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# Real Estate Record

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

Vol. XI.

Montreal, March, 1898.

No. 3

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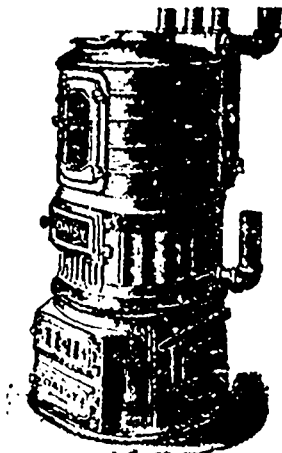
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# Real Estate Record

Vol. 11.

MONTREAL, MARCH 10th, 1898.

No. 3

THE  
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IS PUBLISHED MONTHLY

- AT -

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Monthly Review.

A falling off in the volume of sales and exchanges of city real estate in February is noticeable, and the efforts made during the month to instil more life into the real estate market, have resulted in demonstrating more clearly that there are as yet but few investors in the field and that what business has been done,—most of it in the north eastern part of the city and at Westmount,—has been of a common-place character, in medium-priced houses, and in building lots of the cheaper kind.

As for the results in the auction-rooms there has been no improvement, and the time does not appear to be any more propitious for the forced sale of property than it has been for months back. It is a pity that the opportunities offered in the auction-room are not better appreciated, as if it were more generally realized that the chances of a quick turn over and a good margin of profit are not infrequently there, a better auction-room attendance would follow.

It must be noted however, that there are certain indications of improvement which go far to counterbalance the rather poor showing in recorded transactions. Business in other lines is undoubtedly improving, and there is an increasing disposition on the part of real estate inquirers to "talk business," which will probably lead to better things in the near future.

Whether there will be any general improvement in this spring's renting business over that of last year will not be likely to appear until the casting up of the results at the close

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of the season. What does appear just at present is that there is an improvement in mercantile renting, and that tenants are quite generally looking for comfortable dwellings with modern heating, new plumbing, all the rooms on one or two floors, and at a reduced rent.

The applications for mortgage loans have been rather light, and there is no difficulty in placing good loans at low rates of interest, when the borrower and the property are favorably known, and the margin considered sufficient.

The sales recorded during the month of February in the under-mentioned suburban municipalities amount to \$119,672, and are as follow: — Maisonneuve, \$9,364; De-Lorimier, \$2,300; Mile End, \$2,056; Montreal Annex, \$11,397; Outremont, \$8,125; Cote de Neiges, \$24,388; Notre Dame de Grace, \$100; St. Henry, \$60,622; and St. Cune-gonde, \$1,320.

There were 134 real estate trans-fers in the city wards and Town of Westmount recorded at the registry offices during the month of February, the particulars of which are given in other columns, amounting to \$497,936.89.

St Antoine Ward	12	\$71,773.00
St Ann's Ward	2	7,200.00
West Ward	1	10,250.00
St James Ward	10	92,595.00
St Louis Ward	6	37,350.00
St Lawrence Ward	3	33,200.00
St Mary's Ward	15	41,913.50
East Ward	1	5,000.00
St. Jean Baptiste Ward	31	99,626.00
St. Denis Ward	25	24,096.08
St. Gabriel Ward	7	20,842.21
Hochelaga Ward	7	13,550.00
Westmount	14	93,640.00
	184	\$497,936.89

During the corresponding month of last year, 208 transfers were recorded amounting to \$968,593.17.

The real estate mortgage loans recorded during the month of February in the registration division of Montreal West, amount to \$129,634. Of this amount \$31,500 was placed at 4½ p.c.; \$6,500 at 4¾ p.c.; \$61,434 at 5 p.c.; \$2,500 at 5½ p.c.; \$12,400 at 6 p.c.; \$4,850 at

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**CADIEUX STREET**—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (895a-3)

**CHERRIER STREET**—A handsome stone front house, built by owner about five years ago for his own occupation; heated by hot water furnace, and with all modern improvements. (884a-3)

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

**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. (233-3)

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**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)

**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. Melghen'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)

7 p.c.; \$250 at 10 p.c.; \$200 at 15 p.c.; and \$10,000 at a nominal rate.

The 4½ p.c. loans were in three amounts of \$10,500 and \$8,000 and \$7,000; the 4¾ p.c. in one amount of \$0,500 and the 5 p.c. were in six amounts of \$15,384, \$2,000, \$3,600, \$30,500, \$3,500, and \$6,500.

The lenders were:

Estate and Trust Funds.....	\$41,884
Local Institutions.....	3,000
Insurance Companies.....	34,100
Building & Loan Companies..	6,700
Individuals.....	44,500

\$ 120,634

In Montreal East the loans recorded amount to \$88,275. Of this amount \$4,000 was placed at 4½ p.c.; \$26,900 at 5 p.c.; \$7,500 at 5½ p.c.; \$27,934 at 6 p.c.; \$200 at 6½ p.c.; and \$8,300 at 7 p.c.; \$250 at 10 p.c.; \$438 at 18 p.c.; and \$12,753 at a nominal rate.

The 4¾ p.c. loan was in one amount of \$4,000, and the 5 p.c. were in seven amounts of \$4,200, \$4,200, \$8,000, \$5,000, \$6,000, \$500 and \$1,000.

The lenders were:

Estate & Trust Funds.....	\$10,200
Local Institutions.....	4,200
Insurance Companies.....	10,500
Building & Loan Companies	20,500
Individuals.....	42,875

\$88,275

## Notes.

The latest proposal in connection with high and expensive city buildings is virtually to dispense with natural light and ventilation altogether, by building them solid and providing artificial light and ventilation for every room, thus saving the large areas at present sacrificed to light and air for renting purposes. At first sight this would appear to be wanton utilitarianism, but the proposal emanates seriously from an architect of high standing. The contention is that under the present system of high building and comparatively narrow streets, artificial light and ventilation are virtually becoming a necessity in any case. Why not then push them to

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

**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. (246-B)

**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)

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

**TUPPER STREET**—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$1,250. (234-B)

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

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

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

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

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

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

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

**BURNSIDE PLACE**—A large pressed brick residence, corner of Guy street, built three years ago by owner for his own occupation; has all modern conveniences, plumbing and drainage exceptionally good; electric light throughout. Call or send for permit to view. (75B-3)

**CHARLEVOIX STREET**—A block of brick encased tenements, corner of Ryde street, containing eleven dwellings and one shop, on lot 90 feet front. (74-B)

**CATHEDRAL STREET**—Two old wooden buildings, present rental \$360 per annum—would be sold at price of vacant land. (220-B).

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

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

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

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

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

**DESRIVIERES AVENUE**—Two solid brick tenements, containing four dwellings, all occupied by good paying tenants, easily rented. Must be sold. (177-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. (133-B)

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

**DRUMMOND STREET (Upper)**—The residence and grounds of the late Alex. Ewan. This is one of the finest residence sites in the city. The grounds have a frontage of 137 ft. and a depth of 152 ft., with fine trees and beautiful surroundings. The house is comfortable, convenient and home-like, with good accommodation for a moderate size family. A price will be accepted which will interest purchasers of property of this class. Permits to view on application. (205-B)

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

their highest point of perfection and depend on them entirely? Half measures are never satisfactory. Where so much in modern city life is of necessity artificial, why not have it wholly so. At present many of the large buildings are only half lighted and ventilated. It is therefore better to have them perfectly lighted and perfectly ventilated artificially than half lighted and ventilated naturally.

