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# Real Estate Record

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

Vol. XIII.

Montreal, March, 1900.

No. 3

## The Liverpool and London and Globe INSURANCE CO.

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

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CRUSHED QUARTZITE is highly recommended for CONCRETE WORK, ROOFING and GRAVELLING GARDEN WALKS.  
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Jobbing of all kinds promptly attended to.  
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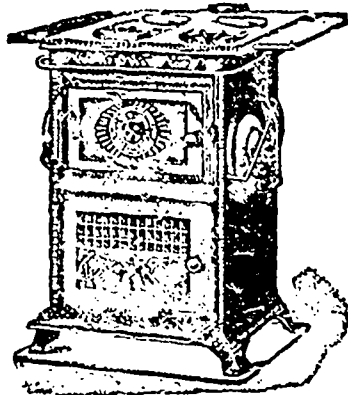
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# Real Estate Record

Vol. 13.

MONTREAL, MARCH 10th, 1900

No. 3.

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

Proprietors.

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ELECTRICAL APPARATUS of every description.

### MONTHLY REVIEW.

There was a fair amount of buying and selling done in the real estate market during the month of February, and although the recorded transfers are not always a safe guide as to the volume of business transacted, some idea of the month's work can be gathered from them. There is a continued improvement in the number and character of negotiations in brokers' offices, and a good barometer of local conditions is also to be found in the real estate advertisements in the daily papers. The advertisers are evidently under the impression that the time is near at hand when speculators will be looking out for new fields of operations, and investors for some more stable form of investment than the stock market affords.

Improved realty has not yet advanced in price, although the cost of building has gone up considerably, and there are many opportunities now for profitable investment for those who can take advantage of them.

The developments of the renting season this spring are encouraging, and the tendency is distinctly towards better times. The demand for business premises, and good dwelling houses is better than it has been for some years, and while there has been no marked increase in rents, a movement of this kind may be looked for when the next renting season comes around.

The auction branch of the real estate market still continues dull and uninteresting, and it is likely to continue to be so until the market takes a more speculative turn.

There is no change in mortgage loans this month. The volume of business done is not large, and the rates of interest are about the same as

## Notes and Drafts

(Loose or Bound.)

CASH RECEIPTS,  
PARCEL RECEIPTS,  
RENT RECEIPTS,  
DELIVERY BOOKS,  
PRINTED FORMS,  
BLANK BILL HEADS  
and STATEMENTS.

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and Nova Scotia.

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tute Building, 204 St. James St.,  
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22,500 FZET.

### ST. JAMES STREET,

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161 feet on St. James Street, 102 feet 5 in. on Victoria Square. Rear entrance from Craig St Annual rental about \$10,000. For particulars apply to

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Cor. St. Antoine St. & Brooke Ave.,  
3 LOTS,  
ALSO 2 LOTS ON BROOKE AVE.

Fine Situation For Flats  
Must be Sold.  
Apply to

JOHN FARQUHARSON  
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**J. Cradock Simpson & Co.,**

181 St. James St.

they have been for the last few months. Lenders are still disposed to be very conservative, as to the margin of security required.

The sales recorded during the month of February in the undermentioned suburban municipalities amount to \$128,846, and are as follows: Maisonneuve, \$25,590; Mile End, \$48,930; Outremont, \$1,400; Cote des Neiges, \$2,500; Montreal West (Junction), \$1,191; Verdun, \$13,739; St. Henry, \$33,309; and Ste. Cunegonde, \$2,187.

There were 145 real estate transfers in the city wards and town of Westmount recorded at the registry offices during the month of February, the particulars of which are given in other columns, amounting to \$750,-243.

St. Antoine Ward	9	\$170,425.51
St. Ann's Ward	1	2,005.00
West Ward	1	7,600.00
Centre Ward	1	50 0 0 00
St. James Ward	15	53,038.00
St. Louis Ward	4	21,200.00
St. Lawrence Ward	11	133,815.00
St. Mary's Ward	15	89,511.25
St. Jean Baptiste Ward	21	45,850.00
St. Denis Ward	19	28,091.50
St. Gabriel Ward	8	13,650.00
Hochelaga Ward	5	11,999.00
Westmount	20	122,158.30

145 \$50,243.00

During the corresponding month of last year, 159 transfers were recorded amounting to \$629,358.64.

The real estate mortgage loans recorded during the month of February in the registration division of Montreal West, amount to \$146,400. Of this amount \$500 was placed at 4 per cent.; \$70,000 at 4½ per cent.; \$15,000 at 4¾ per cent.; \$11,500 at 5 per cent.; \$19,000 at 5½ per cent.; \$27,900 at 6 per cent., and \$2,500 at 7 per cent.

The 4 per cent. loan was in one amount of \$500, the 4½ per cent. in two amounts of \$43,000 and \$27,000; the 4¾ per cent. in two amounts of \$10,000 and \$5,000, and the 5 per cent. in four amounts of \$2,000, \$1,500, \$3,000, and \$5,000.

The lenders were:

Estate and Trust Funds	.....	\$15,000
Insurance Companies	.....	82,000
Local Institutions	.....	26,000
Building and Loan Companies	.....	4,000
Individuals	.....	18,500

\$146,400

# Evans and Johnson,

AGENTS

## Fire Insurance

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1723 Notre Dame Street.

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Correspondence with Mill Owners solicited.  
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Estimates given for new work—Plastering and Cement work a specialty.

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SHERBROOKE STREET.

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

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

# Houses for Sale,

—BY—

J. CRADOCK SIMPSON & CO.,

Real Estate, Insurance,

and Investment Agents.

181 ST. JAMES ST.,

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

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

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

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

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

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

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

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

In Montreal East the loans recorded amount to \$79,460, Of this amount \$800 was placed at 4 per cent.; \$23,100 at 5 per cent.; \$5,000 at 5½ per cent.; \$21,350 at 5½ per cent.; \$21,092 at 6 per cent.; \$5,618 at 7 per cent.; \$1,800 at 8 per cent.; and \$700 at 10 per cent.

The 4 per cent. loan was in one amount of \$800, and the 5 per cent. were in seven amounts of \$3,000, \$5,000, \$3,900, \$1,400, \$5,000, \$3,000, and \$1,800.

The lenders were:

Estate and Trust Funds .....	\$11,900
Local Institutions .....	1,500
Building and Loan Companies .....	20,000
Individuals.....	45,460
	<hr/>
	\$79,460

Property owners who wish to place their houses, building lots, or business properties in the hands of J. Cradock Simpson & Co., FOR SALE OR TO LET, are requested to furnish full particulars without delay.

## TO LET.

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

## TO REAL ESTATE BROKERS.

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

## TO PURCHASERS.

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

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

**CATHEDRAL STREET.**—A block of wooden buildings on lot 78 ft. x 70 ft.; rented for \$38 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (28-C).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**DRUMMOND STREET.**—A good brick terrace house, near Osborne street, in good order, centrally situated. Price only \$8,750. (155-B).

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

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

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

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

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

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

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

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

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

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

## 221 PEEL STREET

This comfortable stone front house, heated by hot water, and in good order, will be sold BY AUCTION, on WEDNESDAY, MARCH 21st, at 11.30 a.m. Particulars of the property can be obtained at this office.

J. Cradock Simpson & Co.  
181 St. James Street.  
W. M. KEARNS, Auctioneer.

## FOR SALE ELMBANK

### DORCHESTER STREET WEST.

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

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

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181 St. James Street.

