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Real Estate Record

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

Vol. XI.

Montreal, November, 1898.

No. 11.

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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MONTREAL.

Monthly Review.

There was an improvement in the real estate sales during the month of October, but the realty market is not yet up to the average of activity as shown in other lines of business. —The sales, though fairly large in the aggregate, did not develop any transactions of special importance, the encouraging feature of the situation being the general feeling amongst real estate dealers and brokers that the season of suspense is past, and that an improvement in all branches of the market is at hand.

The recorded transfers in the city wards do not vary much in character from those of the preceding months; as usual St. Antoine Ward taking the lead in amount, and the sales being principally of dwelling houses of the better class, while the contributions of St. Jean Baptiste and St. Denis wards (the next in number) are chiefly of building lots and and medium-priced built properties. In Westmount thirty sales were recorded during the month amounting to about \$240,000. Some of these are evidently exchanges of properties, but the business actually done seems to justify the popular belief in the future development and prosperity of that section.

There is little or no change in the mortgage loan market, excepting that lenders are disposed to be a little more conservative in their loans, and wisely so. There has been too much speculative building by contractors, who, in some cases, have given more attention to getting a large loan than to the proper construction of the building to be offered as security.

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The sales and loans (in the city and at Westmount) recorded during the month of October for the last ten years are as follows:—

Oct.	No. of Sales	Amounts.	Mortgage Loans.
1889	209	\$ 936,867	\$297,272
1890	186	1,014,652	390,266
1891	208	917,360	495,488
1892	127	423,028	537,938
1895	118	572,305	440,864
1894	118	287,414	301,787
1895	127	300,780	503,935
1896	97	281,438	763,244
1897	133	555,026	414,093
1898	153	719,355	202,721

These figures are conducive to a contented frame of mind, as while they show that the realty market has seen better days, they also indicate that it has passed through worse times than the present.

The sales recorded during the month of October in the undermentioned suburban municipalities amount to \$166,892, and are as follows:—Maisonneuve, \$90,675; Delorimier, \$4,450; Mile End, \$8,917; Montreal Annex, \$8,728; Outremont, \$11,800; Cote des Neiges, \$17,723; Notre Dame de Grace, \$32,944; St. Henry, \$46,957; and Ste. Cunegonde, \$7,200.

There were 153 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of October, the particulars of which are given in other columns, amounting to \$719,355.00.

St Antoine Ward	22	\$194,804.52
St Ann's Ward	6	11,249.53
St James Ward	5	11,851.00
St Louis Ward	6	42,101.00
St Lawrence Ward	5	68,501.00
St Mary's Ward	14	39,682.94
St Jean Baptiste Ward	28	56,874.00
St. Denis Ward	22	26,191.18
St. Gabriel Ward	5	10,803.00
Hochelaga Ward	15	19,341.44
Westmount	80	289,950.29
	153	\$719,355.90

During the corresponding month of last year 133 transfers were recorded, amounting to \$555,026.60

The real estate Mortgage loans recorded during the month of October, in the registration division of Montreal West amount to \$115,899.87; of this amount \$10,-

C. R. G. JOHNSON,

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CANADA LIFE BUILDING.

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Houses for Sale,

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J. CRADOCK SIMPSON & CO.,
Real Estate, Insurance
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161 ST. JAMES ST.,
MONTREAL.

J. C. SIMPSON.

H. L. PUTNAM.

We have a number of well situated properties belonging to a large estate in different parts of the city, consisting of houses, tenements, flats, and lands, which will be sold at a low figure to cash purchasers. Some of these properties are well worth looking into for speculation and investment. (295-B.)

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. (887-3)

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BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two sets of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 23' x 129'. Price \$15,500. (885-3)

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

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

000 was placed at 4½ per cent.; \$16,000 at 4½ per cent.; \$84,850 at 5 per cent.; \$1,000 at 5½ per cent.; \$13,500 at 6 per cent.; \$3,800 at 7 per cent. \$249.87 at 8 per cent.; and \$1,700 at a nominal rate.

The 4½ per cent. and 4½ per cent. loans were in one amount each of \$10,000 and \$16,000 respectively, and the 5 per cent. were in seven amounts of \$4,000, \$11,000, \$18,000, \$11,500, \$4,500, \$4,650 and \$11,000.

The lenders were:

Estate & Trust Funds.....	\$27,500.00
Insurance Companies.....	18,000.00
Local Institutions.....	21,000.00
Building & Loan Companies	2,000.00
Individuals.....	47,899.87

\$115,899.87

In Montreal East the loans recorded amount to \$86,822, of this amount \$5,000, was placed at 4½ p.c.; \$29,800 at 5 p.c.; \$24,300 at 5½ p.c.; \$16,225 at 6 p. c.; \$5,100 at 7 p.c.; \$2,500 at 8 p. c., and \$4,097 at a nominal rate.

The 4½ p. c. loan was in one amount of \$5,000, and the 5 p.c. loans were in five amounts of \$7,000, \$8,000, \$9,000, \$3,600 and \$2,000.

The lenders were:

Estate and Trust Funds.....	\$10,325.00
Insurance Companies.....	10,600.00
Local Institutions.....	8,000.00
Building & Loan Companies:	23,900.00
Individuals.....	33,997.00

\$86,822.00

..A St. Catherine Street..
CORNER.

Probably one of the busiest and most interesting corners on this street is that occupied by Brown Bros. and W. H. Stewart, on the corner of McGill College Avenue.

This property has a frontage of 55 ft. on St. Catherine St. and 119 ft. on McGill College Avenue, and is now on the market for definite sale.

For particulars apply to...

J. CRADOCK SIMPSON & CO.

BISHOP STREET—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. Price \$9,350. (72-B)

BLEURY STREET. — Stone front building, two shops and dwelling alone. Lot 43½ ft. by 163 ft., just above St. Catherine St., well rented. (893 C 3.)

BURNSIDE PLACE—A large process brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (758-3)

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

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

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-B).

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

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

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done over this spring, 19 rooms. Price \$2,900. (197-B)

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,250 (889-3).

COURSOL STREET—A block of solid brick tenements on stone foundation, containing twelve dwellings, all in good order; easily rented, is a good investment property. (20-B).

COURSOL STREET—A brick encased building containing shop and three dwellings in good order; good renting locality. (20-B).

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

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

Notes.

We cannot expect a successful launching of the new tourists' association so long as our streets remain in their present condition. They are much too dirty for any modern city and not dirty enough to be oriental or picturesque.

While speaking of streets it may be worth while to mention that the east end is very much cleaner than the west. It would appear that the powers are training the taxpayers of the west to go deeper into their pockets or suffer the consequences.

The special meeting in the City Hall recently, to discuss certain clauses of the new charter and more especially concerning the exemption clauses, was in the opinion of many present the beginning of a revolution in that direction. The arguments in favor of the present system were made the most of, but every body present felt that they were inadequate.

Mr. Rodier's speech was logical and dispassionate and convincing. Fortunately it was in French, and from the standpoint of the great mass of the French voters, and it is significant that the mayor, that astute and farseeing politician, had sometime previously taken his place on that side of the house. One prominent merchant of this city goes as far as saying that the only properties which should be exempt from taxation are the public highways and the graveyards.