We understand that Mr. Carsley has signed contracts for the erection of his entire St. James Street front in white marble according to his original intentions. This will make a welcome addition to the building line on St. James Street, and reflects great credit on his enterprise and progressiveness. There have been certain dark rumors of his intention to absorb the remainder of the block and judging from his steady and resistless growth in the past, we do not regard even that as at all impossible. Amongst his other plans for the year we understand that he intends to build a rater to defend the cup on Lake St. Louis.

As the hotel Syndicate does not appear to be ready with its silver trowel for the corner stone on the Barron Block Site, there are other schemes maturing for that valuable corner. The owner having decided to sell it in parts, if necessary, there should be no difficulty in disposing of it for purposes not requiring a large area. It is to be hoped also that we may be spared the unsightly projected high building so much talked of in this connection. We can afford in Montreal we hope to do without the Sky Scraper which throws its baleful shadows over so many avenues of light.

The public markets appear to have outlived much of their usefulness. They were in a way the departmental stores of their day, but that was a day when the area of the city was so much smaller that there is simply no comparison with the present. It

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

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

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

**FORT STREET**—A very comfortable stone front house, heated by hot water furnace, in good order. Lot 25 feet by 184 feet. Stable in rear. Price only \$6,500. (4-B)

**HERMINE STREET**—A block of wooden tenements and shop on lot 33 x 75 ft., rented for \$780 per annum. Price \$7,500. (849-3)

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

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

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

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

**LATOUR STREET**—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (254-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 (875-3)

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

**MAGREGOR 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. 7 x 75 x 220. Please call at our office for price and particulars. (887-3)



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

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

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

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

**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 storey house, adjoining above, rented for \$500, heated by furnace. (171a-B)

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

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

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

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

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

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

**MARIN STREET, ST. HENRY.**—Brick encased 3 dwellings, lately built, rent \$886 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).

is therefore rather a matter for surprise that the markets have retained their hold on the people so long as they have. They were evidently planned when the greater part of the city lived below the hill, and when the river traffic and not the railway was chiefly taken into account. But all this is changed, and it is not to be wondered at that the revenues of the markets have so seriously fallen off. The buying and selling that used to be done there is now done in a hundred different places scattered over the whole area of the city.

#### THE PERFECT HOUSE. (Continued)

Whether the house be situated in the country or in the town, whether it be large or small, it is apparent that the site and the exposure are of primary importance. So far as situation is concerned, a rise of ground and an easterly exposure, with the living-rooms on the south side, is undoubtedly the pleasantest. During the summer the prevailing west wind blows the dust of the street in the opposite direction; during winter the living-rooms are open to the light and sun. The comfort of the house during summer, and the outer prospect from within during winter, will depend in no small degree upon the proper planting of the grounds.

Deciduous trees, and here the variety is great, will shade and cool it in summer, evergreens will furnish and warm its surroundings in winter; while for a great portion of the year the hardy flower-garden, including the shrubberies that screen the grounds from the highway, and the climbers which disburse their bloom and fragrance over its verandas and porches, will contribute largely to its beauty and attractiveness.

Somehow I can not look upon my house by itself, without including as accessories, nay, as essential parts of it, its outward surroundings and external Nature—the woods whence its joists and rafters were hewed, the earth that supplied its mortar, brick, and stone, the coal whence it derives its light and heat, the trees that ward off the wind in winter and shield it from the sun in summer, the garden which contributes its flowers, the orchards and vineyards that supply its fruits, the teeming fields and pastures that continuously yield the largess of their corn, and flocks, and herds. From each of these my house and I receive a tithe.

My purpose, however, even were I able to do the subject justice, is not to treat of the adornment of gardens, of architectural styles, expression of purpose in building, or the proper exterior form for the American town-house and country villa. There remain, nevertheless, some features of the interior of the home to which I would fain call attention, though even here, more than in the matter of the exterior, opinions necessarily differ. Every house, me

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

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

**MANSFIELD STREET**—A three storey cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements (680-3)

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

**METCALFE STREET**—Stone front full sized house, 20½ ft. front, with good stable and coach house, in good order. (847-3)

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

**MOUNTAIN STREET, NEAR SHOR-BROOKE**—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings especially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (130-B)

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

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

**PARK AVENUE**—A first-class stone tenement house in thorough order, heated by hot water furnace, all modern conveniences. Drainage and ventilation in perfect order. A good investment. (84-3)

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

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

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

**PEEL STREET (Special)**—A well built stone front house with bay window and deep extension a short distance above St. Catherine street, will be sold cheap. Suitable for private residence or for a medical man. Would also make a specially good stand for

- PEEL STREET.**—A 2½ storey, stone front house, above Sherbrooke St., in good condition throughout; first class locality. Price only \$9,000. (215-B).
- PEEL STREET.**—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft, a thoroughly comfortable family house. Price only \$11,000. (861-3), a milliner or dressmaker. This property is worth looking into. It is on the bargain counter. (116-B)
- 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. (609-3)
- PINE AVENUE.**—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bed-rooms. Daisy furnace, all improvements. Moderate price. (71-B)
- PRINCE ARTHUR STREET.**—A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208-B).
- PRINCE ARTHUR STREET.**—A good stone front house, near University street; fourteen rooms all in good order. Price \$10,000. (214-B).
- PRINCE ARTHUR STREET.**—A first-class stone residence; corner house; none better built in Montreal; containing sixteen rooms; equipped with modern conveniences; handsome drawing-rooms and library; two baths; extra cupboard room, pantries, stone laundry tubs; drainage perfect; first-class stable and coach-house in rear. Terms low to prompt buyers. (222-B)
- PRINCE ARTHUR STREET.**—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7,000. (595-3)
- SEYMOUR AVENUE.**—A handsome stone front cottage with extension kitchen, cemented collar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7,250. (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 \$18,500. (818-3).
- hinks, should possess its distinctive character, its individual sentiment or expression; and this depends less upon the architect and the professional decorator than upon the taste reflected by the occupants. And yet there is nothing so bizarre or atrocious that it will not please some; there exists nothing so perfect as to please all.
- Shall the ideal house be large or small? Excellent results may follow in either case in intelligent thoughtful hands. Where money is merely a secondary object, then the great luxuriously furnished rooms, the lofty ceilings, the grand halls and staircases, the picture gallery, the music, billiard, and ball rooms, the house of magnificent distances and perspectives. Still man is not content; for such a house, to be beautiful, calls for constant care, a retinue of servants, a bias of light, a round of visitors and entertainments to populate its vast apartments and render it companionable. The house to entertain in and the house to live in are generally two separate things; but, of the two, you want to live in your house more than to entertain in it.
- Doubtless, even to those possessed of abundant means, the medium-sized house, sufficiently roomy for all ordinary purposes and yet cosy enough for family comfort, is the most satisfactory. In daily domestic life you do not become lost and absorbed in its magnitude; and for the matter of entertainments, on a large scale, you always have the resource of a "hall," with no further trouble beyond that of issuing the invitations and liquidating the bills. In the ideal dwelling-house of medium size even this will be dispensed with, while still preserving the charm of privacy—one has simply to add a supplementary supper-room and an ample hall-room, to be thrown open only on special occasions for the accommodation of the overflow. Thus it would be possible to avoid a barn to live in, and a cote to entertain in.
- The great thing in house planning is to think ahead, and still think ahead. The hall which looks so spacious on paper is sure to contract, and ordinary-sized rooms will shrink perceptibly when they come to be furnished. It is important that the spaces between the doors and windows, the proportionate height of the doors and windows, the many little conveniences and innumerable minor yet major details, like the placing of mantels, registers, chandeliers and side-lights, be planned by the occupant, and not left to the mercy of the architect. The latter will place the mantel on the side of a long, narrow room, thereby diminishing the width several feet, when it should go at the end. He will hang the doors so they will bump together, or open on the side you do not want them to open on. If he concede you a spacious hall and library, he will clip on the vestibule, or be a miser when he doles out the space for the stairway landing or the butler's pantry. And what architect will stop to think of that most important of household institutions—a roomy, convenient, concealed catch-all, or rather a series of catch-alls!
- Even so simple a contrivance as an invisible small wardrobe in the wall adjoining the
- 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. (798-3).
- SHERBROOKE STREET.**—A full size stone front residence, on lot 26½ feet by 120 feet, solidly built and in first-class condition throughout. Particulars at office. (40-B)
- SHERBROOKE STREET.**—A new stone house, carefully built under owner's supervision, on lot 25 feet by 130 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)
- 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. (856-3)
- SOUVENIR STREET.**—A handsome stone front cottage built three years ago for owner's occupation, has all conveniences, hot water furnace, etc. (807-3)
- ST. AUGUSTIN, ST. HENRY.**—Two storey brick enclosed tenement, four dwellings, well rented. Price only \$2,600. (221-B)
- ST. ANTOINE STREET.**—A well built stone front tenement, in good order, and rented for \$510 per annum. A good investment. Price \$8775. (541-3).
- ST. ANTOINE STREET.**—A 3½ storey stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4,000. (85-B)
- ST. ANTOINE STREET.**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price \$8,750. (194-B)
- ST. ANTOINE STREET.**—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B)
- ST. ANTOINE STREET.**—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 130 ft. Price \$6,000 (210-B).
- ST. CATHERINE STREET.**—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-3)
- 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 137 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first

corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (574-3)

**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 \$8,500. (150-B)

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

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

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

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

**ST. DENIS STREET**—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,500. (B-193)

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

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

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

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

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

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

**ST. FAMILLE STREET**—A very handsome stone front house, very tastefully laid out, extension kitchen,

entrance—a receptacle for hats, wraps, and waterproofs—he has never yet devised. Every hall must of necessity be littered up with that hideous contrivance, a hat-rack, in a more or less offensive form, when at a touch a panel in the wainscot might fly open to joyfully engulf the outer vesture of visitors. You must see your house planned and furnished with the inward eye ere the foundation is laid, and exercise the clairvoyant's art if you would not be disappointed when it is finally ready for habitation. The question of closet-room is best left to the mistress of the house, otherwise it is certain to be stinted; and it were economy in the end to secure the services of a competent chef to plan the kitchen and its accessories—that tributary of the home through whose savory or unsavory channels so great a wave of human enjoyment or dolor flows.

It is with houses very much as it is with gardens—no two are ever precisely alike; so far at least as the interior of the former is concerned. Both reflect, or should reflect, through a hundred different ways and niceties of adjustment and arrangement, the individual tastes of those who are instrumental in their creation. The ideal house must first be conceived by those who are to dwell in it, modeled according to their requirements, mirroring their ideas, their refinement and their conceptions of the useful and the beautiful. By different persons these ends are approached by different ways. So long as we attain the desired end, the route thereto is of little consequence. But in the ideal house, it may be observed, a little money and a good deal of taste go a very great way.

All the eyes of Argus and all the clubs of Hercules must need be yours, would you see your house perfectly planned and perfectly constructed. The terrible gantlet one has to run: He who builds should have nothing to divert his mind from the task. It is the work of a life-time crowded into a year.

And when all is done, and the lights are turned on and the house is peopled with its guests, who is there that is fully content with the result of his labor? who that finds in the fruition the full promise of the bloom? The perfect house in itself exists no more than the perfect man or woman. We can at best set up an exalted standard of excellence to approximate as nearly as we may. It is very much in building as it is in life, where contented with what we have is, after all, the true source of happiness. "I long ago lost a hound, a bay horse, and a turtle-dove, and am still on their trail," is the burden of Walden. How many of us are not likewise in quest of the something that ever eludes? When we think we have come up with the fox, it is but his shadow we seize: he himself has already vanished round the ravine. We follow, but may not overtake; at will, the siren that the poet beckoned for in vain:

Ah, sweet Content! where doth thine harbor hold?

Is it in churches with religious men  
Which please the gods with prayers manifold,  
And in their studies meditate it then?

high basement collar, with laundry and servants' accommodation. Up to date in every respect. (810-3)

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

**ST. HYPOLITE STREET**—Two good brick cottages, in good order, rented to good tenants for over \$800 a year. Price for the two only \$8,300 (867-3)

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

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

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

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

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

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

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

**ST. MAURICE STREET**—The centrally situated property forming corner of St. Henry street. Lot has a frontage of 50½ feet on St. Maurice and 44 feet on St. Henry street, with the solid brick buildings thereon, suitable for warehouse or any business purpose. Would be sold at city valuation. (175-B)

**ST. 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 stable; moderate price. (763-3)

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

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

# Business Properties

And Building Lots

FOR SALE

—BY—

**J. CRADOCK SIMPSON & Co**  
Real Estate Agents.

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

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

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

**ATWATER AVENUE,** corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (183-A)

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

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

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

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

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

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

**CHURCH STREET.**—Two building lots, each 23 x 80 ft., well situated. Price \$1.00 per foot, on easy terms. (197-B)

Whether thou dost in heaven or earth appear,  
Be where thou wilt, thou wilt not harbor here.\*

\* Barnala Barnes.

What philosopher among all who have moralized and analyzed has discovered the sought-for stone? Amiel failed in the pursuit: "I am always waiting for the woman and the work which shall be capable of taking entire possession of my soul, and of becoming my end and aim." "A man's happiness," says Alphonse Karr, in an apothegm worthy of La Bruyère, "consists in that which he has not got, or that which he no longer has." The coveted bauble palls when it is finally ours, the "dove" escapes, and we all grow old. Absolute happiness flies when we enter our 'teens. Methinks the French poet Chénier has resolved the experience of most of us with reference to a certain phase of life as felicitously as any of those who have endured and felt:

Tout homme a ses douleurs. Mais aux yeux de ses frères

Chacun d'un front serein deguise ses misères,  
Chacun ne plaint que soi. Chacun dans son ennui

Envie un autre humain qui se plaint comme lui.

Nul des autres mortels ne mesure les peines,  
Qu'ils savent tous cacher comme il cache les siennes,

Et chacun, l'œil en pleurs, en son cœur douloureux

Se dit: Excepté moi, tout le monde est heureux.

Each man his sorrows hath: but, in his brother's eyes,

Each one with brow serene his troubles doth disguise.

Each of himself complains; each one, in weariness,

Enviés a fellow-man who mourns in like distress,

None measureth the pains that all as well conceal

As he himself doth hide the griefs that he doth feel;

And each, with tearful eye, says in his sorrowing heart,

Excepting me, the world with happiness hath part.

