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# Real Estate Record

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

Vol. XIII.

Montreal, October, 1900.

No. 10.

## The Liverpool and London and Globe INSURANCE CO.

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

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**SURVEYS.**—Plans and Books of reference of subdivi-  
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# Real Estate Record

Vol. 13.

MONTREAL, OCTOBER 10th, 1900

No 10.

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

The J. CRADOCK SIMPSON  
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### MONTHLY REVIEW.

No new developments in the real estate situation were noticeable in September, and the transactions in most of the wards show a falling off, the only activity having been in the St. Denis and St. Jean Baptiste Wards, where there is an apparent demand for cheap lots. The continued dulness is not regarded as anything serious, and there is a well defined feeling among the real estate men of Montreal, that the worst in the realty market is past, and that from this time on values and inquiries will pick up. There seems to be no reason why the market for investment property is not more active than it is, and buyers seem to be simply holding back for developments, or until a keynote is struck that will clearly define the situation.

At public auction the offerings have been of an improved character, and more interest has been taken in these sales than has been usually the case for some time back, but owing to the slowness of the bidding, withdrawals have been the order of the day.

The market for mortgage loans continues to be dull and there is little or no change in the rates of interest. Applications for loans are scrutinized very closely, and lenders insist on a good margin of security.

Now that the Dominion elections are on, it will be well for all those interested in the future of Montreal, to make the politicians on both sides understand that there are certain things that must be done, and that soon, to make the navigation of the St. Lawrence from the ocean upwards as safe as it can be made, and to furnish the necessary facilities at the Montreal end of the route. This work, when accomplished, while ad-

## Notes and Drafts

(Loose or Bound.)

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

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#### THE BEAUTIFULLY SITUATED

Residence and fine Grounds formerly occupied by the late Henry E. Murray. Large frontage on Lake St. Louis. One of the most desirable suburban properties about Montreal. For particulars apply to

The J. CRADOCK SIMPSON

Real Estate and Agency Co

181 St. James Street.

vancing the interests and welfare of Montreal, will also be of great benefit to the whole Dominion. It is the position of Montreal as an ocean port that makes the city what it is, and it is by improving this position to its fullest extent that this city can be made one that the whole of Canada will be proud of. The citizens of Montreal should have no use for any representative in the Dominion Parliament who will not place this question above any other, and above any party exigency.

The sales recorded during the month of September in the under-mentioned suburban municipalities amount to \$100,190, and are as follows: Maisonneuve, \$20,164; DeLorimier, \$3,045; Mile End, \$13,508; Outremont, \$10,000; Cote des Neiges, \$17,714; Verdun, \$675; Cote St. Paul, \$11,922; St. Henri, \$12,962; and Ste. Cunegonde, \$10,200.

There were 126 real estate transfers in the city wards and town of Westmount recorded at the registry offices during the month of September, the particulars of which are given in other columns, amounting to \$532,451.

St. Antoine Ward .. . . .	15	\$147,975
St. Ann's Ward .. . . .	5	17,381
West Ward .. . . .	1	16,500
Centre Ward .. . . .	2	37,000
St. James Ward .. . . .	5	9,916
St. Louis Ward .. . . .	6	44,275
St. Lawrence Ward .. . . .	2	11,910
St. Mary's Ward .. . . .	8	23,761
St. Jean Baptiste Ward.	27	75,443
St. Gabriel Ward .. . . .	6	14,600
St. Denis Ward .. . . .	33	44,382
Hochelega Ward .. . . .	7	13,563
Westmount .. . . .	9	75,845

126 \$532,451

During the corresponding month of last year 149 transfers were recorded, amounting to \$501,272.55.

The real estate mortgage loans recorded during the month of September in registration division of Montreal West, amount to \$157,550; of this amount \$36,000 was placed at 4½ per cent.; \$35,000 at 4¾ per cent.; \$69,000 at 5 per cent.; \$3,000 at 5½ per cent.; \$9,550 at 6 per cent.; \$2,000 at 7 per cent.; \$2,000 at 8 per cent.; and \$1,000 at a nominal rate.

# Evans and Johnson,

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## Fire Insurance

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Contracts for Sprinklers. Lowest Current Rates.

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# MONEY TO LEND

WE HAVE ALWAYS Money to lend on First Mortgage on city real estate. Low rates of interest on large amounts. Expenses kept down in all cases. Loans put through quickly when required.

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Real Estate and Agency Co.,

181 ST. JAMES STREET.

## House for Sale.

SHERBROOKE STREET.

A well-built commodious Residence containing sixteen rooms, heated by hot water throughout, and fully equipped in every respect. The lot is 90 feet front, by about 188 feet deep, and the vacant lot adjoining of the same dimensions can also be had at a moderate price.

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TO RENT  
& EXCHANGE

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1756 Notre Dams St.

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## Houses for Sale,

—BY—

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.  
Real Estate, Insurance,  
and Investment Agents.  
181 ST. JAMES ST.,  
MONTREAL.

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

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

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

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

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

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

**CATHEDRAL STREET.**—A block of wooden buildings on lot 78 ft. x 79 ft.; rented for \$38 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (28-C).

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

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

The 4½ per cent. loans were in three amounts of \$16,000, \$5,000 and \$15,000, the 4½ in one amount of \$35,000 and the 5 per cent. in eight amounts of \$3,300, \$4,000, \$2,000, \$7,000, \$8,000, \$40,000, \$2,000 and \$2,700.

The lenders were:

Estate and Trust Funds .. ..	\$55,000
Insurance Companies .. .. .	5,000
Local Institutions .. .. .	52,000
Building and Loan Companies.	8,650
Individuals .. .. .	36,900
	<hr/>
	\$157,550

In Montreal East the loans recorded amount to \$95,500, Of this amount \$31,300 was placed at 5 per cent.; \$33,500 at 5½ per cent.; \$25,100 at 6 per cent.; \$400 at 7 per cent. and \$5,200 at a nominal rate.

The 5 per cent. loans were in four amounts of \$600, \$3,000, \$700 and \$27,000.

The lenders were:

Estate and Trust Funds .. ..	\$6,400
Local Institutions .. .. .	27,000
Building and Loan Companies.	29,300
Individuals .. .. .	32,800
	<hr/>
	\$95,500

## REAL ESTATE AUCTION SALE

31st October, 1900

—AT—

THE J. CRADOCK SIMPSON  
Real Estate and Agency Co.'s  
Sales Rooms,

181 St. JAMES STREET

AT ELEVEN O'CLOCK A.M.

1. ESTATE LATE DR. LEPROHON—65 ft. front on Beaver Hall Hill, 109 ft. on Ligachetiere Street. Area 7,043 superficial feet. Must be sold.
2. THE ESTATE RENNICK PROPERTY, 792 to 800 Notre Dame Street—About 107 feet front and extending to Harbour Commissioners Wharf. Area about 15,000 feet. A splendid factory site.

For further particulars apply to:

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181 St. James Street, MONTREAL,

W. M. KEARNS, Auctioneer.

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

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

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

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

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

**CRESCENT STREET.**—Stone front house in best of repair, modern open plumbing, hot water heating. Basement contains servants' room, laundry, store-room and larder. First flat has large hall, double drawing-rooms, dining-room, breakfast room, pantry and large extension kitchen. Second flat has 4 bedrooms, sitting-room, bath, and c. This house would make a very desirable family residence. (29-4)

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

**DORCHESTER STREET.**—A large stone double residence, situated on the very best part of Dorchester street, with a frontage of 234 feet, and an area of about 82,000 feet; grounds are nicely laid out, and there are a number of fine old trees, besides ornamental trees and shrubs; there are also gardener's house, vineries, conservatory, stables, coach-house and other buildings. House was built and occupied, during his lifetime, by the late Andrew Robertson, and both house and grounds are in a thorough state of repair, making this one of the most desirable residential properties ever offered for sale in Montreal, or could be advantageously subdivided, having a private street at the side. This property is in our hands for positive sale, and at a price that ought to insure its sale. (22-C).

**DORCHESTER STREET.**—Red stone front residence on lot 25 feet wide by 120 feet deep. Has concrete basement finish for laundry, store-rooms, etc. 1st floor—Drawing room, dining-room, pantry, kitchen. Second floor—Five bedrooms, bath, etc. The house is finished in cotton wood, wired for electric light, has hot water heating, modern plumbing. This residence should attract the attention of anyone wanting a family home. (3-C).

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



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

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

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

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

**FULLUM STREET.**—A three-storey solid built tenement, contains three dwellings; well rented; all in perfect order. Owner forced to sell and is offered at a bargain. (36-C).

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

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

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

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

**LAVAL AVENUE.**—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,900 and \$2,900. (255-B).

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

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

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

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

**MANCE STREET.**—A 3-storey house, containing twelve rooms, heated by hot water. Price \$4,500. (43-C).

**MANSFIELD STREET.**—A 2½ storey stone front house, contains 12 rooms, heated by hot water furnace. A bargain at \$3,000. (217B).