The city is getting full value at present in the services of our conscientious aldermen, who are working late and often over the problems of the charter in addition to struggling with the intricate questions of finance and administration presented by the present state of affairs. Such valuable work is not we fear fully appreciated by the average elector who thinks he is conferring sufficient acknowledgment in the form of a vote.

DORCHESTER STREET.—Corner of Labelle St., a prosced brick double tenement, newly done over, also 2½ storey brick house adjoining. Would sell separately. (292-B.)

DORCHESTER STREET.—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (288-B)

DORCHESTER STREET.—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (183-B)

DORCHESTER ST.—A handsome red stone front house near Crescent Street, built by owner for his own occupation; extension kitchen, all wood work in hall of quartered oak—every convenience—up to date in every respect. Suitable for a physician. (898-B).

DROLET STREET.—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price \$3,850. (285-B).

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

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 homelike, with good accomodation for amoderate sized family. Further particulars at office. 234-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. (123-B)

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

DUROCHER STREET.—Close to Sherbrooke. A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms, specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Offers solicited. (858-B)

HERMINE STREET.—A block of wooden tenements and shop on lot 28 x 75 ft., rented for \$750 per an-

HUTCHISON STREET, MONTREAL Annex.—A stone front cottage of seven rooms, almost new. Would exchange for building lots. Price, \$8,000. (892b-3).

HUTCHISON STREET.—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (162-B)

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 two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (323-B)

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800 and \$2,900. (355B).

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

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

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$5,500 (875-B)

MAGGREGOR STREET, No.20.—The handsome detached residence of the late Mr. Fairman, occupying one of the finest sites in the city. The house was built by Mr. Dunlop, architect, and is admittedly one of the finest designs both for exterior and interior. The main floor is finished in polished oak, and the house throughout is in keeping with its design and requirements. Lot 75 x 220. Please call at our office for price and particulars. (881-3)

MCGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (183-B)

MCGILL COLLEGE AVENUE.—A three storey front house, near Burnside Place, heated by furnace; 1½ storey brick shed in rear. (171½-B)

MCGILL COLLEGE AVE.—A stone front three-story house, adjoining above, rented for \$500, heated by furnace. (171½-B)

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

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

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

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

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

MARIN STREET, ST. HENRY—Brick encased 8 dwellings, lately built, rent \$336 per annum. Price \$3,500. (221-B).

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

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

MANSFIELD STREET—A good stone front house, well rented to good tenant, in Al orier, will be sold at a bargain to a prompt buyer. (193-B)

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

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

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

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

Several mysterious projects are in the wind blowing around certain St. Catherine street corners, not far from the neighborhood of Peel street. As usual the American element is in evidence, but moving "in a mysterious way its wonders to perform." One thing we can assure them. There is no "corner" in corners.

The finest example of well ordered hustling, we have witnessed in this city for many a day, is the completion and the opening of Her Majesty's theatre, on time to the hour, from the new granolithic sidewalk to the electric advertisement over the door, everything seems complete, not an hour too soon, not a moment late. It speaks well for the architect, the contractors, the capitalists and the management, and augurs well for the success of the new enterprise.

But where is the new French theatre, the east end metropolitan opera house? It seems astounding after a careful survey of the vast city in the east end, that no capital has come forward in that direction. The Monument Nationale is not a popular success. The Theatre Francais is French only in name.

Perhaps our good French fellow-citizens are willing that the west end should monopolize such follies.

It is, however a lamentable fact that the west and east do not commingle more in social and political lines. Each has much to learn from the other and our wise Laurier advises well when he urges upon each the acquirement of both languages.

Real Estate Owners who wish to offer their properties BY AUCTION, are requested to communicate with J. Cradock Simpson & Co., Real Estate Agents, who will be pleased to confer with property owners as regards time, place, advertising and other details of an auction sale.

MONTRÉAL WEST. — A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$500 cash, balance on monthly or quarterly payments. 280-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. (186-B)

NOTRE DAME AND 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 to a prompt buyer at \$1,500, less than municipal valuation. (236-B.)

NOTRE DAME STREET. — Three wooden shops with dwellings above all rented. Price, \$12,000. A good business site. (894-A-3).

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

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

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

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

PEEL STREET—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; twelve rooms. Good modern stable in rear. (218-B)

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

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x118ft, a thoroughly comfortable family house. Price only \$11,000. (661-3).

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

PINE AVENUE—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented) contains laundry, larder, bath, w. c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (662-3)

PINE AVENUE.—A fine lot 24 x 110 ft., near Oxenden Avenue, good locality, near Street Car line. Low price. (266-b)

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

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

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

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

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (598-3)

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

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

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

SHERBROOKE STREET—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (798-B).

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

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

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

WESTMOUNT COTTAGES.

Several colonial cottages have recently been erected at the corner of Chesterfield and Prince Albert Avenues by Mr. J. E. Bulmer from designs by Mr. Robert Findlay, architect, and are well worthy of inspection. The houses are semi-detached, and well equipped with all the conveniences that are now considered necessary. The cellars have damp-proof cement floors, the kitchens are on the extension plan, lined all around with a cement dado 4 feet high, divided into 6-inch squares and painted white with a glaze finish, giving the appearance of tiling. The parlors have very neat mantels, and the rooms are nicely decorated. Burlap dados are used in the halls and staircases and bath-rooms. Porcelain baths, porcelain wash basins and nickel-plated plumbing are in evidence; the houses are heated by Daisy furnaces, wired for electricity and piped for gas.

ARCHITECTURAL AND BUILDING NOTES.

In addition to the progressive propensities of the governing fathers of Westmount, they have now added fresh lustre to their reign by the public-spirited way in which they are providing for the social and educational welfare of their community. We refer especially to the new Public Library and Hall Buildings at present in course of erection.

Both buildings are situated on the south side of their model public park, near to Sherbrooke Street, and are designed in full harmony with their beautiful surroundings. The library building is constructed externally of red pressed brick, with olive sandstone dressings. The accommodation provided for includes two large reading and other rooms. The stock room will be able to contain at least twenty thousand volumes, and provision is wisely made for extension. To the rear of this building and facing Sherbrooke Street is placed the new Public Hall, of similar material to the Library. On the ground floor is the large

SHUTER STREET—Two very pretty stone front cottages, close to Sherbrooke street, one having a small conservatory in rear; in good order throughout, heated by hot water furnaces. Will be sold at city valuation. (243-B)

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

SUMMERHILL AVENUE—A handsome stone front house, with two story extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (853-3)

SOUVENIR STREET—A stone front two story cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price only \$5,500. (800A-3.)

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

ST. ANTOINE STREET—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 189 ft. Price \$6,000. (210-B).

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

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (706-3)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 187 feet 10 inches on City Councilor street. The immediate vicinity of Phillips Square which is now established as an important business centre, is rapidly coming into demand for business

purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-3)

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

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

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

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 28 feet wide by 40 feet deep with 80 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B)

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

ST. DENIS STREET—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$2,000. (10-100)

ST. DENIS STREET—A handsome and well built stone front tenement property, facing St. Louis square, heated by hot water furnace, gas and electric light throughout. (100-B)

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis square. Price \$0,000. (811-3)

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

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

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high ornament cellar, with laundry and servants' accommodation. Up to date in every respect. (875-3)

ST. FAMILLE STREET—A stone front full size house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$3,000. (242-B)

ST. FAMILLE STREET—A stone front house, in thorough order, five bedrooms, hot water furnace; price, only \$5,500. Terms to suit purchaser. (280-B)

ST. HYPOLITE STREET—Brick enclosed tenement, two dwellings and shop, rented for \$875 per annum. Price \$4,300. (887-3)

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. HYPOLITE STREET—A good brick cottage, eight rooms, daisy furnace, open plumbing, in A 1 order throughout. Possession can be had this fall, if desired. Price \$2,400. (275 B.)