Yet, I like to think, and cherish the thought, when the cloud reveals no silver lining, that however disappointing some phases of life may be, some experiences of human character, there are bright days and pleasant places ahead in the future, somewhere and sometime. Happiness is coy at the best, fickle in bestowing her favors; and we find her the more delightful, possibly, in that, like the sunshine, she comes and goes. We awaken some morning to find her present, and the next morning she has flown. "It sometimes seemeth that when we least think on her she is pleased to sport with us." So many she has to minister to that she has necessarily but a brief period to remain. Still I see her ever laughing with the children at play, and find her lingering where industry abides. Beside the humble board of the

**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)

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

**UNIVERSITY STREET.**—A stone-front full sized family house, just below Sherbrooke street. Ground floor contains double parlor and extension dining room. In perfect order throughout. Owners anxious to sell. (859-8)

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

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

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

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

**VICTORIA STREET.**—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 28½ feet x 96 feet, 18 foot lane in rear. (171-B)

**VICTORIA STREET.**—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-8)

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

**VICTORIA STREET.**—Stone front house, in good order and well built; will be sold at a low figure to close an estate. (195-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. (679-8)

**COLBORNE STREET**—A vacant lot adjoining property of Munn Cold Storage Co. (108-B)

**COTE DES NEIGES ROAD**—Choice building lot, just above Sherbrooke street, 61 ft. 9 in. x 115 ft. deep. Price \$1.25 per foot. (184-B)

**COLLEGE STREET**—Two lots near the corner of Pike street, on the south side, with brick building, renting for \$25. Suitable for light manufacturing or other business purposes. (510-3)

**CRESCENT STREET**—Three fine building lots on the best part of this street, each lot 30 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-B)

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

**DRUMMOND AND MOUNTAIN STS.**—A block of land with a frontage of 120 feet on each of these popular residential streets, 130½ feet deep to a lane in rear, and adjoining the residence of Lord Mount Stephen, almost the only piece of ground in the vicinity, suitable for building high class residences. Particulars at office. (97-B)

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

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

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

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

**EDGEHILL AVENUE**—One of the best lots in the west end, 40 x 160 ft., unobstructed view. Would be sold to a prompt buyer for 80 cents per foot. (197-B)

**FULLUM STREET**—A block of land near Ontario street, 188 feet by 217 feet, suitable for factory site. (360-3)

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

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

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

**LE ROYER STREET**—A very desirable building lot for warehouse, etc., 24 feet by 60 feet. No waste ground. (79-B)

laborer she is often found, while frequently passing by the homes of the rich. Over gardens and fields she hovers on pleasant days of spring, and on blustering winter nights I hear the rustle of her wings above the poet's page. The sunshine that sifts through the window, warming and gilding all my surroundings, is mine to-day; to-morrow it may stream elsewhere. It is all the brighter when it comes; but to possess it I must open wide the casement to let in the beams.

Climbing with the sunny Rector of Eversley to the lonely tarn amid the hills—you have read and admired Chalk-Stream Studies; or, if not, you have that enjoyment in store—I recall the moral that adorns this delightful essay. "What matter," he happily reasons, "if, after two hours of such enjoyment, he (the angler) goes down again into the world of man with empty creel or with a dozen pounders or two-pounders, shorter, gamer, and redder-fleshed than ever came out of Thames or Kennet? What matter? If he has not caught them, he might have caught them; he has been catching them in imagination all the way up; and if he be a minute philosopher, he holds that there is no falser proverb than that 'devil's beatitude, 'Blessed is he who expecteth nothing, for he shall not be disappointed.' Say, rather: 'Blessed is he who expecteth everything, for he enjoys everything once, at least; and, if it falls out true, twice also.'"

And with this gentle spirit, despite his many trials, Charles Kingsley lived on through life, shedding sunshine and cheer from the vine-embowered rectory at Eversley. His house was large enough for his personal comforts, for the entertainment of his chosen friends, and for the satisfaction of his domestic requirements; and this sufficed. Reflecting the "sweetness and light" of his own nature, it became the perfect house to him for the reason that he was satisfied with his surroundings. The ideal home is largely the handiwork of the contented mind; and if before we build we learn to extract the finer essences of things, we may then pluck the rose where others only find the thorn. *From "The Story of my House."*

#### AMERICAN CITY GOVERNMENT.

American city government may be justly described to be a system under which those who do not, and never will own property, because they are too lazy to work and also too fond of their vices to save, manage the property of those whose industry and self-denial have enabled them to own real estate or other possessions. The industrious and saving man is taxed by the loafer; the man with means by the man who has none, the former practically not having a word to say on what will be squeezed from him in taxation. He is only allowed to know this—that whether his property is empty or occupied, and whether rents are high or low, he can only expect one thing—that his taxes either by one side or the other (higher assessments or a higher rate of taxation) will continue to advance, forms of law protecting those who are robbing him.

—San Francisco Journal.

**McGILL STREET**—That fine block of land having four frontages, McGill, Grey Nun, Common and Youville streets, and containing an area of over 40,000 feet. Suitable for warehouses, cold storage, or public buildings. Reasonable offers solicited. (125-B)

**MILTON STREET**—A choice piece of land near University street having a frontage of 110 feet by a depth of 124 feet. Will be sold free of special tax at a reasonable price. (82-B)

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

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

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

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

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

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

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

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

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

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

**SHERBROOKE, CORNER ST. ANDRE STREET**—A first-class block of land, 110 feet frontage on Sherbrooke St. Plan in office. (135-B)

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

**ST. AMBROISE, ST. JOHN, HARRISON STREETS AND LACHINE CANAL**—This valuable manufacturing site, having an area of 27,535 feet, could be easily sub-divided, having four frontages. Plan and particulars at office. (298-A)

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

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

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

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

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

**ST. CATHERINE STREET,** corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 18,745 square feet. (235-a)

**ST. CATHERINE ST.**—A very desirable revenue producing property, on south-east side of St. Catherine St., between Bleury and St. Alexander streets, and extending through to St. Edward street. Frontage 48 feet 6 inches and area 5,235 feet. Comprises two shops and dwellings on St. Catherine street and two first-class dwelling houses on St. Edward street. Easy terms. (38-3)

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

**ST. ELIZABETH STREET**—Two building lots, each 24 by 76 feet, lane in rear. Price 30 cents per foot. (114-B)

**ST. JAMES STREET**—A good stone building, east of St. Lambert Hill, occupied as offices, area 1383 feet; will be sold at a moderate figure, owner must sell. (759-3)

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

**ST. JAMES STREET**—Corner of St. Lambert Hill, one of the finest pieces of investment property (at the price) in the street, 115 feet 9 inches frontage on St. James street; about 68 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a)

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

**HINTS FOR SMOKERS.**

Generalarzt Dr. Scholer publishes in the *Centralblatt zu Gesundheitspflege* a collection of "Hints for Smokers," which are founded, as the Doctor states, upon his professional observations for many years of the mouth, teeth, stomach, lungs, heart and skin of the devotees of tobacco. The first and foremost rule is never to smoke before breakfast, nor, as a rule, when the stomach is empty; this custom is the worst possible foe of digestion. Never smoke during any exertion of great physical energy, as dancing, running, cycling, mountain-climbing, or rowing, and especially if in a contest. Never follow "the bad custom of the French and the Russians" by allowing the smoke to pass through the nose; never inhale it through the nose.

Keep the smoke as far as possible from the eyes and nose; the longer the pipe the better; the use of a short pipe during work is to be avoided. A pipe is the most wholesome form of smoking, a cigar the next, a cigarette the worst. Always throw away your cigar as soon as you have smoked four-fifths of it; the last end of it is the most hurtful, *in cauda venenum*, the poison lurks in the tail. All cigarettes are bad, but Eastern cigarettes the worst, for they are almost always compounded with some degree of opium. The smoker ought to rinse out his mouth, not only before every meal and before going to bed at night, but several times during the day. The best rinse for the smoker is a glass of water in which a teaspoonful of table-salt has been dissolved. It should be used as a gargle at night, and care should be taken that every cavity in the teeth is well washed with it. The pipe's proper place is in the hand, and only occasionally in the lips or teeth.