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

**MCGILL COLLEGE AVE.**—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just

### TO LET.

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

### NOTICE.

The REAL ESTATE RECORD will be delivered free of charge, to any one interested enough in Montreal real estate to leave his or her address at this office and those of our readers who do not receive "The Record" regularly will oblige the publishers by letting them know.

### TO REAL ESTATE BROKERS.

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

## ESTATE RAYNES

Subdivision Westmount.

### Choice Building Lots For Sale

ON THE FOLLOWING AVENUES:

FORDEN, MURRAY, MONTROSE, CHURCHILL and COTE ST. ANTOINE ROAD.

Beautiful Situation. Moderate Price.

### THE J. CRADOCK SIMPSON

Real Estate & Agency Co.,

181 St. James Street.

### HOME THOUGHTS.

Individuality, Apart from Eccentricity, a Benefit to Social Life.

Some ill-mannered little boys were hooting derisively recently at a retreating comrade, evidently in social disgrace: "Copy cat, Copy cat," and evidently meant it for a term of deep opprobrium. It was a little difficult to analyse the sources of this form of contempt: at ten years of age every step of progress is imitative, except in individual cases of great intelligence, but at last it was evident that some special bit of proud, exclusive possession had been duplicated to the offence of the original owner.

The phrase has stayed in my mind and daily it comes into silent use as I

been put in perfect order; two-storey solid brick shed in rear. (897-3).

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

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

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

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

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

**MOUNTAIN STREET.**—Solid brick house, on stone foundation, standing in lot about 85 feet wide by 73 feet deep, and being about 65 feet back from street. The house has high basement, well lighted, and two full stories and a half. Basement: Kitchen, servants' rooms, pantry, wine cellar, furnace, etc. 1st Floor: Large drawing room, dining room, parlor, library and pantry. 2nd Floor: Sitting room, 3 bedrooms and bathroom. Upper story: Billiard room, and four bedrooms. (50-C).

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

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

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

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

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

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

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

**PINE AVENUE.**—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor ce-



- mented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (669-3).
- PINE AVENUE.**—Large stone front house, with hot water heating, and electric light. Basement is finished with laundry, larder, store-rooms, wine cellar; ground floor: Drawing-room, Dining-room, Pantry, Kitchen; second floor: Three Bedrooms, with Dressing-room; servants' room; bath, and the floor above has 4 bedrooms and bathroom. (55-C).
- PLATEAU STREET.**—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).
- PRINCE ARTHUR STREET.** — A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208B).
- 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).
- SHERBROOKE STREET.**—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).
- SEIGNEURS STREET.** — A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).
- SEYMOUR AVENUE.** — Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).
- SHERBROOKE STREET.** — A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar, and w.c., in basement; all modern improvements. (793-3).
- SHAW STREET.**—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4).
- SHERBROOKE STREET.**—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished: will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41 x 47 ft. and 17 x 34 extension. Copper double roof. Photo and further particulars at office. (21-C).
- see the unceasing efforts of young and old to do as "the others" do, to have what "the others" have, to be like everybody else. Why a cat should be chosen as the representative of imitative art, my knowledge of natural history does not point out, but "copy cat" has a very real and vivid meaning to me, as the years add to the knowledge of how the world thinks and feels, lives and struggles, and quenches its own native impulses and desires in order to conform to what it sees.
- There is a strange perversity in this mental habit. By its influence we disfigure our children, render our homes characterless, and "pull a laboring oar" when our conditions of life would permit us a most comfortable passage on Time's broad river, if we did what our wishes and our hearts dictated.
- The dressing of our children is one very marked feature in this tyranny of imitation. What a refreshing thing it is to see a child habited for its own comfort and after a mode that suits its individual type! Even a plain little face becomes picturesque when its best possible is consulted at an outfitter's or in the lovelier fashionings of home. You cannot say it is vogue which rules the mass in making choice for the shops are filled in the early days of the changing seasons with an endless variety of shapes and patterns. It is bemeaning Fashion to say that she dictates that the small, pale, wan face of a frail little girl shall be found with limp, light locks at the back of a huge poke-honnet, all frills and puffs. Because some strong apple-cheeked brunette, all aglow with color and sparkling with childish coquetry, can bear the result of wearing what her grandmother donned as a bride, there certainly cannot be found any convincing argument in favor of annihilating her feeble neighbor with the same hat. The whole source of the absurdity lies in: "I see that Mollie Jenkins has bought so and so for her little girl, and I must get one for mine." "Copy cat" governs the fate of the overwhelmed little weakling.
- The prevailing habit of putting enormous circles of straw on the backs of little boys' heads, which neither cover the sensitive crown, where the touch of the sun is dangerous, or shade the young eyes from glare and dust, comes under the same category. Nine times out of ten they hang by an unpleasant bit of elastic, which has slipped down so as to encircle the throat or are valiantly held on by one hand, as obedient youngsters struggle to obey their mothers' command not to go bareheaded in the sun.
- SHERBROOKE STREET.** — A four-storey stone front residence, (west of Peel street), with oriel windows on second storey; heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (386-B).
- SHERBROOKE STREET.**—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontage on three streets, can be had in one block. Particulars at this office. (382-B).
- SHERBROOKE STREET.**—A very well built stone and brick house, in good order throughout; heated by hot water furnace; modern conveniences. Price only \$3,500. (30-C).
- SHUTTER STREET.**—Stone front house, standing on lot about 21 feet 6 in. wide by 82 feet deep. It has hot water heating, and is in good order throughout; contains 9 rooms, bath, and w.c. Would make a pleasant family home. (33-4).
- SUMMERHILL AVENUE.** — A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).
- SOUVENIR STREET.**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).
- ST. ANTOINE STREET.**—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).
- ST. ANTOINE STREET.**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).
- ST. ANTOINE STREET.**—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$6,000. (210-B)
- ST. ANTOINE STREET.**—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).
- ST. CATHERINE AND MARLBOROUGH STREETS.**—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).
- ST. CATHERINE STREET.**—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).
- ST. CATHERINE STREET.** — A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).
- ST. DENIS STREET.** — A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and

- piped for gas. Yields a revenue of \$1,200 per annum; is a really good investment property. (16-4).
- ST. DENIS STREET.**—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in Al order. (343-B).
- ST. DOMINIQUE STREET.**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B).
- ST. FAMILLE STREET.**—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (29-C).
- ST. FAMILLE STREET.**—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).
- ST. FAMILLE STREET.**—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (818½-3).
- ST. FAMILLE STREET.**—A stone front full sized house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B).
- ST. GEORGE STREET.**—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).
- ST. HUBERT STREET.**—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28ft. x 180ft. (15-4).
- ST. HYPOLITE STREET.**—Brick encased tenement, two dwellings and shop, rented for \$378 per annum. Price, \$4,300. (887-3).
- ST. LAWRENCE AND ST. CHARLES BORROMEE STS.**—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromee sts. Rented for over \$2,500 per annum. (285-B).
- ST. LOUIS SQUARE.**—A full-sized stone front house, 27 x 40 feet and extension heated by hot water furnace, dining-room, and small conservatory on the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).
- ST. MARK STREET.**—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (325-B).
- ST. MARK STREET.**—A stone front double cottage, 30 feet wide, heated

It would be wearisome to keep on illustrating what the next trip in a car or the first idle hour at a window demonstrates without words. The principle of imitation which obtains in the clothing of our children is rampant in our homes in things of more vital importance and which are not so glaringly visible to the unassisted eye. Few of us realize that we, each for ourselves, would confer a favor on our neighbors and the community at large if we could refresh them by new and pleasant modes of living and entertaining, and welcome them to homes which were not precisely like their own. Surely nothing but the control of the mania for imitation is responsible for the widespread diffusion of various adaptations of Eastern divans and so-called Turkish and Moorish rooms and corners. Except in very large and stately dwellings, they destroy homelikeness, without any compensation except the introduction of beautiful color. The house of any ordinary American citizen is best furnished when the needs of its inmates have formed the ground plan of purchase and arrangement.

A low, high-backed chair for the young, slight girl who desires to be supported without reclining; the ample, soothing arms for "pater-familias" of a seat all springs and yielding sides, which invite to the "forty winks," which refresh a tired brain; a light in the right place, a shade which covers the sharp flame; a screen which shelters a delicate pair of shoulders, where grandmother loves to sit; an evening room so furnished makes its own symmetry and appeals at once to the heart.