ST. LAWRENCE AND ST. CHAS. BORROMEE STS.—A very desirable business property comprising 3 stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Chas. Borromee Sts. Rented for over \$2,500 per annum. (235-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 ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3)

ST. LUKE STREET—Two story stone front house, with two story extension. Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$000 (857-3)

ST. LUKE STREET—A handsome stone front house, in good order, built by the owner for his own occupation, 26 ft. by 35 ft., and extension, Daisy furnace, 7 bedrooms. Will be sold at city valuation. (277½ B.)

music hall, which will seat about seven hundred, exclusive of the provision which has been made for the addition of galleries in the near future. On the first floor are two good-sized lodge rooms, with the necessary ante-rooms; also three smaller rooms for club purposes. An innovation, as regards this class of building, is introduced in the providing of accommodation for the local athletic associations, comprising plunge and shower baths, gymnasium, locker rooms and all the other necessary adjuncts. Between these two buildings it is intended to erect a large public conservatory. The *toute ensemble* will be of a very pleasing and dignified character, and reflects great credit upon the promoters and the architect.

Our own city fathers might well "go west" and take a course of thorough immersion in the progressive influences under which our neighbours in the west end are striving to provide for the general public the means of becoming familiar with the "thought engravers" of humanity.

A MAN'S ROOM.

The problem of the decoration of men's rooms is approached by men themselves with trepidations, and is delegated to women with an almost equal fear. For a man has an almost morbid terror of living in a womanish room. Yet if he plans its decoration himself, he is inclined to believe it will be inartistic. And in truth, the successful man's room is rare, especially when the problem is complicated, as it so often is, by the necessity of combining sitting-room and bedroom. The room here presented shows how one man solved the problem.

The room is just an ordinary fourth-story front of an ordinary New York house, and has three windows.

The ceiling is only ten feet from the floor, and for some six feet the wall is papered in a rather light shade of brown carriage paper, which in tone slightly inclines to olive. The frieze, which is three feet in depth, is of Japanese matting, straw-colored, with large figures in deep dull green. The ceiling is of an intricate design, in dull olive on a cream ground, and the cornice is tinted in this color.

The weapons to the left of the mantel, are hung against a piece of dark blue India print the mantel itself being partly hidden by a seat immediately in front, and a couple of good posters. The table-desk is of old oak bound in dull brass, the chair used for writing is almost

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

ST. MARK STREET—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low figure. (158-B)

ST. MARK STREET—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a)

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

ST. MATTHEW STREET—A well-arranged and roomy stone front house, with two story extension, heated by hot water furnace, in thorough order; good stable and coach-house. (181-B)

ST. URBAIN STREET—A comfortable, well built brick house, well situated in vicinity of St. Martin's church, in good order, large garden. Would make a very nice family residence. (291-B.)

ST. URBAIN STREET—A brick encased cottage in good order. Price only \$2,200. (265-b)

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first class order. Built for owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (768-3)

TORRANCE STREET—A two-story solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price only \$4,500. (760-3)

TOWER STREET—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements, ground floor contains drawing rooms, dining room, library, kitchen and bed rooms, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-1)

TUPPER STREET—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-B)

TUPPER STREET—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,400. Terms to suit purchaser. (205-B)

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

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

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

UPPER UNIVERSITY STREET — A magnificent residence property situated at the corner of Pine Avenue, and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to subdivision purposes, and there is money in it for any enterprising capitalist or sub-divider. A splendid site for an institution. Particulars at this office (B-37)

VERSAILLES STREET — A neat brick enclosed cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B)

VICTORIA STREET — A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 20½ feet x 98 feet, 18 foot lane in rear. (171-B)

VICTORIA STREET — Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3)

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

VICTORIA STREET — Two-cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$8,000 each. (283-b)

VICTORIA STREET — Stone front house, in good order and well built; will be sold at a low figure to close an estate. (193-B)

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

WELLINGTON STREET — A good brick house, near the subway; heated by hot water furnace, and in good order throughout. Only \$8,500. (879-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.)

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, Albertaud Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 36 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.

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.— (84-B).

hidden by a generous divan (with ends to hold the pillows) which is placed across one of the windows in the "bay."

Hung on the India print, and very much at random, are a couple of old silhouettes, an old miniature, a photograph held in place by a curious sword from China, an old Malay shield, a relic-box of the Middle Ages, and a large bunch of peacock feathers.

A few books, an old pewter inkstand, a small cabinet of George II era, surmounted by a few small pieces of Greek glass, Roman lamps and bronzes, and a skull containing tobacco are on the table. Stuck through the brass handle on the side is a rapier of Toledo make.

A Moorish sword-rack over the mantel on the frieze holds a few weapons of revolutionary interest.

A large tray of Indian brass resting on six mahogany legs, holds a Buddhist temple-box of curious workmanship, a few pieces of old china, containing cigarettes, etc., and a bottle of old blown glass.

The presence of the bed in the room grew to be rather objectionable, and as the idea of sleeping in the divan and then having to cover it and arrange the pillows in the daytime did not seem attractive, the owner turned his mind to devising some scheme to hide it. The result of a day or two of thought, a little personal work and an outlay of about twenty dollars, was an arrangement of beams and burlap tapestry which the owner calls, for want of a better name, a Gothic bedstead. It was found that the cost would be considerably lessened by having the beams made hollow and of poplar wood. The wood chosen took a dark oak stain very well, and the beams look as well as if they were solid.

To relieve the plain appearance of the square dark beams, holes one-eighth of an inch deep were bored in the top beam above each of the upright ones and jewels of opalescent glass one inch in diameter backed with small pieces of gold-leaf, were set in. The effect was both barbaric and rich.

The work of setting in the jewels was easy, and the jewels themselves were procured from a stained glass shop for two cents apiece

The curtains of Gothic design are in different tones of dull green. Two silver sconces from Nuremberg, hung on either post, break the monotony of the dark, square lines. The wall back of the bed is hung with burlap of the same design as the curtains. The top is entirely open to the ceiling, and the curtains push back far enough not to exclude air.

By means of this bed the great and almost insurmountable difficulty is met of furnishing such a combination of sitting and sleeping-room. A woman's bedroom may be made a kind of boudoir very easily, but the daintiness which this involves seems quite out of place in a man's bedchamber. If he is to use the room merely to sleep in, it should be simple, almost bare, and then it will be quite cheerless as a lounging-room. If, on the other hand, in a room rather richly colored and upholstered a simple iron or even wood bed is placed, one gets the sensation of the a dominably stuffy and

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

BISHOP STREET. — Three choice building lots, each 20 ft. x 120 ft. 3 in. on the best part of the street, Moderate price. (270-B).