**ELEVATORS IN PRIVATE HOUSES.**

**THOUSANDS IN USE AND INSTALLATIONS CONSTANTLY GOING ON.**

Among the luxurious conveniences of the dwelling houses of the rich are now elevators. It is very seldom that a private residence is more than four stories in height, and the living rooms of the family are, as a rule, on the second or third floor. The stairways have wide low steps, easy of ascent; but the exertion of climbing even a single flight of stairs is now accounted too irksome for those whose means enable them to escape it. Accordingly, in all houses planned to-day, which are to cost as much as \$100,000—putting the matter broadly—there is an elevator. Architects in their designs for fine houses always make provisions for the elevator unless they have received express directions not to do so, which is seldom the case—exactly the opposite being the instructions they usually receive. Even in cases where the elevator is not to be put in immediately, provision is made for it either by space left for a shaft or by the actual construction of the shaft. In hundreds of old houses built before elevators were thought of for residences, elevators have within a year or two been installed, while, as said, they are regarded as

**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 80 feet, on Little St. Antoine street of 88½ 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 laundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

**ST. LAWRENCE STREET**—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (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. PAUL STREET**—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B)

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

**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 Noyes Road. There is hardly any property of this kind for sale. From its beautiful scenery, healthy situation and ease of access must, in the near future, especially for villa purposes, become the most desirable and valuable property in the city.

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

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

Corner of Mount Royal and Papineau Avenues, 9c 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.

**ARLINGTON AVE.**—A pressed brick cottage, extension kitchen, finished in whitewood. Price \$7,500. (169-B)

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

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

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

**CAMPBELL STREET**—Two very desirable lots each 63 feet by 175 feet; fine situation. (104-B)

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

**COTE ST. ANTOINE ROAD**, Corner Mountain Avenue—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa residence, and surrounded by some of the best properties in Cote St. Antoine. (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. (224-A)

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

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

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

**DORCHESTER STREET**—One of the finest pieces of property in Westmount for speculative and residence purposes, situated close to the city limits. House and grounds in perfect order, will be sold for less than the price of the land. Terms, one-third cash, balance at 5 per cent. (75-B)

**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)

almost a necessary part of all new houses erected by men with money and a desire to be "up-to-date."

A great impetus was a few years ago given to the installation of elevators in houses by the application of electricity, and the ease with which connection could be made with electric mains of the subways in the streets. Nearly all elevators in private houses are operated by electricity, by means of a current derived in this way from the street. The owner of the house is thus relieved of all trouble concerning the motive power; it is turned on and off like the gas or electric light. Nothing is required except that the working parts of the elevator should be kept clean and lubricated, and this is usually attended to by the inspector of the installing company, so that nothing could be less troublesome. Elevators are thus bound to become in time indispensable adjuncts of the homes of the rich, and possibly of a class to be accounted something less than rich, because the cost of the elevator installation is not tremendously high. Indeed it makes a difference of only \$5,000 or \$6,000 in the total cost of a house.

Usually one elevator is considered enough for a residence, but some houses have several. In a reconstructed house at Fifth Avenue and Fifty-eighth street, there are three passenger elevators; and in a house opposite there are two. In no house, so far as could be learned, was there a freight elevator, although most of the houses which are provided with passenger elevators have dumb waiters capable of carrying up and down the largest trunks, and are practically freight elevators. One company alone has installed ninety elevators in private residences in this city. They have become so common that nearly all companies can show almost as good a record. Of course in other cities the wealthy are quite as forward as here in adding this convenience to their homes. It has become, in fact, a very pretty business, all by itself.

One thing rendering it so popular so that no elevator operator is required: it is not necessary to add another to the army of servants already employed. Any one can operate the elevator with perfect safety, for all that he or she has to do is "press the button and the company does the rest." If one wishes to ascend or descend to any floor all he has to do is to press a certain button and the elevator immediately starts for that floor and stops of its own accord when it gets there. In some cases the doors open and close automatically, but this involves a complicated apparatus which is found usually unsuited to a private residence. The possibility of an elevator door being left open is guarded against by a device which prevents the elevator from moving until the door has been closed, and when closed it automatically locks until it is unlocked by the arrival of the elevator.

Most of the elevators are, of course, quite small, accommodating about three persons. Some are large enough for six or even eight. They are often very handsomely and expensively decorated. The entire designing and construc-

**DORCHESTER STREET**—Two 2½ story grey cut stone houses, just completed, each 26 feet x 45½ feet, and extension 16 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 electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-B)

**ELM AVENUE**—A choice building lot, having an area of about 2,700 feet; moderate price to a prompt buyer. (208-B)

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

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

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

**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 \$3,850 each. (204-B)

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

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

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

**MELBOURNE AVENUE**—A handsome solid brick house of 13 rooms, good cellar, hot water furnace, sanitary arrangements perfect, electric light and gas in the house, gas grate in parlor. Lot 50 feet front by 100 feet on Murray Avenue (projected) Price \$10,000. (74-B)

**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. (808-3)

**MT. PLEASANT AVENUE**—A magnificent villa lot, 120 feet by 175 feet, forming the corner of Campbell St., commands the finest view on the island. (107-B)

**MOUNT ROYAL VALE**—Three building lots in Molson Avenue, each 40 feet front. Price, only six cents per foot. (150-B)

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

**ROSEMOUNT AVENUE**—A detached brick residence on lot 87½ ft. x 155 ft., fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B)

**ROSEMOUNT AVENUE**—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 83 ft. to 91 ft., each. Reasonable price. (178-B)

**ROSEMOUNT AVENUE**—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 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 86,894 feet. (178-B)

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

**SHERBROOKE STREET**—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. (134-B)

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

**SPRINGFIELD AVENUE**—Three handsome pressed brick cottages, just completed, extension kitchen, cemented basement, with stationary wash tubs. Daisy furnaces. Ground floor finished in oak, all wood-work finished in natural colors; four bedrooms. Price only \$4,000. Easy terms; interest 5 p. c. (190-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. (911-B)

tion of the elevator is done under the supervision of the elevator company, but the ornamentation is confided to the decorators and furniture-makers. The elevator is almost never built of iron or steel, but of some handsome hardwood. Much carving sometimes goes into it, and the upholstery and other decorations are often very sumptuous. Elevators are found very useful at large balls and receptions, and the time is rapidly approaching when it will be considered "bad form" if guests are asked to walk up a pair of stairs.—*New York Evening Post.*

**A WORD TO THE WISE.**

It is a maxim of the business world that the time to buy anything is when it touches the lowest point on the scale of price. In considering the realty market of to-day the thoughtful investor must remember that real estate has two values: the actual value and the market value. Actual value, miscalled by many, intrinsic value, is the precise value of property as it stands to-day, regardless of all promise of the future; it is a condition, not a theory. Market value is that value placed upon property by expert knowledge of apparently inevitable future improvements; the ratio of increase of population, the experience of times past, projected local improvements, all these are factors in the making of the market price. In other words, property will never be worth less than the actual value, and will probably be always worth the market value.

