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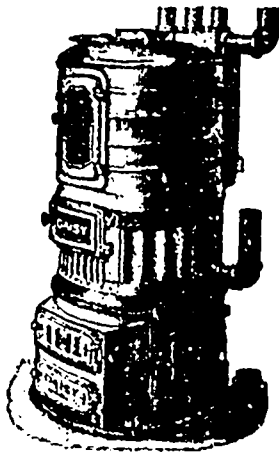
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Real Estate Record

Vol. 11.

MONTREAL, JUNE 10th, 1898.

No. 6.

THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

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ADVERTISING RATES furnished on application at this Office.

Monthly Review.

The real estate business done during the month of May shows signs of increased improvement, the volume of completed transactions being encouraging, and quite up to the promise of the previous month. The foundations for activity in the fall are now being laid and it is expected that by that time the conditions now disturbing business will be at rest, and the market may then settle down on a substantial basis for steady improvement.

(Of the recorded transactions during the month, St. Antoine and St. Jean Baptiste wards make the best showing; the sales in the latter ward were more numerous and consisted principally of built properties, while in St. Denis ward out of 28 sales, 18 of them were of building lots. The element of exchange is evidently still present, and in such transfers the prices stated are apt to be misleading.

In Westmount a large business was done, about two-thirds of the transfers being of building land at fair prices. The belief in the future development and prosperity of this section appears to be well founded, and the prices are not so great but that people of moderate means can afford to buy one or more lots of land as a safe investment.

Money still continues to be plentiful enough on really good city mortgages at low rates of interest. Four and a half per cent. for large amounts, and five per cent. for moderate amounts are the current rates. All loans not strictly first-class, both as regards borrower and margin, can only be placed at stiffer rates.

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Low interest rates and the demand for secure investments will more than counterbalance any reduction in rents and any difficulty in securing tenants, and the assured safety of the principal will make real estate a favorite with investors. There is no doubt that a period of activity is ahead of us. The conditions all-favor such a theory and the past history of the city warrants it. It only remains to satisfy the investing classes of the certainty of a rise in the near future.

The sales recorded during the month of May in the under-mentioned suburban municipalities, amount to \$74,688, and are as follow:—Maisonneuve, \$7,250; De-Lorimier, \$12,400; Mile End, \$8,350; Montreal Annex, \$17,973; Outremont, \$4,200; Cote des Neiges, \$425; Notre Dame de Grace, \$1,801; St. Henry, \$15,623 and St. Cunegonde, \$8,664.

There were 183 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of May, the particulars of which are given in other columns, amounting to \$920,165.93.

St Antoine Ward	24	\$155,701.00
St Ann's Ward	9	47,501.00
West Ward	1	77,275.20
St James Ward	14	89,351.80
St Louis Ward	17	83,561.94
St Mary's Ward	8	25,675.00
St Lawrence Ward	8	67,145.75
East Ward	1	3,700.00
St. Jean Baptiste Ward	32	122,803.20
St. Denis Ward	26	71,813.07
St. Gabriel Ward	3	2,200.00
Hochelaga Ward	8	20,283.58
Westmount	31	154,094.44

183 \$920,165.93

During the corresponding month of last year, 169 transfers were recorded amounting to \$1,156,041.27.

The real estate mortgage loans recorded during the month of May in the registration division of Montreal West, amount to \$289,750. Of this amount \$126,000 was placed at 4½ p.c.; \$79,000 at 5 p.c.; \$8,500 at 5½ p.c.; \$64,100 at 6 p.c.; \$2,850 at 7 p.c.; \$9,000 at 8 p.c.; and \$300 at a nominal rate.

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

VICTORIA STREET. — Two-cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-b)

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

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

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 23 x 125. Price \$15,500. (885-3)

BISHOP STREET—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (887-3)

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

The 4½ p.c. loans were in six amount of \$50,000; \$24,000; \$8,000; \$5,000; \$14,000 and \$25,000, and the 5 p.c. loans were in eleven amounts of \$5,500, \$4,000, \$5,000, \$5,000, \$9,000, \$3,000, \$5,500, \$22,500, \$10,000, \$1,000 and \$8,500.

The lenders were :

Estate and Trust Funds.....	\$101,500
Insurance Companies.....	118,000
Building & Loan Companies.	13,800
Local Institutions.....	22,000
Individuals.....	89,450
	<hr/>
	\$ 289,750

In Montreal East the loans recorded amount to \$123,780. Of this amount \$8,000 was placed at 4½ p.c.; \$8,900 at 4¾ p.c.; \$50,000 at 5 p.c.; \$500 at 5½ p.c.; \$14,100, at 5½ p.c.; \$25,790 at 6 p.c.; and \$17,125 at 7 p.c., and \$215 at 12 p.c.

The 4½ p.c. loan was in one amount of \$8,000, the 4¾ p.c. in one amount of \$8,000, and the 5 p.c. were in eight amounts of \$3,000, \$15,000, \$1,300, \$20,000, \$1,200, \$4,000, \$2,000, and \$3,500.

The lenders were :

Estate & Trust Funds.....	\$18,000
Insurance Companies.....	10,500
Building & Loan Companies	41,800
Individuals.....	58,930
	<hr/>
	\$123,780

NOTICE.

The *Real Estate Record* will be delivered *free of charge*, to every one interested enough in Montreal real estate to leave his or her address at this office. Those of our readers who have "moved" this spring will oblige the publishers of the Record by stating their present address.

Notes.

Special attention is called to the auction sales advertised for June 15th and July 6th.

1st. That unique and charming cottage No. 9 Durocher street owned by Mr. Cowper who is moving to the South. This property has special features. Must be seen to be appreciated.

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

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

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

CADIEUX STREET—A 1½ story brick cottage, nine rooms, in good order, situated near Prince Arthur street. Price only \$2,600. (835a-3)

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CATHEDRAL STREET — Two old wooden buildings, present rental \$860 per annum—would be sold at price of vacant land. (220-B).

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

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

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

COURSOL STREET — A comfortable brick cottage with extension kitchen, all newly done over this spring, 10 rooms. Price \$2,900. (198-B)

CHOMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,500. (889-8).

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

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

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

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

DORCHESTER STREET—A modern stone front cottage with deep extension; specially built for present owner, and containing ten rooms, five on each flat, with high roomy cellar, basement entrance, etc. Price, \$9,250. (288-3)

DORCHESTER STREET—A large terrace house west of St. Matthew st., with a good stable and lane in the rear. Lot 26 x 158, outlook and surroundings the very best. House in perfect order and recently decorated. Has handsome library or dining room extension. (188-B)

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

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

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

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

HERMINE STREET — A block of wooden tenements and shop on lot 25 x 75 ft., rented for \$780 per annum. Price \$7,500. (849-3)

2nd. The well known properties of Mr. L. Charlebois of Pointe Claire, embracing the handsome point just east of the club house Pointe Claire, known as Elm Point with the house, stables, etc.