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

BLEURY STREET — A very favorably situated block of land, near Sherbrooke street, suitable for business and residence purposes; 79 feet front and about 80 feet deep. (888-A)

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

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

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)

DELOIRMIER AVENUE. — A fine block of land, 120 ft. front of 380 ft. deep; first class site for manufacturing purposes; Low price.

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

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

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

DRUMMOND STREET — Three choice building lots above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (102-B)

DUROCHER STREET. — Close to Sherbrooke St., a choice lot of land for a row of houses or a detached residence. Would be sold on block to a builder, on favorable terms. The situation of this lot ensures a good return from suitable buildings.

FULLUM STREET — A block of land near Ontario street, 153 feet by 217 feet, suitable for factory site. (809-8).

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings thereon, suitable for warehouses or manufacturing purposes. Wanted exchange. (413-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. (763-B)

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

McGILL STREET—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 26,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (123-B)

HUTCHISON STREET, MONTREAL ANNEX.—Building lot, 50 ft. x 100 ft. Price \$800. (261-B.)

MILTON STREET—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (82-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 St., and running back to the Harbour Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyer. (256-B).

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

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

NOIRE DAME STREET.—Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (258B).

ONTARIO STREET. — A piece of land in rear of Ontario street, near Bleury, 44 ft. x 94 ft., with lane on three sides. A good opportunity for a contractor to get site for a shop or yard at a low price, in a good central locality. Only 35 cents per foot. (274-B).

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

close sleeping-room, and the result is equally bad when one thinks of the room as a sitting-room or den. The introduction of a folding-bed is a common and exceedingly bad way out of the difficulty. The folding-bed is bad because it is a cheat, and to this inherent fault the manufacturers have added all the horrors of bad designing, applied papier-mache carving, grill work and flashy mirrors. The bed in this room is a peculiarly successful compromise. Its suggestion of rather gorgeous picturesqueness makes it fit where a simple brass bed would never go. And it is actually a well-aired and comfortable sleeping place.

HENRY D. STOKES.
from "The House Beautiful."

LAND SCAPÉ-GARDENING.

A HOUSE, LIKE A JEWEL, SHOULD HAVE A "SETTING" OF BEAUTY.

It always seems a pity that the country houses of America should not have the lot of belonging rightfully were they are placed that is characteristic of English or continental houses of the same class. A house needs a "setting" as much as a jewel does, as some one aptly expressed it the other day. Architects would do themselves much more credit if they would induce their clients at the same time the building is going up to do a certain amount of planting, so that the completed house should have the relief of vegetation and connect it as it were with mother earth. Foliage takes away the look of the house having been simply stuck on the surface.

With the foregoing words the New York Tribune prefaces a pertinent reminder that there are two plants introduced of late years which we have every reason to be thankful for—viz., the Japanese ivy and the California privet. According to the journal quoted, it is not too much to say that these two simple plants have effected more in cultivating a taste for beauty and clothing the nakedness of ugly walls than all the others put together. No architecture can look hideous when covered with the living green of the Japanese ivy, and no grounds crude or uncared for if inclosed with a broad hedge of privet. Whole neighborhoods have been literally transformed by their beneficent and rapid growth. A notable example of their magic power may be seen along one of the railway lines which runs to a suburb near New York. Near the little station there has long been a huge brick steam sawmill, whose hot, glaring walls and caked, bare grounds have been an eyesore for years. Either the owner or the superintendent a few years ago planted around the building a dozen roots of the ampelopsis and a hedge of privet to divide the grounds from the railway, and today the whole place looks like an old English institution. The hedge has grown wonderfully, the broad, neatly cut top completing the air of antiquity.

Any number of such instances may be cited, while the hideous back yards of cottages which are near to each other at seaside watering places and the more decent, but quite as ugly, trellis work has—thanks to the protecting growth of

PINE AVENUE.—To close an estate a specially good lot on the south side near Oxenden avenue, with a Milton wall available.

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.)

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

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

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

SHAW AND GAIN STREETS.—A block of lots on to 80 feet deep very valuable of lots only 52 to 80 feet deep, very favourable for building, will be sold cheap en bloc or separately. Price 30c per foot upwards. (24/B).

SHERBROOKS STREET AND LAVAL AVE. — A fine block of land forming the corner of above streets, having an area of 48,000 ft. with handsome stone residence and stable. House and stable with 10,000 ft. of land would be sold separately. (277-B).

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

ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL.—This valuable manufacturing site, having an area of 27,555 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (298-A)

ST. CATHERINE STREET, MAISON-NEUVE.—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. (117-B)

ST. CATHERINE, corner St. Matthew Street.—One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (807-A)

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

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

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 128 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a)

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. (835B-3).

ST. CATHERINE STREET. That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries (250B).

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

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

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-8)

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

ST. JAMES STREET — La Banque du Peuple the magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suitable quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 69½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing

the privet—become a thing of the past, so that the laundress can hang out her clothes and the cook air her pans and her dishcloths within a few feet of the highway in complete seclusion. Truly we have every reason to be thankful for the amplex and the privet.

"The St. John News."

ARTISTIC REPOSE.

Some alterations made in the past summer in an up-town house enabled its mistress to carry out a long-cherished idea. This was a room specially planned and decorated to contribute every influence possible to rest and concentration of thought. It is accepted now by many persons that one's surroundings may exert a harmonious and soothing influence or quite the reverse. As the room in question had to be fairly stolen from space needed for other purposes, its first plan was a long narrow apartment, that it would have been almost impossible to furnish with artistic effect. One side, therefore, was slightly bowed out and fitted with windows following the shallow curve. On the other side a jog borrowed a little space from the neighboring hall, these two architectural changes adding very perceptibly to the space-effect of the room. The wood-work is white, ornamented with a delicate pattern, that breaks occasionally into artistic wreaths and rococo scrolls. The walls are finished in a shade of buttercup yellow, that is, not the brightest tint of that flower, but one of its sub tones, produced after many trials. The shade pales as it reaches the ceiling, fading almost away into white. A straying pattern is wrought in a slightly deeper shade around the lower part of the wall, suggesting the irregularity of a clambering vine. The curtains next to the window are of a sheer, soft-falling, lace-like muslin, with over-curtains of white silk lined with pale yellow, giving just the right light in the room. On the floor is a heavy pile carpet, of the same shade of moss-green which covers the earth in the heart of the forest.

A wide couch is upholstered with dull silk velour of the same shade, its pillows covered with the same material. A sort of table-dresser, to hold books and writing materials, is of white, decorated with a light and graceful pattern in green, the one or two chairs in the room being white with green cushions. A mirror occupies the wall space in the jog opposite the window. It is set into the wall from ceiling to floor, and is without a frame. A jar, holding a tall, growing green plant, stands on the floor in front of the mirror. The reflection in the glass of the window and its outlook far up the court secures a vista that would seem impossible in a room not more than ten feet in its widest part. It is an ingenious arrangement that is commended to the consideration of house planners limited in building space. Only two

business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

ST. LAWRENCE STREET—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.

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

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

ST. PATRICK ISLAND AND LA - CHINE CANAL.—A block of land with a frontage of 1,550 ft. on the canal, 270 ft. on Island street and over 1,500 ft. 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 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B)

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

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

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

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

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

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

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

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 mantles. Price \$7500. (288-B.)