### WHY GO TO THE SHORE.

Scientific Consideration About Ozone and Ton's Properties of Sea Air and Salts.

(London Standard.)

The tonic property of sea air, which is just now being discussed by a medical contemporary, requires no scientific demonstration. It is proved by common experience; the jaded Londoner is conscious of feeling a very different man—assuming him to be superior to mal de mer—as he approaches Calais from what he was on leaving Dover. The motion, no doubt, has something to do with the sense of exhilaration. To be fanned by the air, whether in driving or sailing, or even in a railway train, is not too rapid, is sensibly invigorating. The air spray, if we may so call it, stimulates to some extent as does a shower bath. That, however, is not all. We are refreshed by travelling on a river or a lake, and never have better proof than if we pass on a hot summer's day from the North Italian lowland to one of the lakes. In a city through which a large river flows, no place is so refreshing, provided only shade can be found, as some nook on a waterside terrace, or better still, on a bridge. Most bracing of all are the

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

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

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

**LAVAL AVENUE.**—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,000. (255-B).

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

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

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

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

**MACKAY STREET.**—A full-sized stone front house, below St. Catherine st., with extension kitchen, bay window, hot water furnace, &c. Built for present owner. All in good order, owner anxious to sell. (798-3).

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

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

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

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

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

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

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

**METCALFE STREET.**—Stone front full size house, in good order throughout, heated by Daisy furnace, has all conveniences, would make a comfortable family residence. (895-B)



**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).

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

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

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

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

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

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

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

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

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

**PINE AVENUE.**—A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor; large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor: five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to any-

sea breezes, and these never so much as when inhaled on the open water. For this, as is explained in scientific language, there is more than one reason. Ozone comes at the head of them. This rather mysterious benefactor of the human race has been known for at least half a century to have something to do with electricity, and to be always present in the air, when that is as it should be.

Now, however, it is generally admitted to be oxygen itself, but in another shape. It seems to be more energetic than ordinary oxygen in entering into chemical combination, and is thus an active destroyer of unwholesome substances. These, however, are generally absent from the open ocean, and its bacteria—for no doubt it has them—are probably only beneficent. Still, the steamer may have its colonies, and the ozone tends to keep them under. Certainly we cannot ourselves be free from these parasitic companions, and doubtless carry about a choice selection, which has been acquired during months of work in stuffy offices, and in conveyances; so, as the sea breeze fans our cheeks, the ozone is busy at the work of sanitary destruction. Doubtless, when we land on the other side of the Channel our bodies are strewn like a battlefield, could we only see them, with the carcasses of the slain.

The air from a great lake is good, but it is not so good as that from the sea, which in passing over the salt water has assimilated something that it cannot obtain from fresh water. Mineral salts are dissolved in both, but the amount in the latter is small, and the salts themselves are mostly ineffective for sanitary purposes, while the sea water contains bromine, chlorine, and iodine, all of which, when properly administered, have healthful tendencies. The air has a distinct odor—we do not refer to that of decomposing seaweed, but to the genuine "smell of the sea"—and this is due to the presence of one or more of these substances in the air. This is confirmed by chemical tests, and among those is their action on the face powders. The quantity of these agents, no doubt, is extremely small. Chlorine, is the only one of which there is much more than a trace, but their efficacy is one of nature's mysteries. Very far from depressing the day of small things, she produces some of her most remarkable results by the action of extremely minute doses. The quantity of salts dissolved in some mineral waters is almost inappreciable, and these are often of quite a commonplace character—such is the case with the warm springs of Pfafers,

one wanting a thoroughly comfortable residence, well situated close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).

**PLATEAU STREET.**—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).

**PRINCE ARTHUR STREET.**—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (20813).

**PRINCE ARTHUR STREET.**—A comfortable stone front house, with all improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).

**ROUSSEAU STREET,** corner of St. Andre street.—Lot 51 ft. 6 in. front by about 90 ft. on St. Andre street; area, 4,720 feet; with the three-self-contained brick houses thereon. Situated between Notre Dame and Craig sts., and near C.P.R. station. (369-B).

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

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

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

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

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

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

**SHERBROOKE STREET.**—A handsome detached villa residence and stables, with grounds containing 43,000 ft., on the corner of one of the best streets in vicinity of St. Denis

Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-B).

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

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

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

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

**SHERBROOKE STREET.**—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$3,500. (30-C).

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

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

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

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

**ST. ANTOINE STREET.**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).

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

**ST. ANTOINE STREET.**—A stone front corner house, self-contained, and a

in Switzerland—yet so potent are they that formerly patients returned to daylight in better health after camping in the depths of the gorge. Such waters cannot be imitated. Results are achieved in the laboratory of nature which that of the chemist is unable to accomplish.

### SUCCESS IN BUSINESS.

Stagnation in a young man's career is but a synonym for starvation, since there is no such thing as standing still in the business world of to-day. Either we go backward or we go forward; we never stand still. When a young man fails to keep abreast of the possibilities of his position he recedes constantly, if unconsciously perhaps. The young man who progresses is he who enters into the spirit of the business of his employers, and who points out new methods to him, advances new ideas, suggests new channels, and outputs. There is no more direct road to the confidence of an employer than for him to see that any one of his clerks understands his business even better than himself. That young man commands the attention of his chief at once, and when a vacancy occurs he is apt to step into it, if he does not forge over the shoulders of others. Young men who think clearly, can conceive, create, and carry out, are not so plentiful that even a single one will be lost sight of. It is no special art, and it reflects but little credit upon any man to simply fill a position. That is expected of him; he is engaged to do that, and it is only a fair return for a certain payment made. The art lies in doing more than is bargained for! In proving greater than was expected; in making more of a position than has ever been made before. A quick conception is needed here; the ability to view a broad horizon, for it is the liberal-minded man, not the man of narrow limitations, who makes the success of to-day. A young man showing such qualities to an employer does not remain in one position long.—"The Ladies' Home Journal."

### REAL ESTATE AS A SAVINGS BANK.

Many people will often object to the purchase of a piece of improved, or unimproved real estate, because they say their money would be tied up by such purchases, and they could not subsequently quickly realize if they desired to resell. But in this very fact sometimes lies one of the chief virtues of a real estate investment. Most people

tenement house adjoining, would be sold at very moderate prices. (883c-3).

**ST. ANTOINE STREET.**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price, \$5,750. (194-B).

**ST. ANTOINE STREET.**—A substantial stone front corner house, on the very best part of the street, nicely laid out; would be a good situation for a physician; house contains 12 rooms; heated by hot water furnace. Lot is about 36 ft. front by 177 ft. deep, to a wide lane in rear, thus giving plenty of depth to build two good tenement houses on rear lot. (6-4).

**ST. CATHERINE AND MARLBOROUGH STREETS.**—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$340 per annum. (390-B).

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

**ST. CATHERINE STREET.**—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).

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

**ST. DENIS STREET.**—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).

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

**ST. DOMINIQUE STREET.**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B). \$5,750 (22-C).

**ST. FAMILLE STREET.**—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. (29-C).

**ST. FAMILLE STREET.**—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars, ten minutes' walk from business centre of the city. Price, only \$6,150. (328-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. (818½-3).