The several modern cottages fronting the Lake and always popular and well rented, and the farm of ninety arpents having over four acres frontage on the main road. This is one of the few choice Lakeside properties ever placed in the market and will be sold at the rooms of Cradock Simpson & Co., 181 St. James street, by W. M. Kearns, Auctioneer.

The Montreal Street Railway Company, will lay considerable new track during the present summer. The line up Frontenac street from Ontario to the East End Abattoir will be completed in less than two weeks and will run in connection with the Ontario and Wellington line. The loop from Craig street to St. James up Place d'Armes hill, will be completed about Tuesday, and it is said that the St. Catherine and Bleury streets extra line will use this switch. The company also proposes laying a double track along St. James from McGill street to the city limits, this work being to be begun as soon as the rails reach the city. The Verdun extension of 1½ miles will also be started without delay.

It is also expected that the extension of the St. Catherine street line westward through Notre Dame de Grace will be proceeded with at an early date.

The old Sir. Francis Huck's residence on St. Antoine street, corner of Dominion street, has fallen into the lucky hands of Mr. Hicks the popular auctioneer, at a great bargain, namely, \$7,500, equal to seventy-five cents a square foot including buildings. He is to be congratulated on his purchase which adds to his already large holdings in that vicinity.

Mr. James Sutherland is building a cosy home on a very choice lot in rear of Mr. Daniel Wilson's house on

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

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first class repair throughout. Price \$7,700. (800B-3.)

HUTCHISON STREET—A two storey stone front cottage, extension kitchen, cellar basement, with servants w. c., stationary wash tubs, coal room and pantry, basement entrance, five bedrooms on one floor. Built and occupied by owner. (828-3)

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800 and \$2,900. (255B).

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

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

LORNE AVE.—A stone front tenement containing two dwellings, heated by hot water furnace, in good order throughout. Price \$5,500 (875-3)

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

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

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

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

MCGILL COLLEGE AVE. — A stone front three story house, adjoining above, rented for \$500, heated by furnace. (171a-B)

MCTAVISH STREET — A handsome semi-detached residence, on lot 43 ft x 145 ft., first-class stable and coach house. Situation, opposite McGill College Grounds, is unexcelled.

MAGGREGOR STREET—Two red Scotch sandstone houses, each 35 ft. by 61 ft., including extension, 18 rooms all on two flats, cemented cellar, with laundry, coal room, wine cellar, larder, &c. Reception hall finished in quartered oak, with oak floor, mantle and gas grates; bathroom and w.c. is floored and wainscoted with tiles. Everything finished in the best possible manner. Possession of one can be given this spring. (216-B).

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

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

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

MANCE STREET—First class stone front cottage; extension kitchen, five bedrooms, well built and in thorough repair. Price, \$7,400. (260-B.)

MARIN STREET, ST. HENRY—Brick encased 8 dwellings, lately built, rent \$886 per annum. Price \$8,500. (221-B).

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

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

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

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

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

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

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

McGregor street. It will front on Pine Ave and overlook the handsome grounds of Mr. Wilson, of which it formed a part.

Mr. B. Tooke has not yet broken ground on his fine corner lot bought from the same property.

The handsome house and grounds known as Weredale, and last occupied by Mr. L. J. Seargeant of the Grand Trunk Railway, have been leased by Mr. and Mrs. Grant, who have removed from their summer residence at New Port, R. I., where for several seasons they have occupied the property of the late Edwin Booth, tragedian, who named it "Boothden." Mr. Lewis, the present owner of Weredale, has received several propositions of purchase recently, and a sale may be effected during the present month, subject of course to the lease. The pretty new chapel built on the grounds, and recently opened by Ven. Archdeacon Evans, has added greatly to the charm of the Park.

The sale of the portion of the Barron property to the London and Lancashire Life Assurance Co. at twenty-four dollars a foot, suggests a comparison with the proposed purchase of Hon. I. Berthiaume, of *La Presse*, of the corner of St. James street and St. Lambert hill. There is such a wide gap between the two prices that Mr. Berthiaume may be congratulated on his bargain which secures what should be one of the most prominent corners in the city and only a modern building such as he proposes is needed to create a new standard of value there.

The establishment of the new Grand Trunk Offices should and will have a most salutary effect on properties in that vicinity. Already a fresh inquiry has sprung up there, and it is more than likely that some of the old time values may be reached before very long. There is no good reason why this central and convenient locality should be sunk

MOUNTAIN STREET, NEAR SHERBROOKE—A choice modern house, built for owner. Full size; extra deep; outlook and surroundings especially good. Ground floor contains drawing room, library, dining-room, pantry, kitchen, backstairs, etc. Upper floors, seven bedrooms and two servants' rooms. (186-B)

PARK AVENUE—A handsome full sized family house extra wide and roomy, and in perfect order, fitted with all modern conveniences, will be sold at a reasonable price as owner has bought a larger property. (251B).

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

PARK AVENUE—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (842-3)

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

PEEL STREET, above St. Catherine—A stone front house, suitable for a doctor or dentist; containing basement and three flats; will be sold at a moderate price, or would be exchanged for a more expensive property. (246-B)

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

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

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

PEEL STREET—A full sized cut stone house, below Sherbrooke street, well situated and in good order, heated by hot water furnace. Lot 24x116ft, a thoroughly comfortable family house. Price only \$11,000. (661-3).

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

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

PINE AVENUE—A handsome stone front house, on lot 24 by 100 feet,

extension kitchen, three flats, six bed-rooms, Daisy furnace, all improvements. Moderate price. (71-B)
PRINCE ARTHUR STREET—A 3½ story solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208-B).

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

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

PRINCE ARTHUR STREET—A comfortable stone front house, with all improvements, Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price \$7000. (595-3)

SANGUINET AND VITRE STREET—A small property 50 x 80, comprising two dwellings and a shop. Price \$3,700. (248B).

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

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

SHERBROOKE STREET WEST—A handsome corner house, containing all modern improvements, and in perfect order from top to bottom. A splendid position for a doctor, and in every way a comfortable and elegant house. Price only \$16,500. (815-3).

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

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

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

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

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

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

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

to the low level of prices prevailing there for some years past.

The proposed new Pavilion assembly or concert hall for Westmount may be looked upon as somewhat socialistic and advanced, but it is a move in the direction of the times and is being made by cool canny Scotchmen who are not likely to lose their heads or the taxpayers' money over this or any other proposed scheme for the improvement of Westmount.

