacturers and dealers in all kinds of Granite, Marble and Stone Mantel-  
Pieces, Tile Mantels and Flooring, Brass Fenders, Fire Sets,  
Plumbers and Furniture Tops, Etc.  
BELL TEL. 3973. MERCHANTS' TEL. 755.

**LUMBER LUMBER**  
**DIMENSION TIMBER**

All Kinds and Sizes on Hand.

OFFICE:

Napoleon and Tracey Sts., St. Cunegonde.

LUMBER YARDS:

Along Both Sides Lachine Canal.

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Bell Telephone 8141.

**Montreal.**

White Wood, Pine, Spruce, Hemlock, Birch,  
Ash, B s Wood and all kinds of  
Hardwood.

Established 1806.

## BUILDING HARDWARE

A FULL STOCK OF

LOCKS and BRONZE GOODS, Etc.,

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6 St. Lawrence Main St.

**Chanteloup Manufactn'g Co.,**  
**IRON AND BRASS**  
**FOUNDERS.**

Iron Cresting, Circular Stairs, Iron  
Fencing, Electric Light & Gas Fixtures, Fancy  
Designs, in stock and made to order.

CALL AND SEE SAMPLES IN SHOW ROOM.

**587 to 593 Craig St., - MONTREAL.**

## MOUNT BROS.,

MANUFACTURERS OF AND DEALERS IN

Electrical Apparatus

OF EVERY DESCRIPTION.

**766 CRAIG STREET,**

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**E. C. Mount & Co.,**

Plumbers, Gas and Steam Fitters,  
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Ventilation, Electrical and Mechanical  
Bells and Annunciators Fitted.

**766 CRAIG STREET.**

Branch: 31 Cote St. Antoine Road, Westmount.