Hence the market of to-day offers to the careful man the very condition most desirable; here he may put his money always sure of a quid pro quo, and with this he has all the probability of a handsome profit when the lassitude of the times has passed away. When you dig down through the rustling papers and glittering seals of stock investments, underneath you will find the one foundation, the common support of all, land, the basis of all security. Does not the wise man hold his own collateral, instead of paying others to hold it for him?—*Exchange.*

**ELEVATOR ETIQUETTE.**

"The absurd custom which constrains a man to remove his hat in an elevator when there are women aboard, seems a trifle more absurd where I live than elsewhere," said an inmate of an up-town studio building. "It seems more absurd for this reason: The building is more devoted to business than to residence purposes, and men walk about its stone-floored halls and corridors as if they were in the street. They no more think of taking off their hats when they meet a woman, that is, unless they know her, than they would out-doors. Yet these very men, as soon as they enter the elevator, remove their hats solemnly, as if they were performing a religious rite. I object to the practice not merely because it is absurd, but because when the elevator is crowded, it is bad for the hat. Why a man should take off his hat in an elevator any more than in a horse car, merely because women are present, I do not understand."—*New York Sunday Sun.*

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

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

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

**ST. CATHERINE STREET**—Two building lots, near Metcalfe Avenue, about 41 feet 6 inches front by a depth of 170 feet to 174 feet each. (882 & 885-2)

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

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

**UPPER LANSDOWNE AVENUE**—We call special attention to the fine blocks of lots laid out on the St. Germain property. They are laid out in frontages of 50 feet with a depth of 110 to 115 feet. The situation is the most accessible of all the hillside property and commands a magnificent view. Price from 12½ cents upwards. (280-A)

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

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

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

**WESTERN AVE.**—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (721-B)



**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)

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

**FOR SALE OR TO LET**—At Weredale 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. Seargeant 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 en bloc or in separate parcels at a great bargain, or let for a term of three years at a nominal rental.

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

## LA BANQUE DU PEUPLE

### PROPERTIES FOR SALE

En bloc or Sub-divided.

We beg to inform our readers that the valuable properties in the hands of this bank are now placed with us for disposal in whole or in part.

They embrace properties on

St. James Street,  
William Street,  
St. Henri,  
Notre Dame de Grace

We are prepared to receive any reasonable offer and will make easy terms to reliable purchasers.

### IN BUSINESS.

Every day presents new conditions in this age of rapid development and quick evolution. Every day, in these times, the aspiring merchant must newly consider the changing situation and determine in every little veering of the trade wind the right moment to take hold, the fitting time to let go. If he judges well, he is bound to reap success. If he is indifferent and slow, he is bound to fail—for it is failure not to advance, when "Advance" is the watchword of militant business.—*Keystone, Philadelphia.*

### COURTESY.

Courtesy is the cheapest advertisement of a man's business. Courtesy pays handsomely. Courtesy is never a mile take. Courtesy saves us from feuds and enmities. Courtesy is the well-spring of friendships. Cultivate it—not as a duty if you are insensible to the authority and beauty of that solemn word—but on every ground of worldly wisdom and practical expediency.—*Bulletin of Pharmacy.*

### THE DANGER OF "FIREPROOF" BUILDINGS.

The recent great fire in London, which laid so many houses low, has done good service in calling attention to the utterly false security promised by so-called "fireproof" buildings. The buildings are so far fireproof that the materials used in their construction—iron and concrete—will not take fire. But what happens when such a structure is stored with highly inflammable goods should such goods become ignited? The building acts like a fireplace, its numerous staircases, lift-shafts, and windows acting as flues, until its interior is one mass of glowing heat. Then the heat acts upon the iron girders, causing them to lengthen by several inches, and to exert an outward thrust upon the walls, which speedily brings them down. Good, strong, old-fashioned oaken beams are far safer for they take a long time to burn through, and they do not elongate by the action of heat. It is obvious that there is room for great improvement in our methods of building construction in view of risk from fire.—*Chamber's Journal.*

He is not a free man that can do what he will, but he that will do what he should.—*Waller.*

Luther said: "*Bene orare est bene laborare.*" To pray well is to work well. The converse is also true: to work well in a good cause is to pray in the best fashion. But the best of all is to unite hard work with earnest prayer.—*Church Standard.*

To obtain perfection it is not necessary to do singular things, but to do common things singularly well.—*St. Francis de Sales.*

The first thing you have to see to in becoming soldiers, is that you make yourself wholly true. Courage is a mere matter of course among any ordinarily well born youths, but neither truth nor gentleness is matter of course.—*Ruskin.*

## Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

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

**MONTREAL WEST**—A charming frame cottage specially well built by owner for his own use, and is finished throughout in a very superior manner; heated by hot water furnace, hot and cold water throughout, bath, w.c., electric light. (231-B)

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

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

**CHAMBLY BASIN**—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.). Solid stone three 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. (110-B)

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

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

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

**GEORGEVILLE, P. Q.**—One of the finest farms in the townships, containing 387 acres, with a frontage of 1½ miles on Lake Memphremagog, and only a short distance from the Owl's Head Hotel. First-class house and suitable out buildings. A charming situation for summer residences. (204-C)

**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. (110-A)

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

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

**NOTRE DAME DE GRACE** — A beautifully situated lot of land on Cote St. Antoine Road, 46 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (143-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 about 17 miles from Edmundston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also boathouse, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (183-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)

**ST. ANNE DE BELLEVUE** — A frame cottage situate on Grand Trunk Ave., 8 rooms, lot 200 by 150. (173-B)

**ST. LAMBERT** — A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, day furnace.

There is no true potency but that of help; nor true ambition but ambition to save. — *Ruskin.*

There are certain things that we can do and can be. There are other things that we cannot do and cannot be. Wisdom consists in thinking only of the former and refusing to think of the latter. — *Epictetus.*

**THE VIRTUE IN THRIFT.**

We should say that the virtue in thrift so far as there is virtue in it—and we have met with it in some of the meanest as well as some of the noblest of mankind—lay in the development which the practice must give to the power of self-control. There are many higher occasions for the exercise of that high quality, but there are none, except in the case of ill-tempered men, which recur so frequently. All men naturally like to spend, and to be thrifty they resolve not to spend whenever expenditure is avoidable must be acted on twenty times a week, and will in short time exercise a perceptible influence on the character. The man learns to resist momentary temptation, and becomes, therefore, a stronger man, just as a white man becomes more enduring from the constant wearing of clothes. The weight of clothes is seldom great but the perpetual habit of carrying them almost imperceptibly strengthens the muscles. The thrifty man is more master of himself than the extravagant man, and in self-nastery is one most fertile seed of virtue.

But thrift in itself is not virtue any more than a plough is agriculture or mathematics accuracy of thought. The best test of this is that a Christian teacher, who in England would inculcate thrift, would in many another country be compelled to condemn it as of all qualities the one which most interfered with freedom of the spirit. Now a virtue which is a real virtue, and not merely an expedient practice, must be as independent of national manners as of geography. No doubt in England the use of care, fulness needs to be inculcated, the typical Englishman, if he wants sparrows, being ready to shy at them with half-crowns; but it should be taught as arithmetic is taught, not praised as a Christian virtue. The two most thrifty people mentioned in the New Testament are Ananias and Sapphira, and their thiftiness was considered worthy of death. They were thrifty, no doubt, at the wrong time and in the wrong way, but still they were thrifty, and it was not counted to them for virtue. A little less reluctance to reduce their balance would in their case at least have been considered more consistent with the Christian character. — *London Spectator.*

large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

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

**ST. HILAIRE** — 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 \$3,000 (205-C)

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

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

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

**LACHINE** — A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on Colleez street, 81 feet wide in rear by 100 feet deep; cost \$6,000; would sell for \$4,000 to close estate. (108-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. (31-B)

**ST. HUGHES** — Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$3,200. (56-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)

# Real Estate

AUCTION SALE

## CENTRAL PROPERTY

The south-easterly corner of St. Maurice and St. Henry Streets (in second block west of McGill St.,) having a frontage of 80 feet 6 inches on St. Maurice St., and 44 feet on St. Henry Street, area 3461 feet, with brick buildings thereon, will be sold

## BY AUCTION

At the Rooms,

181 ST. JAMES STREET.

Wednesday, March 23rd.

