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Real Estate Record

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

Vol. X.

Montreal, April, 1897.

No. 4

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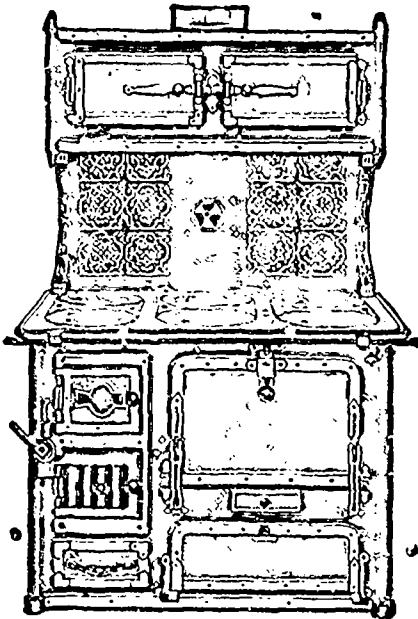
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Real Estate Record

Vol. 10.

MONTREAL, APRIL 10th, 1897

No. 4

THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

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Monthly Review.

There is nothing in the transfers of real estate during the month of March that is of much significance to the market. Taking it in a general way the spring of 1897 has been well up to the aggregate of business done in the spring of last year, while everybody connected with the real estate market looks forward to an early improvement in general business that will bring about a more favourable condition of things for property owners.

The sales in St. Antoine Ward were principally of residential properties situated in the upper western part of the ward. In Westmount ten sales of vacant land and thirteen of houses make up the list for the month. Of the City Wards St. Jean Baptiste makes the best showing as regards the number of transfers, coming next to St. Antoine Ward in amount.

While the house buyer has been more in evidence during the month, the number of transactions actually closed has not borne out the hopes entertained earlier in the season. Many carefully nursed prospective sales have fallen through, and brokers report that they find it extremely difficult to bring negotiations to a successful conclusion. Some business may however be looked for in the house market during the summer months. It used to be the rule for this branch of the business—especially in the west end of the city—to shut down about the middle of June and to languish with but few sales until the early fall brought the summer tourists back to town, but in recent years there has been a fair amount of house-

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buying in July and August as well, for occupancy in September or early in October. This year there is a moderate supply of new houses ready for the market, and the prices of residence properties of all kinds are low. It is difficult to see how they can ever be any lower, and unless harder times come than we have had for the last few years, people who buy with discretion now are likely to realize some profit on their purchases. It is when every thing is low that the investor makes his appearance in the market, and this seems to be the opportune time in real estate. First mortgage loans—generally considered the safest investment—do not increase in value. Mining stocks often go the other way; but real estate investments carefully made, return not only current interest, but a comfortable increase of capital as well.

In the renting of city houses dullness is the prevailing feature, and the same remark applies to stores, warehouses and offices. It will likely be a year or two before there is much improvement in renting conditions, and even then it will be the new or improved buildings that will rent first. A good deal of reconstruction and renovating will have to be done to bring a number of well-situated properties up to their former income-producing capacity.

The mortgage loan market remains about the same. The current rate for first-class mortgages is five per cent.; but unexceptional, large loans, can be placed at four and a half per cent. For small amounts under two thousand dollars the regular rate is six per cent.

There is a fair enquiry for suburban residences especially on the shores of Lake St. Louis; a few sunny days with a disposition on the part of the railway companies to deal kindly with the suburban resident, will facilitate the renting of houses in this section.

The sales recorded in March in Maisonneuve, Delorimier, Mile End, Montreal Annex, Outremont, Cote

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

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

SHUTER STREET—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 5½ feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (150-B)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$6,600. (841-3)

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

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (84-3)

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 basement, hot water furnace, all modern improvements. The interior arrangement and workmanship leaves nothing to be desired. Particulars and permits to view at office. (75-B).

de; Neiges, Notre Dame de Grace, St. Henry and St. Cunegonde, amount to about \$120,000, of which about \$67,000, was contributed by St. Henry

There were 60 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of March, the particulars of which are given in other columns, amounting to \$670,671.87.

St Antoine Ward	18	\$150,398 20
St Ann's Ward	5	12,413 04
St James Ward	14	55,200 00
St Louis Ward	10	26,290 00
St Lawrence Ward	7	73,434 82
St Mary's Ward	17	44,667 65
St. Jean Baptiste Ward	27	90,211 72
St. Denis Ward	21	19,000 15
St. Gabriel Ward	9	32,677 56
Hochelaga Ward	9	27,899 00
Westmount	23	137,139 73
	160	\$670,671 87

During the corresponding month of last year 129 transfers were recorded, amounting to \$758,461.10.

The real estate mortgage loans recorded during the month of March in the registration division of Montreal West amount to \$102,433.52; of this amount \$44,000 was placed at 4½ per cent., \$8,500 at 5 per cent., \$6,500 at 5½ per cent., \$21,633.52 at 6 per cent., \$800 at 7 per cent., \$5,000 at 8 per cent., and \$16,000 at a nominal rate.

The 4½ per cent. loans were in three amounts of \$9,000, \$20,000 and \$15,000, and the five per cent. loans were in two amounts of \$2,000 and \$6,500.

The lenders were:

Estate and Trust Funds	\$ 8,000 00
Local Institutions	18,500 00
Insurance Companies	44,000 00
Building & Loan Companies	7,500 00
Individuals	24,433 52
	\$102,433 52

In Montreal East the loans recorded amount to \$149,508. Of this amount \$61,800,000 was placed at 5 per cent., \$4,000 at 5½ per cent., \$11,958 at 5½ per cent., \$35,150 at 6 per cent., \$1,100 at 6½ per cent., \$4,050 at 7 per cent., \$1,200 at 8 per cent., and \$250 at 12 per cent.

The 5 per cent. loans were in

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

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

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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. (453-a).

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

CHERRIER STREET—A 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).

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

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

CKAIG AND MONTCALM STREETS—A fine block of stone stores and dwellings, built about four years ago, on lot 84 feet by 93 feet, forming corner of Montcalm street. This is a very desirable investment property; annual rent, \$8,500. (703.3).

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)

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

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. (119-A).

DORCHESTER STREET—A comfortable brick cottage, with gateway at side, near German street, rented for \$800 per annum. Price only \$3500. (440-a).

seven amounts of \$3,000, \$21,000, \$6,500, \$5,500, \$7,800, \$6,000 and \$12,000.