The predominance of certain colors throughout small rural towns becomes an actual distress to an artistic sense of fitness and beauty. The shops of the so-called "decorators" have for the last two years been blazing with vivid greens and reds in terrible opposition. Green walls have been in juxtaposition with red furniture and hangings; it has spread like a disease through suburban settlements. The loveliness of a softly shaded green chamber or the warm glow of subdued reds has been lost sight of. Leonardi & Sforza have done Mrs. Flannery's dining-room in green and red, and at once there is a splendid opening for the reign of the "Copy cat." One can more easily forgive the absurd vanity of the women who search for coloring becoming to themselves; there is at least a reason for this, if it be a silly one.

But the usage climbs into more important places, where taste and beautiful material results seem important.

by hot water furnace, has all modern conveniences. (375-a).

- ST. MARTIN STREET.**—Self-contained house of 7 rooms, in good state of repair. Would be sold at a bargain, as the owner is leaving city. (32-4).
- ST. MATTHEW STREET.**—A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and couch-house. (131-B).
- ST. MATTHEW STREET.**—Two neat 1½ storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$3,000 each. (18-C).
- ST. MATTHEW STREET.**—A two and a half storey stone front house on the best part of the street. The house is in good repair and contains nine rooms and has a garden lot in rear of about 63 ft. by 70 ft., which also can be had. Particulars at this office. (42-C).
- ST. PATRICK STREET.**—A two-storey solid brick tenement; good-sized lot, suitable for a carter. Will be sold at a very low price. (23-4).
- ST. URBAIN STREET.**—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,800. (316-B).
- ST. URBAIN STREET.**—A brick encased cottage in good order. Price only \$2,200. (265-B).
- ST. URBAIN STREET.**—A comfortable well built brick house, well situated in vicinity of St. Martin's Church, in good order, large garden. Would make a very nice family residence. (307-B).
- ST. URBAIN STREET.**—Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).
- ST. URBAIN STREET.**—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).
- SUSSEX AVENUE.**—Stone front tenement building, in good repair. Lower dwelling has hot water heating, and sanitary conditions are perfect. Both dwellings are well rented and should invite inspection. (28-4).
- SUSSEX STREET.**—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).
- TORRANCE STREET.**—A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).
- TOWER STREET.**—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and

bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (371-3).

**TUPPER STREET.**—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

**TUPPER STREET.**—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,800. Terms to suit purchaser. (205-B).

**TUPPER STREET.**—Stone front cottage on lot about 22 feet wide by 73 feet deep, with hot water heating; good plumbing and in splendid state of repair. Basement contains kitchen, dining-room, and servants' room; first floor, double drawing-rooms and sitting room; second floor has 3 bedrooms, bath, etc. (34-C).

**UNIVERSITY STREET.**—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$300 less than city assessed value. (354-B).

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

**UNIVERSITY STREET.**—A stone front semi-detached residence, well built and in good order throughout. Lot, 37½ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

**UNIVERSITY STREET.**—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

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

**VALLEE STREET.**—A 1½ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

**VERSAILLES STREET.**—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).

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

**VICTORIA STREET.**—A 2½ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 22½ x 96 feet, 18 foot lane in rear. (171-B).

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

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

**VICTORIA STREET.**—Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per

In the gracious field of hospitality, where, if in any place, the heart should govern what is dispensed and how offered, the very flower which graces the board must be of a conventional type and presented after the ruling manner of the neighborhood. And the food placed before those we invite must consist of dishes like those partaken of at other men's tables, whether we can afford them or not; the wine, which is quite beyond our honest reach, must sparkle and flow, because "everybody drinks champagne in these days."

More and more rarely do we find doors which open with heartfelt pleasure to the friend who "drops in" unexpectedly, and an invitation to come and share a family meal seldom reaches beyond the immediate relatives, except where the ordinary routine of the dining-room includes an elaborate repast served on a much-decorated table. Alas! We do not let our experience teach us that "not meat but cheerfulness makes the feast," and that any restaurant can afford sauces, and ragouts, and entrees, while only a "good plain cook" can give to simple food its own distinctive delicate flavor.

To be erratic and eccentric, to ignore the graces and decorum of our generations, either in our habits at home or abroad, is simply to court ridicule; to be unobservant of what is added to the beauty of living merely to adhere to the habits of a ruder age is folly. But we can easily make a method of life from what science, and art, and discovery have put at our disposal and mark it with our "own image and superscription" as can any skilled artisan mould from the same materials a hundred varying forms.

We have, first of all, to grasp our own individual condition; what is proper for ourselves, husband and wife, parent and child, and then make outside things fit us and conform to our own aspiration and necessities. What we shall wear, how we shall live, what our houses shall be like, what we shall spend, what we shall give, let us settle these things for ourselves, and, as far as we are able, give value and impetus to what seems to us right, by the strength of our own forceful action. We require both adaptability and persistence to use the rich store of material this modern amplitude of resource lays at our feet.

What object is gained by making the interiors of our homes like the long, invariable blocks of precisely similar exteriors? What profit is there in having a whole social circle of women, to-day garbed in purple and to-morrow in gray? Why should every housewife at this time vigorously push all

annum. Price only \$6,000 each. (268-B).

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

**VICTORIA STREET.**—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).

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

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

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

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

## Business Properties

.. AND ..

## Building Lots FOR SALE

—BY—

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.  
Real Estate Agents.

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

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

**ATWATER AVENUE.**—Four building lots having an area of 11,000 feet. Full particulars and price at office. (47-C).

**ATWATER AVENUE, Cor. ST. PATRICK STREET.**—Block of land, comprising about 120,000 feet, suitable for factory or business purposes. (49-C).

**BISHOP STREET.**—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (354-B).

**BISHOP STREET.**—Choice lots suitable for residential purposes on this street. Full particulars at office. (45-C).

**BLEURY STREET.**—A vacant lot of about 56 feet by 70 feet, suitable for business purposes on this busy thoroughfare. (43-C).

**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. (358-a).

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

**CARLTON ROAD.** — A magnificent block of land, about 94½ feet by 140 feet deep, area about 13,293 feet; an ideal site for a first-class residence. (40-C).

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

**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. (51-B).

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

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

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

**CRAIG STREET.** — Two well situated business properties, west of St. Lawrence street, will be sold together or separately, having a frontage of a little over 30 feet each, by a depth of 90 feet to Fortification Lane, with buildings thereon occupied as shops, yielding at present 5 per cent. on selling price. One of the finest sites in the street for warehouse or manufactory. (20-C).

**DELORIMIER AVENUE.** — A fine block of land, 120 ft. front by 350 ft. deep; first class site for manufacturing purposes; low price. (290-B).

**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).

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

**DORCHESTER STREET.** — One of the finest blocks of land in the residential district of Montreal, having a frontage of 234 feet, on Dorchester street; and an area of about 82,000 feet, with a private street at the side; would be a very safe and profitable speculation, easily sub-divided; with a large stone residence, gardener's house, vineries, conservatory, stables, coach-house, and other outbuildings. Price and particulars at office. (22-C).

her furniture against the wall, and next year crowd the floors with things you stumble over at every step? Why should the income of \$5,000 appear to spend \$10,000, and, alas! too often drag itself down by a thousand dollars of debt in its senseless emulation?

There is such an inherent dignity in "the courage of one's own opinions" that once the force is felt, there is the usual human tendency to oscillate, pendulum-wise, from being too much affected, to being foolishly hardened against outside influences. But nothing lifts us into a more serene atmosphere for ourselves, or endows us with a larger opportunity of being useful and agreeable in our own small world, than genuine independence of thought and action, governed by good sense. To be eccentric is generally to be ridiculous, and nine times out of ten eccentricity is the fruit of inordinate vanity. But to express a well-regulated individuality in our home rule and in our intercourse with our neighbors is both to enrich our family life and help our fellow-men.

In the study of our children's characters and in the educational influences we subject them to, nothing can be of greater importance than the knowledge of what is inherent in the individual heart and mind. No "Procrustean bed" can be safely used in a large family; the height, the depth, the shy longings, the half-formed desires, are all to be sought out and gently nurtured. Many a noble aspiration has been quenched by putting a boy in the wrong harness; many a spiritual girl has been classed among the "dull children because she was finding her way among the stars and so stumbled over the stones in her path.

To the rose, nature has not given the sensitiveness of the mimosa; the oak stands firm where the willow bends and sways until its frail boughs snap. Human nature was meant to be beautiful, each "after its kind, precisely as were the lovely growths of field, and meadow, and in exactly parallel diversity and development to adorn life by our separate and individual characteristics." — N. Y. Evening Post.

Public ownership of public franchises would determine practically and for the incalculable good of the taxpayers of every municipality one of the greatest problems of municipal government.

Congressman William Sulzer, of New York.

More dear in the sight of God and His angels than any other conquest is the conquest of self, which each man, with the help of heaven, can secure for himself. — Dean Stanley.

**DRUMMOND STREET.** — Three choice building lots above Dorchester street, 75 feet by 127½ feet, with lane at side and in rear; very low price. (103-B).