# REAL ESTATE TRANSFERS RECORDED IN JANUARY, 1897.

## MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. NO.	DIMENSIONS.		AREA.	T.	BUILDINGS.	TOTAL PRICE.	RE-MARKS
				FRONT.	DEPTH.					
Berri, 772-778.....	St. James....	1203	4 & p 5	35	94	3340		Buildings.....	400	A reméré.
St. Denis, 525-527.....	"	1200	27	24	100	2400		"		Good consideration.
St. Andre, 556.....	"	1193	SE pt 4 NW pt 5	18	9	65		"	2000	
St. Denis, 341-343.....	"	838	8	24	6	125		"	5650	
Wolfe, 442-456.....	"	974	73 to 76	84	66	5544		"	6250	
Sherbrooke.....	"	1203	108 NE pt 107	28	148	6		Vacant.....	39 5 38	
St. Andre, 890.....	"	1207	74 & 75	48	94	4512		Buildings.....		Good consideration.
Berri, 662-664.....	"	1203	26	20	80	1600		"	2250	
St. Andre, 223-229.....	"	542	N W pt	40	85	3400		"	5000	
" 589-591.....	"	1100	2	20	80	1600		"	3500	
Wolfe, 184-188.....	"	597	part	42	5	80	6	"	2000	
St. Denis 137.....	"	432	6	25	144	3600		"	10000	
Jacques Cartier, 28-34.....	"	114	.....	irreg.	irreg.	3189		"	375c	
Sherbrooke, 166.....	"	1213	9 & 10	50	93	2		"	1000	
" 166.....	"	1213	9 & 10	50	93	2		"	1900	
Che rier, 32.....	"	1207	225 & 226	50	120	3000		"	3000	
Vi ation, 370.....	"	1107	N W pt	60	106	6		"	2000	
C...g, 226-230.....	"	78	.....	83	93	7719	80	"	8478 88	
Amherst.....	"	1211	110 & 111	50	110	5550		Vacant.....	4400	
Huron, 71-73....	St. Mary's....	508	pt of 24	24	42	6		Buildings.....	900	
St. Roch, 11.....	"	1364	43	22	75	7		"	1400	
Fullum, 276.....	"	1308	.....	60	215	12900		"	3500	
Lafontaine, 429-437.....	"	504	32	22	105	2310		"	3731 58	
Dufresne, 230-240.....	"	1359	60 & 61	72	80	5500		"	4500	Rights in undiv. 1/2 of.
Ontario, 908-914.....	"	594	.....	38	51	1938		"	2489	
Shaw, 214.....	"	567	.....	50	52	2600		"	900	
Fullum, 342-348.....	"	1337	.....	43	8	6		"	3821	
Dufresne, 230-240.....	"	1359	60 & 61	72	80	5500		"	50	& other consideration.
Lafontaine, 207.....	"	1362	7	irreg.	irreg.	2300		"	1700	
Logan, 152-156.....	"	1359	N E pt 18	24	90	2160		"	648	
St. Catherine, 1325-1328....	"	353	.....	32	6	94		"	5000	Authority of Justice.
Notre Dame, 1051-1057....	"	59 & 61	.....	irreg.	irreg.	6845		"	7800	"
Fullum.....	"	1461	rear of 6 & 7	20	42	6		Vacant.....	1600	
St. Catherine, 961-981.....	"	493	.....	100	80	8000		Buildings.....	16000	
Fullum.....	"	1461	part 6	23	75	1725		"	3000	
Shaw, 362-364.....	"	1186	N W pt	25	76	1900		"	1525	
Panet, 251-255.....	"	785	.....	40	100	4000		"	3100	
Gain, 25-31.....	"	213	.....	76	3	76		"	6900	
Poupart, 246-250.....	"	1361	9	40	90	3600		"	1600	
St. Catherine, 1376-1378....	"	310	part	20	8	100		"	2000	
Ontario.....	St. Louis....	740	22	irreg.	irreg.	2888	1 03	Vacant.....	2977 68	
City Hal' Ave 622.....	"	894	8	23	72	6		Buildings.....	7000	Undivided 1/2.
" 613-635.....	"	895	8,9 10, 11 & 12	irreg.	irreg.	4696		"	37000	
St. Hypo lite.....	"	944	5	24	70	1680	90	Vacant.....	1512	
St. Lawrence, 543 1/2-545....	"	988	N W pt	25	72	1800		Buildings.....	3350	
Drolet, 229-231.....	"	903	129	20	72	1440		"	250	& other con., 1 5 of.
St. Dominique, 631-635....	"	1049	1 & 2	40	6	6		"	2706	
" 361.....	"	859	4	20	67	6		"	1350	
Sanguinet, 193-197.....	"	442	.....	55	76	4180		"	3250	
" 441-445.....	"	902	57	24	73	1752		"	5100	
" 609-611.....	"	903	204	20	72	1440		"	1900	
" 11-13.....	"	15	.....	39	8	79		"	3134	
St. Dominique, 6-8.....	"	62	.....	44	irreg.	3262		"	8500	
St. Hypolite, 105.....	"	953	part	17	72	1224		"	1500	
St. Elizabeth 86-92.....	"	309	.....	80	90	7200		"	1500	Undivided 1/2 of.
Roy, 296-298.....	"	941	5	36	48	1728		"	3400	Retrocession.
St. Urbain, 295.....	St. Lawrence.	145	.....	irreg.	irreg.	2380		"	150	Rights in undiv. 1 8 of.
Evans, 16-18.....	"	99	4 to 8	139	5	11596		"	25000	
Milton 72-88.....	"	812	.....	irreg.	irreg.	9541		"	1	& other con., 1-4 of.
St. Chs. Borromee, 12.....	"	67	N W pt	28	136	3708		"	14200	
Park Ave, 29.....	"	277	N E pt	23	6	97	3	"	3000	
Plateau, 15.....	"	66	part	34	105	3570		"	9000	
Park Ave, 16-16a.....	"	42	part	25	87	2		"	6000	
Mance, 383-385.....	"	617	.....	33	9	113	7	"	3858	
St. Lawrence, 140-144....	"							"	25300	Sheriff's sale.
St. Chs. Borromee, 75-81. }	"							"		

MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
Bourgeois, 172-174	St. Ann's	62	N W 1/2	24	95	2280		Building	2800	
Mena, 56-58	"	503		25	75	1875		"	425	Sheriff's Sale
Common, 207	"	1483		irreg.	irreg.	31270		"		Consideration.
Shearer, 33-35	"	867	part	50	67	3350		"	8000	
Charon, 29	"	181 & pt 181a		24	86 6	2124		"	300	
"	St. Gabriel	3167	12 1/2					"		
Murray, 72 74	St. Ann's	1435		33 4	130	4783		"	3500	
Wellington, 545	"	514	north part	15	79	1185	68 1/2	Vacant	800	
Conway, 85-87	"	456	N 1/2	25	100	2500		Buildings	2200	
" 80 91	"	456	S 1/2	25	100	2500		"	2000	
Richmond, 221 253	"	1199		52 10	173	9139		"		
Lock, 50-62	"	1200		65 6	173	11331		"	20000	
" 51-61	"	1201		120	173	20760		"		
Charron	"	30 to 33 35		450	irreg.	43153	20 1/2	Vacant	8828 50	
"	"	36, 44 to 47						"		
"	"	160a	W 1/2	24	88 6	2124		"	475	
Ottawa, 197-199	"	1351	part	37	90	3330	22	Buildings	1105	Sheriff's Sale.
Mountain, 386	St Antoine.	1712	S E 1/2 5	25	114 6	2862 6		"	5000	
Chabouillez, 1 5	"	829		irreg	42 6	4672		"	6000	Undivided 1-5.
Inspector. 60-68	"							"		& good consideration.
Bishop, 42	"	1579	12	24	126	3024		"	9000	
Osborne, 20	"	634 & 635	parts.	26 8	85	2206		"	6000	
University, 264	"	1814	pt E	25	136	3400		"	7,50	
Peel, 294	"	1775	part	24	136 6	3176		"	9000	
Dorchester, 1215-1217	"	1641	A15 1 & 2 A 16-1	irreg.	irreg.			"		
" 1221-1223	"	1641	A1. & A 16-1 & 2	irreg.	irreg.			"		
Crescent, 121	"	1702	77 & pt 78	23 4	100	2366		"	13000	
Dorchester, 912	"	607	N E pt	30	110	3300		"	12500	
McGill College, 54	"	1411	4	25	100 6	2512		"	4500	A remercé.
McGregor	"	1726	N E 1/2 B	50 5	212	10720	1 49	Vacant	16000	
Dorchester, 1132	"	1621	19	22 6	135	3037 6		Buildings	4150	& valuable consider't'n.
St. Antoine, 154-158	"	706 pt 707		72 03	irreg.	14004		"	2002	Ce-sion of rights in.
Beaver Hall Sq., 6	"	1245		25	74	1850		"	1	& valuable consider't'n.
Shebrooke, 1144	"	1664	4	irreg.	irreg	3058		"		valuable consideration.
"	"	1702	26	27 10	120	3300	2 70	"	9000	
Dorchester, 1058	"	1595		44 6	197 6	8788		"	10000	
Gaudry	"	1637	21	20 7	72	1489	1 34	Vacant	2000	
Dorchester	"	1639	69	33 7	110	3698 1/2	1 16	"	4300	
University	"	1827	part	20	153	3060	1 15	"	3519	
Stanley, 90	"	1759	16 pt	25	115 8	2892		Buildings	10000	
Versailles, 200	"	466	45	23 4	98	2278		"	1900	
Mackay, 106	"	1692	part	22 6	107	2407		"	8032	
Edgehill Ave.	"	1636	pts 45 & 46	40	170	6800		"	5500	
Guy Ave., 15 1/2-17	"	469	15	32 3	65 4	2102		"	1150	
School House, 11	"	744		33 6	60	2010		"	2600	
Cathcart, 75	"	1382		18 3	98	1664		"	4000	
St. Pau, 441	West.	40		irreg.	irreg	1373		"	8000	

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT.	DEPTH.					
Greene Ave	Par Montreal.	384	133, 134 & 135	irreg.	irreg.	7480	51 1/2	Vacant	3850	
St. Luke, 4165-4169	"	375	parts of	irreg.	irreg.	3463		Brick Buildings	1200	
Selby	"	384	153	irreg.	irreg.	3850		Stone & Brick Build'gs.	5500	
St. Catherine	"	379	9 & 10	50	100	5000		"	18000	
Dorchester	"	380	17, 18 & 19	irreg	irreg.	8653	1.25	Vacant	10815	
Indicted street	"	374	67	irreg	irreg.	30633	20	"	6126 60	
Roslyn Ave.	"	219	145	50	111	5550	30	"	1665	
"	"	219	157 & pt 156	75	111	8325	30	"	2497 50	
Western Ave.	"	208	53 & 54a	60	120	7200		Buildings	5000	
Cote St. Antoine Rd.	"	312	5 & pt 6	70 10	157 6	11156		"	13000	
Clarke Ave	"	285	part of 1	irreg.	irreg.	140		Vacant	173 60	
Western Ave.	"	219	8 to 12	irreg.	irreg.	40000	30	"	12000	
Athol Ave.	"	236	pts of 12 & 15	33 4	131 6	4383 4	50	"	2191 67	
Selby	"	384	140	23	121	2783	40	"	1120	
Clarke Ave	"	315	5 & 6	50	120	6000		Stone Buildings	16000	
Selby	"	384	127	21	84 1	1934	40	Vacant	773 60	
Stayner	"	384	50	26	120	3120		"	1	& other considerations.
Wood Ave.	"	374	3 7-8 & 3-9	100	115	11500	37 1/2	"	4312 50	
Selby	"	384	130	23	81 7	1876		Stone & Brick Build'ng.	4500	
Elm Ave.	"	374	1-10 & 2-11	irreg.	irreg.	2166		"	6250	
Roslyn Ave.	"	219	164	50	111	5550	30	Vacant	1665	
"	"	219	177 & 178	100	111	11100	30	"	3330	
Somerville Ave	"	215	37, 38 & 39	66	118 2	7799	50	"	3899	
Clanboye Ave	"	383	21, 22, 22a & 23	irreg.	irreg.	11760		Buildings	909 50	
Arlington Ave	"	230	1/2 of 24	irreg.	irreg.	2607		Stone & Brick Build'ng	5500 40	