The lenders were :

Estate and Trust Funds.....	\$26,250 00
Local Institutions.....	12,000 00
Building & Loan Companies.....	75,558 00
Individuals.....	35,700 00
	<hr/>
	\$ 149,508 00

The executors of the estate late W. B. Hamilton have decided to sell by auction the well-built, medium-sized, self-contained houses Nos. 1 and 3 Shuter street, and the double tenement houses Nos. 41 and 43 Shuter street and No. 112 Shuter street. These properties are well situated, and in order to close the estate they will be sold on Wednesday, 28th April, at J. Cradock Simpson & Co.'s real estate sales-room, 181 St. James street. No. 1 Shuter street, the residence of the late W. B. Hamilton, is available for immediate occupation. It has a small conservatory and side light, with lane at side and in rear.

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Notes.

The Municipal Association of Montreal will have some work cut out for it before long. Mr. Robb, the City Treasurer, in his annual

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, conveniently 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. (717-8).

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

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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).

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

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

DROLET STREET—A 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 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).

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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. (495-8.).

DUROCHER STREET—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$3250 to \$5600. (243-a).

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

report for 1896, referring to the provision made by the Quebec Legislature for the actual requirements of 1897. says: "Inasmuch therefore as this provision is merely temporary, and will lapse absolutely at the end of 1897, it is of the utmost importance that the proposed new charter, embodying a definite and comprehensive financial system, should be exhaustively considered by the Council before the next session of the Legislature." If the proposed new charter is to be *exhaustively considered* before the end of this year, it is about time that the consideration should begin. Hitherto it has been the custom to consider city charter amendments during the session of the Legislature.

The Road Committee and some other members of the Council of Westmount had an informal meeting on Friday evening, 9th April, with some of the owners of land on the south-western slopes of Westmount; the object being to discuss the projected streets in the upper western part of the town. There was a good attendance, and the general feeling was in favor of having the Boulevard and Westmount Avenue opened out within a fixed time, and the lines of both of these roads as laid down by the Town Engineer, Mr. Booth, were approved of. The opening of Elgin Avenue from St. Catherine Street to the Cote St. Antoine Road was also discussed. The councillors of Westmount are evidently not afraid of discussing these and similar questions with the taxpayers interested.

It looks now as if there might be a chance of getting the long-talked-of bridge over the Lachine Canal at Atwater Avenue. This will open out a beautiful drive to the Lower Lachine Road, and there will be some comfort in being able to get there safely and pleasantly.

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. Urbain street. (104-B).

FORT STREET—A very comfortable stone front house, heated by hot water furnace, in good order. Lot 25 feet by 134 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).

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5900. (380-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).

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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).

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 \$6500. (152-B).

HUTCHISON STREET, MONTREAL ANNEX—A good stone front cottage, with extension kitchen, just completed, all modern improvements, Daisy furnace. (119½-B)

HUTCHISON 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 38 feet by 98 feet 9 inches. Price only \$5000. (68-B).

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

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brick fuel sheds in rear. Rent, \$408 per annum. Price only \$4700. (74-B.)

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

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

McCord Street—Two double tenements brick encased, rented for \$384 per annum in good order. Price only \$1100. (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).

MAGREGOR 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,

HOME THOUGHTS.

PREPARING COUNTRY HOMES

Continued.

The second story of the house we are examining had the misfortune to have a very ill lighted and ugly hall, cut off at either end by dressing-rooms, in themselves very useful and pleasant, but leaving this main passageway in a sort of twilight except when some door was left open. It was made as nearly white as possible—creamy paper on the wall, alternately striped in moire and satin, white wood-work, and a white ground carpet with cheerful little figures. The panels from the dressing-room doors were cut out and ground glass substituted, by which device some added light was gained. A small linen shade, covering both panels, was hung on the inside of these doors, so that the shadows of persons dressing could not be thrown on the glass. I mention these details because I have found the same arrangement extremely useful elsewhere.

The space over the two large parlors described last week was on this second floor divided into three rooms. Two of these were communicating, and had only one egress to the hall. These were used for the nurseries day and night. In the inner room were the children (two) snowy cribs, their diminutive bureaux, and washing apparatus. The large window was curtained with a blue cretonne, the floor was covered with plain white matting, with rugs of Chinese blue and white at the bed-sides and washstands. The wall was delicately tinted, but no paper was used.

The day nursery carried out the blue and white. A large closet especially divided for toys and playthings, shelves two-thirds the way down, and a sort of den underneath where animals dwelt in strange proximity, filled one jamb of the deep chimney, and a few low bookshelves, accessible to the youngsters and wide enough for their widest picture-books, the other. Nurse's worktable and low chair and a fender, completed the furniture. Space was the thing aimed at.

The third and smallest of these rooms was made into a guest chamber for chance bachelors, or under pressure a young girl could be made comfortable there, though it was badly planned and had no closet-room. Between the windows the bureau must stand, as nowhere else could one see himself while dressing. So there it was placed, with a fascinating outlook on either hand, compensating for many missing conveniences. Then there was just room for a narrow wardrobe, a washstand, and two comfortable chairs. To add a bedstead was to make the room look like a cell; so against the wall a box lounge, with a good woven-wire spring and well-tufted mattress, was placed. It was three and a half feet wide and six and a half long, and the mattress was covered, on both sides alike, with the same cretonne which covered the lounge, hung at the windows, and upholstered the chairs. The pillows, blankets, sheets, etc., after their morning airing, were laid in the linen-lined box on which the spring rested, and large, comfortable cushions, still of

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)

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 through-

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MONTREAL.

out, 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).

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. (10 1-2-2).

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. (143-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 MANCE 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 A1 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 Bleury 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 mod-

ern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. S11-3.

he same cretonne, made the lounge a pleasant resting-place by day. The object in upholstering both sides of the mattress was to allow it to be turned from top to bottom and side to side, and so kept even and elastic. This device gave a look of comfort without crowding, and the bed was extremely comfortable.

The coloring was Persian: a small figured carpet, the draperies in almost perfect accord, bright but subdued, and without any predominating hue; the paper a sort of pearl color, with white lines and an Oriental frieze. The curtains had under-frills of gossamer muslin basted in the cotton galloon which finished the edge. The wood was bird's eye maple, and the toilet-cover and pin-cushion, etc., were made of squares of Eastern embroidery, put together with linen lace.

Next this little cosy room came the best guest chamber and dressing-room, the latter being the front hall room. The color scheme here was pink and gray, and it was beautiful in its result. The carpet—a dapp'ed-grey English Beau-sels running into cloudy bits of white for its high lights. The paper was of the softest pale dove gray, with white fern leaves damasked faintly over it, with a frieze of half-blown pink roses in long natural sprays. The hangings were of chintz, of true but very delicate rose color, in which were faded blue medallions like small miniatures, tied with love-knots. The wood of the bedstead, bureau, etc., was of enamelled "cottage" finish, highly glazed, exactly the gray of the wall, brightened with gold lines; and there was a lounge covered with gray corduroy, with big pillows of that perfect tint used in the mandarins' gray gowns. The ch'na on the washstands was in one room pale blue and white, and in the other a corresponding pink. The mantelpiece was hung with the same cretonne, and the fire irons and fender were of brass.