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

- close to Sherbrooke street. Price, \$8,000. (242-B).
- ST. GEORGE STREET. — Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).
- ST. HUBERT STREET.—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28ft. x 180ft. (15-4).
- ST. HYPOLITE STREET. — Brick encased tenement, two dwellings and shop, rented for \$378 per annum. Price, \$4,300. (867-3).
- ST. HYPOLITE STREET.—A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B).
- ST. LAWRENCE AND ST. CHARLES BORROMEE STS.—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromee sts. Rented for over \$2,500 per annum. (285-B).
- ST. LOUIS SQUARE.—A full-sized stone front house, 27 x 40 feet and extension heated by hot water furnace, dining-room, and small conservatory on the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).
- ST. MARK STREET. — A 1½ storey stone front cottage, 26 ft. wide, nine rooms; heated by hot water furnace; in good order throughout. Price, \$6,500. (9-C).
- ST. MARK STREET.—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (325-B).
- ST. MARK STREET. — A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (153-B).
- ST. MARK STREET. — A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).
- ST. MATTHEW STREET.—A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).
- ST. MATTHEW STREET.—Two neat 1½ storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants, possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).
- ST. PATRICK STREET.—A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (23-C).
- ST. URBAIN STREET.—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price. \$2,800. (316-B).
- ST. URBAIN STREET.—A brick encased cottage in good order. Price only \$2,200. (265-B)
- ST. URBAIN STREET.—A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in
- with money on hand are frequently tempted to spend it outright on luxuries or to take very great chances with it in some wild mining scheme or in a hoped for rise in the price of some stocks in which they have invested their money. We were lately talking with a man who said his brother, who is a stockbroker, had lost nearly \$100,000 by dabbling in stocks. And had we not the opportunity to get at the facts, we know that the above experience has been gone through to a less or greater extent, by a large part of our people. Many people would much rather take a chance at big game than stick to legitimate, small but sure returns for their money, with the added assurance that their principal was perfectly safe. Shares of stocks can be transferred almost immediately, but to sell a piece of real estate requires from two to three months as a rule in the ordinary course of business. Besides, it takes about a similar length of time for a buyer to make up his mind. During this period of time the seller has an opportunity to think twice, a great many times over, before selling. Frequently he can not sell immediately without a great sacrifice, and he perhaps is eternally opposed to mortgaging his property to raise money for his needs. Even if he can sell, he does not know in what to re-invest his money, and it would often be the wisest rule for him to follow if he said to himself, "Unless I can make a better investment almost immediately, I will not sell. All of the above facts tend greatly to prevent a man taking snap judgment on the sale of his real estate. We, therefore, think real estate is justly entitled to be regarded as a savings bank and as being a safe storehouse for money. If a buyer has foolishly purchased when the foolish herd were buying at credit auction sales, he thus paid double price or even more, and his purchase was utterly foolish and unprofitable, but the majority of people did not thus buy. We do not mean to say that a man who has paid a high price on a falling market for a piece of land has done well, simply because he has tied his money up. We believe the man who puts some money, and as much as possible, regularly into the savings bank or in land, and who refrains from drawing it out except in case of sickness or some such pressing necessity, is the man who will get ahead in the world. The man who insists on keeping his money in the savings bank or in real estate in spite of the coaxings of his friends to replace it in some venture, who skimps and economizes, and who will go to any extent in personally sacrificing him-
- good order, large garden. Would make a very nice family residence. (307-B).
- ST. URBAIN STREET. — Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).
- ST. URBAIN STREET.—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).
- SUSSEX STREET.—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).
- TORRANCE STREET. — A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).
- TOWLER STREET.—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-3).
- TUPPER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).
- TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,800. Terms to suit purchaser. (205-B).
- UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-B).
- UNIVERSITY STREET. — A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).
- UNIVERSITY STREET.—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).
- UPPER UNIVERSITY STREET. — A magnificent residence property situated at the corner of Pine Ave., and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to sub-division purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an institution. Particulars at this office. (67-B).
- VALLEE STREET. — A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).
- VERSAILLES STREET.—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).
- VERSAILLES STREET. — A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front avail-

able for building. Price only \$2,200. (212-B).

**VICTORIA STREET.**—A 2½ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 23½ x 98 feet, 18 foot lane in rear. (171-B).

**VICTORIA STREET.**—Solid stone house, centrally situated on Victoria street, just below Sherbrooke. The outlook from side of house is across Sherbrooke street, and the College grounds. Very conveniently arranged inside, central hall on each floor. 6 bedrooms, small sitting room with balcony outside; drawing room, dining room, kitchen, larder, bathroom, &c., &c. Very cool in summer as house is shaded by three large trees; stands on lot 25 ft. by 100 feet with lane at side and rear. Any one wishing a comfortable house, centrally situated, here is their opportunity, as owner is leaving the city. Price, only \$5,750. (392-B).

**VICTORIA STREET.**—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Dak. furnace. Price only \$4,000. (329-3).

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

**VICTORIA STREET.**—Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (288-b).

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

**VICTORIA STREET.**—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (23-C).

**VICTORIA STREET.**—A 2½ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

**WAVERLY STREET.**—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

**WELLINGTON STREET.**—Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).

**WELLINGTON STREET.**—A good brick house, near the subway heated by hot water furnace, and in good order throughout. Only \$3,500. (879-3).

**CHOICE BUILDING LOTS IN CITY OF ST. HENRY.**

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

Delisle, Albert and Richelieu sts. 40 to 45 cents per foot. Two lot on Richelieu st., at 38 cents per foot; Notre Dame st., 75 cents per foot. St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

self, and is not seduced into the company of extravagant "friends," is the man who will and ought to succeed. He will be too independent to be a sponge and live off the money earned by other peoples' toil. Such men stand on their own feet and are not bound and lettered to some money lender or relative. For such men good real estate is an excellent savings bank.—San Francisco "Journal."

**WON'T BUY WHAT IS FOR SALE.**

Few things are more provoking in real estate than the fact that the right piece of property is never for sale; that is to say, if many buyers are offered one piece of real estate, they never want it, but set their hearts on the next piece, or the piece opposite, or the piece in the next block, none of which can be bought because they are not in the market. The most of buyers in other words, want not what is put what is not for sale. What they ask for in the most cases is not as good as what they are offered, but as Pope says, "Man never is but always to be blessed." So buyers are always reaching out for the unattainable, and lose in the majority of cases very fine properties by this absurd weakness.—Real Estate Guide.

**UNIFORMITY IN DWELLING PORTIONS OF THE CITY.**

In order to make our residence sections more attractive, there should be more uniformity in the style and height of buildings, and there should be an understanding amongst owners to the distance from the street that houses should be set. Some of our residence blocks have been disfigured and some of the owners on them have been injured by neighbors who have placed their houses too far forward or too far back. In this world human nature is often governed by selfishness rather than by the precepts of the Golden Rule. The architecture, or rather lack of architecture in so many of the homes of San Francisco has caused much comment from visitors. This comment would not have been so adverse if any uniformity of design or location had been observed.—San Francisco "Journal."

**GROWING HOUSE-FLOWERS.**

The ordinary furnace-heated house is a bad place in which to grow plants. The air seems to have had all the dampness removed, and that moist condition so conducive to a good growth in plants is not found. This may in a measure be overcome by means of evaporation, which, while not supplying a great amount of moisture, should do

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

**Business Properties And Building Lots FOR SALE**

—BY—  
**J. CRADOCK SIMPSON & CO Real Estate Agents.**

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

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

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

**BLEURY STREET.**—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area 24,000 feet, with large cut stone house. A good property for development and speculation. (368-a).

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

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

**HATHAM STREET.**—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (85-B).

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

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

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

**CRAIG STREET.**—Two well situated business properties, west of St. Lawrence street, will be sold to

gether or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

**DELOKIMIER AVENUE**—A fine block of land, 120 ft. front by 380 ft. deep, first class site for manufacturing purposes; low price. (290-B).