It is regretted however that the same councillors of Westmount had not in recent years enacted some by-law preventing the iniquitous overbuilding of flats in their confines. They might at least have been kept more in certain bounds and not spread over so large a portion of what should have been the site of villa residences with spacious grounds.

SPECIAL.

COUNTRY HOUSES FOR SALE OR EXCHANGE.

This is the month for home seekers in the country, and we take this means of inviting inquiry into our list of most desirable places.

We have this spring several exceptionally fine properties to offer, which have never been in the market before.

Some close at hand and convenient to the city, others more distant and secluded, but all offering peculiar attractions to suit the various tastes. And we add that there are few things on which tastes differ so materially as in the location and description of a country home.

We have some beautiful photographs of the various properties, which it will be a pleasure to show, either as works of art or for business purposes.

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

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

ST. ANTOINE STREET—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price \$9,750. (164-B)

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$8,500. (129-B)

FOR SALE OR TO LET

919 Sherbrooke Street.

with extensive GROUNDS, GREENHOUSES, VINERY and FARM BUILDINGS all in perfect order. Also LARGE ORCHARD and PASTURE; in all fifty-four arpents.

Beautiful situation at the head of the ISLAND OF MONTREAL, on LAKE OF TWO MOUNTAINS. Good boating and shelter for yachts drawing six feet.

Full particulars with illustrated pamphlet furnished to intending purchasers by

JOHN B. ABBOTT, Advocate,
 163 St. James Street,
 Montreal.

Telephone 1642.

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

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

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6000. (705-3)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 187 feet 10 inches on City Councillor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (578-3)

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

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

ST. DENIS STREET—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,800. (18-105)

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

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis Square. Price \$5,600. (811-3)

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

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

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

ST. FAMILLE STREET—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement collar, with laundry and servants' accommodation. Up to date in every respect. (819-3)

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

ST. HYPOLITE STREET—Brick enclosed tenement, two dwellings and shop, rented for \$375 per annum. Price \$1,300. (887-3).

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

ST. LOUIS SQUARE—A full sized stone front house, 27 x 40 feet and extension, heated by hot water fur-

We guarantee to give the best value and the easiest terms in this particular line.

We would also call the attention of those having vacant city lots or built property to the fact that we are in a position to exchange several of our best country properties on favorable terms.

J. CRADOCK SIMPSON & CO.,

181 St. James st.

INVEST NOW.

The natural growth of the City of Montreal during the next ten years should swell its present population of 300,000 to at least 400,000. Such an estimate is certainly a conservative one considering the improving conditions and also the fact that during the past ten years, which included a period of quite severe commercial depression, the increase has been at that rate.

To make such a claim for the next decade is equivalent to saying that during the next ten years a city one-third of the size of the present city of Montreal will have been added to it, that probably as many houses as are now situated between Bleury street and the western limits of the city will by that time have been built on lots which are now unimproved and on land which is now unsubdivided fields and commons. Now in the natural course of events this growth, great as it may now appear, will have taken place. It is bound to come, just as surely as one season is succeeded by another. Under the circumstances who will say that for absolutely certain profitable investment in real estate the opportunities of to-day are low as great or greater in Montreal than they have been at any time in the past? With increase of population invariably comes enhancement of real estate values, land in certain sections on the outskirts of the city which to-day may be bought for a few cents per foot will within the next few years have doubled, trebled and even quadrupled in value, and the great profit due to so great an enhancement will have found its way into the pockets of people of foresight and judgment.

While present opportunities are by no means strictly confined to any particular section, we have in mind one piece of property adjoining Westmount, and on the line of the St. Catherine street cars, to which we would draw special attention. It contains several hundred thousand square feet and may be bought either *en bloc* or in parcels. Such a property situated right in the line of rapid improvements supplies an investment of an ideal character. It is owned by an estate now being closed and may be bought on

nance, dining-room, and small conservatory on ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-8)

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

ST. LUKE STREET—Two stone-front apartment houses close to Guy street, costing over \$12,000, rented (at low rentals) for \$900; will be sold for the mortgage and charges amounting to \$9,500. An opportunity for a small capital — only \$8,000 cash required. (575-8)

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

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

ST. MATTHEW STREET — Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,600. (185-B)

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

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

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

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

TUPPER STREET—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (284-2)

Business Properties

And Building Lots

FOR SALE

—BY—

J. CRADOCK SIMPSON & Co

Real Estate Agents.

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

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

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

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

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

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

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

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

CHATHAM STREET.—A block of land with a frontage of about 125 feet and a depth of 105 feet on Hunter street; desirable manufacturing site. (8-3)

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

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

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

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

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

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

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

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

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

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

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

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

reasonably easy terms and at a figure which will permit of an investor turning it at a handsome profit. If you realize the opportunities of today and contemplate investing, particulars of this should interest you. We invite a personal interview.

J. CRADOCK SIMPSON & CO.,
181 St. James St., Montreal.

THE HARBOR.

The acrimonious discussion of the Harbor question is much to be regretted. We have no doubt that many of our best-intentioned fellow-citizens of the East end conscientiously believe and accept all that Mr. Tarte and Mr. Prefontaine say in the matter, but those who have followed the subject closely for a number of years knew that many of the statements made by these estate politicians in Parliament are absolutely without foundation in fact, and that they are misleading their hearers and readers.

Every good citizen wants our harbor made the most of, but no good citizen wants to see public money spent where it will be useless or unprofitable. We need a dry dock, to be sure, but in the first place, we think the Government should build it, and, in the second place, it is not by any means clear that the low land in Maisonneuve is the best place for it, where every gallon of water will have to be pumped out, instead of emptying itself by gravitation, as on higher ground. Let us be sensible, whether we are English or French—Business is business.—

ON THE USE OF SOFT WOODS.

In most of our American cities, the problem of procuring artistic color effects without having too much white paint to keep clean, is one which demands attention from both architect and housekeeper.

For a simple house of moderate cost, fine woods are generally out of the question, but that is no reason why the small house should not be equally charming in its color scheme. White: wood or poplar, the cheapest of woods, is close in grain, and can be stained and rubbed down to a beautiful finish, in red, green, blue, brown or mahogany color. Hazel or gum-wood, which is but little more costly than poplar makes a beautiful finish, either natural or stained to match mahogany, which it does more perfectly than either birch or cherry; while Georgia pine, stained a rich Vandyke brown, is almost, if not quite, as beautiful as bog or Flemish oak.