Coming from these rooms into the narrow hall, which contained the stairs, the next doors, in front, opened into the bath-room, the housemaids' closets, etc., until we came to the room over the dining-room. If one ever saw this chamber of light and of old-fashioned comfort, imitation would be as natural as desire is quick to follow anything which is perfect of its kind—six windows, all revealing beauty of sky and water and carefully cultivated earth; a wide, deep, old-time fireplace, and wall spaces large enough for the ponderous, ruddy old mahogany furniture, which seemed to have stood there by right of "eminent domain," without knowledge of expression or railways.

The walls were covered with a curious reproduction of some early design in the days of our great grandmothers. There was a dull whitish ground, across which a sort of trellis was outlined in wood color, and on this grape vines seemed to grow in rank luxuriance. There were great grace and fidelity in color and drawings, and when the south wind blew the white dimity curtains and set their wide-tasselled fringes fluttering, the illusion that the young, tender shoots of the vine leaves moved was almost a complete deception. There seemed no limit in the walls, for you quite fancied that

ern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. S11-3.

PEEL STREET—A handsome stone front house specially designed and built for owners' occupation, has all conveniences and improvements. 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. (83-B).

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

PEEL STREET—A 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.; lane in rear; good brick stable. Easy terms. (153 B)

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 (821-3)

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 butternut, wired for electric light. 669-3.)

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six

- bed-rooms. Daisy furnace, all improvements. Moderate price. (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 \$7000. (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, \$504 per annum. (605-3).
- 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 basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7250. (80-B).
- SEYMOUR AVENUE**—Two stone front cottages extension kitchens, cemented basement, Daisy furnaces, four bed-rooms. Price only \$7000 each. (71-B).
- SHERBROOKE STREET WEST**—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-3).
- SHERBROOKE STREET**—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (793-3).
- SHERBROOKE STREET**—A 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
- you looked through the vines, and the six airy openings of the windows added to the peculiar sense of freedom and space.
- Curtains, lounge-cover, spread, valance to old "high-post" bedstead, the covering of an odd chair or two, even the mantelpiece cover and the sides of the bamboo screen, were all of white dimity, the old, old-fashioned sort with deep ribs, and everywhere that it could be used the quaint little tassels on a netted heading made the finish. There were no cornices or poles used for the curtains, only a rod run through the upper hem of a deep ruffle which headed each window. The carpet was a mossy pattern in subdued greens, and there was a lounge covered with dull green corduroy. The toilet china was English, white, with ivy vines for decorations, big basins and squat, large-mouthed, capacious ewers. The exceedingly ugly mounted white marble mantelpiece was painted mahogany red, and fine old brass fire dogs, nearly three feet high, held the wood in the fireplace. It was in all a faultless specimen of a country bedroom.
- The only other rooms which are worth mentioning, since the remainder were merely the conventional pinks and greens, etc., of any summer home, were the bedroom and dressing-room of the owners of the house. And in these there was little that would prove suggestive. Chiefly useful, in that way, was the success of another set of silesia hangings. These were primrose buff, lined with white, and were very pretty. The same silken softness as in the Nile green in the drawing-rooms before described made them essentially refined. Instead of the pinked ruches which had entailed much pattern labor, these curtains had broad ruffles of very open embroidery not unsuitable to a bedroom. The tops were treated like the white diaity in the larger chamber; a deep ruffle edged with the embroidery was used, run on a hidden rod, and the side curtains were made very narrow, leaving much of the window-pane exposed. The furniture in this room was of black walnut, and the primrose yellow was most harmonious. The wall was tinted a very pale shade of the same color—*C, in N. Y. Evening Post.*

A PLEA FOR SIMPLICITY IN PLUMBING WORK.

We are in receipt of a pamphlet written by Mr. Win. Paul Gerhard, a civil engineer who has given a great deal of attention to the heating, ventilating, drainage, and sanitation of dwellings and public buildings, and who has made a specialty of sanitary engineering. Mr. Gerhard is also widely and favorably known from his numerous treatises and papers on sanitation and kindred topics; therefore the opinion he expresses in the particular pamphlet here noticed, entitled "Plumbing Simplified," will command attention. Doubtless the view that a simpler and less costly system of plumbing than is now practised can be made equally serviceable and effective will be combatted, especially by those whose commercial interests

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).

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

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

ST. CATHERINE STREET—A good stone front house, near Fort street, in good order; would be a good investment property. Price only \$8,000. (152-B.)

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 Lagachetiere 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

lie in maintaining the use of current appliances. If, however, Mr. Gerhard has fortified his view by irrefragable arguments, the employment of simpler modes will only be a question of time. Early in his essay the author makes an avowal of his advocacy of good, sound, and safe plumbing work, and puts in a disclaimer of any "personal interest in any patented plumbing device or in any special trap," thus defending himself in advance against a suspicion that his views are biased by motives which such an interest might create. The law that "all traps must have a vent-pipe of suitable size connected at or near the crown of the trap, and extended separately up to the roof or connected with the soil-pipe line above the highest fixture," first put in force in New York, Boston, and some other cities, has been widely copied by many smaller cities and towns, which action is regarded by Mr. Gerhard as a mistake. He makes the following objections to this law: (1) The venting of traps leads to a greater, and sometimes dangerous, complication of the work; (2) it involves a useless outlay of money; (3) it increases, and often doubles, the number of pipe-joints in a building; it duplicates the pipe-system, and therefore increases the danger of leakage at the joints; (4) trap vents attached to the horns of porcelain fixtures, such as water-closets, often lead, in case of settlement of the building, to the breakage of these horns, thus opening up a dangerous inlet for sewer air, the crack often remaining unnoticed for years; (5) the mouth of the vent-pipe at the point where it attaches to the crown of the trap is liable to clog up with congealed greasy deposit, rendering the vent pipe useless without this fact becoming apparent to the occupant of the house; (6) the upper end of the back air pipe, when it extends separately to the roof, is liable, unless enlarged to at least four inches in diameter, to be closed up with snow or hoar frost in winter time; in very cold climates even a four-inch pipe may become sufficiently obstructed by hoar frost or icicles to impede seriously the free ventilation of the vent-pipe; (7) owing to the increased air current passing over the water-seal of the trap, and induced by the vent-pipe, the destruction of the water-seal by evaporation is more rapid; (8) the trap venting system affords increased opportunities for bye-passes in the case of careless or ignorant workmen; (6) in the case of long vent-pipes, particularly where there are several sharp bends in the pipe, the friction of the air passing through the pipe increases to such an extent that the vent-pipe fails to protect the trap from siphonage." Surely here is an array of objections to the system of trap-venting that challenges serious attention. The author, while he uses with the simple S-trap a back air pipe for preventing siphonage, asserts his belief that "branch pipe ventilation is carried much too far"; that "it creates new and sometimes serious dangers"; and that "it entails an unnecessary and useless expenditure of money." To the argument that trap-vent pipes are not alone for the purpose of preventing siphonage, but also for aerating branch pipes and maintaining circula-

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 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 \$5800. (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. 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. Dominico street above Sherbrooke; rented for \$864 per annum. (481-3).