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

**DORCHESTER STREET**—A good building lot on the eastern part of the street, 40 x 100 ft. Price only 40 cents per foot. (196-B).

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

**DORCHESTER STREET**—One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about 52,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vineries, conservatory, stables, coach-house, and other outbuildings. Price and particulars at office. (23-C).

**DORCHESTER STREET**—Three choice building lots above Dorchester st., 78 feet by 127 1-2 feet, with lane at side and in rear; very low price. (103-B).

**GREY NUN STREET**—A block of land having a frontage of 144 1-2 feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouse or manufacturing purposes. Wanted exchange. (443-a).

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

**GREY NUN STREET**—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (341-B).

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

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

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

something towards relieving the bad condition of the atmosphere. Place jars or pans of water, in, around, or about the furnace, hang buckets of water down inside the furnace pipes below the registers, or place them anywhere that rapid evaporation may be induced. Keep all the plants in light, in any locations, but away from draughts. Never consign a well-grown specimen plant to a corner of the room though it may look better there. Its beautiful appearance will last a short time only in the dark, close place. It may seem strange to some, but the very best place in the house if the temperature can there be maintained at an even point, is the kitchen, because of the constant evaporation of water as it puffs forth from the spout of the teakettle.—"Woman's House Companion."

#### CHOICE OF OCCUPATION.

"The question is more or less being discussed whether we have too many ministers; and here and there," says the New York "Independent," "we hear a suggestion that young men be dissuaded from entering the profession because there are now more ministers than will supply the churches. The spirit of the suggestion is very much like that of the labor unions, which forbid a man to apprentice his own son to his own business for fear the business will be too crowded. There are more lawyers, more teachers, more carpenters, more engineers, more tramps, than there would be room for if every one were provided with employment to fill his time. But that is no proof that there is not abundance of room for new applicants. Many a man crowds into a business for which he is not competent, and it would be to the advantage of the world if he were crowded out of it. A good farmer may make a very poor minister, and it would be to the advantage of the world if the poor minister were to become a good farmer or insurance agent. The road out of a profession should be made as easy as the road into it. This may be hard for the poor ministers, but it is a blessing to the churches. There is room enough for good men; none too many good ministers for the churches."

#### THE BEAUTY OF FITNESS.

Thinking women are rebelling against the unnecessary work caused by the effort to be ornamental which characterizes the design of almost every article in use in the average house, with results as unpleasant to the eye as they are irritating to the temper. House-keeping is wearing enough at best, and

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

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

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

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

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

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

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

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

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

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

**SEIGNEURS STREETS.**—A block of lots only 52 to 80 ft. deep, very favorable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (247-B).

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

**SHERBROOKE STREET AND LAVAL AVE.**—A fine block of land forming the corner of above streets, having an area of 43,000 ft., with handsome stone residence and stable. House and stable with 10,000 ft. of

- land would be sold separately. (277-B).
- SHERBROOKE, Cor. ST. ANDRE STREET**—A first-class block of land, 110 feet frontage on Sherbrooke st. Particulars and plan at office. (135-B).
- SHERBROOKE STREET**—A fine property west of Park Avenue and comprising over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high class residential site centrally situated. (15-382).
- ST. AMBROISE, ST. JOHN, HARRISON STREETS & LACHINE CANAL**—This valuable manufacturing site, having an area of 27,555 ft., could be easily sub-divided, having four frontages. Plan and particulars at office. (293-A).
- ST. CATHERINE STREET, MAISONNEUVE**—A vacant lot, 35 ft. x 110 ft., will be sold for \$825, cash to a prompt buyer. (260-B).
- 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. (1-C).
- ST. CATHERINE, corner St. Matthew street**—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew st. No waste ground, just the right size for a shop, lane in rear. (202-B).
- ST. CATHERINE STREET**—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885B-3).
- ST. CATHERINE STREET, corner of Mackay street**—A very suitable lot, 123 feet by 111 feet 9 inches. Area 13,745 square feet. (8-C).
- ST. CATHERINE, CORNER MACKAY STREET**—One of the best corners on this part of the street, has a frontage of 123 feet on St. Catherine st., and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).
- ST. CHARLES STREET**—A good building lot, 50 feet x 100 feet, near Napoleon st. Would be sold cheap to a prompt buyer. Close to Centre street cars. (165-B).
- ST. DENIS STREET**—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392-b-B).
- ST. JAMES STREET**—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the only lot on the street, is now offered for sale at the extremely reasonable price of \$17.50 per foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).
- ST. JAMES STREET**—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).
- the efforts of those who manufacture furniture and utensils should be to ease its burdens rather than to increase them.
- Under the present order of things, probably every housekeeper in the land has had desponding moments when her arms have dropped at her sides in despair over the corrugations in wood-work, furniture, and tin ware, which defy finger-tips, but have a surprising capacity for catching and holding dirt. When these ins and outs are necessary to the end for which the article is intended, there is nothing to be said. They are afflictions, to be borne with such stoicism as she can command.
- But when the only reason for their existence is the idea, which seems to be rooted in the minds of the trade, that every article from a frying-pan to a piano, must avow its aspirations toward the ornamental, righteous wrath fills the heart of her who spends three minutes scouring a tin when a half minute would have sufficed had it been properly made.
- We know of course that women are frivolous and flighty creatures, given to useless adornment, but we venture to assert that the gayest of her sex would prefer tinware without plaits or flutings, especially if she is destined to scour it herself. The absurdity of trimming cake-tins and covers emanated from the masterly mind of man.
- Herbert Spencer somewhere calls attention to the fact that we put up with all sorts of annoyances which might be avoided by the use of ordinary intelligence. He gives some telling illustrations in support of the statement, but if it had ever fallen to his lot to dust and clean a room in the average house to day, where the woodwork is crimped and fluted and the furniture decorated with "machine work," he would have written with even greater conviction. Indeed, he would probably have been betrayed into language quite unbecomingly calm, impartial, scientific mind.
- It is at least evident that the manufacturers of household furniture and utensils have not subjected themselves to any exhausting mental wear and tear in studying the conditions and requirements which their goods will have to meet. Whether they have corrupted the public taste, or have been corrupted by it, is an open question. Certain it is that the masses of the people, those who have to take what they get, must content themselves with things which are not only crude and ugly, but are poorly adapted to the duty which they perform.
- In almost any room, unless it be designed by an artist-architect—for there
- ST. JAMES STREET**—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).
- ST. JAMES STREET**—A 3-storey stone front building; comprising two stores and dwelling, well rented to good tenants. Lot 28 1-2 x 105 ft. Would be sold at corporation valuation—\$14,000. (827-3).
- ST. LAWRENCE ST.**—Near corner of Roy, on the best side of the street, a lot 40 feet wide with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. Inquiries solicited. (297-B).
- ST. LAWRENCE STREET**—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach house in rear. (13-C).
- ST. PATRICK, ISLAND AND LACHINE CANAL**—A block of land with a frontage of 1,550 ft. on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).
- ST. PAUL STREET**—A substantial stone warehouse, forming the corner of a lane 28 1-2 feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).
- ST. PAUL STREET**—A good business site, 28 1-2 feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (831-3).
- ST. PAUL STREET**—Stone warehouse, forming corner of St. Vincent street; well rented, in good business part of the street. (363-B).
- ST. PAUL AND COMMISSIONERS STS.**—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).
- ST. PETER AND ST. SACRAMENT STREETS**—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).
- ST. SACRAMENT STREET**—That fine stone warehouse forming the corner of St. Peter street, Lot 50 ft. by 70 ft., all built on. A chance for a prompt buyer. (309-B).
- VALLEE STREET**—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

# Houses and Building Lots

FOR SALE

-AT-

## WESTMOUNT.

### J. CRADOCK SIMPSON & CO.

**ABERDEEN AVENUE.**—A well situated lot, 60 feet front. Moderate price (368-B.)

**ABERDEEN AVENUE**—A well-built stone and brick residence, with extension kitchen, hot water heating, and modern plumbing, containing 9 bedrooms, and well equipped in every way. The lot has a frontage on Aberdeen Avenue of 200 feet, and about 93 1-2 feet on Montrose street. The residence would be sold with less land if desired. (359-B.)