In an inexpensive house, no other wood than poplar or Georgia pine need be considered; and if they are properly stained, the effect can be made very beautiful. If the house has a sunny exposure and direct light into the hall, the woodwork of vestibule, hall, and stairs might be Georgia pine, stained to represent old English oak. The best way to get this effect is to cut half a pound of bichromate-of-potash

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)

CRESCENT STREET — Three fine building lots on the best part of this street, each lot 20 ft. front x 109 ft. deep. Low price to a prompt buyer. (182-B)

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

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

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

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

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

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

FULLUM STREET — A block of land near Ontario street, 188 feet by 217 feet, suitable for factory site. (869-8).

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

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

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

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

HUTCHISON STREET, MONTREAL ANNEX. — Building lot, 50 ft. x 100 ft. Price \$900. (261-B.)

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

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

in about a gallon of hot water; cover all the bare woodwork with this mixture, then rub it down smooth with sandpaper, to remove any roughness or imperfections in the surface. When this is done, cover the wood with an oil stain, made of amber and black, and toned to the desired shade. This stain must be well rubbed in, so that the grain of the wood is thoroughly filled, and cleaned off while wet.

The final finish depends upon the amount one is willing to expend.

The simplest way to finish stained wood is to cover the stain with one or two coats of raw linseed oil; while the best way is to give it three coats of thin-spirit white shellac, and rub with pumice-stone and oil to a dead, even finish. In such a hall, a plain-toned yellow or cardinal red paper will produce the best effect. If the library or living-room opens directly off this hall, the woodwork (poplar) could be stained a mahogany or Moorish red, and the walls painted or tinted a cool sage-green, while the ceilings in all cases should be of one plain tint, or ivory-white.

A charming blue-and-white dining-room can be obtained by staining the woodwork (again poplar) a rich blue, covering the walls with a blue-and-white paper, and using simple ruffled muslin curtains at the windows.

If the house allows of a reception-room, the woodwork in this room had best always be painted white.

The stains for these various colors can easily be procured by buying them all mixed, or preparing them one's self, and the latter method is strongly recommended. The first preparation is the same for all colors: To one quart of oil take two quarts of turpentine and about one pint of dryer, and then add the coloring matter. To produce a good green, use chrome-green, yellow, and black, experimenting until the desired shade is reached; for blue, use Prussian blue, yellow, and black; for red, if a brilliant color is desired, use vermilion; otherwise use Venetian red, unless a particularly rich Moorish red is sought for, when it is best to use Indian red and black.

The best mahogany effect is procured by purchasing, in dry form and dissolving in hot water, about four parts of mahogany to one part walnut, which will give a strong, rich color.

The colors mentioned come in a dry powder, and are soluble either in alcohol or water; they also come in a spirit form, when they are clearer in color, but require much more skill in application. All of these colors are to be mixed and applied in the same manner, and much of the richness of the effect depends on the rubbing. The mahogany stain can be applied to birch, cherry, whitewood, or poplar, and gum-wood or hazel, of which the last named produces the richest effect.

For the various shades of green, blue, red, or brown, it is best to use white wood, as it seems to hold the colors better.

Georgia pine is so resinous that it is only safe to use it for the bog oak stain, described above.

With a little careful planning of colors with reference to exposure of rooms, an astonish-

NOTRE DAME STREET — A good stone front warehouse, near McGill street, 30 feet front, splendid situation for any kind of wholesale business. (688-8)

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

NOTRE DAME STREET. — Nos. 792 to 800, three brick houses of three stories, and two frame houses, valued by the city at \$10,000, would be sold on easy terms. We believe this property has a good future. (256B).

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)

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

ROBERVAL STREET, HOCHELAGA. — A number of fine lots immediately adjoining the bridge works and the Canadian Pacific Railway. Suitable for workmen's dwellings or a factory site. A low price will be taken. (99-8)

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

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

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

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

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

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

ST. 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. (292-A)

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

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

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

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

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

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 13,745 square feet. (235-a)

ST. CATHERINE STREET. A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885B-3).

ST. CATHERINE STREET.—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries and offers. (230B).

ST. CHARLES STREET—A good building lot, 50 feet x 110 feet, near Napoleon St. Would be sold cheap to a prompt buyer. Close to Centre Street cars. (163-B)

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

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1528 feet; will be sold at a moderate figure, owner must sell. (753-B)

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

ST. JAMES STREET—Corner of St. Lambert Hill; one of the finest pieces of investment property (at the price) in the street, 115 feet 9 inches frontage on St. James street; about 66 feet on St. Lambert Hill, and about 118 feet on Fortification Lane. Area 10,164 feet. Within 100 yards of the New York Life Building; sure to increase in value. (236-a)

ST. JAMES STREET—The magnificent Bank premises and office building of the most modern description, is offered for sale definitely at a low price, affording an opportunity for a Bank or insurance company to acquire suit-

ably beautiful effect can be achieved with small expense, and there is no one thing which influence one's mind and affects one's temperament more than color.—*In The House Beautiful.*

ALFRED H. GRANGER.

CONCERNING FLOORS.

The horror of the conventional house cleaning has, of late years, been greatly mitigated by the substitution of rugs for carpets. There was but little to recommend the old style of covering the floor completely; it surely led neither to health nor convenience, while only in exceptional cases had it any merits from the standpoint of beauty. Even nowadays, under certain circumstances, a carpet of a plain color or very unobtrusive pattern may be used to good advantage. This is more likely to be advisable in a bedroom where, for the sake of warmth, it is better to have no part of the floor uncovered.

In old houses, where the floors are not well laid or of soft wood, a plain colored carpet can also be used successfully. It is usually advisable, however, in such cases to spread a few goodrugs upon it, not only to add tone to the floor, but to prevent the wear in spots. Dark green, red, or blue make excellent effects when used in this way, and, barring the expense and trouble of taking them up and periodically beating them, it is quite to be recommended. Rugs, of course, are cleaned more frequently, and thus become advisable from a sanitary standpoint. Once a week or once a fortnight they should be taken out of doors, if possible, and swept thoroughly on both sides, but not beaten. At long intervals they should be cleaned, but should never be beaten. They are very serviceable, and will outwear many carpets if simply walked upon, but are never as closely knit together as these latter, and cannot stand beating and violent shaking. In a general way, small rugs are to be preferred to large ones, not merely because only in the smaller sizes are the finest and most beautiful pieces to be secured, but because they give to the floor the more variety and interest than where one huge rug almost fulfills the function of a carpet by covering the entire floor.

In dining-rooms, a square of some solid colored carpet, or one having a small, unobtrusive figure, is usually to be preferred, or here one rug of the proper size is best. In this room the necessary moving back and forth of chairs precludes the use of smaller pieces, but in the drawing-room, library, living-room, or hall they are preferable. For bedrooms everywhere, and in a country house for all rooms, mattings are very attractive. Those from Japan, in which the wool is twine, are more flexible than the Chinese variety, which are woven upon straw but wear better. Mattings are not suitable for heavy wear, and where subjected to it, should be protected by mats and small rugs.