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

ST. LUKE STREET—Two stone front tenement houses in first-class order. Rental \$150 per annum. Price \$13,500. (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. (731-3).

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

ST. MARK STREET—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. (893-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. (88-B).

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

tion of air in the entire system of branches, the answer is made that "plumbing work can, and should, be always skillfully arranged and planned, so that the fixtures are located immediately adjoining well-ventilated soil or waste-pipe lines. If thus arranged, the short branches will be so well flushed by the frequent discharge from the improved modern fixtures with large outlets—each of which constitutes in itself a small flush-tank—as hardly to require any other purification or aeration." And he urges that only fixtures having the features named are suitable for plumbing work. A description of the simplified method illustrated by diagrams can not be here reproduced, but it appears to confirm the claim that this method is generally practicable. Rules desirable to observe when planning the system are given. Finally, the author claims to be able to prove experimentally that "security against back pressure, loss by momentum, evaporation, siphonage, and loss of seal by capillary attraction may unquestionably be attained by the method described." The paper is both progressive and aggressive. It closes with a prediction that "the trap-vent law will ultimately be repealed, and that simpler and better methods will take its place." If the system proposed by Mr. Gerhard is better than, or, as we are willing to concede, even as good as, the trap-vent system, its superior cheapness is sure to force it to the front.—*Engineering Magazine*.

COTTAGE ARCHITECTURE.

An agreeable and thoughtful article on this subject by Mr. Ralph Neville, in the *Journal of the Royal Institute of British Architects* (Dec. 31), presents a discussion under the following four heads: (1) Accommodation; (2) the style; (3) the plan; (4) the material. We have long thought that cottage architecture affords a field for the exercise and cultivation of artistic feeling which, if not equal to the possibilities of large, stately buildings, may confer gratification upon those whose taste has not had the broader opportunities for cultivation, as well as upon those who are 'landscape artists in the full sense of the word. A cottage and its surroundings, no matter how humble or inexpensive, may form so attractive a picture that even a trained artist would take pleasure in holding and studying the secrets of its charm; the more highly trained the artist may be, the more likely it is that he will delight in charming effects produced in the simplest way. A true lover of beauty does not gage his fee of admiration by any social or conventional scale whatever. A difficulty which usually accompanies the design of a cottage—the slender sum which can be devoted to the building—seems to a class of mind somewhat above the monotonous plane of money-making to add to the interest of the subject. The art of making beautiful that which is at the same time inexpensive seems to be an art the cultivation of which the whole mass of humanity would benefit by. The cottages treated by Mr. Neville are of the humbler order, such as are occupied by rural laborers;

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

ST. MONIQUE STREET—A handsome stone front cottage, nicely situated on the high ground above La Gauchetiere 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 order. 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. (673-3).

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 37½ 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 SQUARE—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).

Business Properties

And Building Lots

FOR SALE.

—BY—

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Real Estate Agents.

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

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-R).

ST. LAWRENCE STREET—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (187-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. (388-1).

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).

and Mr. Neville throws a dash of good sense into his paper almost at the outset, when he deprecates as futile and foolish the efforts of some to induce cottagers to use their best rooms for ordinary purposes. "Experience convinces one of the necessity of bowing to one of the deepest seated instincts of cottage dwellers."

The question is whether cottagers are to have a kitchen as well as a scullery big enough to be turned by squeezing into a working kitchen. "The kitchen will then infallibly be turned into a parlor, which will be shut up except on Sunday afternoons or to receive the visits of 'the quality,' . . . Certain it is that they will leave a large, roomy cottage of the old sort for a modern one where they can have this luxury." Of style it is maintained that the straining for effect through the sacrifice of simplicity should be strongly deprecated. It adds to cost without any adequate return, and employs money that ought rather to be applied to making the interior more comfortable. In proportions, rather than in ornamentation, pleasing effects are to be sought. A plain exterior (except that some attention may be bestowed upon the front windows), roofs sought by lichens and low eaves by creepers, may be made to satisfy the eye of taste much more completely than the fantastic shades by which many designers seek a beautiful effect, which they never obtain by such means. The plan of modern laborers' cottages mostly follows the line of erection in pairs, or in blocks of four, the purpose being economy in chimney stacks. The design of interiors, which Mr. Neville discusses at some length, has evidently been very carefully considered. The reader who desires to follow all these details must consult the article itself. Of materials, although locality will much influence selection, one particularly is recommended as everywhere available and in every way adapted to the purpose. This material is concrete, and its convenience and value are strongly asserted. Some remarks on the restoration of old cottages conclude the article.—*Engineering Magazine*.

ARE YOU IRRITABLE?

It isn't often that you run across advice given by an English physician twenty years ago, which contains advice as to hygiene and diet that would meet with the approval of the physician of to-day. English doctors are slow to adopt new methods. A quarter of a century ago the majority of them believed as much in drastic remedies and all classes of heroic treatment as they did in the early days of Abernethy. Softening of the brain wasn't called paresis then, and appendicitis was unknown except under its generic name of inflammation of the intestines.

Sir Andrew Clarke was in all probability one of the most advanced men of his time, and while twenty years isn't a very long period, he was as far ahead of his brethren then as the neurologist is now ahead of the doctor who believed in the birch rod as a cure for hysteria in growing girls. Mr. Frederick Ridgway Grif-

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).

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

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).

DELSLE 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 82 feet on Mansfield street and about 103 feet on Dorchester street. A unique location, for price call at office. (112-2).

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.

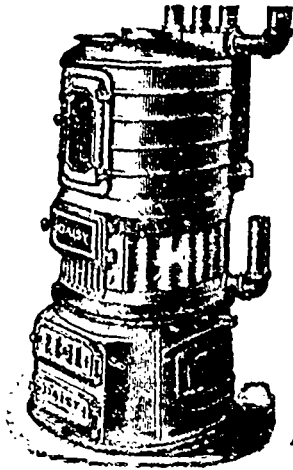
DRUMMOND STREET—Three choice building lots, above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (103-B).

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 30 feet and 25 feet extension. First class factory property. (19-B).

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

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. (448-a).



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41 BASIN STREET. Bell Telephone 8016.

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The following Properties will be sold

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At the Rooms, 181 St. James St.,

Wednesday, April 28th,

AT 11 O'CLOCK A. M.

No. 1 Shuter Street :—A self-contained stone front house with small conservatory—lane at side and in rear. Immediate occupation.