At Eleven O'clock a. m.

Terms are half cash, balance at five per cent.

J. CRADOCK SIMPSON & CO.,

181 St. JAMES Street.

## REAL ESTATE

## INVESTMENT.

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

## Sherbrooke and Mackay Sts.

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

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

# "BROMELAWN"

KNOWLTON.

## FOR SALE.

A beautiful country place containing  $3\frac{1}{4}$  acres of land—near the R. R. station and near Brome Lake. — House has 12 rooms, with furnace in the cellar. broad verandas on three sides. — Doors open from second story rooms to verandas from which are fine views. Fine lawns; thrifty trees; tennis court on one side. fruit trees. summer house; garden and pasture near by. Stabling for four houses. Price \$4,000.

J. CRADOCK SIMPSON & CO.,

181 St. James St.

## Suburban House

AND GROUNDS

For Sale at Ste. Anne's.

House Built to live in all the year round, with furnace and heating throughout. Formerly occupied by R. C. Simpson, Esq. Lot 150 feet front, by 800 feet deep. Assessed at \$4,500. Can be had now for \$4,000.

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

# SHAW and GAIN

STREETS

## ST. MARY'S WARD.

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

SHAW STREET

AND ON

GAIN STREET,

both above Ontario Street and below Ontario Street,

## TO CLOSE OUT AN ESTATE

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

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

## 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. S. Foley, No. 177 St. James Street, Montreal.

# REAL ESTATE TRANSFERS RECORDED IN MARCH, 1898.

## MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. No.	DIMENSION.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT	DEPTH					
Calieux, 671-673.....	St. Louis	916		62	6	148				
Oadieux, 671-673.....	"	916		62	6	148	9324	Buildings.....		
Sanguinet, 307-309.....	"	740	S. E. pt. 19	15	35		9324	"	15000 00	
St. Lawrence, 363-367.....	"	788		43	6	70	5351	"	16000 00	
St. Elizabeth, 203-203a..	"	658		21	4	58 6	3045	"	500 00	
St. Emery, 30-32.....	"	715	p'	22		100	1250	"	3 00 00	
Laval Avenue, 137.....	"	907		20		75	2200	"	350 00	& hypothecs
Sherbrooke.....	St. James	1209	275	28		150	1500	"		
Labelle, 27.....	"	476	1, 1, 2, 1	48		irreg.	4496	Vacant.....	2500 00	
St. Christophe, 250.....	"	349	S. E. P.	21		68 6	1438	Buildings.....	3000 00	
Mentana.....	"	1211	69	23	8	50	1183	"	2050 00	
St. Hubert, 177.....	"	1211	84	25	106	2650	40	Vacant.....	2000 00	
St. Denis, 4 3-445.....	"	849	85	25	106	2650	40	"	1060 00	
" 439-441.....	"	1199	34	23	8	85	2012	Buildings.....	8300 00	
" 419-421.....	"	1199	18	25	80	2000		"	5500 00	
Dorchester and Wolfe.....	"	1199	19	25	80	2000		"	5500 00	
Champ de Mars, 76-78.....	East	618	24	25	80	2000		"	5500 00	
Papineau, 324-334.....	St. Mary	150	pt.	38	6	77 6	2984	"	4000 00	Sheriff's sale
Champlain, 220.....	"	1101	1 & 2	irregular			1223	"	125 00	vendors right in
Papineau, 385-389.....	"	870		79	154		12166	"	5000 00	
Champlain, 214-218.....	"	1144	5 & pt. 6	40	113		4520	"	4500 00	
Visitation, 207-209.....	"	871		37	3	80	2980	"	1800 00	Sheriff's sale
Fullum, 293-295.....	"	749		40	113	4520		"	2150 00	
Dorchester, 176a.....	"	1461	27	17	64	1088		"	4000 00	
Iroquois, 12-14.....	"	264		24	4	100	2437	"	1200 00	
Notre-Dame, 997-999.....	"	504	14 & 15	30	49	1911		"	2500 00	
" 1097-1105.....	"	44	pt.	44	105	5250		"	500 00	vendors right in
DeLorimier Avenue.....	"	71	pt.	33	9	3166		"	4600 00	
Poupart.....	"	504	43 9	45		2406		"	3000 00	
Visitation 391-393.....	"	1364	25 5	100		2541	27	Vacant.....	4963 50	Cession.
Plessis-145-147.....	"	1122	1	irregular		2566	19	"	700 00	
DeMontigny, 152-158.....	Ho. helaga.	687	pt.	42	101	4242		Buildings.....	500 00	
Sherbrooke, 601.....	St. Lawrence.	1598	56 & 57	40	113	4520		"	3000 00	Sheriff's sale
Prince Arthur, 303.....	"	166	624 & 625	90	80	2700		"	4300 00	
St. Charles-Borromeo, 94.....	"	99	pt. 1	25	irreg.	3522		"	4200 00	
	"	47, 48	Parts	53	6	85	4547	"	12000 00	
	"	602	N. W. Pt.	21	71	1491		"	19200 00	
								"	2000 00	

## MONTREAL WEST.

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT	DEPTH					
St Catherine, 2774.....	St Antoine.	1653	Pt. 12	18	129	2322		Buildings.....		
Pine Avenue, 408.....	"	1819	17	24	108 6	2612		"	5450	
Chatham, 158.....	"	206		50	131	6550		"	6000	
Beymour Avenue, 2.....	"	1641	parts of	irregular		1471		"	7000	
Pine Avenue.....	"	1722	1	80	200	16000	78	Vacant.....	5718	
Guy, 452.....	"	1681	Pt.	irregular		2538	98	"	12500	
Plymouth Grove.....	"	1637	17	24	63 11	1533	65	"	2500	
Durocher, 50.....	"	1843	Pt.	irregular		15250		Buildings.....	1000	
Dorchester, 1056.....	"	1595	N. E. Pt.	42	9	197 6	8443 6	"	12000	
" 992.....	"	1565	2	24	120	2880		"	11000	
Erig, 787-789.....	"	1035		20	87	1740		"		Valuable consideration
Latour 32-34.....	"	1042-1043		irregular		2156		"	6605	Sheriff's Sale.
Barre, 61-65.....	St. Ann's	1268		40	80	3200		"	2000	
William, 541-541a.....	"	1142	S. W. Pt.	23	55 6	1277		"	4000	
Erig, 708-710.....	West	215		30	130	3900		"	3200	
								"	16250	