**GIRLY 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. (341-B).

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

**MULLIN STREET, Point St. Charles.** — Block of land having front of about 300 feet on Mullins street, and an area of 45,000 square feet. The property is at present in use as coal yard, but immediate possession could be given. (30-4).

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

**NOTRE DAME STREET.** — A large block of land on eastern part of this street, containing an area of 45,000 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (335-B).

**NOTRE DAME AND ST. MAURICE STS.** — A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame street, and four brick encased dwellings on St. Maurice street, will be sold \$1,500 less than city valuation. (256-B).

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

**NOTRE DAME STREET (East).** — A large block of land with harbor frontage as well, containing 22,050 feet of land, with substantial buildings thereon. Owner anxious to sell. (241-3).

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

**NOTRE DAME STREET.** — Large block of land, corner Notre Dame and Deslinelle streets, having an area of about 114,476 square feet. Has frontage on Grand Trunk Railway of 350 feet, well situated for manufacturing, building or storage purposes. (55-C).

**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).

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

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

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

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

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

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

**SHERBROOKE STREET AND LAVAL AVENUE.**—A fine block of land forming the corner of the above streets, having an area of 43,000 feet, with handsome stone residence and stable. House and stable with 10,000 feet of land would be sold separately. (277-B).

**SHERBROOKE, COR ST. ANDRE ST.**—A first-class block of land, 110 feet frontage on Sherbrooke street. Particulars and plan at office. (135-B).

**SHERBROOKE STREET.**—A fine property west of Park Avenue and coming over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high-class residential site centrally situated. (B-352).

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

**ST. CATHERINE STREET, MAISON-NEUVE.**—A vacant lot, 35 feet x 110 feet, will be sold for \$825 cash, to a prompt buyer. (260-B).

**ST. CATHERINE STREET,** Corner of Marlborough street.—A fine lot with a frontage of 100 feet on St. Catherine street, by a depth of 40 feet on Marlborough. (1-C).

**ST. CATHERINE,** corner St. Matthew street.—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No waste ground, just the right size for a shop, lane in rear. (202-B).

**ST. CATHERINE STREET.**—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable

### ART IN PICTURE HANGING.

To-day no one hangs pictures in pairs. The time when regularity of arrangement was considered the acme of elegance has vanished, and in its place has come a wild struggle after the unexpected by those whose one idea of artistic effect is to have nothing match anything else. The weird result their efforts produce is due to their failure to appreciate the fact that harmony, at least, must rule, even although uniformity has been discarded.

There must be a scheme to which the general tone of the pictures should conform. A dark carbon must not hang close to an etching drawn in delicate lines and bordered by a broad white mat. If water-colors with their soft tints elbow oil-paintings with their bolder tones, the former will be faded. The latter coarsened, by the proximity.

Let it be grasped in the first place, that certain things may go together, while others must be barred from the association. Etchings, photographs, drawings, some engravings, water-colors, pastels, may be assembled on friendly terms. Even then, however, there must be judgment exercised in the way they are placed. Contrary to the natural inclination, dark heavily shaded pictures should not always hang in the strongest light, but should in some cases seek a sheltered position, away from the glare of the windows. Near the light may hang the pictures in fainter tints, the subdued water-colors, the line engravings, whose best points need illumination. This order may sometimes be reversed when the corner farthest from the window shows a decided need of brightening by light pictures, but always the gradation of tints should be borne in mind. Just as in a well-planned room the darkest color is found in the carpet, and melts from that through shades of the curtains and furniture to the lightest nuance in the wall, so the lower pictures should be more sombre in hue than the upper, and should lead the eye unconsciously from the deepest tone to the highest light.

A dark corner may be brightened by a brilliant water-color or pastel, perhaps, but its position must be studied. If the general tone of a room is low, it is risky to accentuate it at too many points by spots of color. The effect will be that of a page sprinkled with exclamation marks.

Landscapes should not, as a rule, have figure pictures mixed with them indiscriminately. This does not, of course, exclude landscapes in which there are figures; but if a group of photographs or etchings of out-door scenes is broken

for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885-B-3).

**ST. CATHERINE STREET,** corner of this part of the street, has a frontage of 123 ft. on St. Catherine street, and 112 ft. on Mackay street; would be sold on terms to suit purchaser. (8-C).

**ST. CATHERINE STREET,** corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).

**ST. CATHERINE STREET.**—Between Amherst and Wolfe Streets, cut stone front business property, containing three stores, all well rented. This building stands on lot about 42 feet front by 118 feet deep, and yields a net revenue between seven and eight per cent.—(27-4.)

**ST. CHARLES STREET.**—A good building lot, 50 feet x 100 feet, near Napoleon street. Would be sold cheap to a prompt buyer. Close to Centre st. cars. (165-B).

**ST. DENIS STREET.**—Two lots of 50 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392b-B).

**ST. JAMES STREET.**—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the only lot on the street, is now offered for sale at an extremely low price. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).

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

**ST. JAMES STREET.**—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (323-B).

**ST. LAWRENCE STREET.**—Near corner of Roy, on the best side of the street, a lot 40 feet wide, with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. inquiries solicited. (297-B).

**ST. LAWRENCE STREET.**—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).

**ST. PATRICK, ISLAND & LACHINE CANAL.**—A block of land with a frontage of 1,550 feet on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).

**ST. PAUL STREET.**—A substantial stone warehouse, forming corner of a lane 23½ 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).

**ST. PAUL STREET.**—Stone warehouse, forming corner of St. Vincent street, well rented, in good business part of the street. (363-B).

**ST. PAUL AND COMMISSIONERS STS.**—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).

**ST. PETER AND ST. SACRAMENT STS.**—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).

**ST. SACRAMENT STREET.**—That fine stone warehouse forming the corner of St. Peter street, Lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).

**VALLEE STREET.**—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

## HOUSES

.. AND ..

## Building Lots

FOR SALE

— AT —

## WESTMOUNT.

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

**ABERDEEN AVENUE.**—A well situated lot, 50 feet front. Moderate price. (368-B).

**ABERDEEN AVENUE,** westerly corner of Montrose street.—Stone and brick dwelling house detached; old English style; situated on lot having an area of about 23,511 square feet. The house is well laid out, having basement, concrete cellar, laundry, larder, store room and coal cellar. Ground floor has large square hall, drawing room, dining-room, kitchen, pantry and has dumb-water to upper flat. Second floor has 4 bedrooms, dressing room with shower bath, etc. Third floor, 4 bedrooms, trunk room, bath, etc. The house is wired for electric light, and would make an ideal family residence. (55-C).

**ARLINGTON AVENUE AND COTE ST. ANTOINE ROAD.**—A most desirably situated block of land, fronting on Arlington Avenue, and on Cote St. Antoine Road. Will be sold en bloc, with a two-storey brick house and outbuildings; or would be divided and sold in lots. These are some of the best lots in Westmount, and at the price asked should not remain long in the market. Particulars at office. (13-4).

by a full-length figure-piece, the effect is inartistic in the extreme.

Oil-paintings are of too exclusive a sort to mix well with any other kind of pictures, except occasional engravings. One or two oils of high merit may have a reserved corner in the drawing room, removed from comparison with pictures of other classes. Unless the paintings are remarkable in their excellence, they should have a more retired position in the dining-room or library. Here, too, is the retreat for family portraits, which are distinctly out of place in the drawing or reception room.

No counsel concerning the hanging of pictures would be complete without a word with regard to the wall on which they are to appear. The general subject of wall hangings is too large to be dwelt upon now at any length, and can thus be treated chiefly in its relation to the pictures that are to go upon it. It goes without saying that a cartridge or flock paper of a solid color is the best background for pictures of any kind, and that even the slightest figure in a wall-paper is a distraction to the eye. It is especially harmful to the effect of pictures of an inconspicuous order and framed simply in wood, or a narrow setting of any kind. Oil-paintings in heavy gilded frames, or large, broadly-framed engravings, show to better advantage upon a figured wall-paper than any other kind of picture, but it is safe for the person who chooses a figured wall hanging to make up her mind to depend upon that for ornament, and put most of her pictures in some other part of the house.

It is impossible to prescribe positively as to the tints to be used in a room without having a clear idea of its shape and exposure. But it is safe to advise soft olive greens and browns, or certain subdued shades of terra cotta, for well-lighted apartments, and clear buff or old rose, or even old-blue, for darker rooms, although the last is a shade to be handled with caution. A brilliant red is, in a way, a danger signal, and must be approached with care. It should rarely be selected for a living room, unless much of the wall space is covered by bookcases and cabinets or broken by doors and windows. For restfulness there is no hue like a rather deep green in a work-room or sitting-room, and probably no other tint brings out to greater advantage the good points of pictures of any kind.