No. 3 Shuter Street :—A self-contained medium sized house adjoining above. Rented to 1st May, 1898.

41 and 43 Shuter Street :—A stone front double tenement house; lower tenement—heated by hot water furnace.

110 and 112 Shuter Street :—A stone front double tenement house—rented to 1st May, 1898.

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Houses for Sale

By J. CRADOCK SIMPSON & CO.

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. (345-a).

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

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

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).

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

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

MONTREAL JUNCTION—18 choice lots situated near the station, would be sold en bloc or separately. (183-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. (93-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;

with, of Brooklyn, has in his possession a written direction for diet and general physical treatment, written by Sir Andrew Clarke in 1876. It is minute in its particularity, and, altogether, unlike the usual prescriptions that was then recognized by the profession as the proper way to cure a man or kill him.

Dr. Clarke's directions were written for the benefit of a patient of an excitable temperament, suffering from nervous prostration brought on by overwork. Instead of prescribing potash and other sedatives, he earned his 50 guineas by writing out a few simple rules, which were followed with great benefit to the patient. They are plain enough for a child to follow and hold as good now as when they were written, and are reproduced verbatim for the benefit of all those who may feel the need of them, and with the conviction that they are sensible and wise. This is Dr. Clarke's instruction for a man aged 29, nervous temperament, fairly well nourished, great waster of nervous energy in business transactions, and given occasionally to over-indulgence in alcoholic stimulant:

Tepid sponge with vigorous friction on rising.
Breakfast—Bread and butter, with two eggs or fresh fish, or co'd chicken or game, and at close of meal one cup of tea not infused longer than three minutes, or one cup of cocoa-tina.

Lunch—The lean of a chop with bread and a glass of water.

Dinner—Fish, with chicken or game or meat, mashed potato, fresh green vegetables, and if desired a little milk pudding. Drink one or two glasses of claret or still Moselle, in water. No tea or coffee after dinner.

On awakening in the morning and on going to bed, sip a little fresh cold water.

Walk half an hour twice daily, retire to bed at 10 and take nothing but what is here set down.

Now, if you do not feel like the smart Yankee hired man who gets up whistling every morning; if you are irritable, and feel annoyed when people brush against you on Broadway; when you are easily awakened out of your sleep, and your appetite is as whimsical as your temper, try Sir Andrew Clarke's advice. It can do you no harm and the chances are that it will do a great deal of good.—*Mail and Express*.

THE CARE OF LAMPS.

In a certain household that I know, says a writer in the *Boston Journal of Commerce*, the lamps are a source of the greatest delight and comfort, for they are always spotlessly clean and they give a light that could not possibly be

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. (735-3).

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

NOTRE DAME STREET—A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (689-3).

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 A1 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).

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 Chomey 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).

better or brighter. The reason for this is that the mistress, instead of depending upon any of her several servants to care for the lamps and clean them, herself bestows upon them the necessary attention. When these receive a thorough cleaning—once every six weeks—the reservoirs and burners are boiled in soda and water and dried before the fire, not on cloths, as these might have lint. The cloths that are used for the daily trimming and dusting are frequently boiled to remove the oil. The shades are polished and the lamps filled every day.

The wicks of lamps will absorb more oil if they are thoroughly dried before putting them in the burners. To prevent the lamp from smoking, soak the wick in vinegar and then dry it thoroughly. Occasionally washing and boiling the wicks in soap and water, rinsing and drying thoroughly, is also a good plan. Every day the charred portion should be rubbed off with a piece of paper or cloth, and once a week the edge of the wick should be trimmed with a sharp pair of scissors. The wick will burn with an even flame if it be cut straight across and slightly rounded at the sides. The reservoir of a lamp should be well filled, and when not in use the wick should be turned down to keep the oil from oozing up between burner and collar, greasing the outside and causing a disagreeable odor. When the lamp is lighted, however, it is best to keep the wick turned up to its full extent to prevent smoking.

To render lamp chimneys less likely to crack they should be put in cold water, which must be brought to the boiling point, after which they should be allowed to cool slowly without removing from the water. Wash the chimneys in ammonia water and wipe dry on soft towels that are free from lint; polish with tissue or newspaper. Rub brown spots with salt or whiting.

Kerosene has always an unpleasant odor, therefore it is better to use the best astral oil for dining-room and parlor lamps. Some housekeepers perfume these oils, but this is altogether unnecessary. Never mix two kinds of oil, for the light from such is bad. To make a lamp burn brightly drop in the reservoir a piece of salt or camphor.

CHERRY, ASH AND MAHOGANY.

The wood finish and joiner work of a house puzzles many a man who contemplates building. The estimates for the various styles of finish differ quite materially, and yet the matter is one that cannot be settled offhand by the question of price, as the owner wants to be sure that he will get satisfactory results, for this is the one part of the house that is abiding. He may change his outer walls, he may build additions, he may alter his system of heating and plumbing, but it is quite impossible to tear out the woodwork and replace it with another kind. So it behooves the man who is about to erect a house to give his subject the most careful attention and "be sure he is right before he goes ahead." If the matter of money does not cut any figure, of course the problem is simple.

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. (38-3).

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 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

T. 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. (327-3).

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. Heury. (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. (236-a).

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

ST. PAUL—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (331-3).

Houses & Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

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

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 sub-division. Will be sold at a price to tempt speculators. (228-2).

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B-1).

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

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).

There are the rich and valuable hard woods that produce the most beautiful effects when finished by competent cabinet makers, such as mahogany (both Santo Domingo and white), butternut, sycamore and quartered oak, which can be used appropriately in the different rooms, and the result will be a constant pleasure to the eye and a gratification to the aesthetic sense.

The luxuries, however, are impossible to most house owners, as the question of cost must dominate most plans, so that the choice is restricted to the cheaper hard woods and the few soft woods that are used for the purpose. Chestnut and ash are satisfactory in some cases, but the result is rarely pleasing if they are used for all the joiner work, having little beauty of grain and lacking in warmth of color. Cherry is immeasurably better than either, but it should always be used in its own beautiful soft color, with rich satin effect. Cherry that is stained to imitate mahogany deceives no one, loses all its natural beauty and is always an abomination. *Exchange.*

A NOTABLE SAPPHIRE.

There is at present, in the keeping of Mr. Hayward of Argyll Street, Regent Street, a Ceylon sapphire belonging to Major-Gen. Robley, which is not less remarkable for its size than for its translucency and the brilliance of the optical effects it can show. The weight of the gem is 637 carats, and it is of a dark milky-blue color, perfectly transparent and flawless. Larger sapphires have been known, but they have usually, if not always, been dull and muddy, instead of having the clear, translucent color of this specimen, but, in addition, it possesses a property occasionally found in slightly cloudy or milky Ceylon sapphires—and sometimes in other gems too—which greatly enhances its value in the eyes of believers in the occult powers of precious stones to confer health and good fortune on their wearers. It is a star sapphire or asteria. That is, being cut en cabochon, it displays a beautiful opalescent star, dividing its six rays at the apex, which changes its position according to the movement of the source of light by which it is viewed. By employing two or three sources of light two or three of these stars can be simultaneously seen in the gem. By further cutting it is said that the beauty of this stone could be still more increased, but, of course, at the expense of its size.—*London Times.*

BUILDINGS OF GREAT CITIES.