BURTON AVENUE—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (158-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (108-B)

COTE ST. ANTOINE ROAD, corner of Victoria Avenue—A fine block of land, having a frontage of 185 feet on Cote St. Antoine Road, and about 250 feet on Victoria Avenue. This is one of the finest villa residence lots in the Cote; it commands magnificent views which cannot be interfered with. (268-2)

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

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

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

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

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

DORCHESTER STREET—Two handsome stone front houses, just west of Greene Avenue, each 28 feet front, with all modern improvements, kitchens on ground floor. (798-3)

DORCHESTER STREET—Three choice lots near Claudiway Avenue, each 23 feet front. (205-a)

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

or three pictures hang on the walls in white frames. One of these is "Repose," that familiar but always inscrutable and restful stone face of the Sphinx rising out of the plains of the Egyptian desert. The face of a beautiful child, too, looks down upon one. It is almost impossible to convey in words the beautiful harmony of the coloring of the apartment, each step of the evolution of which has been wrought out by careful and artistic effort.—*N. Y. Evening Post.*

EFFECT ON REAL ESTATE.

While real estate dealers are not agreed, there seems to be a growing sentiment that apartment houses, department stores and sky-scrazer office buildings are not conducive in enhancing surrounding real estate. A careful review of the situation will develop cogent reasons for this assertion. There is an analogy between the three classes of property mentioned. An average apartment house may cover 50 x 100 feet of ground and be from three to six storeys high. It will accommodate from eighteen families up, thus virtually doing away with from eighteen to twenty-five separate dwellings. It is not uncommon to find one of these large buildings situate on a street with but few, if any other buildings in the block. At the same or a trifle more rental people prefer the apartment house to the care and maintenance of an individual house, and there is therefore no incentive for the improvement of property by the erection of detached dwellings, and there is a consequent tendency to cheapen contiguous lots and to lessen the number of individual holdings.

The sky-scrazer, towering higher and higher, until some of them have reached a height of twenty storeys or more, are to the business district what the apartment house is to the resident; one of these immense structures filling the place of half a dozen of the old-time buildings. Many of the leading dealers in realty do not hesitate to express the opinion that the value of surrounding property is depreciated by this class of building. As a rule they are owned by syndicates and not by individuals. If the buildings were not put up so high there would be more of them, thus making more taxable property and increase the revenue from taxes, at the same time assisting in the development of surrounding property and appreciating its value. In some cities laws have been passed restricting the height of buildings and seem to have given general satisfaction outside of a few lot owners.

The department store is one of the peculiar institutions that has increased its scope until at the present time, in the majority of them, everything may be bought from a silk dress to a pound of steak, from a paper of tacks to a bottle of patent medi-

DORCHESTER STREET. — Six stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value, for \$6,500 each. (287-B.)

DORCHESTER STREET—Two 2½ storey grey cut stone houses, just completed, each 25 feet x 40½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for class residence at a moderate price electric light. Anyone wanting a first should inquire about these houses.

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)

GREENE AVENUE. — First class two storey cottage, with every modern convenience; porcelain bath, stationary wastubs, Daisy furnace, asphalted basement, extension kitchen, 5 bedrooms. Price \$6,250. (287-B.)

GREENE AVENUE. — A valuable building lot, forming the corner of Prospect Ave., 90 ft. by 73 ft., only 12½ cents per foot. (287-B.)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (892a-3).

ST. CATHERINE STREET. — A lot of land 49 ft. 7 in. x 160 ft., near Metcalfe Ave. Very desirable lot, only 70 cts. per foot. (272-b)

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

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

ELM AVENUE—A choice cottage house near Sherbrooke street, with bay window on two floors. The ground floor comprises drawing room, dining-room, kitchen, pantry and conservatory. The upper floor has six bedrooms, bath, etc., with back stairs. There is a good cellar under the extension, and the back lot is tastefully laid out as a flower garden. Price only \$8,000. (708-3)

ELM AVENUE.—A 2 storey stone front house, with a 2 story 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 cotta wood. (894B-3.)

DORCHESTER STREET.—A handsome gray stone front house, 3 storeys and 2 story extension, contains nine bedrooms, with drawing, dining, break-

fast room and kitchen on ground floor. Replete with every modern improvement, mosaic vestibule with marble dado, all doors and front windows have plate glass; latest sanitary plumbing, etc. This house is just being finished by one of the best builders in the city, and everything in connection with it can be depended on to be of the very best. (894C-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. (880-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (235-B)

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)

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

IRVINE AVENUE—Two 2-story solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price \$8,850 each. (204-B)

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

LANSLOWNE AVENUE—Six good building lots, near Cote St. Antoine Road, each 21 ft. x 62½ ft. (307-B.)

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 33 by 42. Owner leaving city. Price \$7,500. (788-3)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (868-3)

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

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

PROSPECT STREET. — Two new two-story cottages, every convenience, close to Greene ave., fine view, etc., well built in every respect, Price only \$4,250. (837-B.)

one; you can get your shoes shined or your teeth fixed. Their prices are quoted at the lowest possible figure, and the consequence has been that many retailers, unable to meet the competition, have gone out of business. Instead of a number of stores, making up a business street and dealing exclusively in some one of the staple lines of retail trade, we have everything grouped beneath the one roof of the department store. There is no demand for the erection of new business buildings except in isolated cases for special occupancy. This condition of things must have a tendency to depreciate realty values as there are few, if any, uses to which the vacant property can be diverted. With the loss of earning capacity comes the consequent lessening of valuation, and the tax receipts are thereby diminished. July 12th, 1897, the city of Chicago passed an ordinance regulating the department stores, and a suit is now pending to test its validity, it being admitted that the firm had violated its provisions regarding the sale of meat, fish, butter, lard, cheese and intoxicating liquors. The Register does not desire to be misunderstood. These matters are all conditions that exist mainly through the suffrage and the patronage of the people. We simply wish to call attention to the effects that follow these conditions in their relation to real estate values.—*American Land and Title Register*.

NEXT SUMMER!

In building new country homes to be occupied during the year, it is quite common to omit the wooden and permanent roof of the piazza. Instead, an awning, securely fastened to poles that can be removed when winter comes, is used for shade and shelter. This awning is often in a pale blue or green tint, either of which contributes a wonderfully cool effect. When the autumn comes and the sun's rays are sought rather than avoided, this temporary roof is removed and a sun parlor secured. In a beautiful Saratoga home the piazza is paved with stone and surrounded with a low stone coping, around which on the inner side runs a stone seat. There is no roof of any sort to this piazza, as it faces the east, and is shaded by the house in the afternoon; ornamental large Japanese umbrellas or squares of awning, put up at one or two places in its wide extent, give protection from the morning sun. Potted plants in long boxes give an attractive touch of color that is changed each season. Beautiful rugs are spread over the stone floor, and seats and lounging chairs and divans, and a fine field-glass, mounted for long distance, are other features of the piazza. A still more commendable feature in this beautiful al-fresco room is that it is on the opposite side from the approach to the house, thus securing the seclusion which such a place demands.

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 33 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 160 ft. on Rosemount and 184 ft. on Mount Pleasant Avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 88,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (285-3)

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

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

ST. CATHERINE STREET—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (98-B)

At Werendale Park—Lots 8, 4, 5, 6, 7, 11, 12, 14, 15 and 17. These are among, if not the finest, building lots in the beautiful suburb of Westmount, being on the line of city limits, easy of access, fine drainage, water and all other city improvements.