The happy aspect of both pictures and wall depends, to a large extent upon the framing of the former. Fortunately the solid gilt frame that was once thought the only way for any and

**ARGYLE AVENUE.**—Three choice building lots; well situated on this popular avenue, commanding a magnificent view; owner has left the country, and will sell them at a bargain, to a prompt buyer. (434-B).

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

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

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

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

**CLANDEBOYE AVENUE.**—A two-storey stone front cottage on lot 22 feet by 112 feet, with lane in rear. The cottage is heated by hot water, and the plumbing is first-class. First floor, drawing room, dining room, kitchen and servants' room, and five bedrooms on the second floor. Price, \$5,500; terms to suit purchaser. (40-C).

**CLARKE AVENUE.**—A solid brick house, on stone foundation, 40 feet square, with extension; grounds 97 ft. x 139 ft.; nice lawn, apple trees, &c.; good stable and coach house. House is nicely laid out, has large drawing room full depth of house, library, dining-room, kitchen, and pantries, on ground floor. Price very reasonable. (900d-3).

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

**COTE ST. ANTOINE ROAD.**—A magnificently situated building lot, 100 ft. front by 135 ft. deep on Metcalfe Avenue; also a lot adjoining above 45½ ft. x about 125 ft. deep. (349-B).

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

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

**COTE ST. ANTOINE ROAD.**—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (293-B).

**COTE ST. ANTOINE ROAD,** corner of Mountain Avenue.—A splendid block of land, 64 feet front by about 150 feet deep, well situated for a villa

residence, and surrounded by some of the best properties in Cote St. Antoine. (437-3).

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

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

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

**DORCHESTER STREET.**—Six stone front 2½ storey well built family houses, containing five bedrooms, large drawing and dining room, library, kitchen, etc., ample cupboard accommodation. Splendid value for \$5,500 each. (287-B).

**1410 DORCHESTER STREET, (Westmount.)**—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining-room, drawing-room, reception room, five bedrooms upstairs, and one in basement, kitchen, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

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

**DORCHESTER STREET, cor. BRUCE AVENUE.**—Lot about 25 feet front by 123 feet deep. (45-C).

**ELM AVENUE.**—A 2-storey brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 5 rooms. Price \$4,500. (394-B).

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

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

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

**ELM AVENUE.**—Stone front house on lot about 25 x 110 feet; dimensions of building about 25 ft. front by 38 ft. deep, with an extension of 12 feet by 16 feet. The house has concrete basement; ground floor has drawing-room, dining-room, kitchen, and pantry; first floor has 4 bedrooms, bath etc., is heated by Daisy furnace No. 2, and is in first-class state of repair. (51-C).

**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. 386-A).

every work of art has been superseded in most cases by the natural wood. The choice of this and of the mat is almost as important as the first selection of the picture itself. Even now framers carry too small a variety of mats, and certain clever artists have hit upon a plan for securing the proper setting for their pictures that is worthy of imitation. They take these to a wall-paper dealer, select from his stock of block or cartridge papers the tint that they wish, buy a roll of it, and from this have their frame-maker cut a mat of the required size and shape. These mats when mounted, and with a frame chosen to suit, are charming.—Harper's Bazaar.

#### AVERAGES IN REAL ESTATE.

The Detroit Free Press lately gave some burlesque statistics of averages of human character under certain conditions, which suggests to us the following points in real estate transactions:

First, out of every 1,000 real estate owners, 990 assert, when they want to sell their homestead, that it is the best situated and cheapest in the city. They tell this story with such an air of unconscious deception, that one does not know whether they are displaying sublime cheek or sublime veridancy.—The word of only about 4 men in a 1,000 can be taken in a real estate transaction, unless they are tied down in writing or their money is up. The word of only 2 women in a 1,000 can be relied upon in similar cases. There is this difference, too—a man feels ashamed and has little to say when he sneaks out of his bargain, but a woman does not appear to feel the matter at all, and is likely to abuse the buyer or seller for trying to take advantage of a lone woman (if she is a widow), or a poor woman (if she is married), because she is asked to keep her word. Only 2¼ real estate agents out of every 1,000 will not tell a story to make a sale, and only 3¼ of them out of every 1,000 will keep the agreement they enter into when making a sale, to pay the expenses of search if the title is rejected.—Only 10 buyers in a 1,000, after they have found a piece of property through an agent, will not try to find the owner and make their bargain direct with him, hoping thereby to steal the agent's commission. Only 15 owners in a 1,000 will refuse to be party to such a fraud.—Only 3 owners in a 1,000 will tell the unadulterated truth about what their buildings cost, and what they precisely rent for.—Only 2 buyers in a 1,000 will not tell a story in running down a piece of property they want to buy; very rich

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

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

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

**GREENE AVENUE.**—A valuable building lot, forming corner of Prospect Ave., 90 ft., by 73 ft., only 42½ cents per foot. (287-B).

**GREENE AVENUE.**—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms in good order, a nice comfortable house for a small family. Price, \$5,000. (225-B).

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

**HALLOWELL AVENUE.**—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (24-4).

**HIGH STREET, Cor. ELM AVENUE.**—Five lots about 25 feet by 116 feet deep. Suitable for residential building. (46-C).

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

**IRVINE AVENUE.**—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price, \$4,850 each. (204-B).

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

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

**LANSDOWNE AVENUE, Cor. COTE ST. ANTOINE ROAD.**—Large block of land, forming the corner of these streets, can be had at a bargain. (48-C).

**LANSDOWNE AVENUE.**—Vacant lot about 22 feet wide by 128 feet deep; well situated on this residential avenue. (58-C).

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

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

**MOUNT PLEASANT AVENUE.**—Two storey red stone front house, with extension kitchen, Daisy furnace, 3 mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (363-3).



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

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

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

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

**PROSPECT AVENUE.**—Three story dwelling, situated on lot about 22 feet front, has hot water heating, open plumbing, and both electric light and gas. This house is nearly new and is in good order, owner would exchange for suitable country property not too far from Montreal.—(39-C).

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

**ROSLYN AVENUE.**—A semi-detached pressed brick and Ohio sandstone house, on lot 30 feet front by 111 feet deep. This house has all modern conveniences, hot water heating; concrete basement, plumbing new and open; main halls finished in oak; sidelight. Ground floor contains drawing room, dining room (oak sideboard), extension kitchen, mantels in drawing and dining rooms, upper floors four rooms. Particulars at this office. (41-C).

**ROSLYN AVENUE.**—A semi-detached pressed brick and stone house on lot 27 feet wide by 111 feet deep. The house consists of nine rooms and is modern in every respect; hot water heating; extension kitchen; concrete basement, open plumbing and first-class drainage system. Price \$7,500. (41-C).

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

**ROSEMOUNT AVENUE.**—A substantial detached residence, fitted with all improvements, grounds have a frontage of 109 feet on Rosemount and 134 feet on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave., and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, with an area of 30,894 feet. (178-B).

**ROSEMOUNT AVENUE.**—A handsome stone front residence; lately built and

buyers are more likely to lie than poor ones in such cases. Only 5 women in a 1,000, after they have sold a residence, will not try to carry off some of the fixtures in the house, or half the plants in the garden.—Only 3 men in a 1,000, when they are delinquent on a real estate loan, will not growl or swear when a savings bank compounds the interest on them. Every woman, without exception, will loudly declare that the officers of a savings bank are robbers when they do this. This is true of all ages past, and will be true of all ages to come. Woman's higher education will never—no, never—bring her down to subscribing to business rules.—Only 1 official in a savings bank out of a 1,000 can keep his temper when he is called a pirate or something worse for compounding on a delinquent loan, and that one is now at rest in his grave; he was too good for this world."—San Francisco Journal.

#### GOOD BUSINESS ADVICE.

The following, from a recent issue of Shoe and Leather Facts, is worthy of the widest publicity; and that is why it is here reproduced:

It is often the boast of proprietors that they know every detail of their business and allow nothing to be done without their personal attention, pointing with pride to the many details which they look after, and, possibly in the same breath, expressing regret that it leaves them so little time for other work, or that their nerves are fearfully sensitive. Men who have grown up from the factory into responsible positions are very apt to be of this type, for it is as hard to drop details with which they have been familiar as it is to remember that there are others who can look after them just as well—perhaps better—and leave their time for more important things. It is well to know the details, so as to be able to examine them occasionally, but to attempt to follow them continually, is not only a waste of time, but also prevents attention to features of more importance.

By giving the men in charge of the departments full control of them (of course, within reasonable limits), holding them responsible for the work of that department, and offering an inducement for proper management, the details will be looked after and the proprietor will have time to devote to subjects properly within his sphere.

The most successful managers are those who manage men, not things. By selecting the right heads of departments, encouraging them to do their best, by showing in a substantial man-

replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

**SHERBROOKE STREET.**—A well situated lot, just east of Westmount Park. 50 ft. x. 104½ feet deep; no waste depth. (337-B).