There are 600,000 buildings in the city of London, including stores and public buildings. There are 100,000 buildings in Paris. There will be within the territory included in the Greater New York 167,000 buildings, of which 130,000 are used for residential purposes. The population of London by the municipal census of 1896 was 4,453,018. The population of Paris by the last municipal census (the record of population in France is continuous and not made at stated intervals only) was 2,511,955. The population of the Greater New York by the last estimate officially made was as follows: New York City (Board of Health), 1,964,865; Brooklyn (Board of Health census), 1,140,000; Staten Island (Board of Health estimate) 65,000 (the State census of 1892 gave 53,452); Long Island City (estimate), 46,000; New town, 25,000; Jamaica, 2,000; Flushing, 22,000, and Hempstead (part), 8,000—total, 3,294,895. The area of London is 688 square miles. The area of Paris is 172 square miles. The area of the Greater New York will be 359 square miles.—*New York Sun.*

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. (126-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).

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

DORCHESTER STREET and COLUMBIA AVENUE—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (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 23 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. (293-3)

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining

- ing 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. (113-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. (733-3).
- MELBOURNE AVENUE**—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue projected. Price \$10,000. (74-B).
- 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 (833 3.)
- ST. CATHERINE STREET**—A lot of land just west of Metcalfe Avenue, with a frontage of 88 feet 10 inches first-class locality for building. Price only 75 cents per foot. (85-B).
- MOUNTAIN AVENUE**—Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).
- 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 100 feet. Delightful situation, close to electric cars. Fine view and moderate price. (16-B).
- MOUNT ROYAL VALE**—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (156-B.)
- ST. 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 130; \$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. (132-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 \$5000. 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).

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

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.

CHAMBLAY 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)

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

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

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

LACHINE.—A very neat frame cottage built for winter occupation, 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. Sippell; 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-A.)

SAULT AU RECOLLET—BACK RIVER.—A farm of about 150 arpents, with a frontage of six arpents on the river, main road also, runs through farm; close to electric cars. Divided up into building lots. An opportunity to purchase a good lot at this charming suburb cheap. Good car service. Call at office to see plan and get particulars. (91-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 Valliquette, 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.)

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

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

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.)

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.

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

The Real Estate Record is published by the proprietors, J. Cradock Simpson and Henry Lester Putnam, No. 181 St. James Street, Montreal and is printed for the proprietors by M. S. Foley, No. 171 St. James Street, Montreal.

Electric Repair and Contracting Co.

323 LAGAUCHETIERE ST., MONTREAL.

Electric Apparatus of all kinds Repaired on the shortest notice.
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PRICES MODERATE. **CEO. E. MATTHEWS, Manager**

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

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MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. NO.	DIMENSIONS.		AREA.	PRICE PER 100 FT.	BUILDINGS.	TOTAL PRICE.	REMARK
				FRONT.	DEPTH.					
De Montigny, 953.....	St. Mary's...	791	S. W. Pt	20	84	1680	.....	Buildings.....	1550	
Fullum, 342-348.....	"	1337	.....	43	7	87	6	"	3400	
Shaw, 261-269.....	"	523	.....	50	76	3800	.....	"	3202 65	
Logan, 92-94.....	"	1303	13	30	70	2100	.....	"	2100	
Fullum,	"	1461	5	23	95	2180	.....	"	2700	
De Montigny, 836-848.	"	639	N E pt	90	60	5400	.....	"	10000	
Allard 17.....	"	724	.....	20	10	40	833	"	510	
Iroquois.....	"	504	15	22	105	2310	.15	Vacant.....	350	
Iroquois, 12-14.....	"	504	14	22	105	2310	.....	Buildings.....	2800	
Maisonneuve, 241-243	"	885	.....	40	113	4520	.....	"	4300	
Ontario, 908-914	"	594	.....	.....	.....	.....	.....	"	2500	
Maisonneuve, 320-322A....	"	1040	.....	40	113	4520	.....	"	6000	
Ontario, 737.....	"	1359	84	40	76	3050	.....	"	1400	
Harmony, cor. Lariviere ..	"	1319	.....	43	8	87	6	Vacant.....	675	
Fullum, 238-240.....	"	1468	1,	22	74	1628	.....	Buildings.....	600	& other consideration.
Panet, 254-256.....	"	778	.....	44	irreg.	3328	.....	"	1255	
Hudon.....	"	508	16	24	80	1920	.60 1/2	Vacant.....	1265	
St. Hypolite, 137-139	St. Louis.....	944	6	25	irreg.	1778	.....	Buildings.....	2500	
City Hall Ave, 338-344.....	"	499	.....	40	100	4000	.....	"	3600	Sheriff's sale.
Cadieux, 606.....	"	953	N W 1/2	24	75	1800	.....	"	2500	
City Hall Ave.....	"	906	18	21	56	1176	.....	"	1000	
St. Dominique, 271-275. }	"	773	.....	59	9	irreg.	3730	"	7000	
Ontario, 1651-1653..... }	"	1047	.....	20	70	1400	.....	"	2240	
St. Lawrence.....	"	105	.....	42	6	irreg.	3212	"	4200	
Cadieux, 60-62.....	"	903	172	20	72	1440	.....	"	1750	
Drolet, 110.....	"	906	19	21	56	1176	.85	Vacant.....	1000	
City Hall Ave.....	"	969	part	irreg.	irreg.	1542	.....	Buildings.....	500	& other consideration.
St. Hypolite, 124.....	St James.....	1203	85 S E pt 83	36	6	125	4562	"	5250	
Berri, 430.....	"	1211	69 & 70	50	106	5300	.40	Vacant.....	2100	
McIntana.....	"	703	N W 1/2	20	72	1440	.....	Buildings	1100	
Beaudry, 335-339	"	1202	73	20	70	1400	.....	"	1750	
Rivard, 22.....	"	1211	24	26	87	2242	.....	"	1700	
Roy, 305-309	"	1202	22	25	95	2375	.....	"	12000	
St. Denis, 751-753.....	"	1025	.....	43	78	6	3376	"	1700	
Beaudry, 412-416.....	"	849	34	23	8	2012	.....	"	7000	
St. Hubert, 177	"	1086	.....	28	97	2716	.....	"	4725	
Beaudry, 523-525	"	1155	11 & 12	44	71	3124	.....	"	2375	
Wolfe, 529-523	"	1076	N W pt	69	10	80	7	5625	10300	
Visitation, 252-256.....	"	1213	4	irreg.	98	3700	.....	Vacant.....	1000	
Sherbrooke.....	"	1207	179	24	94	2256	.....	Buildings	400	& hypothecs
St. Andre, 687-689.....	"	799	155 6	744	3	27096	.....	"	3800	Good consideration.
St. Andre, 267-277.....	"	44	45 46 & pt 47	66	136	6	9009	"	21000	
Park Ave, 161-177.....	St. Lawrence.	41	part	20	130	2600	.....	"	6000	
St. Famille, 105	"	350	part	10	6	8	91	6	Strip of land.....	136 50
St. Chs. Borromee.....	"	780 781 782	.....	72	3	106	7636	.....	Buildings.....	15000
Cote.....	"	N W. Pt.	.....	.....	.....	.....	.....	.....	.....	.....
Arcade, 20-22	"	18	22	26	82	2132	.....	"	5000	
Emily, 1-3	"	118	16,17,18,21, 22,23	irreg.	irreg.	18013	.....	"	19698 32	
Milton, St. Lawrence, St. Chas. Borromee and Sherbrooke.....	"	365	66	32	2145	6600	
Dorchester, 591-601	"	