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

STREET AND NO	WARD.	CAD No	SU. NO.	DIMENSIONS.		AREA.	PRICE PER FT	BUILDINGS	TOTAL P	REMARKS.
				FRONT	DEPTH					
St. Andre, 1087-1089	St. Jean Bap.	10	Pts 73 & 74	21	94	1974		Buildings	600	
" 1035-1037	"	10	88 and 89	46	94	4144		"	3800	
Mount Royal Ave	"	7	63 and 64	50	50	2500	36	Vacant	900	
Dufferin	"	7	199	25	85	2000	27	"	550	
Sanguinet, 654-656	"	15	908	20	72	1440		Buildings	1500	
Lasalle	"	6	116	24	69	1656	49	Vacant	865	26
Papineau, 652-654	"	1	413	25	118	2950		Buildings	1750	
Drolet, 329-331	"	15	557	20	72	1440		"	1750	
" 545-535	"	15	664, 665, 666, & 1/2 667	70	72	5054		"	7500	
" 558-570	"	15	713	26	72	1872		"	2000	
" 511-513	"	15	634	20	72	1440		"	2305	
Amherst	"	8	9	25	110	2750	40	Vacant	1100	
Marianne	"	1	276 to 278	75	100	7500	13 1/2	"	1000	
St. Urbain	"	486		60	168	10080	55	"	5544	
St. Dominique, 715-731	"	337		44	75	3300		Buildings	2700	
Papineau, 642-640	"	1	414	25	118	2950		"	1825	Sheriff's Sale
St. Hypolite, 351-355	"	115	part.	29	71	2059		"	550	Undivided 1/2 of
Rivard, 245	"	15	pts. 168, 169	20	70	1400		"	1500	
City Hall Ave, 1009-1013	"	15	1274 pt. 1273	30	64	1920		"	2000	
Chambord	"	6	131, 132	24	70	1680	60	Vacant	1000	
Berri, 914-924	"	15	142 to 144	60	70	4200		Buildings	4600	
Amherst, 1016-1020	"	8	59	24	100	2400		"	4600	
Rachel, 222	"	7	pt 220	24	100	2400	22 1/2	Vacant	540	
Rachel	"	138		37	70	2590		Buildings	655	
St. Hypolite	"	14	30 & pt 29	38 9	85	3293		"	5000	
Mount Royal Ave, 350-352	"	14	2 & pt 3	39 9	98 6	3916		"	7000	
" 432-436	"	15	pt 693	44 6	180	8010		"	12033	33
Sanguinet, 893	"	418		44 6	180	8010		"	11600	
St. Lawrence, 1094-1106	"	15	1043	20	75	1500		"	1700	
Micheson, 161 to 165a	"	166	505 506	44	80	3520		Buildings	2450	
St. Lawrence, 1094-1106	"	31	108 183	88	92	8096		"	10000	
Mitcheson, 161 to 165a	"	51 A		irreg.	irreg.	7arp 46 pchs		Vacant	200	Strip of ground
Laval, 471-473	Hochelage	29	433	25	95	2375	12 1/2	"	296	88
Frontenac 254-260	"	31	85	24	90	2160		Buildings	3600	
Cuvillier 26-48	"	61	28	24	102	2448		"	3300	
Dezery	"	35		47	166	4524		"	300	
Davidson	"	29	711	25	100	2500	13	Vacant	325	
St. Catherine 247-249	"	42	N. E. pt.	34	96	3264		Buildings	2700	
Darling 60-62	"	80	243-13	19	74	1406	35	Vacant	492	10
Dezery 22-24	"	39	parts.	100	121 10	6167	12 1/2	"	2020	87
Cuvillier	"	53		100	350	15000	15	"	5250	
Notre Dame 223-225	"	50		100	400	30000	20 1/2	"	8177	50
Chicago	"	23	parts.	irreg.	irreg.	46743		"	2511	97
Darling	"	29	712	25	100	12500	13	"	325	Roadway
Dezery	"	329	182	25	80	2000		Buildings	350	
Ontario	St. Denis.	160	12, 13, 14, 16,	irreg.	irreg.	4688		"	8069	98
Nicolet-Chambly	"	339	3	74	100	7400	16	Vacant	1200	
Cuvillier	"	330	84 85	44	70	3080	32 1/2	"	1000	
Brebœuf, 327	"	162	77 78	irreg.	irreg.	265311		Buildings	26000	
St. Denis, 1202-1207	"	197	9, 10, 11,	67 3	95	6342		"	10500	
Mount Royal Av, 367-371	"	209	7, 2, S. E. pt 1	25	127	3175	27 1/2	Vacant	875	
Mount Royal	"	196	93	50	127	6350	18	"	1143	
Mount Royal	"	209, 196	17	80				"		
Mount Royal	"	198	110, 111	22	75	6000		"	5000	Including lots in Delor
Mount Royal	"	162	41 48	22	75	2090	24	"	502	59
Berri	"	329	192	22	75	2090		Buildings	500	
St. Louis, 320-348	"	204	34	25	80	2000		"	950	
St. Denis, 1197-1201	"	204	part.	40	71	2840		"	1050	
"	"	7	621	25	111	3275	4 1/2	Vacant	152	63
"	"	7	862 863	50	109	5450	2 1/2	"	136	25
"	"	7	853	25	109	2725	2 1/2	"	68	12
"	"	7	861	25	109	2725	2 1/2	"	68	12
"	"	7	139	25	79	2175	8 1/2	"	184	88
"	"	7	823	25	109	2725	4 1/2	"	122	63
Carriere, 255-257	"	292		53 4	irreg.	6603		Buildings	3800	
Amherst	"	5 and 6	parts.	100	129	45250	10	Vacant	4525	
Huntley	"	8	1/2 468	25	100	2500	7	"	187	50
Robin	"	177		40	75	3000		Buildings	1318	72
Dufferin, 306	"	329	41 42	50	80	4000		"	1000	
H. bernia	St. Gabriel	3377	3 and 4	51	95 2	4870	28 1/2	Vacant	1400	
Reading, 10-12	"	3378	1 and pt 2	23	90	2070		Buildings	1600	
Centre, 245	"	3399	179	24	111 9	2682		"	110	Sheriff's Sale
" 245-255	"	3040, 3041		48	119 9	5364		"	3200	