Hardwood floors in conjunction with rugs of one kind or another, are now used almost to the exclusion of other treatments; and where the floor is of soft wood, but even and true, if stained or painted it will frequently be more satisfactory from all standpoints than a carpet.

able quarters at a fraction of the cost. Plans and particulars at our office.

ST. JAMES STREET, LITTLE ST. ANTOINE AND CRAIG STREETS—The property formerly largely occupied by The Witness and having a frontage on St. James street of 89 feet, on Little St. Antoine street of 68½ feet and on Craig street of 91 feet, with commercial and manufacturing buildings yielding a good revenue. Will be sold at a great sacrifice either en bloc or subdivided as far as practicable. Inquiries and offers solicited.

ST. HENRI, CANAL BANK AND ST. AMBROISE STREET—This large and splendidly equipped foundry property recently built on the most modern plans, with substantial buildings and plant suitable for manufacturing business. Will be sold as a whole or in parts at a fraction of its cost. Inspection and offers are solicited. Plans and details on file at our office.

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

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

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

ST. PAUL STREET—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price \$4,500. (881-3)

REDPATH STREET—One of the finest building sites in the market above Sherbrooke street. Frontage 46 feet, depth 145 feet, surroundings of lots only 52 to 80 feet (e/p, very the very best. (257B).

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

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

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

Buildings, 28 and 30 Hospital street, and 18 St. John street. Also large warehouse in rear of 28 Hospital street. Immediate vicinity of Board of Trade Buildings. In perfect order and well let; a perfectly secure first class paying investment with an almost certainty of a very large increase in values.

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

Houses and Building Lots

FOR SALE

-AT-

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

BURTON AVENUE—A good building lot, 60 ft. by 79 ft., would be sold very cheap. (156-B)

CAMPBELL STREET—Two very desirable lots each 68 feet by 176 feet; fine situation. (109-B)

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

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

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

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

DORCHESTER STREET—A modern stone front house, heated by hot water, fronting Woredale Park; the rear view commanding the whole mountain side, a minute's walk from one of our prettiest city squares. Price only \$7,500. (437-3)

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

DORCHESTER STREET—Three choice lots near Claudiéboye Avenue, each 25 feet front. (205-a)

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

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for

The ordinary finish is shellac and varnish, not a very good one, as the varnish soon loses its luster and is easily scratched and marred by furniture and feet. The most beautiful effects are obtained by waxing, and then polishing energetically. No hardwood floors can be maintained in good condition without a deal of attention. The dirt or soot must be wiped off daily to prevent it being ground into the delicate surface of the floor, and about once or twice a year a general overhauling becomes necessary.

In decorating, it is well to give the floor more color than design. It is confusing to the eye and irritating to the mind to walk upon large and sprawling designs of any nature. One feels as if compelled to tread precisely in the same square or upon the griffin as one crosses such a room; it is like walking over a railroad bridge upon the ties. Color, on the other hand, brings no such unpleasant sensations, but fills the whole room with warmth, or coolness, as the case may be, that is much to be courted. Very light colors are not suitable for floor coverings; these are intended to be walked upon, and nothing that is unable adequately to allow for use without undue sign of injury or soil is sensible or good. The colors should, therefore, not be light, nor on the contrary, too dark, though rich and deep, but cheerful.

The hardwood floor may be stained to correspond with the other woodwork of the room, or with the furniture intended to be used. If, as is often the case, two or more rooms open into each other with broad doorways at which there is no sill, and consequently no break between the floors, they should all be treated alike, and be of the same color. When, however, there is a decided line dividing one floor from the next, each may be treated as best suits the room in question. With carpets, the same principle holds good.

There are those who will sacrifice warmth and quiet in order to obtain the advantages of a tile or marble floor. In a large house such floors have undeniable charm in a hallway, and for a dining-room there is something to be said for the cleanliness a tile floor insures.

Rooms furnished in some heavy antique style, such as Tudor or Flemish, will look particularly well with a red tile or brick floor, and if the chairs have rubber tips nailed upon the legs, the objection of noise is well overcome. Bath-rooms too, may well be built with glazed tile floors. Of course, the mosaic floor is for the great houses only, and then depends upon the design and color for its attractiveness, and like all other stone floors, hardly seems to suit the climatic conditions of America.

Of painted floors for country houses, there is not very much to be said. If the woodwork is painted also, quite a decorative effect may be obtained by coloring it and the floor boldly in contrast with the walls and ceiling. This is frequently much more effective than the cheaper kinds of hardwood floors, and in many cases is far more attractive than the old time carpets.

The floor, like the walls and the ceilings, must be restful, so that one may gaze upon it contemplatively without any feeling of wonder

electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-8)

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

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

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

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

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

HILLSIDE AVENUE—A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (180-B)

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

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

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (793-3)

MOUNT PLEASANT AVENUE—Two story red stone front house, with extension kitchen. Daisy furnace, three mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (863-3)

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

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

ROSEMOUNT AVENUE—A detached brick residence on lot 87½ ft. x 156 ft., fitted by all modern improvements, 8 bedrooms; in good order throughout. Particulars at office. (178-B)

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 88 ft. to 91 ft., each. Reasonable price. (178-B)

ROSEMOUNT AVENUE—A substantial detached residence, fitted with all improvements, grounds have a frontage of 169 ft. on Rosemount and 184 ft. on Mount Pleasant avenue, by a depth of about 140 feet. Also three good brick houses, two on Rosemount Ave. and one facing on Mountain Ave., all well rented to good tenants, on lot fronting on both avenues, and with an area of 36,894 feet. (178-B)

ROSEMOUNT AVENUE—Handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc., five bedrooms. (885-8)

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

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

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

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

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

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each, (382 & 386-2)

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

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners' occupation. Each lot has a frontage of nearly one hundred feet, one commands a view from elevated land, the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and contain-

ing special features throughout. Will be sold at a reasonable price. (178-B)

or uneasiness. A room is to live in, read in, or dream in, and anything which constantly diverts one's attention and demands recognition becomes in time an irritation.—*In The House Beautiful.*

OLIVER COLEMAN.

CHARACTER THE BASIS OF CREDIT.