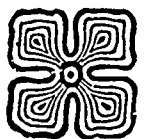
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MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Cathcart, 66-68 A	St. Antoine.	1361, 1863		irreg.	irreg.	2118		Building	6000	
Victoria 14	"	1340	N W pt	18 8	95 6	1782		"	4500	
Mountain 376	"	1712	2	25	114 1	2853		"	13000	
Drummond 61	"	1504	pt 13	22	116 6	2575		"	10000	
Lusignan 159	"	465	6	19 6	98	1950		"	2350	
Seymour 21-27	"	1641	8 to 11	92	92 6	8512		"	27000	
Plymouth Grove	"	1637	14 & 15	irreg.	irreg.	3532	36 1/2	Vacant	1299 20	
"	"	1637	16	24	64 10	1551	67 1/2	"	1050	
Laguchetiere 772	"	1098	N E pt.	24 7	120	2950		Buildings	5000	
Crescent 89	"	1703	83	24 9	100	2475		"	15500	
Crescent 133	"	1702	pts 71 & 72	23 4	100	2333		"	14500	
Victoria 74	"	1309	part	18 8	95 6	1782		"	2000	Sheriff's Sale
Plymouth	"	1637	14 & 15	irreg.	irreg.	3532		"	2049	
Overdale 6-7	"	1574	6 & 7	40	80	3200		"	6400	
Stanley 12	"	610	G. 3.	22	70	1540		"	5500	
Aylmer 23-25	"	1180		43	70	3010		"	3750	
University 281	"	1822	part 8	30	80	2400		"	5500	& good consideration
Union Ave 47	"	1228	part	44	90	3960		"	25000	
Aylmer 18-20	"	1226	S E pt.	irreg.	irreg.	3765		"		
William 46-48	St. Ann's	1141 & pt 1142		55 6	108	5994		Buildings	2500	
Forfar	"	380		25	100	2500		"	1800	
Brennan 21-23	"	1522	parts.	45	98 6	4433		"	1750	
Wellington 584-588	"	1523		45	99 1	4460		"	5750	
Congregation 194	"	273						"		
Forfar	"	364		25	94	2350		"	613 04	

WESTMOUNT.

(COTE ST. ANTOINE)

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Durchester	Par Montreal.	214	49 & pt 50 A	irreg.	irreg.	2820		Buildings	3500	
Clarke Ave	"	302	4 & pt 6	irreg.	irreg.	10325	75	Vacant	7785 75	
Greene Ave	"	384	79-2 & 80-1	20 8	102	2108		Buildings	5000	
Somerville Ave	"	208	36 B	50	115	5750	21	Vacant	1207 50	
Clandeboye Ave	"	383	16 & 17	50	109 9	5487	55	"	3017 88	
Arlington Ave	"	230	30 & pt 29	irreg.	irreg.	8706		Buildings	9500	
"	"	230	29	24 2	120	2900		"	9000	
Greene Ave	"	384	84 & 85	50	102	5100	49	Vacant	2500	
Selby	"	384	144 & 85	46	120 9	5600	41	"	2290	
Stayner	"	384	31 145	27	120	3240		Buildings	4000	
Green Ave	"	374	69-72 & 76-79	200	irreg.	21345	70	Vacant	14945	
Prospect	"	383	68	irreg.	irreg.	2184	40	"	373 60	
St. Antoine	"	334	171 & 172	irreg.	irreg.	5500		Buildings	16000	
Victoria Ave	"	215	9	irreg.	irreg.	5092		"	11300	
Wood Ave	"	375	pt of 109 & 110	irreg.	irreg.	2250		"	6000	
Selby	"	384	127	irreg.	irreg.	1934		"	4300	
Elm Ave	"	375	pt of 139 & 140	irreg.	irreg.	750		"	2000	
Mountrose	"	282	28 & 29	irreg.	irreg.	15600	30	Vacant	4680	
"	"	282	16 & 17	irreg.	irreg.	15600	27 1/2	"	4290	
Arlington	"	230	pt of 25	irreg.	irreg.	2344		Building	6500	
Selby	"	384	122	irreg.	irreg.	2030		"		
St. Antoine	"	385	33	irreg.	irreg.	2500		"	11000	St. Henry
Clarke Ave	"	312	2	20	120	2400		"	4750	
St. Antoine	"	384	166 & 167	20	110	5500	60	Vacant	3100	