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

STREET AND NO.	WARD.	CAD. NO.	SUB. NO.	FRONT	DEPTH	AREA.	PRICE PER FT.	BUILDINGS	TOTAL PRICE	REMARKS
St. Hypolite, 456-460	St. Jean Bap.	281		40	75	3000		Buildings	1750 00	
" 456-460	"	281		40	75	3000		"	1750 00	
Rachel, 47	"	1	221	25	117	5850		"	350 00	Sheriff's sale
St. Lawrence, 1108-1110	"	417		47 3	95 6	4513		"	6800 00	
Mitcheson, 173-167	"	414	P. B.	22	83 6	1837		"		
" 181	"	7	50, 181	25	80	2000		"	1500 00	
Breboeuf, 157	"	7	181	25	80	2000	18 1/2	Vacant	375 00	
Breboeuf	"	11	37, 38	45	94	4230	23 1/2	"	1000 00	
St. Andre	"	443	A. B.	52	78	4056		"	1 00	and consideration
St. Urbain	"	1	201	25	103	2575		Buildings	950 00	
Sydenham, 700	"	6, 7, 8		78	100	7800		"	16000 00	
Rachel, 129-131	"	12	pts of	42	85	3570		"	12000 00	
Duluth, 92, 98	"	458	pts of	25	110	2570		"	7000 00	
St. Urbain, 987-991	"	458	pts of	52	110	5720		"	14000 00	
Berri, 1104-1110	"	15	274 & 275	40	70	2800		"	3550 00	
Marie Anne	"	11	54	23	99	2277	35	Vacant	800 00	
Cadieux	"	79	3	20	66 6	1330	60	"	800 00	
Berri, 887-889	"	15	pts of	24	80	1920		Buildings	2400 00	
St. Andre, 109	"	16	pts of	21	94	1974		"	1550 00	
Duluth Avenue, 266	"	15	pts of	60	28	1680		"	1550 00	
St. Hubert, 829-839	"	12	26	40	129	5160		"	11000 00	
Rachel, 600-604	"	10	pts of	48	60	2880		"	3800 00	
Rachel, 304	"	8	213	20	100	2000		Vacant	900 00	
St. Andre, 1008-12	"	11	79 & 80	40 6	95 3	3867	31	"	1200 00	
Mount Royal Ave	"	11	85 & 86	40 6	97	3927	25	"	1000 00	
St. Andre	"	11	77 & 78	40 6	95 3	3851	31	"	1200 00	
"	"	11	81 & 82	40 6	95 9	3887	25 1/2	"	1000 00	
"	"	11	83 & 84	40 6	97	3907	25 1/2	"	1000 00	
"	"	11	73 & 74	40 6	93 6	3805	31 1/2	"	1200 00	
"	"	11	75 & 76	40 6	96 9	3827	31 1/2	"	1200 00	
"	"	11	87 B & C	40 6	98	3967	25 1/2	"	1000 00	
"	"	11	87 & 87a	40 6	97 6	3947	25 1/2	"	1000 00	
Berri	St. Denis.	162	79 to 82	88	70	6160		Buildings	8500 00	
Breboeuf, 247	"	329	165	25	80	2000		"		Retrocession
Carrier, 121-123	"	162	49, 50	irreg.	85	9435		"	800 00	Sheriff's sale
St. Denis	"	196	151	25	75	1875	48	Vacant	900 00	
St. Denis, 1382	"	198	1/2 of 13	20	75	1500		Buildings	23 25	Cession of right
Huntley	"	8	pt 608	25	100	2500	10 1/2	Vacant	262 50	
Dufferin	"	329	44	25	80	2000	20	"	400 00	
Huntley	"	8	1/2 of 528	25	100	2500	10 1/2	"	262 50	
St. Andre	"	7	517	25	87	2175	06 1/2	"	141 38	
Boyer	"	5	468	25	114	2850	07	"	200 00	
"	"	5	469	25	114	2850	07	"	200 00	
St. Amable, 4	"	226		31	57 8	1788		Buildings	600 00	
Dufferin, 211 & 211a	"	329	99	25	80	3000		"	1700 00	
St. Andre	"	7	595	25	63	1575	24	Vacant	390 00	
Dufferin, 248-250	"	329	23	25	80	2000		Buildings	650 00	
St. Denis	"	8	S 1/2 of 330	25	130	3750	13	Vacant	520 00	
Dufferin, 307	"	329	67	25	80	2000		Buildings	900 00	
St. Hubert	"	7	379	25	87	2175	07	Vacant	163 13	
St. Ignace, 15-19	"	249		40	107	4280		Buildings	1950 00	
St. Andre	"	7	571	25	68	1700	05 1/2	Vacant	93 50	
St. Hubert	"	7	433	25	87	2175	06 1/2	"	140 00	
"	"	7	305	25	109	2725	06 1/2	"	177 19	
Carriere, 190-192	"	204	part	40	72	2880		Buildings	900 00	
Berri	"	162	79 to 82	88	70	6160		"	5100 00	
St. Hubert	"	7	857	25	109	2725		Vacant	122 63	
Centre, 572 & 578	St. Gabriel	2604		48	158	7584		Buildings	3267 21	
Chateauguay	"	2623	N E 1/2	24	99	2376		Vacant	1200 00	
Richardson, 168	"	3032		45	100	4500		Buildings	5000 00	
Rushbrooke, 56	"	3358	S W 1/2	30	120	3600		"	2750 00	
Liverpool	"	3239	29 & 30	irreg.		2083		"	1400 00	
St. Patrick, 330	"	2828		44 9	127	5716		"	1225 00	
Wellington, 622-624	"	3149	S W pt	24 2	93	2267		"	6000 00	
Frontenac	Hochelaga.	166	324	25	80	2000	15	Vacant	300 00	
Dezery, 201-203	"	54	96	25	100	2500		Buildings	1550 00	
" 54 56	"	61	N W 1/2	23 6	110	2585		"	2600 00	
" 50-52	"	61	S E 1/2	21 6	110	2365		"	2400 00	
Marlborough, 17	"	92		38	100	3800		"	3000 00	
St. Catherine, 386-392	"	83	part	44	99 2	4365		"	3000 00	
Chambly	"	23	116	24	122	2928	24	Vacant	700 00	

STREET AND NO.	WARD	CAD. NO.	SUI. No.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH					
Selby.....	Par Montreal.	383	70	25	31	818	2062			
Elm Avenue .....	"	375	79	25	108		2700			
Mount Pleasant Avenue. }	"	374	pt of 9-2, 11-2	10	199	1990	63%	Buildings.....	3400 00	
Elm Avenue, 425.....	"	374	& 11 6	22	61	181	2272 6	Vacant.....	7000 00	
St Catherine.....	"	1414 & 1415	pt of 1-5 & 2-6	46	145		6670	Buildings.....	1268 00	
Elgin Avenue.....	"	250	parts of	irregular		15761	60	"	8000 00	
Argyle Avenue.....	"	282	3 to 8	25	130	3250		Vacant.....	1000 00	Sherriff's Sale
York, 13, 15 & 17.....	"	215	19	34	73	42493 4		Buildings	9456 60	& other considerations.
Elm Avenue.....	"	374	50-3 & 51-3	25	101	2525		"	1 00	
Herbrooke .....	"	375	1-22 & 2-24	irregular		4875		"	9500 00	
Argyle Avenue.....	"	282	pt of 139 & 140	25	126	53162		"	10500 00	
Alm Avenue.....	"	375	14a	25	108	2700		"	22500 00	
Ethol Avenue.....	"	236	80	35	41	1316	4383	"	6000 00	
Arzene Avenue.....	"	375	12 & 13	50	106	5025	60	Vacant.....	7000 00	
			166 & 167						5000 00	
									3015 00	

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