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. (838-3)

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

ST. CATHERINE STREET. —Seven choice lots, one of them a corner—each 23 feet 9 1-2 inches x 115 1-2 feet deep.

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, (883 & 886-2)

UPPER LANSLOWNE AVENUE—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (289-A)

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

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

WESTERN AVENUE—About 60 yards west of Metcalfe avenue, a very desirable piece of land, 43 feet front by 100 feet deep, to a 20-foot lane in rear. (182-B)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (781-3)

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

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 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)

A. DETACHED HOUSE IN THE best residence section of Westmount, built for owners' occupation. 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.

BAY VIEW—Neat frame house, fronting on the lake; ten rooms, large gallery front and side; good shade trees; partially furnished. Price only \$1,500. Very easy terms. (289-B)

EQUITABLE TAXATION.

EXTRACTS FROM AN ADDRESS BY EX-PRESIDENT HARRISON AT A MEETING OF THE UNION LEAGUE CLUB, CHICAGO:—

"Equality is the golden thread that runs all through the fabric of our civil institutions—the dominating note in the swelling symphony of liberty. Equality, not of conditions, not of natural endowment, but of rights, is the foundation stone of our governmental structure. And as a corollary, necessary and imperative, to this doctrine of an equality of right, is the doctrine of a proportionate and rateable contribution to the cost of administering the Government. The duty of the state to protect life, liberty and property is conditional upon a fair contribution to the cost of government. A full and conscientious discharge of that duty by the citizen is one of the tests of good citizenship. To evade that duty is a moral delinquency, an unpatriotic act."

ANGER OF UNEQUAL TAXATION.

"If we do not hold this rule of proportion, which I think is an essential part of the definition of taxes, then everything becomes subject to the whim of the legislature. The whole revenue of a state may be derived from contributions exacted from a very small minority of its population, the majority going free. To allow such a system is not only to rob the minority thus unduly burdened, but to rob the state of that which is essential to its healthy existence, and indeed to the life of republican institutions. Honesty and carefulness in public expenditure will have no effective watchers. The watch of the minority will be ineffectual and the majority will be careless as to the use of fun's, to the accumulation of which it has not contributed."

* * *

"I do not believe that it is impossible so to stir the consciences of our people, so to stimulate the independence and courage of our assessors and of our courts and prosecutors as to secure a fairly general enforcement of the personal property tax. I know that men hesitate to call a neighbor to judgment in this matter. We have treated the matter of a man's tax return as too much of a personal matter. We have put his transactions with the state on much the same level as his transactions with his bank, but that is not the true basis. Each citizen has a personal interest, a pecuniary interest, in the tax return of his neighbor. We are members of a great partnership, and it is the right of each to know what every other member is contributing to the partnership, and what he is taking from it.

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

ROSEMERE, P. Q. — A handsome wooden country residence, on stone foundation, built for summer and winter occupation; water in kitchen, laundry, bath and w. c. Pleasantly situated on high ground, about four minutes' walk from station; close to river, and commanding an extensive view of surrounding country; wide piazza around three sides of the house. Further particulars at office. (287-B)

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

SHAMBLY BASIN — A fine residence property, containing 28 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

COTE-DES-NEIGES — That beautifully situated property known as "Ferngrove," bounded by Cedar, Crescent and Lakeview Aves., between Cote St. Luc Road and Westmount. Particulars at office. (187-B)

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

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

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)

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

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

OTTERBURN FARM — Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lake Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and

Michigan and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also boathouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (188-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 verandah on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

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

ST. HILAIRE—28 arpents of land, all in choice orchard and garden, with frame-house; beautifully situated for summer residence. (159-B)

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

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. (274-b)

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

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

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

STE. ANNE DE BELLEVUE—A frame cottage situate on Grand Trunk Ave., 3 rooms, lot 200 by 150. (178-B)

It is not a private affair; it is a public concern of the first importance."

* * *

"Where is the moral distinction between the act of putting one's hand in his neighbor's pocket and clandestinely abstracting his pocketbook and the fraudulently shifting of a debt that I owe to another?"

HOUSES TO LET.

Reduced Rents.

We would like to call the attention of parties wishing to rent houses for the winter to our list.

J. CRADOCK SIMPSON & CO.

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

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

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

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

GRIMSBY, ONT.—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$6,000. (232 B)

KNOWLTON, "BROMELAWN."—The property of a lady living in Brooklyn, A large frame house of twelve rooms, heated by furnace, running water in kitchen, etc. The grounds contain over three acres with good lawn-tennis court, garden and pasture, summer-house stable, etc. Convenient to railway and near Brome Lake. Price \$4,000. (249B)

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

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

ST. ANNE'S.—Handsome residence and grounds fronting on the Lake of Two Mountains; grounds containing over three arpents. House one of the most tasteful summer residences of moderate cost on the island. Suitable for winter occupation. Hot water furnace; hot and cold water; nine bed rooms; everything in perfect order; photos and particulars at the office. (164-B)

SEIGNIORY FOR SALE.—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$3,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seigneur. (47-B)

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

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

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x165 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.)

WINDSOR, ONT.—A choice piece of ground, 150 ft. x 250 ft., on Ouellette Ave., the principal street in the town, would exchange for Montreal or lake front property. (258-B.)

COURAGE, PERSEVERANCE, INDUSTRY.

Nearly every week we meet men who have just entered into some enterprise who show discouragement even before they have tested the full value of their undertaking. To such we would say that success in any line lies along no rose-strewn highway, and it is only through courage and perseverance and industry that we may hope to make a success of any undertaking, be it selling goods or introducing a new article to the trade. And if we do not believe in this, it is foolish spending our time on a proposition not backed up by the best that is in us. It is only through this old-fashioned but still living principle that we may have hope to reach the goal of our ambition.—*Shoe Trade Journal.*

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

TO LET

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

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

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

J. CRADOCK SIMPSON & CO.

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ESTATES MANAGED
RENTS COLLECTED
VALUATIONS MADE

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to Investments for
Non-Residents.

Mortgage Loans

REFERENCES

Et. Hon. Lord Strathcona and Mount Royal,
President Bank of Montreal, and High
Commissioner for Canada in London.