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STREET AND NO.	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS.		AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS	
				FRONT.	DEPTH						
St. Hypolite, 499.....	St. Jean Rap.	173	.....	18	9	72	1350	Buildings.....	400 00	A remere
Cadieux, 878.....	"	124	.....	57	66	3812	.....	"	700 00	
Chambord.....	"	6	133 to 136	96	70	6720	46½	Vacant.....	3131 41		
St. Andre, 1101-1103.....	"	10	pts 69 & 70	20	94	1880	.....	Buildings.....	1400 00	
Chambord.....	"	6	77 & 78	48	70	3360	.....	"	9000 00	
St. Hubert	"	12	25 & 26	65	129	8385	.....	"	3500 00	
St. Christophe, 596-604. }	"	15	916, 917	40	75	3000	.....	"	1000 00	
Laval Ave, 279-285.....	"	15	957 to 959	irreg.	irreg.	1340	.....	"	1200 00	
Duluth, 285-287.....	"	7	85	25	80	2000	.....	"	1100 00	
Breboeuf, 102-104.....	"	7	197	25	80	2000	.....	"	600 00	
Dufferin, 92.....	"	420	S W pt	48	85	4080	.....	"	2000 00	
Mitcheson, 153.....	"	15	1084, 1085	40	72	2880	.....	"	3500 00	
Sanguinet.....	"	1	25	25	91	2275	22	Vacant.....	500 00		
Panet.....	"	1	234	25	103	2575	11½	"	300 00		
Sydenham.....	"	1	422	25	118	2950	.....	Buildings	1400 00	
Papineau, 608 610.....	"	455	5	26	6	100	2475	"	1302 76		
St. Urbain.....	"	7	179	25	80	2000	13½	Vacant.....	370 55		
Dufferin.....	"	1	153 to 155 & 282-3	125	100	22800	26	"	6000 00		
Marie Anne.....	"	1	179 to 181	100	103	.....	.....	"	.....
Durham.....	"	12	136 & 137	65	109	7110	.....	Buildings.....	16000 00	
St. Hubert, 830-840.....	"	15	235, 236	40	70	2800	.....	"	2800 00	
Rivard, 339-345.....	"	15	252	21	70	1470	.....	"	3000 00	
Rivard, 407-409.....	"	15	595	25	100	2500	.....	"	5000 00	
St. Denis, 1030.....	"	6	7 & 8	52	100	5200	.....	"	17750 00	
Rachel, 129-131.....	"	6	parts	70	100	7000	80	Vacant.....	5600 00		
Rachel.....	"	119	.....	40	70	2800	.....	Buildings.....	1200 00	
St. Hypolite, 365.....	"	15	1219	20	64	1280	.....	"	357 00	Undivided ½ and
City Hall Ave 1063-5.....	"	15	225	20	70	1400	.....	"	1100 00	usrupt of other ½
Rivard, 299-301.....	St. Denis	329	181	25	80	2000	.....	"	350 00	
Breboeuf, 325.....	"	329	142	25	80	2000	.....	"	1500 00	
Mount Royal, 199-201.....	"	209	6 & SE ½ 1	25	24	600	.....	Vacant.....	300 00	
St. Denis.....	"	198	85, 86, 87	irreg.	irreg.	9789	.....	Buildings.....	3293 15	
Carriere.....	"	230	.....	72	36	2592	32	Vacant.....	850 00	
St. Amable, 1.....	"	329	52	25	80	2000	17½	"	350 00		
Dufferin.....	"	165	parts	60	93	5580	.....	Buildings.....	4800 00	
Carriere, 9.....	"	329	11	25	80	2000	.....	"	800 00	
Dufferin, 212.....	"	324	40	20	84	1680	18	Vacant.....	300 00		
St. Etienne.....	"	7	355	25	109	2725	06½	"	177 12		
St. Hubert.....	"	7	779	25	109	2725	05½	"	149 88		
St. Hubert.....	"	8	S ½ of 493	25	100	2500	10½	"	262 50		
Huntley.....	"	8	S ½ of 493	25	100	2500	.....	New Building.....	2200 00	
Huntley.....	"	328	330 & 331	50	100	5000	20	Vacant.....	1000 00		
Boyer.....	"	198	32	40	75	3000	40	"	1200 00		
St. Denis.....	"	7	652	25	107	2675	05½	"	141 13		
St. Hubert.....	"	329	80	25	80	2000	.....	Buildings.....	500 00	
Dufferin.....	"	7	765	25	109	2725	05½	Vacant.....	149 87		
St. Hubert.....	"	8	463	25	100	2500	07½	"	187 50		
Huntley.....	"	328	345, 346	50	100	5000	20	"	1000 00		
Boyer.....	"	162	pt 83	21	70	1470	26	"	383 00		
Berri.....	Hochelaga	80	246, 247 & 243	40	75	3000	.....	"	.....
Chicago, 1-7.....	St. Lawrence	18	22	26	82	2232	.....	Buildings.....	5000 00	
Arcade, 20-22.....		54	114	25	100	2500	.....	"	1725 00	
Emily, 13.....	Hochelaga.	49	57	25	75	1875	.....	"	900 00	
Dezery, 147-149.....	"	29 & 22	parts	irreg.	irreg.	39376	15½	Vacant.....	6125 00	for Railroad	
St. Michel, 222.....	"	23	331 & 332	48	121	5808	13	"	748 80		
Davidson.....	"	23	304	24	122	2928	10½	"	316 80		
Joliette.....	"	23	parts	72	121	6	11664	17½	"	2073 00	
Chambly.....	"	97	7	17	70	1190	.....	Buildings.....	3000 00	
Marlborough.....	"	72	part	65	irreg.	4875	.....	"	8009 00	
Notre Dame.....	St. Gabriel	3101-3106	.....	irreg.	irreg.	30021	.....	"	150 00	Sheriff's Sale
Mullins, 260-276.....	"	pt 2607	.....	24	6	83	3	2040	2000 00	
Chateauguay, 317-319.....	"	2675	7	26	135	3	3516	.....	.....
Mullins, 692-694.....	"	2697	.....	36	96	3456	.....	Buildings	11500 00	
Grand Trunk, 477-483.....	"	269 Spt 2697	.....	60	80	4800	.....	"	.....
Ropery, 120-122.....	"	3168	part	irreg.	irreg.	43153	.....	"	8828 56	
Tiber.....	"	3399	111	23	71	1633	.....	Buildings.....	1224 00	
Ryde, 181-181a.....	"	3051	.....	52	90	4680	.....	"	4600 00	
Grand Trunk.....	"	3167	S E pt. 124	24	35	1680	.....	"	2400 00	
Charron, 29.....	"	3167	N W ½ 125	24	24	6	1176	"	475 00		
Charron.....	"	3239	13	22	6	80	1800	"	1500 00		
Liverpool, 234.....	"	"		

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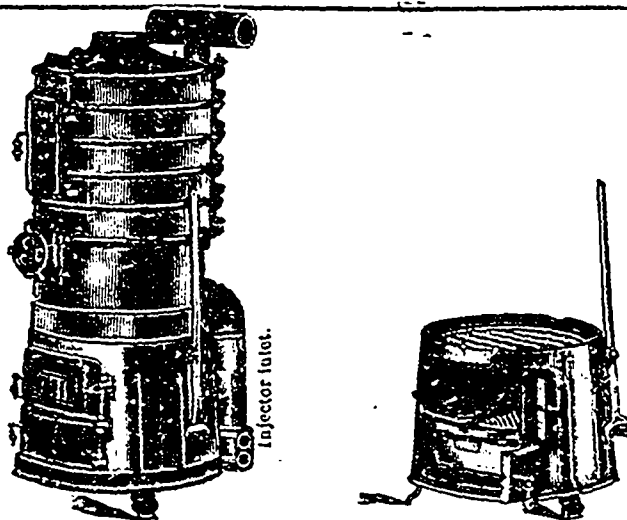
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