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

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

**SHERBROOKE STREET.**—A very handsome cut stone corner house, near Greene Avenue, 26ft. front by 72ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25ft. x 125ft., would be sold with house or separate. (360-B).

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

**ST. ANTOINE STREET, Cor. GREENE AVENUE.**—Large block of land forming this corner is now for sale. Full particulars, etc., at office. (49-C).

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

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

**ST. CATHERINE STREET.**—A good building lot, 80 feet front on St. Catherine street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (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. (833-3).

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

**ST. CATHERINE STREET.**—Lot of land about 89 feet front by 150 feet deep; just west of Metcalfe Avenue. Suitable for residential or business purposes. (48-C).

**ST. LUKE STREET, Cor. WOOD AVE.**—Four choice lots, each about 27 feet front and about 108 feet deep, having an area in all of about 12,869 feet. (47-C).

**SUMMERHILL AVENUE.**—A choice building lot, 25 ft. x 100 ft.; fine situation; magnificent view. Reasonable price. (37-C).

**PETER 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 30 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. (289-A)

**VICTORIA AVENUE.**—Good building lot, 50 ft. x 132 ft.; situated above Sherbrooke street, (35-C).

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

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

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

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

**WINDSOR AND PRINCE ALBERT AVENUE.**—A well situated block of land, 150 ft. x 146 ft.; forming corner of above streets; would exchange for small house. (38-C).

**COUNTRY**  
.. AND ..  
**Suburban Properties**

FOR SALE BY

**The J. CRADOCK SIMPSON**  
Real Estate & Agency Co.

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

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

**BROME COUNTY.**—Township of Brome, one and a half miles from West

ner that their work is appreciated, and devoting the time that is too often spent in trifling details in becoming familiar with the latest methods, the manager or superintendent can suggest improvements to the various departments that far outweigh the whole cost of some of the details referred to.

Before giving too much time to insignificant details, which are often of little consequence one way or the other, it is well to consider whether the amount involved is worth the mental worry and the time it takes. There are men so constituted that they can not be content to allow others to decide on any details, however small, and it is probably useless to try to change their ways. Those who are just coming into responsible positions, however, may see the errors of others, and profit by them.—Business.

#### STREET CAR NOTES.

It is pleasing to note the gradual disuse of the old-plan side seat in cars, and the substitution of the crosswise seat, so much more comfortable and acceptable in every way.

As yet the great problem of comfortably caring for traffic during rush hours remains unsolved. To the ordinary layman it looks to be an easy problem simply put on more cars. In most cities this is done, in many places up to the limit, still not relieving the congestion. Doubtless the perplexing situation will gradually be adjusted, the traction lines finding it necessary to provide larger cars, heavier motors, build lines, and sandwich in every possible piece of rolling stock. Viewed from to-day's standpoint, however, the wretched disposition destroying 6 o'clock tourists experience in most of our large cities is most crude and barbarous. It should not be so. In the majority of cities more cars can be run as well as not, but it would cost a little more and as long as the suffering public will put up with the horrors, just so long will the dividend-seeking corporation repeat the cry. "Move up in front," and the sardine packing process go merrily on.—American Land Register.

"Delay is always injurious, and there is no circumstance entirely favorable in any undertaking; he who waits an opportunity perfectly favorable will never undertake anything, or if he does, it will turn out badly."—Machiavelli.

All the performances of human art, at which we look with praise and wonder, are instances of the resistless force of perseverance. It is by this that the quarry becomes a pyramid, and that distant countries are united

Brome, a small village, sixty miles from Montreal, containing two churches, school, post office, saw and grist mill, butter and cheese factory, and C.P.R. station. Farm contains 120 acres of good land in a good state of cultivation, never failing supply of water, running through pasture; also well in house and one in barn. One-third of farm in timber; birch and maple. Comfortable buildings in good repair, situated on high ground near splendid summer and winter road. Farm ready for occupation. Sugaring and heavy farm implements, and about one half of everything raised on this place this year included in the purchase price. (Folio 210).

**BORDEAU, SAULT AU RECOLLET.**—An attractive 1½ storey stone front house, close to C.P.R. station, about a mile from electric cars; contains 7 rooms and extension kitchen. Lot about 87 feet x 169 feet; price \$3,500; or would exchange. (352-B).

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

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

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

**COTE ST. LUKE ROAD.**—A splendid piece of land, 283 ft. x 353 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, etc. (4-4).

**CHURCH STREET, Cote St. Paul.**—A brick encased house, standing on lot 60 feet front by about 131 feet deep, containing two dwellings, both well rented. These houses contain parlor, dining room and kitchen on first floor and 3 bedrooms on second floor, same arrangement applying to each house. (53-C).

**COTE VISITATION.**—A valuable farm of from 60 to 70 arpents, within a short distance of the electric cars; will soon be in demand for subdivision. Particulars at our office. (900-C-3).

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

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

**DORVAL.**—The beautifully situated residence and fine grounds formerly occupied by the late Henry E. Murray—large frontage on Lake St. Louis. This is one of the most desirable suburban properties about Montreal. Price, \$25,000. Particulars at this office. (C-55).

**DORVAL.**—Some fine building lots and blocks of land belonging to the estate of the late Henry E. Murray. (C-55).

**LACHINE.**—Splendid lot of land, measuring about 50 feet in width and 121 feet in depth; and situated near the depot. (54-C).

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

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

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

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

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

**OUTREMONT.**  
**BRICK-ENCASED HOUSE** containing 10 rooms, hot water heating and in good order throughout. This house stands in lot having an area of about 126,986 square feet and can be had at a bargain by a quick buyer. (52-C).

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

**BLOOMFIELD AVENUE.**—Large block of land having an area of 23,250 feet. This is one of the most promising spots in Outremont. (46-C).

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

**RICHMOND, P.Q.**—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light,

with canals. If a man was to compare the effect of a single stroke of the pick-axe, or one impression of the spade, with the general design and last result, he would be overwhelmed by the sense of their disproportion; yet those petty operations, incessantly continued, in time surmount the greatest difficulties, and mountains are leveled, and oceans bounded by the slender force of human beings.—Johnson.

#### THE GOOD CITIZEN.

"The good Christian," says the New York Churchman (P.E.), "must be a good citizen, because by being a good citizen he can make it easier for his fellow-men to be good Christians. Wise laws help to make good men. Where we by our votes or our neglect to vote allow vice to flourish, we cannot expect virtue to grow. If we allow legislation that debases, if we do not strive to get good laws well executed, if we stand indifferent and aloof in the commonwealth, we are not good Christians, and we are making it harder for others to be Christians at all. It is this aloofness that is the great gulf which stands between the church and these masses whose vices are in no small degree the outcome of the neglect of those who has enjoyed what Gray calls 'the leisure to be good' after their fashion. This, then, is the practical task before us to make our Christian manhood felt by others, to be Christians, not by ourselves, nor for ourselves, but through the church for the Kingdom. We pray daily for its coming, but it is God's will that it shall come only when we make it."

Patience and struggle. An earnest use of what we have now, and, all the time, an earnest discontent until we come to what we ought to be.—Phillips Brooks.

#### IDLE HOURS.

The following editorial appeared in a recent issue of the New York Evening Journal, in reply to a letter from a subscriber. It is one of the best that we have seen on the subject, and is peculiarly valuable to the young office man, hence our reproduction:

"The schools may do a great deal for a youth, but he can do more for himself.

"That is, what he makes of himself depends upon himself, and not upon the things that schools tumble into his

water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).

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

**ST. LAMBERT.**—A detached villa residence, built of brick and stone work, on stone foundation, 10 large rooms, bath room and closets. Daisy furnace, large verandas 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 stone detached house, on lot 50 ft. by 200 feet, extension kitchen, heated by hot water furnace. Ground laid out with fruit trees, etc. (129-B).

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

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

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

**CACOUNA.**—A neat frame cottage, with detached kitchen and other outbuildings; all in good order, situated on the road to Riviere du Loup, and one mile from the centre of Cacouna, grounds consist of about 20 acres, nicely laid out. Price only \$2,000. (348-B).

**TADOUSAC, P.Q.**—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A photographic view of the house and grounds can be seen at this office. (41-xx).

**STRATHMORE, P.Q.**—A beautiful summer residence, 40 feet square, and extension kitchen. Lot 120 x 166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B).

**UPPER LACHINE.**—A block of 300 ft. frontage on Brewster Avenue, owner anxious to sell, having acquired it through foreclosure. (253-B).