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

**ARGYLE AVENUE.**—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country and will sell them at a bargain, to a prompt buyer. (14)

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

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

**ARGYLE AVENUE.**—A well-built brick cottage, with two-storey extension, on lot 32 ft. by 180 ft. Lane at side end in rear. Cellar basement, concrete floor; heated by hot water furnace; open plumbing; 10 rooms. Price only \$8,500. (33-C.)

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

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

**COTE ST. ANTOINE ROAD.**—Semi-detached brick cottage with stone trimmings; on lot about 30 x 140 feet. This cottage contains nine rooms (six bedrooms), heated by "Daisy" furnace; extension kitchen; wired for

are architects and architects—the doors and window-casings are ornamented by a triple fluting and finished at the upper corners with a square block of wood, on which appears a sort of rosette in low relief. The doors have four panels, which are finished with a molding. The baseboard slants toward the wall in a series of indescribable contortions, admirably calculated to enter the largest possible amount of surface for the dust to settle on, but certainly not accomplishing much in the way of beauty. At the corners they are joined by small steeple-like projections, so cunningly devised to catch dust and so impossible to keep clean that one woman has taken dust in art, and unto dust shalt thou return. Her corner motto and given up the struggle.

Such woodwork as this is not agreeable to look at and it is twice as difficult to care for as it would if plain. Yet it is found in the unpretentious houses all over the land, and seems to be regarded as a sort of destiny by housekeepers, who would no more think of criticising it than they would of questioning the Bible. They accept it as if it were due to the will of Heaven, instead of to the obtuseness of man.

The most conspicuous piece of kitchen furniture, the range, affords another striking case in point. Ridiculous as seems, this most frankly utilitarian article generally has the appearance of having been designed especially for a thing of beauty. For around the bottom runs what might be called a scant iron ruffle, most elaborately wrought, which winds and twists itself into legs at the corners. The over door is equally splendid, with an arabesque pattern in high relief, to which the finishing touch is usually given by an inlaid tile. This, of course, is all very beautiful, and makes one quite enthusiastic until she attempts to blacken it. Then comes the disillusionment. There are innumerable nooks and crannies too small for a brush to enter. Some of them are the result of the useless ornamentation, and others might have been avoided if the designer had been less intent upon his arabesques and had reflected that the chief end of a kitchen range is to give out heat, and the next to be as plain and free from crevices and corners as possible, to the end that it may be cleaned with ease and rapidity.

In the average kitchen the standard upon which the hot-water tank rests is another elaborate piece of ironwork. Often it is painted a light color, and the most persistent scrubblings have no effect upon the dinginess of the deep

electric light and piped for gas; transoms above all chamber doors, and all modern conveniences. The owner desires every intending purchaser to thoroughly inspect this well built house. Price, \$9,500. (16-C.)

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

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

**CLARKE AVENUE.**—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft. x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining room, kitchen, and pantries, on ground floor. Price very reasonable. (100-3.)

**COLUMBIA AVENUE**—A very handsome, well built tenement, containing two dwellings, heated by hot water furnaces, in perfect order, first-class plumbing, well rented for \$520 per annum. Price, \$7,000. (900E-3.)

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

**COTE ST. ANTOINE ROAD**—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 230 ft. on Claremont ave.; fine situation, good view, could be divided advantageously. (208-B.)

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

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

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

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

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

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

**4140 DORCHESTER STREET,** (Westmount)—A well situated, comfortable,

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

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

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

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

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

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

**ELM AVENUE**—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894-B-3).

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

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

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

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

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

**GREENE AVENUE**—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms; in good order, a nice comfortable house for a small family. Price, \$5,000. (283-B).

cuts that outline its intricate pattern. Set a plain standard, quite devoid of ornamentation, would probably be looked upon as a black heresy by plumbers in general. A careful survey of the furniture in a representative house of this class shows that, with the solitary exception of the dining-room chairs, there is not one piece of furniture which is not open to criticism for crude and unsuccessful attempts at decoration, which defeat their own end and make housework doubly difficult. It has evidently been designed for show rather than for use.

In these days we elevate our eyebrows at the mention of patchwork—the practice of cutting cloth into pieces in order to have the exquisite pleasure of sewing it together again. Isn't it time that we protest against having our woodwork and furniture made in the most roundabout way possible, just to afford a series of projections and depressions, which in some incomprehensible way have come to be looked upon as ornamental, but which as a matter of fact are both ugly and inconvenient?

The lovely old colonial furniture shows how charming and lasting the "beauty of fitness" is. We should have simple, useful furniture, which can be taken care of with the least possible work. And when we secure this, we are pretty sure to find that grace and beauty have been attained at the same time. If the furniture of to-day expresses us, as that of a century ago does the people of that day, we have grown vulgar and pretentious to an alarming degree. Let us have furniture made with some sincerity of motive, furniture that looks as if it were made for use and does not care to have the fact disguised. — "The House Beautiful."

**CO-OPERATIVE HOUSEKEEPING.**

An experiment often suggested but never thoroughly tried in Philadelphia is to be made by the trustees of the Girard estate, who have exceptional facilities for carrying it into successful operation. A block of dwellings to be built on Porter Street, close by Girard Park, in the southern part of the city, will be furnished with light and heat from a central plant for a small monthly addition to the rent. The houses will have small garden plots in front, and the care of these will also be assumed by the estate.

Such a system of heating and lighting is so obviously economical and so well adapted to the Philadelphia plan

**GREENE AVENUE**—Two well situated building lots, each 25 ft. x 102 ft. no waste ground, only 55 cents per foot to a prompt buyer. (296-B).

**LALLOWELL AVENUE**—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (244).

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

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

**LANDOWNE AVENUE**—Six good building lots, near Cote St. Antoine Road, each 21 feet x 021-2 feet. (307-B).

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

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

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

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

**MOUNT PLEASANT AVENUE**—Two storey red stone front house, with extension kitchen, Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. 353-3).

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

**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).

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

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

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



**ROSEMOUNT AVENUE**—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 33 ft. to 91 ft. each. Reasonable price. (170-B).

**ROSEMOUNT AVENUE**—A substantial detached residence, fitted with all improvements, grounds have a frontage of 109 ft. on Rosemount and 34 feet on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave., and one facing on Mountain Ave., all well rented to good tenants, on lot ironing on both avenues, and with an area of 30,094 feet. (170-B).

**ROSEMOUNT AVENUE**—A handsome stone front residence, lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (159-3).

**SHERBROOKE STREET**—A well situated lot, just east of Westmount Park. 50 ft. x 104 1-2 ft. deep; no waste depth. (337-B).

**SHERBROOKE STREET**—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (124-B).

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

**SHERBROOKE STREET**—A handsome stone front and side corner house, in the West End of Sherbrooke st. House, 26 ft. by 72 ft. Everything modern; all living rooms on two floors. Price, \$15,000. Additional land if desired. (380-B).