W. O. McDonald, Esq., Montreal, and any
of the Banks in Montreal.

181 ST. JAMES ST., MONTREAL.

REAL ESTATE TRANSFERS RECORDED IN OCTOBER, 1898.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH					
Chausse.....	St. Mary's...	1489	13	25	89 1	2227	23	Vacant.....	507 00	
deLorimier ave.....	"	1223	10	47	120	5640	10 1/2	"	600 00	
(haus-e.....	"	1480	4	25	87 7	2189	13	"	283 44	
Ontario, 888-890.....	"	508	part	23	80	1840		Buildings.....	3500 00	
Poupart, 258-268.....	"	1361	11, 12	80	90	7200		"	5500 00	
Parthenais, 57-61.....	"	1573	part	42	64 6	2709		"	2800 00	
Maisonneuve, 152-156.....	"	676		40	113	4520		"	3300 00	
Champlain, 120-126.....	"							"		
St Catherine, 1253-1259.....	"	649 & pt 651		irreg.	irreg.	3917		"	1000 00	Usufruct in 1-5 of
deMontigny, 858-866.....	"	641	1					"		
Champlain, 149.....	"	640	1 & 2	117	irreg.	6910		"	15000 00	
Panet, 257-261.....	"	784		40	101	4040		"	3000 00	
Gain, 234-240.....	"	623		50	78 4 1/2	3919		"	3500 00	
Iberville, 127.....	"	1598	65	24 3	irreg.	1194		"	175 00	Sheriff's sale
deLorimier.....	"	1244		40	100	4000		Vacant.....	125 00	
Nonancourt.....	"	1462	17	25	60	1500	22	"	392 50	
Amherst, 49-53.....										
Oraig, 236-242.....	St. James.....	92		65	irreg.	4100		Buildings.....	6000 00	
St. Andre, 687-689.....	"	1207	179	24	94	2256		"	3100 00	
Wolfe, 403-407.....	"	974	153-154	44	74	3256		"	400 00	
Jubilee Place, 2-20 & 1-21.....										
Visitation, 294-302.....		1084	parts	irreg.	irreg.	19709		"	1 00	& Valuable consider'n
Beaudry, 501-517.....	"									
Wolfe, 556-560.....	"	1155	58, 59	42	65	2730		"	2350 00	
St Denis.....	St. Louis.....	746	24 to 29	146	irreg.	12480		"	12500 00	
City Hall ave.....	"	904	19	10	20	200		Vacant.....	1 00	
Ontario, 1524-15280.....	"	740	pt. 19 & 20 to 22	irreg.	irreg.	9757		Buildings.....	22000 00	
Laval ave, 264.....	"	904	6	21	75	1575		"	3200 00	
Vitre, 30.....	"	18	part	19 5	23 1	450		"	1800 00	
Sanguinet, 574.....	"	903	237	20	72	1440		"	2600 00	
St. George, 181.....										
St. George, 175.....	St. Lawrence.....	448	parts	86 11	irreg.	4655		"	4000 00	
St Urbain, 16 1/2-18.....	"	797		34 2	94 4	3223		"	5500 00	
Park ave., 21-27.....	"	67	part	43	136	6528		"	18000 00	
Lagauchetiere, 698-700.....	"	694		22 3	74	1647 6		"	1 00	and hypothecs
Sherbrooke, 701-703.....	"	44	parts	60 6	irreg.	8225		"	39000 00	

MONTREAL WEST

STREET AND NO.	WARD	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA.	PRICE PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH					
Mackay.....	St. Antoine..	1567	2	22 9	80	1820		Vacant.....	6000 00	
Stanley, 124.....	"	1471	11	226	109 6	2465		Buildings.....	8640 52	
Forgue, 49.....	"	469	37	24	60 9	1458		"	1100 00	
Seymour ave., 24-26.....	"	1641	37 & pt. 36	42	92 1	3864		"	12000 00	
Su-sex ave., 30-46.....	"	1647-48	parts	irreg	irreg	9272		"	36000 00	
Mountain.....	"	1536	3	25	122	3050	1.18	Vacant.....	3600 00	
Dorchester, 1264.....	Par. Montreal	1639, 386	75, 218	24	110	2640		Buildings.....	13300 00	& other considerations
McTavish, 70.....	St. Antoine	1794	pts. 9 & 10	45	140	6200		"	15000 00	
Victoria, 55.....	"	1297		22 8	95 6	2165		"	5000 00	
Mountain.....	"	1536	2	25	122	3050	1.18	Vacant.....	3600 00	
Dorchester.....	"	1639	54	24	110	2640	1.20	"	3168 00	
Lagauchetiere, 738-744.....	"	1073	A. & B.	irreg	irreg	9954		Buildings.....	325 00	Sheriff's sale.
Stanley, 141.....	"	1475	3, 4, 5	67 6	116 9	5256		"	24000 00	
Richmond, 341-347.....	"	430		48 6	177 3	8597		"	55 00	rights in
Dorchester, 1008.....	"	1565	7	24	120	2880		"	13500 00	
Notre Dame, 2657-2659.....	"	171	6	22 6	90	2025		"	6575 00	
Dominion, 63.....	"									
Quesnel, 61.....	"	86	20	34	60	2040		"	1250 00	Sheriff's sale.
Peel, 192.....	"	1475		25	106 6	2662		"	8000 00	
Crescent.....	"	1703	parts	77	103 9	7990	1.75	Vacant.....	14000 00	
Sherbrooke.....	"	1715	24, 25	50	116	5800	2 00	"	11600 00	
Torrance, 17-19.....	"	593	37	64 3	irreg.	4596		"		
Torrance, 21-23.....	"	593	38	50	irreg.	4528		Buildings.....	7000 00	
Souvenir.....	"	1639	37	24	124 1	2965	30	Vacant.....	891 00	
Forfar, 49-59A.....	St. Ann's....	352, 354		75	94	7050		Buildings.....	1325 00	
William, 542.....	"	1074		22 9	irreg.	1891		"	1600 00	
Aqueduct, 160.....	"	1243		26	irreg.	1283		"	1000 00	
William, 546-564.....	"	1078B, 1086								
Hunter, 33.....	"	1095 to 1097		irreg	irreg.	15310		"	1124 53	
Grand Trunk, 27.....	"	675	Pt.	irreg.	irreg.	3248		"	1000 00	
Wellington, 140-146.....	"	1510		46 6	irreg.	4046		"	1500 00	
Shannon, 35-41.....	"	1656		48	95	4560		"		
Ann, 106-108.....	"	1649	Pt.			4500		"	3700 00	