The three component parts of credit are character, capacity and capital, and the greatest of these is character. Character counts continually for credit, and I intend to speak to you for a moment upon the question of character in its relation to credit. George Washington, in his first inaugural address said: "The foundation of our national policy will be laid in the pure and immutable principles of private morality," and in reply to this address of Washington by the Senate of the United States these words were used: "We feel, sir, the force and acknowledge the justice of the observation, that the foundation of our national policy should be laid in private morality. If individuals be not influenced by moral principles it is vain to look for public virtue." A well known writer says: "What we are sooner or later shows itself in what we seem. Our character unconsciously, but inevitably, expresses itself in our actions, our speech, our manner, our looks, and finally it is seen by our fellows as they observe us."

What is character? It is an individual matter. You cannot have another's character. You may try to imitate, perhaps, the character of some great man; but to the man himself who is his own master, his character standeth or falleth. Character is that something within you which receives and impresses upon your mind and writes in indelible letters on your heart your thoughts, words, and deeds. Character is the fine tone of your heart strings, or else it is the dull thud of life which seems to chill you through and through. Character is that something which points you onward and upward in life's work, or else drag you down to lower and lower depths as it becomes foul with the heavier material of life's dregs. Some one has well said that "Character is not something that is added to your life, but it is life itself." Character building is not the work of a moment or a day. You cannot jump into a character as you would into a suit of clothes, unless it be an assumed character. The man with an assumed character is a hypocrite, whom we all despise. Character building is a slow process. It must be worked at continually, and, we are building even when we are not conscious of it.—*Business.*

THE NEW COLLECTING SEWER AT VIENNA.

A very important piece of municipal work at present under construction is the new collecting sewer on the right bank of the Danube canal, in Vienna, and a visit of inspection recently made by the Austrian Society of Engineers resulted in an interesting account of the works, published in the *Zeitschrift des Oesterr. Ing. und Arch. Vereins.*

ing special features throughout. Will be sold at a reasonable price. (178-B)

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

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

WESTMOUNT PARK—A handsome solid brick house, 18 rooms and a fine cellar, Daisy furnace, Sanitary arrangements perfect. Electric light and gas in house, gas grate in parlor. Corner lot with 100 feet frontage on the beautiful new Park. Size of lot 50 x 100. Price \$10,000 (74-B)

WESTERN AVE.—Two new houses in pressed brick with stone trimmings of latest design and thoroughly well built, adjoining red stone house corner of Elm Avenue. A very convenient locality. Inspection and offers solicited. (721-3)

WOOD AVENUE—A three story red stone front, semi-detached house, with two story extension; cemented cellar with laundry, store-room, Daisy furnace, etc. Seven bed-rooms, ample cupboard accommodation, four fire places, electric wires and gas throughout; hardwood floors on ground and first floor. Exterior finished in cottonwood. Particulars at office. (208-B)

WESTERN AVENUE—Two fine building lots, corner of Elm Avenue, 27 ft front x about 98 ft. deep, good lane in rear. These lots are exceptionally well situated, good view of the mountain, adjacent houses are all handsome, well built and occupied by owners. (176-B)

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

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

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

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

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

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

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

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

CHAMBLY BASIN—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station, (C. V. R.). Solid stone three story house, fifty feet square; hot water furnace; large stable and coach house and other out-buildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (119-B)

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

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

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot. A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (54-B)

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

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

The purpose of the sewer is to divert from the canal all offensive sewage drainage, and to provide for the entire discharge of all the existing sewers of the city on the right bank, delivering the sewage into the Danube below the city. The large area thus drained includes many former streams which have been arched over in the built-up portion of the city. It would be impracticable to provide a collector of sufficient capacity to receive all the storm water in time of sudden and heavy rainfall, but this problem has been met by providing suitable overflow connections to the canal, which, coming into service only when the sewage is greatly diluted with rain-water, do not cause any perceptible nuisance.

The large size of the sewer, and the fact that its line lay directly through an important part of Vienna, introduced some difficult constructive problems, especially in connection with the underpinning of foundations of handsome and important buildings, the trench in some instances extending from curb to curb with a depth of 30 to 40 feet.

The soft nature of the soil in the open part of the excavation—soil which is practically the alluvium of the Danube—made it very necessary that the sides of the excavation should be most thoroughly braced, and the photographs of the work in progress show how great care was taken in this respect. In view of the character of the ground, pains were taken to insure a sufficient foundation for the masonry, piling being used where necessary and the weight of the masonry being distributed by inverted arches upon concrete bedding.

The arch of the main subway is 24 feet span and 12 feet rise, with a channel 15 feet wide and 3 feet deep along the bottom, much as in the great Paris sewers this leaving a footway along each side, by which the passage can ordinarily be traversed, while providing a large area above in times of emergency. Where the sewer is divided into two branches, as is the case just above the overflow at the Sofien bridge, the size is reduced in one case to 14 feet span by 10 feet rise, and in the other to 10 feet span by 7½ feet rise; in the latter case a portion of the work was done by tunnelling, instead of opening a trench for the entire length. An interesting feature in connection with a portion of the tunnel work was the fact that the massive foundations of the old walls of Vienna lay in the path of the tunnel, and offered no small obstruction to the work.

An interesting feature in connection with the work is the extensive use of electric power for the removal of unfiltrating water. Electric motors operating centrifugal pumps furnished a very satisfactory combination, the current being taken from the mains of the local electrical company, although in some cases portable steam engines and pumps were also used. The great convenience which the portable character of the electric motor and pump combination affords renders it especially adapted for contractors' service in work of this nature, there being eight electric motors used for this purpose and only two steam pumps.

The work upon the sewer was commenced only September, 1897, and already more than one-third is completed, so that by the close of the present year this extensive municipal improvement will doubtless be an accomplished fact—*The Engineering Magazine*.

OTTERBURN FARM—Belonging to the Estate of the late Sir Joseph Hickson, contains about 2800 acres of which 225 acres are under cultivation. The property is situated on the river Madawaska about 4 miles south of Lako Temiscouata, and is reached by the Temiscouata Railway which runs through the property at about half a mile from the house. The distance from Riviere du Loup on the St. Lawrence is 65 miles, and about 17 miles from Edmunston, St. Johns River, the junction of the Temiscouata and Canadian Pacific Railways. Cleared land produces large crops of hay, oats, peas, wheat and potatoes, well fenced. The uncleared land contains fine timber, principally cedar, pine, ash and tamarac, which produces some revenue without depreciating the value of the property. Considerable stock has always been kept on the farm, and there are large barns, sheds and outhouses in first-class condition. Good dwelling house and a farmer's house, also boat-house, blacksmith's shop, carts and farm implements. There is good trout fishing throughout the whole of this district, the toulida being abundant in Lake Temiscouata. Partridge and hares are also plentiful. Other particulars at this office. (186-B)

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

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

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

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

ST. LAMBERT—A detached villa residence, built of brick and stucco work, on stone foundation, 10 large rooms, bath room and closets, daisy furnace, large verandahs on ground floor, balcony on first floor. Lot 90 ft. x 175 ft., laid out in lawn and planted with apple, pear and plum trees, five minutes from station. (191-B)

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

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

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelieu River; nine rooms, bath and w. c. in each. Area of lot about 16,700 feet. Price only \$3,000 (205-C)

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

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

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

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

FOR SALE OR TO LET

Boisbriant Manor House,

MAGNIFICENT modern TOWN MANSION, with spacious stables. Beautiful staircase, dining room and library. LARGE RECEPTION ROOMS with silk hangings, curtains and principal rugs designed and made for the house by MORRIS, LONDON. LARGE VACANT LOT adjoining the house will be sold with the house if desired.