**SHERBROOKE STREET**—A very handsome cut stone corner house, near Greene Avenue, 26ft. front by 72ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25ft.x125ft., would be sold with house or separate. (380-B).

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

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

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

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

of building houses in large blocks, of uniform design, it seems strange that it has not been tried before. The reason is, no doubt, that these houses are built for sale, and the builder, who expects to dispose of them as quickly as possible, does not care to retain any further responsibility. A common heating and lighting plant could be maintained only by the co-operation of the individual owners.

The trustees of the Girard estate are in a different position. They are building these houses to rent. They have ample capital to give them a complete equipment and the organization to administer it in the best way. The experiment can thus be tried by them under the most advantageous conditions, and if its advantages are apparent to the tenants, it will encourage the adoption of a similar system elsewhere.

Indeed, the idea is capable of a much wider development. There are many of the cares of housekeeping that could be very much reduced by co-operation among the residents of a block. A part at least of the cooking could be done in a common kitchen, and a co-operative laundry is certainly not an extravagant dream. With all the improvements in the construction of our dwellings, very little advance has been made in the methods of housekeeping, which still offer an inviting field for practical experiment. — Philadelphia Times.

#### THE VALUE OF SMALL INVENTIONS

The inventor of the roller-skate made £2,000,000. The gimlet-pointed screw has been responsible for more wealth than most silver-mines. One hundred thousand pounds in first-class securities would not represent the fortune made by the man who first thought of copper-tips to children's shoes. Even a little thing like the common needle-threader is worth £2,000 a year to its owner; while the "return ball" — a wooden ball fastened on a piece of elastic—yields £10,000 per annum; this is only one of many profitable toys.

We may mention the "dancing Jim Crow," which produces £15,000 a year; the "wheel of life," worth in all fully £100,000; the walking-figure "John Gilpin," and the "chameleon top." The sale of the last-named top has been enormous, and the profits also enormous. Indeed, the "chameleon top," as a profitable invention, has probably excelled any one discovery in modern times, however valuable and important this may have been. As far as profits are concerned, the invention of toys pays better than those of anything else.

Money has been, and always can be, made more easily out of simple patented inventions than out of any investment or occupation.—Scientific American.

**ST. CATHERINE STREET**—A good building lot, 20 feet front on St. Catherine street, with a frontage of 100 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

**ST. CATHERINE STREET**—A comfortable, well-built stone front cottage with extension kitchen, Daisy furnace, and all improvements five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (233-3).

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

**1 PRINCE 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. (259-A).

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

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

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

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

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

**DETACHED HOUSE IN THE BEST** residence section of Westmount built for owner's occupations. Lot has a frontage of nearly one hundred feet, commands a view from elevated land, and is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price. (178-B).

# Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

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

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

**BORDEAU, SAULT AU RECOLLET.**—An attractive 1-2 story stone front house, close to G.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 160 feet; price \$3,500. or would exchange. (352-B).

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

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

**CHAMBLY BASIN.**—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station. (C.V.R.). Solid stone three storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1-2 hours' drive from Longueuil. Moderate price. (110-B).

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

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

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

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

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

**LOWER LACHINE ROAD.**—A choice piece of suburban property adjoining that of the late Mr. Sippell; one of the most desirable frontages

## THE DAY OF REST.

"Let us bear in mind," says the "Watchman" (Bapt.), of Boston "that we do not promote true Sabbath-keeping by making the day hard, gloomy, and repulsive, whether in the home or in the church. Some one has yet to discover the resources of joy lodged in the Christian faith. Too often when we seek to give Christianity a joyful aspect, we are simply treating it lightly and frivolously. The serene and exultant joy of heart that fills the home and church with buoyant gladness will make the Sabbath a beloved day, anticipated through the week, and prized when it comes. You cannot secure real Sabbath-keeping by any prohibitions; you must make the day winsome and delightful, and you can only do that by cultivating a type of Christianity that meets the needs of the human heart so that it finds its rest and joy in the faith of Christ."

## A GOOD SPIRIT IN OWNING REAL ESTATE.

A property owner here lately bought a lot on which there was a very poor building. This building he transformed by judicious expenditure and thus more than doubled the rents. "Now," he said in speaking of the matter, "I have done all that I can do with that property; therefore I want to sell it and build a new building, or transform an old one. I want to make my mark on whatever I touch, by improving it." This is a display of the true spirit of improvement.

on the river. Very easy terms. (110-A).

**MORRISBURG, ONT.**—A neat two-storey frame house, situate on the river front, on a lot 154 ft. x 165 ft.; nicely laid out; verandas on two sides of house; carriage house and stable, etc. Price \$2,500. (357-B).

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

**OUTREMONT.**—A nice brick encased house, on a lot having frontage of 80 ft., on St. Catherine Road by 225 ft. deep. Water in house; bathroom, &c. Grounds laid out in ornamental and fruit trees, kitchen garden and small fruits. (320-B).

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

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

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

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

**ST. LAMBERT.**—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets. Daisy furnace, large verandas on ground floor, balcony on first floor. Lot 60 ft. x 175 ft., laid out in lawn and planted with apple, pear, and plum trees, five minutes from station. (101-B).

**ST. LAMBERT.**—A very handsome brick and stone detached house, on lot 60 feet x 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, &c. (120-B).

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

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

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

## Country Properties

FOR SALE BY

J. Cradock Simpson & Co

**LACHUTE.**—An excellent farm of 276 acres, well situated about one mile from Lachute Station. 125 acres under cultivation; balance in pasture, bush and orchard. Good stone house