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

STREET AND NO	WARD.	CAD. No.	SUB. DIV. No.	FRONT	DEPTH	AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
Dufferin, 161	St. Jean Bap.	7	91, 92	50	80	4000		Buildings	1150 00	
Chambord	"	6	39	24	70	1680		"	1158 00	In erection
Berri, 847	"	15	parts	20	80	1600		"		
St. Hubert Lane	"	12	178	20	44	880		"	3500 00	
Mentana	"	11	16	22	94	2068	24	Vacant	500 00	
Lasalle	"	6	19	24	69	1656	20	"	345 00	
St. Denis, 72 980	"	15	pts. 18 & 19	20	95	1900		Buildings	7333 00	
St. Andre	"	11	39	22	94	2068	25	Vacant	575 00	
Chambord, 186-190	"	6	159, 160	48	70	3360		Buildings	3100 00	Sheriff's sale
St. Hubert, 858-860	"	12	125, pt. 124	27	109 2	2948		"	5000 00	
Marie Anne & St. Hubert	"	12	parts	49	irreg	4933	45	Vacant	2236 00	
Marie Anne	"	12	104, pt. 105	50	109	5450	36 1/2	"	2000 00	
Lasalle	"	1	26	25	91	2275	25	"	575 00	
St. Andre, 966 968	"	10	139	24	94	2256		Buildings	1500 00	
Berri, 1116-1122	"	15	277, 278	40	70	2800		"	2700 00	
City Hall ave, 958-902	"	79	14	20	70	1400		"	2750 00	
Chambord, 195-197	"	6	131	24	70	1680		"	1552 00	
Rivard, 513-515	"	15	pts. 310 & 311	22	70	1540		"	2200 00	
St. Hypolite, 398	"	303		40	75	3000		"	1620 00	
City Hall ave.	"	79	17	20	79 6	1600	50	Vacant	800 00	
St. Andre, 1153	"	11	60, 61, 62	69	99	6831		Buildings	11500 00	
Marie Anne, 371-387	"	6	141, 142	52	100	5200	48	Vacant	2500 00	
Mount Royal ave.	"	12	38	25	129	3225	37	"	1200 00	
St. Hubert	"	8	164, 165	50	90	4500	29	"	1300 00	
Boyer	"	3399	166 to 169	88	90	7920	27	"	2130 00	
Reading	St. Gabriel	3399	132, 133	44	71	3124		Buildings	3800 00	
Knox, 210-216	"	2738		45	110	4950		"	2251 00	
Centre, 436-434	"	2531	S W 1/2	48	146 6	7032	13 3/4	Vacant	972 00	
Manufacturers	"	2868		48	106 6	5112		Buildings	1650 00	
St. Charles, 33-35	St. Denis	6	152	20	70	1400		"	1112 00	
Chambord	"	329	175	25	80	2000		"	750 00	
Breboeuf, 289	"	329	71	25	80	2000		"	1425 00	
Dufferin, 293-295	"	331	143 & 145 to 149	300	73 6	22050	15	Vacant	3300 00	
Chambord	"	325	193 to 198, 200, 201	142	85	12070	25	"	3000 00	
Perrault	"	328	pt. 6 & 73	irreg.	100	21316	11 1/2	"	2400 00	
Boyer	"	327		irreg.	irreg.	4860		"		No price
Carrieres	"	328	75	22	75	1650	30	"	500 00	
Massue	"	209, 196	25, 162, 127	irreg.	irreg.	6350	45	"	2900 00	
St. Denis	"	329	33	25	80	2000		Buildings	500 00	
Dufferin, 278	"	198	1 to 4	irreg.	irreg.	1600		Vacant		No price
St. Denis	"	8	70	42	110	4620	10 1/2	"	489 30	
Cowan	"	7	626	25	110 4	2758	05 1/2	"	151 25	
St. Hubert	"	8	N 1/2 of 469	25	100	2500		"	70 00	Rights in
Huntley	"	7	164	25	87	2175	08 1/2	"	184 88	
St. Andre	"	190	26	40	73	2820	21	"	600 00	
Drolet	"	7	361	25	109	2725	08	"	177 12	
St. Hubert	"	7	320	25	109	2725		Buildings	1600 00	
St. Hubert	"	209, 196	11 & 12, 101 to 104	100	127	12700	16	Vacant	2000 00	
St. Denis	"	8	S 1/2 509	25	100	2500	32	"	2500 00	
Huntley	"	198	S E 1/2 13	20	75	1500		Buildings	2300 00	
St. Denis, 1370-72	"	7	99	25	109	2725		"	231 63	
St. Hubert, 1526	Hochelaga	70	W 1/2	21 9	80	1740		"	4000 00	
Notre Dame, 270-272	"	72	part	60	100	6000		"	10000 00	
" 284-290	"	166	543	22	80	1760		"	700 00	
Iberville, 197	"	166	543	22	80	1760		"	900 00	
Dezery	"	51A				7 arp'ts	46 pchs	Vacant	112 24	Undivided 1/3
Joliette	"	29	56	24	85	2040	18	"	367 20	
Frontenac	"	165	343	22	80	1760	10	"	175 00	
Iberville, 127	St. Mary's	166, 1598	614, 65	24 3	80	1940		Buildings	175 00	Sheriff's sale
Rouville	Hochelaga	76	14	60	irreg.	7710		Vacant		No price
Aylwin	"	29	177	25	92	2300	20	"	460 00	
"	"	29	178	25	92	2300	20	"	460 00	
"	"	29	179	25	92	2300	20	"	460 00	
Frontenac	"	166	89	24 3	100	2425		"	156 00	Sheriff's sale
Havre	"	166	41	23	111 9	2570		"	76 00	Sheriff's sale
St. Catherine, 395-397	"	91	part	irreg.	irreg.	2900		Buildings	1300 00	

WESTMOUNT (COTE ST. ANTOINE)

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. 'O.	FRONT.	DEPTH	AREAS	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
Dorchester.....	Par. Montreal	208	68a, 68a, 70a, 71a & 71b	irregular		11530		Buildings.....	1010	Sheriff's sale.
Roslyn Ave.....	"	219	14c	50	111	5550	36 1/2	Vacant.....	2025 75	
Prince Albert Ave.....	"	208 & 214	parts of	irregular		23183		Buildings.....	18869 69	
Mount Pleasant Ave.....	"	574	1-82	25	105 5	2655		".....	10500	
Montarville Ave.....	"	282	part	100	183	18300	28	Vacant.....	5111	
				arp per ch, feet						
Belmont Ave.....	"	222		2, 73	129			} Vacant.....	} 55000	} & other considerations
		223 a		1, 36	226					
		225		4, 2	142					
		226		8, 80,	238					
Sherbrooke 4150-52.....	"	375	pt of 139 & 140	irregular		4875		Buildings.....	22500	
Prospect.....	"	384	part 57	42	65	252c		".....	4900	
Victoria Ave.....	"	215	7 & 8	100	135	13500		Vacant.....	12100	} including property at Boucherville including property at Montreal Annex
do	"	215	6	50	135	6750		".....	4000	
Montrose Ave.....	"	374	15, 1104, 1104, 1104	irregular		5973	27	".....	1600	
Victoria Ave.....	"	215	pt of 16, 17 & 18	irregular		14596	28	".....	4100	
Stayner.....	"	384	pts of 31 & 32	18 6	120	2220		Buildings.....	5000	
Sherbrooke.....	"	244	pt. of 27	20	104 6	2090		".....	5500	
Arlington Ave.....	"	230	31	50	116 9	5837	40	Vacant.....	2334 80	
Cressenor Ave.....	"	219	part of 19	28	111	3108	34 1/2	".....	1078	
Chesterville Ave.....	"	214	11a3 & 111a1	28 3	100 5	2836		Buildings.....	12000	
Aberdeen Ave.....	"	289	74	50	175	8750		Vacant.....	110	
Clarke Ave.....	"	319		150	120	18000		Buildings.....	8000	} Sheriff's sale.
Monrose Ave.....	"	374	24	63	175	11025	42 1/2	Vacant.....	4700	
Mountain Ave.....	"	324	part	irregular		100000	15	".....	15000	
Mount Pleasant Ave.....	"	374	1-81	25	105 7	2838 6		Buildings.....	11300	
Sherbrooke.....	"	374	1-35	25	irreg.	2868		".....	13000	
Belmont Ave.....	"	224		384	262	100608		Vacant.....		good consideration
Clarke Ave.....	"	301	10	25	137 1	3427	75	".....	2570 25	
St. Catherine.....	"	379	3-1	22 6	110	2475		".....		good consideration
Bellevue Ave.....	"	282	parts of	irregular		15359	20	".....	3071 80	} rights of redemption.
Elm Ave.....	"	374	1-38	20	105	2100		Buildings.....	6200	
Western Ave.....	"	219	17 & 1	29	100	2900		".....	6750	
Windsor Ave.....	"	208	7d & 8b	50	108 9	5437 6		Vacant.....	1625	

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