REAL ESTATE RECORD.

STREET AND NO	WARD	CAD NO	SUB. NO	DIMENSIONS		AREA	PRICE	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT	DEPTH		PER FT			
Charron, 29 .....	"	3167	S. E. pt. 161 A	irreg.	irreg.	2124	.....	"	2400	Sheriff's Sale.
Ropery.....	"	2807	S. E. pt. 124	24	48	.....	21 1/2	Vacant	250	
Ryde, 170-180.....	"	2767	part							
		3399	107 & 108	irreg.	irreg.	8378	.....	Buildings.....	11000	
		3311	2							
Rushbrooke, 96.....	"	3310	pt. 2 & 4	16	80 6	1288	.....	"	2725	
		3309	8							
St Charles, 225-231.....	"	2563	.....	45	80	3600	.....	"	2500	
Charron, 371.....	"	3212	.....	22	87	1914	.....	"	1000	
Ryde, 182-184a.....	"	3399	105-106	48	71	3408	.....	"	5000	

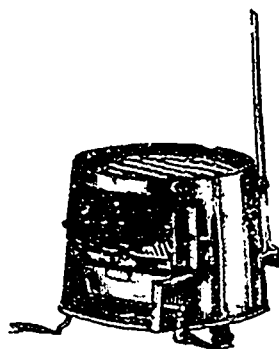
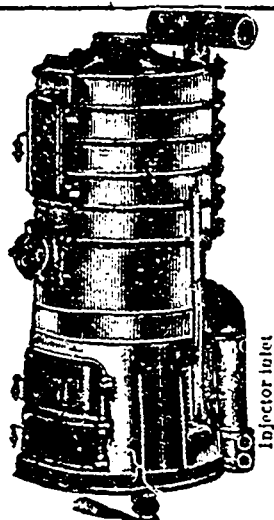
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 Greenhouse Heating a Specialty.  
 First-class Tinware always on Hand.

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MONTREAL



**The "STAR" Hot Water Heater**

Is now the most perfect one on the market, being the only Heater provided with a

**Patent Syphon Injector** *(a new feature)*

Which enables it to heat on its own level, and a double base with a

**Patent Eccentric Moving Ash Sifter**

No more ashes spread on the floor and soiling the sections of the Heater. The same handle shaking the grate and sifting the ashes at the same time with closed doors

A child can do the work. Please call and see it or write for further information

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**590 Craig Street, Montreal**

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