Apply to

JOHN B. ABBOTT.

163 St. James St.,
Montreal.

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

DRUMMONDVILLE, QUE.—A farm of about 100 acres, near the centre of the town, partly divided into building lots; the house is 30 x 40 ft., with wide verandah on all sides, heated by furnace, and in good order. The property is situated within 15 minutes' walk of the Intercolonial and Canadian Pacific Railways. Plan and further particulars in office. (263-B).

GRIMSBY, ONT.—A charming modern homestead in the finest fruit section of the garden of Canada, in perfect order within and without. A small earthly paradise. Price \$6,000. (259 B).

ISLAND GEM OF THE RICHELIEU.

—Charming country home on the historic Richelieu River, near Montreal, known as "Ile aux Cris." Late residence of Colonel DeMontigny. About 70 acres, one half beautifully wooded, balance under cultivation. A tower water service, most complete, distributes over the island. Outbuildings, stables, barns, ice-house, lodge, vegetable and fruit gardens. Good fishing and boating. A beautiful steam yacht, forty feet long, twelve miles an hour, will be included if desired. The property is for sale on account of death in the family, and will be sold at a bargain, and on terms to suit the purchaser. (264-B.)

SEIGNIORY FOR SALE—A fine seigniorial property, beautifully situated, within twenty miles of Montreal; comprising the Manor House on six arpents of land laid out with ornamental trees and shrubs. The house contains twenty rooms, heated by hot water, and there is excellent stabling. There is also a well wooded domain of 150 arpents; a grist mill; water power; water works and aqueduct; three islands, etc. The total revenue is about \$8,750. This is an exceptionally good opportunity for a capitalist or a well-to-do politician to acquire a fine country residence, within an hour's ride of Montreal, with all the advantages accompanying the position of Seignior. (47-B)

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x100 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (202-B.)

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

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

WINDSOR, ONT.—A block of 150 feet frontage on the main avenue of this thriving town, would be exchanged for city property. (258B).

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

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

LACHUTE, P.Q. FARM FOR SALE.—170 acres, of which about 40 acres are in cultivation; 50 acres in pasture, and about 40 acres in bush; ¼ mile from railway station; five minutes walk from church and school; good water supply; large sugar bush; good dwelling house, barns and outbuildings. Price \$4,500.

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

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

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

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REAL ESTATE TRANSFERS RECORDED IN MAY, 1898.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PERFOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
Labelle, 29.....	St. James....	476	N. E. ½	21	68 6	1438	.....	Buildings.....	2000 00	
Beaudry, 4 12-418.....	"	1025	.....	43	78 6	3376	.....	"	6000 00	
Ernest, 13 17.....	"	1200	35 A.	24	71 5	1714	.....	"	7500 00	
herrier, 108.....	"	1203	pt. 70 & 71	23	120	2760	.....	"	2800 00	
t. Hubert, 79.....	"	508	pt.	19 6	90	1755	.....	"	4600 00	
herrier.....	"	1207, 1208	pt.	116 6	120	13960	1.00	Vacant.....	13960 00	
Wolfe, 397 401.....	"	974	151 & 152	44	72	3168	.....	Buildings.....	2800 00	
Amherst, 736.....	"	1211	43	26	110	2860	.....	"	6900 00	
St. André, 465.....	"	811	3	19 9	154 6	3051	.....	"	3833 00	Sheriff's sale.
Notre Dame, 1385-1389.....	"	137	.....	29 4	irreg.	2002	.....	"	8446 30	
St. Denis, 483.....	"	1200	13	25	100	2500	.....	"	12912 50	
Mentana, 201-205.....	"	1211	74	25	106	2650	.....	"	4500 00	
Delormier Ave.....	St. Mary's....	1239	.....	40	100	4000	.....	"	5100 00	
Sherbrooke.....	St. James....	1203	Pt. 109	33 8	irreg.	6055	.....	"	8000 00	
Ernest, 19-23.....	"	1200	34A	24	71 7	1719	.....	"	3700 00	rights in.
Notre Dame, 1560-1564.....	East.....	84, 85	pt.	34	irreg.	2347	.....	Buildings.....	7060 00	
Lagauchetière, 102-114.....	St. Mary's....	147	½ S. W. pt.	84	72 9	6048	.....	Buildings.....	40 00	
DeSalaberry, 41.....	"	1495	pt. 59	5	46	230	.....	Strip.....	800 00	
Parthenais.....	"	630	.....	37	80	2960	.27	Vacant.....	6575 00	
Gain.....	"	1571	part	32	75	2400	.....	Buildings.....	2100 00	
St. Catherine, 798.....	"	593	part	57	70	3990	.....	"	1800 00	
Burnett, 75.....	"	1461	16	22 6	75	1687	.....	"	4500 00	
Lafontaine, 247-249.....	"	1101	85, 86	78	113	8814	.....	"	2800 00	
Maisonnette, 302-400.....	"	785	.....	40	101	4040	.....	"	1500 00	
Panet, 251-255.....	St. Louis....	512	.....	20 6	77 6	1605	.....	"	3800 00	
Cadieux, 272.....	"	904	10	21	75	1575	.....	"	7600 00	
Laval, Ave., 256.....	"	293	.....	41	98	4018	.....	"	4276 56	
St. Dominique, 151A, 155A	"	897	21, 22	46	75	3450	1.24	Vacant.....	4000 00	
Laval Ave.....	"	895	5	24	85	2040	.....	Buildings.....	2700 00	
" 10.....	"	1049	12, 13	20 3	67 1	1353	.....	"	8800 00	
St. Dominique, 589-595.....	"	906	parts	135	irreg.	9145	.96	Vacant.....	1950 00	
Laval and City Hall Ave.....	"	1043	.....	21 6	73	1570	.....	Buildings.....	10000 00	
St. Lawrence.....	"	902	112, 113	52	100	5200	.....	"	3500 00	
St. Denis, 536-542.....	"	168	.....	40	70	2800	.....	"	10000 00	
De Montigny, 1274-1276.....	"	428	.....	49 6	irreg.	4340	.....	"	2800 00	
St. Elizabeth, 168.....	"	998	.....	31 9	73	2318	.....	"	2185 38	
St. Catherine, 1718-1728.....	"	897	19	23	75	1725	.....	"	7250 00	
St. Lawrence, 579-581.....	"	897	19	23	75	1725	.....	"	1800 00	
Laval, 38.....	"	869	2	16	56 3	900	.....	"	4400 00	
".....	"	152	Pt. 1	41 3	irreg.	1531	.....	"	7000 00	
St. Hypolite, 53.....	"	906	23	23	84	1932	.....	"	9000 00	
St. Denis, 34.....	St. Lawrence..	14	Pt. 56, 57, 58	59 3	80	4740	.....	"	7500 00	
Laval, 92.....	"	44	167	24	85	2040	.....	"	3100 00	
Emily, 17-21.....	"	14	Pt. 30	20 3	68	1377	.....	"	14395 75	
Hutchison, 90.....	"	44	parts	91	irreg.	12252	1.17½	Vacant.....	1700 00	Retrocession
Emily, 46-48.....	"	252	.....	irreg.	irreg.	7976	.....	Buildings.....	12000 00	
Sherbrooke.....	"	252	.....	irreg.	irreg.	7976	.....	"	16000 00	
Bleury, 217-221.....	"	488	91 5	irreg.	5254	"	3450 00	Sheriff's sale
Balmoral.....	"	42, 73	parts	24	88 6	2076	"		