# REAL ESTATE TRANSFERS RECORDED IN FEBRUARY, 1900.

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

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. No.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT.	DEPTH.					
St. Hubert.....	St. Denis...	7	776	25	100	2725	.51 1/8	Vacant.....	140 88	
Rivard & Carri-.....	"	196	Part	Irreg.	Irreg.	48804		"	1 00	& other considerations
St. Denis, 1495-1505.....	"	209	50 & 114	100	Irre	8100		Buildings.....	6000	
Dufferin, 318B.....	"	329	46	25	80	2000		"	850	For lot.
(Chambord 691.....	"	881	1/2 of 178	25	73	1837		"	250	
(Christopher Columbus.....	"	6	240. & 248	50	180	6000	.8	Vacant.....	588 20	
Reather, 13-15.....	"	325	14	24	72	1728		Buildings.....	2500	
St. Hubert, 1016.....	"	7	811	25	100	2725		"	204 87	
" 8024.....	"	7	880	25	87	2150		"	87	
Mount Royal.....	"	324	49 to 52	96	100	9600	.02 1/2	Vacant.....	6000	
Braublen.....	"	8	Parts	302	Irreg.	50992	.9 1/2	"	4708 98	
Labelle.....	"	8	Part 751	25	101 6	2547	.7 1/2	"	101 62	
Breboeuf, 227-220.....	"	329	159	25	80	2000		Buildings.....	1100	
Boyer.....	"	328	850, 851	50	100	5000	.13 1/2	Vacant.....	88	
St. Hubert.....	"	7	646	25	108	2100	.7	"	149 89	
St. Andre, 1301.....	"	325	103	22	94	2028		Buildings.....	2500 00	
St. Hubert.....	"	7	804	25	109	2725	1.04 1/2	Vacant.....	122 68	
Dufferin, 247-249.....	"	329	88	25	80	4000	.10 1/2	Buildings.....	570	
Huntley.....	"	8	610	50	100	5000		Vacant.....	625	
Manufacturers, 218-218.....	St. Gabriel.	2794		45	100	4500		Buildings.....	1800	
Charlevoix, 396.....	"	8899	78	25	90	2250		"		
Paris, 3 5.....	"							"	100	Sheriff's sale.
Charon, 308-310.....	"	8289	146 to 148	Irreg.	80	5000		"		
Rachel, 161.....	St. Jean Bap	7	166, 167	51 6	100	5150		Buildings.....	2600	
Rozel, 90-105.....	"							"		
Charlevoix, 91-97.....	St. Gabriel..	8999	46, 47	Irreg.	Irreg.	4430		"	150	Cession of rights.
Favard, 95.....	"	8167	Pt. 113 to 105	20	70	1400		"	2000	
Beresford.....	"	8810, 8811	Part	120	Irreg.	9290	.28	"	2200	
Rozel, 103-105.....	"	8999	46	25	81	2025		"	8100	
St. Charles.....	"	2570	Part	25	80	2000		"	1600	
St. Lawrence, 1201.....	St. Jean Bap	884		42 6	77	8272		"	8000	Sheriff's sale.
City Hall Ave. 984-988.....	"	79	15	20	66 6	1880		"	2750	
St. Urban, 702-704.....	"	510	6 & 4	23	100	2300		"	3750	
St. Andre, 1237.....	"	11	88	31	94	1974		"	2500	
Chambord, 7-11.....	"	6	85	24	70	1680		"	2500	
City Hall Ave, 1241-1247.....	"	16	Parts	40	Irreg.	8504		"	8000	
Rachel, 81-83.....	"	1	212	25	111 3	2781		"	3000	
Mentana.....	"	11	24	20	94	1880		"	2200	
St. Andre, 1142-1144.....	"	11	60	20 3	98	1888		"	2000	
Sanguinet, 830-832.....	"	15	1072	21	72	1512		"	1800	
Chambord, 43-45.....	"	6	44	24	70	1680		"	1100	
St. Lawrence, 1078-1080.....	"	421	B	25 11	84 9	2202		"	2060	
St. Andre.....	"	11	89	23	98 9	2271	.22	Vacant.....	500	
Durham, 55.....	"	1	173	25	108	2575		Buildings.....	1925	
Breboeuf, 115.....	"	7	37, 38	50	80	4000		"	1700	
Chambord, 162-166.....	"	6	158, 154	48	70	3360		"	5000	
Chambord.....	"	6	53, 54	48	70	3360		Vacant.....	2500	
St. Andre.....	"	11	48	22	94	2168	.74	Buildings.....	2050	
Dufferin, 65-67.....	"	7	145, 146	50	80	4000		"	2000	
Durham.....	"	1	174 to 173	75	108	7725		"	2925	
Cadleux, 855-855A.....	"	79	N.E. 1/4 6	37 8	66 6	2476		"		
City Hall Ave, 1144.....	"	39	Part	23 3	64	1488		"		
Sanguinet, 791-793.....	"	15	798	20	72	1440		"		
Mariborough, 12-22.....	Hochelaga.	148	Part	50	100	5000		"	1250	and hypotheca.
Moreau, 19.....	"	80	Part 1 & 2	22	80	1760		"	8000	
Stadacona.....	"	76	43 to 45	77 6	96	7440	.22 1/2	Vacant.....	1200	
Mariborough, 120.....	"	111		50	100	5000		Buildings.....	1674	
Frontenac.....	"	168	1/2 of 286	16	80	1380	.10	Vacant.....	1000	

and outbuildings in good order. Lots of water. Cheese and butter factories in close proximity. (5-0).  
**COTE ST. LUKE ROAD.**—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, &c. (4-4).  
**BELLEVUE, P. Q.**—Solid stone houses 40 feet square, built in 1895. covered gallery all round, finished throughout in hardwood, 12 rooms. Grounds in a good state of cultivation, small fruits, vines, etc. 20 minutes' walk from R.R. station in Beauharnois. (313-B).  
**A COUPLE OF FARMS** on the Lake front, suitable for subdivision, choice

location for summer residences. Particulars at office. (30-B).  
**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 and mansard, and fitted with all modern conveniences. Photos at office. (154-B).  
**CACOUNA**—A neat frame cottage, with detached kitchen and other outbuildings, all in good order, situated

on the road to Riviere du Loup, and one mile from the centre of Cacouna, grounds consist of about 20 acres, nicely laid out. Price only \$2,000. (348-B).  
**KNOWLTON, "BROMELAWN."** — The property of a lady living in Brooklyn. A large frame house of 12 rooms, heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,000. (249-B).

MONTREAL EAST

STREET AND No.	WARD,	CAD. No.	SUB. DIV No.	DIMENSIONS.		ARRA.	Price Per Foot.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Panet, 820-888	St. Mary's..	904-965		80	101	8080		Buildings.....	4400	
Sherbrooke	"	1188	188-188	Irreg.	100	16925	.25	Vacant .....	4231	25
Maisonneuve, 226-228	"	806		40	113	4520		Buildings	8200	
Maisonneuve, 195-203	"	820-823	Parts	Irreg.	Irreg.	8380		"	8000	
De Lorimier	"	1403	Parts	401	Irreg.	128430		Vacant .....	85480	
Dufresne	"	1859	49-51, & pt 48	147	80	11760	.26	"	3000	
DeMontigny, 226-228	"	784		42	40	1080		Buildings	2000	
Plessis, 47	"									
St. Alphonse, 4-6	"	870-872		25	100	2500		"	1950	
St. Ignace, 51	"									
Voltigeurs, 56	"	152,159,100		170	Irreg.	12492		"	9650	
Craig, 95-97	"									
DeLorimier, 202-264	"	504	2	25.4	100	2588		"	3000	
Dufresne, 189-141	"	1859	1	45	98	4410		"	2300	
Panet, 157-159	"	824, 825		47 6	103	4867		"	4090	
Dufresne, 29	"	1884	Part	35	100	8500		"	2000	
Dumont, 1-5	"	1238	44 & pt 46	36	Irreg.	2852		"	5000	
DeSalaberry, 26-40	"	188, 140		Irreg.	Irreg.	8067		"	1900	Sheriff's sale
St. Famille, 80	St. Lawrence	92, 93	Parts	20	130	2600		"	4800	
Arcade, 45-101	"									
Arcade, 70 98	"	12, 18, 14,								
Cuthbert, 6 84	"	16, 17 ..	Parts	Irreg.	Irreg.	48201		"	80000	
Emily, 85-57	"									
Bleury and St Edward	"	486		Irreg.	41 8	1894		"	2055	
Bleury, 98-102	"	516	Part	48	68	2833		"	4100	do
Mance, 78-80	"	170	S E half	28	187 8	8442		"	5425	
Sherbrooke, 574	"	162	S W Pt	Irreg.	Irreg.	3490 6		"	8000	
Mance, 104 106	"	170	S E 1/2 c	25	188	3450		"	5885	
Bleury, 259-208	"	171	12	22 8	96	2186		"	4750	And consideration.
Arcade, 80	"	18	26	26	86	2280		"	2100	
Lagauchetiere, 698-701	"	528		40	87	8480		"	4000	
St. Catherine, 1982-1986	"									
St. Urbain, 190-192	"	875		54	Irreg.	3199			18700	
Cherrier, 147	St. James...	1208	Pts 185, 186	21 6	120	2580		"	832	Retrocession.
St. Christophe, 95	"	854	2	20	71	1420		"	2000	
Beaudry, 823 827	"	704		43 6	73	3893		"	2800	
St. Andre, 210-218	"	532		53	Irreg.	5120		"	7200	
Mentana, 15-27	"	1211	54A, 55	50	108	5400		"	1	and other consideration
St. Andre	"	530	12, 13	48 8	70 6	3430		"	3400	
Visitation, 104B, 106A	"	683		30	75	2250		"	3000	
Lagauchetiere, 373	"	531	Part 25	36	188	4008		"		For hypothecs,
Wolfe, 854-856	"	762		21	64 6	1838		"	2100	
Visitation, 104A, 104B	"	688		30	75	2250		"	4800	
St. Timothee, 448-447	"	1168, 1169		80	74	5920		"	2825	
St. Andre, 717A, 719A	"	1207	170	24	94	2250		"	5500	
St. Denis, 525-527	"	1200	27	24	100	2400		"	9090	
St. Timothee, 252	"	794	Part	28	Irreg.	1844		"	2280	
Berri, 146	"	480	6	25	95	2875		"	7800	
St. Hypolite, 75	St. Louis ...	831		16	Irreg.	954		"	1200	
St. Lawrence, 829-833	"	558	Part	38	77	2541		"	5000	
City Hall Ave, 182-186	"	221		44 6	78 6	3483		"	3000	
St. Dominique, 361	"	859	G	20	67 6	1350		"	2000	
St. Dominique	"	859	E	20	67 0	1350		"	1950	
St. Dominique, 6-8	"	62		44	Irreg.	3202		"	4600	
City Hall Ave., 878	"	612		Irreg.	95	1698		"	400	Undivided half of.
Sanguinet, 609-611	"	903	204	20	72	1440		"	1525	
Sanguinet, 600 611	"	903	204	20	72	1440		"	1525	