**UPPER LACHINE.**—A good building lot 50 feet by 150 feet on Brewster Avenue off Broadway. (39-C).

# REAL ESTATE TRANSFERS RECORDED IN SEPTEMBER, 1900.

## St. Denis, St. Jean Baptiste, Hochelaga and St. Gabriel.

STREET AND NO.	WARD.	CAD. NO.	SUB-DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
St. Andre.....	St. Denis...	7	102 & 168	50	87	4350	.....	Vacant.....	195	A remercé.
Sherbrooke.....	"	5	019 & 620	50	irreg.	3882	.9	"	300	
St Andre, 1650.....	"	7	450	25	87	2175	.....	Buildings.....	850	Retrocession.
Resther.....	"	325	158 to 167	240	72	17280	.....	} Vacant.....	1000	& other considera- tions
Massue.....	"	325	177 to 184	196	72	14112	.....			
"	"	325	216 to 221 & 223	154	75	11550	.....			
"	"	325	185 to 187	72	85	6120	.....			
Gilford.....	"	325	191 to 198	66	75	4950	.....			
"	"	325	188 to 190 & 247 to 253	237	85	20145	.....			
St. Andre.....	"	325	237 to 243	154	75	11550	.....			
"	"	325	244 & 245	48	85	4080	.....			
St. Hubert, 1672-74.....	"	7	113	25	109	2725	.....	Buildings.....	1100	
Boyer.....	"	328	280 to 307	700	95	66500	.15 1/2	Vacant.....	10500	
St. Denis.....	"	198	41 & 48	80	75	6000	.....	"	10	Sheriff's sale.
St. Hubert.....	"	7	781	25	109	2725	.....	"	149.80	
" 1570.....	"	7	112	25	109	2725	.....	Buildings.....	800	
Drolet, 780.....	"	168	5 to 8, 11, 12, 15 & 16	irreg.	irreg.	17084	.....	"	4480.50	
St. Hubert.....	"	7	364	25	109	2725	.6 1/2	Vacant.....	177.12	
"	"	7	662	25	105 9	2644	.....	Buildings.....	1200	
Rivard.....	"	160	16D	25	75	1875	.21	Vacant.....	400	
Laurier Ave.....	"	196	81	24 5	108 8	2687	.30	"	800	
St. Andre.....	"	7	598	25	63	1587	.8	"	125	
Huntley.....	"	8	1/2 of 608	25	100	2500	.12	"	800	
"	"	8	1/2 of 608	25	100	2500	.10 1/2	"	262.50	
Gilford.....	"	325	601	20	85	1700	.29	"	500	
"	"	325	598	20	85	1700	.29	"	500	
"	"	325	599	20	85	1700	.29	"	560	
"	"	325	605	22	85	1870	.32	"	600	
"	"	325	596 & 596	44	85	3740	.29	"	1100	
St. Hubert.....	"	7	92 & 93	42 9	109	4655	.....	Buildings.....	349.85	
St. Andre.....	"	7	535	25	74 8	1868	.....	"	750	Sheriff's sale.
Prenoveau.....	"	271	Part A	20	80	1600	.34	Vacant.....	500	
Huntley.....	"	8	Part of 534	25	100	2500	.10	"	249.35	
Resther.....	"	325	158 to 167	245	72	17640	.....	} Vacant.....	11687.50	
Massue.....	"	325	177 to 186	245	72	17640	.....			
"	"	325	216 to 223	176	75	13200	.12 1/2			
Gilford.....	"	325	188 to 190 & 247 to 253	309	85	26285	.....			
St. Andre.....	"	325	237 to 245	198	75	14850	.....			
St. Hubert.....	"	7	745 & 746	50	95 4	4772	.....	"	166.85	
" 1639.....	"	7	398 & 398	50	87	4350	.....	House & 1 Lot	826.26	For the lot.
Rivard.....	"	160	Part 16D	5	25	125	.....	Strip.....	150	
"	"	160	Part 16D	5 6	22 6	124	.....	"	150	
Blenville.....	"	325	40, 41 & 42	72	85	6120	.25	Vacant.....	2400	
Massue.....	"	325	84 & 85	48	72	3456		.....		
Mount Royal Ave.....	"	324	52	24	100	2400	.....	New buildings	2400	
St. Charles, 64-68.....	St. Gabriel..	2773	.....	45	108	5184	.....	Buildings.....	4500	
Coutre, 576-8.....	"	2604	.....	48	158	7584	.....	"	1000	Sheriff's sale.
St. Charles, 187-189.....	"	2789	.....	48	106 6	5112	.....	"	3000	
Charron.....	"	3167	147, 148 & pt. 148	73 4	87	7380	.....	In construction..	2000	
Manufacturers.....	"	2814	Part	26 6	107	2642	.15	Vacant.....	400	
Chateauguay, 146-150.....	"	2717	.....	48	106 6	5112	.....	Buildings.....	3700	
Davidson.....	Hochelaga..	29	Pts. of 829 & 330	32	95	2140	.22 1/2	Vacant.....	486.40	
"	"	29	331 & pt. of 330	irreg.	irreg.	2997	.16	"	484.32	
Notre Dame.....	"	22	109	irreg.	irreg.	27004	.23 1/2	"	6341.24	
Chambly, Nico et, St. Catherine, Duquette, Stadacona, Ontario, Forayth, Hochelaga, Sherbrooke.....	"	23	Parts of	Nomenclaturement.		.....	.....	Lots.....	2500	Sheriff's sale.
Cuvillier, 392.....	"	29	458A	25	95	2375	.....	Buildings.....	850	
St. Germain, 815-317.....	"	50	Parts of 72 & 73	22	100	2500	.....	"	2400	
St. Catherine.....	"	31	156	25	90	2250	.....	Vacant.....	1000	
Hotel-de-Ville, 1125-1131.....	St. Jean Bte	15	1201 & 1202	40	64	2560	.....	Buildings.....	2500	
St. Denis.....	"	15	659, 660 & pt. 661	77	100	7700	.61	Vacant.....	4712.50	
Sanguinet, 859A-859B.....	"	15	735	20	78	1400	.....	Buildings.....	1600	
Hotel-de-Ville, 1207-1213.....	"	15	1141 & 1142	40	64	2562	.....	"	8000	
Rivard, 190-196.....	"	15	451 to 453	60	70	4200	.....	"	2700	
Duluth, 181-187.....	"	15	Parts of	40	60	2450	.....	"	3800	
St. Hubert Lane, 72-72A.....	"	12	188	20	44	880	.....	"	2100	Hypothecs.
Drolet, 362-364.....	"	15	831	20	70	1400	.....	"	2202	
Hotel-de-Ville, 1117-1119.....	"	15	1203 & 1204	40	64	2560	.....	"	1225	
" 1123.....	"	15	1208	20	64	1280	.....	"	2750	Sheriff's sale.
" 970-974.....	"	79	16	20	70	1400	.....	"		

St. Denis St. Jean Baptiste, Hochelaga and St. Gabriel.—Continued.

STREET AND NO.	WARD.	CAD. NO.	SUB-DIV. NO.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT.	DEPTH.					
Dufferin.....	St. Jean Bap.	7	176	25	80	2000	.25	Vacant ..	500	& lots in St. Louis.
St. Lawrence, 1088-1094	"	419	Part	irreg.	.97 4	4607	.....	Buildings.....	24858.68	
Royer & Mentana.....	"	8	276	26	95	2470	.22	Vacant .....	550	
Lasalle, 100-106.....	"	6	105 & 106	48	69	3312	.....	Buildings .....	4000	
Sanguinet, 826 828 .....	"	15	1071	20	72	1440	.....	" .....	800	
Drolet .....	"	15	629	20	72	1440	.....	Vacant .....	1800	
Berri .....	"	15	54 & 104 54	20	80	1600	.18 1/2	" .....	300	
St. Hypolite, 560-566.....	"	281	.....	40	75	3000	.....	Buildings.....	1750	
Drolet, 845-847.....	"	15	Part of 561	22 6	75	1621	.....	" .....	1700	
St. Hubert.....	"	12	79 & 80	30	120	3670	.88 1/2	Vacant.....	1500	
Dufferin, 45-45A.....	"	7	151	25	80	2000	.....	Buildings .....	1400	
St. Hypolite, 720-722.....	"	218	.....	38 6	65	2178	.....	" .....	1700	
St. Andre, 1060-1066.....	"	10	164 & 165	48	80	3840	.....	" .....	1400	
Drolet, 418 416.....	"	15	611	20	72	1440	.....	" .....	2300	
St. Lawrence, 1228-1225.....	"	394	.....	42 3	77	3258	.....	" .....	2000	
St. Hypolite, 500-504.....	"	266	.....	40	75	3000	.....	" .....	2800	

MONTREAL EAST.

STREETS AND N.	WARD.	CAD. No.	SUB-DIV. No.	DIMENSIONS.		AREA.	Price Per Foot	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Shaw, 327-335 .....	St. Mary's..	518	.....	50	76	3800	.....	Buildings.....	2700	Sheriff's sale. Retrocession. Sheriff's sale. Undivided 2/3 of.
Logan, 80-86 .....	"	1598	72	45	80	3600	.....	" .....	5000	
Craig, 128 .....	Hochelaga..	166	592 & 593	irreg.	ular.	1800	.....	" .....	2250	
DeMontigny, 975.....	St. Mary's ..	80	.....	39	irreg.	2995	.....	" .....	2000	
DeSalaberry .....	"	89	Part	45	44	1980	.....	Vacant .....	211	
DeLormier, 284-288 .....	"	504	9	25.5	100	2540	.....	Buildings.....	4200	
Panet, 171-171B .....	"	321	.....	47	103	4841	.....	" .....	400	
Amherst, 120-2 & 115-7..	"	398 & P394	.....	irreg.	ular.	12622	.....	" .....	7000	
Park Avenue .....	St. Lawrence	44	Parts of 75 & 76	21.6	104	2236	.....	" .....	3910	
Lagauchetiere, 654-658 }	"	665	Part	53.10	72.1	3897	.....	" .....	8000	
St. George, 76-78..... }	"	292	.....	34.3	irreg.	5096	.....	" .....	3131	
Amherst, 77-79 .....	St. James... }	1202	125, 126 & pt 124 }	47	80	3760	.....	Strip .....	3100	
Berri, 793-799 .....	"	1203	Pt 215 }	40	71	2840	.....	Buildings .....	2100	
Montcalm, 244-240 1/2 .....	"	981	.....	42.6	80.6	3421	.....	" .....	1150	
Lagauchetiere, 269-273..	"	396	.....	2	81.6	163	.....	" .....	335.49	
Berri .....	"	1203	Pt of 87 & 215	.....	.....	.....	.....	" .....	.....	
Cadieux, 559 576..... }	St. Louis... }	385,887,888	.....	irreg.	ular.	25434	.....	" .....	24000	
Prince Arthur, 20-22.. }	"	1049	27A, 28D & 29D	173	60	10890	.....	" .....	2100	
Roy, 316 .....	"	929	.....	40	72	2880	.....	" .....	5225	
St. Dominique, 550..... }	"	903	Pts of 17 & 18	24	72	1728	.....	" .....	2450	
Cadieux, 784-786B .....	"	1050	.....	irreg.	ular.	2886	.....	" .....	1500	
Sanguinet, 514 516..... }	"	787	.....	52	88	4576	.....	" .....	9000	
Hypolite, 852..... }	"	.....	.....	.....	.....	.....	.....	" .....	.....	
St. Lawrence, 347A-351A.. }	"	.....	.....	.....	.....	.....	.....	" .....	.....	

head like loads of coal into a cellar.  
 "You can overcome any defect of education if you care enough about it to try.

"It is not much harder than learning to dance or play pocket-pool, and is about a billion times more satisfactory.  
 "The ground that may be covered by the systematic use of even a small part of what we call 'idle time' is amazing.

"George Grote, the great Greek historian, was a banker. He had his evenings to himself. By resolutely devoting a short time every evening to study, in a few years he had taught himself Greek, mastered the whole range of Greek literature, filled his mind with the knowledge of Greece, and written his history, an imperish-

able monument of learning and research.

"He did that with about half an hour every night.

"Another man took fifteen minutes a day, and in ten years had so saturated himself with the choicest works of English literature that he had expert knowledge of them.

"There is a man in New York that taught himself German by studying it while riding on the 'L' line between his office and his home.

"He had formerly spent that time in mental vacuity—torpor. Now he gets a great profit out of it, for he is reading the best books in the rich German literature.

"We can multiply these veritable examples to lengths that might be tiresome.

"The 'idle' hours are really the most valuable in life. There never was a successful man or woman that did not turn such hours to profit, and there never was man or woman that habitually wasted them and didn't end a failure.

"It is rather an odd thought, but perfectly true, that there is at this moment probably not one poorly-paid, hard-working young man—clerk, stenographer, artisan, laborer, office boy, whatever he may be—that has not ample time to make himself a great success in life, just as there are few that will make themselves anything but comparative failures. And what will chiefly determine one way or the other are the 'idle hours,' you can be very sure of that."—Business.

## MONTREAL WEST.

STREET AND NO.	WARD	CAD. NO.	SUB DIV. NO.	DIMENSIONS		AREA.	PRICE PER FOOT.	BUILDINGS	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH					
Lagauchetière 730 734. }	St. Antoine.	1073	S.W. Part.	irreg	ular.	4100	.....	Buildings ....	4500	Vendor's right in.
St. Alexander 38-52.... }		1847		30	135	4050	.....	" .....	8000	
Sherbrooke 749.....		1073		18	90	1620	.....	" .....	5500	
St. Luke 16.....		1039		.....	irreg	ular.	2679 4	.....	" .....	
Pacific 15.....	" "	1726	T	96	150	15400	.....	" .....	.....	
McGregor 14.....		1726		100	295	29500	.....	" .....	37000	
Guy 151-255i.....	" "	469	9, 10, 11 & 12	67	74	4958	.....	" .....	25000	
Bishop 252.....	" "	1703	Part of 2	22 9	129 3	2908	.....	" .....	8000	
Bushy Lane 19.....	" "	1040	Part	17 9	72	1278	.....	" .....	50	Vend. r's rights in.
St. James 1144 44A.....	" "	111	.....	30	irreg.	2235	.....	" .....	2200	
Quessnel 24.....	" "	81	.....	30	80	2400	.....	" .....	3300	
St. Antoine, 197-199.....	" "	666	Part of	22	126	2772	.....	" .....	9500	
"	" "	666	Part of	22	126	2772	.....	" .....	9500	
Groulx Lane 9-11.....	" "	518	.....	30	66	1980	.....	" .....	1925	
Prince Arthur 815-817....	" "	1822	Part of 2 & 3	82 6	112	9340	.....	" .....	15000	Sheriff's sale.
St. Antoine 403-403c 407-405c.....	" "	1637	4 & 5	48	112	5376	.....	" .....	11500	A reméré.
Murray 186.....	St. Ann's...	1284	Part	irreg	ular.	4723	.....	" .....	2361 50	
Mullins 59-63.....	" "	807	Part	44	81 6	3586	.....	" .....	5000	
Shearer 41.....	" "	867	Part	20	50	1000	.....	" .....	2100	
McCord 191-193.....	" "	1309	.....	56	100	5600	.....	" .....	2840	
Congregation 125 129.....	" "	283	.....	45	90	4050	.....	" .....	5080	
St. Paul 518-522.....	West.....	23	.....	25 11	73 3	3876	.....	" .....	16500	
Commissaire 31.....										
Notre Dame 1687-1701.....	Centre.....	105	.....	irreg	ular.	4805	.....	" .....	300	Vendor's right in
Place d'Arms 7.....										
Lagauchetière 830 852.....										
Inspector 225-27.....	St. Antoine	1004	.....	irreg	ular.	8079	.....	" .....		
Notre Dame 1612-1620.....	Centre.....	56	57 & pt. 58	irreg	ular.	3254	.....	" .....		3100
St. Gabriel 44.....										

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				FRONT.	DEPTH.					
St. Catherine .....	Par. of Mont'l	219	12 to 16	irreg.	irreg.	45720	14 1/2	Vacant .....	6750	
Hallowell .....	"	941	301-1 to 5	irreg.	irreg.	9598	.....	Buildings .....	20000	
Arlington... ..	"	230	Part of 25	25	118	2825	.....	" .....	800	
St. Catherine .....	"	941	267, 268 & 355 ^11	irreg.	irreg.	8155	.....	Vacant. ....	1 00	Rights of redemption
St. Elizabeth (Glen).....	"	1684	Part of	irreg.	irreg.	3417	.30	" .....	1025 10	and other considera-
St. Catherine.....	"	941	267, 268 & 355 ^14	irreg.	irreg.	8155	.75	" .....	6116 25	tion.
Grosvenor Ave. ....	"	219	{ 129 to 138 & 118	}	}	183200	.24	" .....	31968	
Western Ave.....	"	255	{ to 126 & 27 to 81							
Dorchester.....	"	584	72	irreg.	irreg.	3589	.90	Vacant .....	3185	

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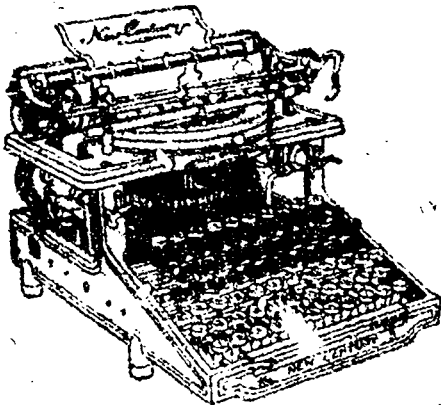
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