TADOUSAC, P.Q.—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the

other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).  
STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and

extension kitchen. Lot 120 x 166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B).  
UPPER LACHINE—A block of 300 feet frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253B)

MONTREAL WEST

STREET AND NO.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT	DEPTH					
Stanley, 8.....	St. Antoine.	610	Pt F	24 9	81	2004	.....	Building .....	9250	
St. Antoine, 411-411b .....	"	1637	10 & 11	48	112	5376	.....	" .....	16000	
Overdale, 3.....	"	1574	3	21	80	1680	.....	" .....	2075	Sheriff's sale.
Kinkora Ave, 8 12.....	"	1505	18, 14, 15	48	80	1280	.....	" .....	8700	Sheriff's sale.
Victoria, 42.....	"	1808	1	16 7	60 2	997	.....	" .....	2500	
Bishop, 261.....	"	1702	39, 40	46 8	108	5040	.....	" .....	17000	
" .....	"	1208	27	25 2	103	2593	.....	Vacant .....	1000	& other consideration.
" .....	"	1703	27 to 30	Irreg.	103	9168 6	1.50	" .....	13719.51	
Mountain, 164-168.....	"	1543		Irreg.	Irreg.	7766	.....	Buildings .....	18000	
Guy, 200.....	"	1606	1 to 8, 7 to 10	Irreg.	Irreg.	6407	.....	" .....	12000	
McGill College Ave., 22.....	"	1393		28	100 2	2821	.....	" .....	3000	
Wrexham Ave., 1-5.....	"	461	3 to 7	Irreg.	47	4082	.....	" .....	15131	
St. Antoine, 185-189.....	"	605		60	Irreg.	7800	.....	" .....	10000	
Dorchester, 1127.....	"	1623	2	26	Irreg.	4101	.....	" .....	9250	
University, 68 .....	"	1299	S E 1/2	25 6	95 6	2485	.....	" .....	5000	
Guy, 456.....	"	1083		28	119	3332	.....	" .....	5000	
Guy, 454.....	"	1082		28	123	3444	.....	" .....	5250	
McGill College Ave., 74.....	"	1411	11	26	10'	2800	.....	" .....	6250	
Dorchester, 1050 .....	"	1594	S W pt	42 0	187	8420	.....	" .....	11300	
Bourgeois, 144-150.....	St. Ann's...	65		40	96	3840	.....	" .....	2005	Sheriff's sale.
St. Paul, 459-461 .....	West.....	51		Irreg.	Irreg.	8166		" .....	7600	Licitation.
St. Nicholas, 13.....										
Craig, 584-594.....	Centre .....	160		94 4	.....	9057	.....	" .....	50000	

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of the Banks in Montreal.

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WESTMOUNT

(COTE ST. ANTOINE)

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. No.	DIMENSIONS.		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Belleuve Avenue.....	parMontreal)	{ 282	325 & 388 }	irreg.	irreg.	02284	.15	Vacant .....	9342.60	
Clarke " .....	"	282	309 & 310 }	73	187.2	10013	.70	" .....	7009.10	
Grosvenor " .....	"	302	1C. 13 & 14	24	111	2664	.....	Buildings .....	8000	
Irving .....	"	219	94 & 4	23	95	2185	.....	" .....	77.0	
Irving .....	"	1434	Parts of 60	23	95	2185	.....	" .....	3500	
Roslyn Avenue .....	"	1434	Part of 60	25	111	2775	.40	Vacant .....	1110	
Victoria Avenue.....	"	219	Part of 181	50	125	6250	.....	Buildings .....	1600	Sheriff's sale.
St. Catherine.....	"	216	80	115	100	11500	.....	" .....	25000	
Churchill Avenue .....	"	1434	183 & 186	30	90	2700	.40	Vacant .....	1034	
Hallowell .....	"	280	31	36	95.2	3426	.....	Buildings .....	5000	
Chesterville Avenue.....	"	041	301	irreg.	irreg.	7025	.....	" .....	11000	
Argyle Avenue .....	"	208	24A, 2 & 3, 25A	32.0	187.0	604	.....	" .....	8400	
Winchester .....	"	282	Pt of 127 & 128	47	90	3760	.32	Vacant .....	1200	
Roslyn Avenue .....	"	208	77, 78 & pt 76	100	111	11100	.20	" .....	2237.60	
Arlington Avenue .....	"	218	204 & 205	25	122	3050	.....	Buildings .....	7500	
Lewis Avenue.....	"	280	15A & n, 15A	26	95	2375	.....	" .....	25	Sheriff's sale.
Victoria " .....	"	1434	33	50	125	6250	.....	" .....	3500	
Grosvenor " .....	"	215	80	25	111	2775	.29 1/2	Vacant .....	825	
Elm Avenue, 468.....	"	219	Part of 22	25	105	2625	.....	Buildings .....	9975	
Elm Avenue, 458 .....	"	374	1 & 43	25	105	2625	.....	" .....	8100	

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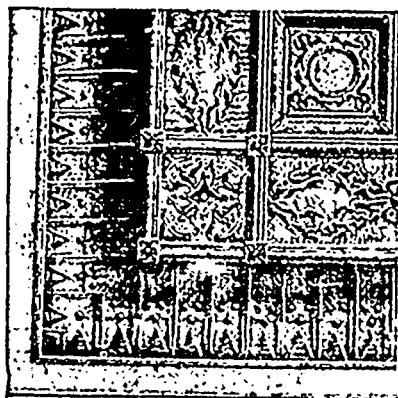
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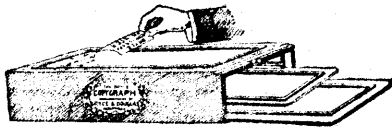
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