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MONTREAL WEST.

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.	
				FRONT	DEPTH						
St. Antoine 418	St. Antoine..	87	Part 77	75	135	10125	.....	Buildings.....	7500	
Torance 17-23	"	593	37 & 38	irreg.	irreg.	9124	.....	"		
Durocher	"	1843	Part	110	7	1377	.....	"		
St. Antoine, 274-276	"	461	parts 6 & 7	irreg.	80	2172	.....	"	18460	Sheriff's Sale
Souvenir, 17	"	1639	50	24	irreg.	2337	.....	"	7000	
St. Margaret, 9 1/2-11	"	972	.....	20	47	950	.....	"	5500	
Peel, 288	"	1775	Part	24	136	3276	.....	"	1000	
Lagauchetiere, 810	"	1103	Part	22	86	1892	.....	"	8000	
Latour, 45	"	1088	.....	24	100	2425	.....	"	3000	
Latour, 43	"	1087	.....	20	100	2000	.....	"	2315	
Latour, 41	"	1086	.....	19	95	1810	.....	"	2010	
St. Davids Lane, 18-22	"	857, 858	67	5	75	6	5144	2650	
St. Davids Lane, 17	"	864	.....	35	6	46	1633	.....	1600	Prothonotary Sale
Bishop, 142	"	1703	.....	25	127	3	3185	.....	150	
Dorchester, 1143	"	1624	14	25	127	3	3185	.....	18000	
Overdale, 8	"	1574	2, 3 & pt. 4	87	2	irreg.	8420	.....	6000	
Pine Ave	"	1733	8	19	6	80	1560	.....	3450	
Crescent, 125	"	1702	part 1	57	67	3	3833	50	Vacant	1916	
Overdale, 12	"	1574	parts 75 & 76	23	4	100	2333	.....	Buildings	12500
Coursol, 26	"	87, 86	Part	20	83	3	1665	.....	"	6000
St. Catherine	"	1703	Parts	18	3	90	1642	.....	"	2200
Coursol, 8-12	"	87	91	29	120	3480	\$2.62	Vacant	9100	Sheriff's Sale	
Belmont, 51	"	1114	36	46	irreg.	1438	.....	Buildings	4500	
St. Luke, 17-19	"	1671	S. W. part.	52	160	8320	.....	"	17250	Sheriff's Sale
Lagauchetiere, 823	"	1111	Part 3	44	116	6	5126	.....	"	9100
St. James	West.....	152	1	25	68	1700	.....	"	6500	
Conway, 35	St. Ann's....	399	S. W. Part.	25	100	2500	\$24	Vacant	77275	20	
Richardson, 16.18	"	692	.....	43	6	110	9	4818	Buildings	256
Wellington, 229-233	"	1470, 1471	.....	157	4	irreg.	24061	.....	1000	rights in
Colborne, 30	"	1622	N. W. prt.	45	90	4050	.....	"	28000	
Nazareth, 149-153	"	265	N. W. Part.	33	96	3168	.....	"	6200	
Ottawa, 56-62	"	1354	N. W. Part.	45	90	4050	.....	"	3000	
Magdalen, 407	"	809	6	23	irreg.	1245	.....	"	1800	
Eleanor, 25	"	654	Part.	21	3	63	1338	.....	1545	
Mullins, 40-42	"	1856	44	80	6	3542	1100		
St. Agnes, 15	"								4600		
St. Maurice, 38-40	"										
St. Henry, 78-100	"										

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

181 ST. JAMES ST., MONTREAL.

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

STREET AND NO.	WARD.	CAD. NO.	SUB. No.	FRONT	DEPTH	AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
Marie Anne, 66-68.....	St. Jean Bap.	1	273	20	100	2000	.....	Buildings	2500 00	
St. Denis, 888.....	"	15	527	25	100	2500	.....	"	4400 00	
Sanguinet, 663.....	"	15	884	20	72	1440	.....	"	900 00	
Rivard, 361.....	"	15	377, 378	40	70	2800	.....	"	1300 00	
LaSalle.....	"	1	29, 30	50	91	4550	19	Vacant	900 00	
Dufferin, 135.....	"	7	101, 102, 103	75	80	6000	.....	Buildings	2200 00	
St. Urbain.....	"	511	.....	60	188	11280	.....	Vacant	valuable	considerations.
St. André, 1079-1081.....	"	10	S. E. pt. 75	21	94	1974	.....	Buildings	1200 00	
Dufferin, 23.....	"	7	pt. 156 & 157	40 6	80	4840	.....	"	3000 00	
Marie Anne.....	"	6	103	26	100	2600	36	Vacant	937 20	
St. Denis.....	"	15	653, 654	50	100	5000	1.02	"	5125 00	
Boyer.....	"	8	129 to 136	187	100	18700	32	"	6000 00	
Esplanade and St. Urbain.	"	497	.....	60	163	10080	58	"	5896 80	
Chambord, 13-19.....	"	6	36, 37	48	70	3360	.....	Buildings	6000 00	
Amherst, 1062-1066.....	"	8	116	25	100	2500	.....	"	4700 00	
St. André.....	"	11	67 to 70	81	93	7532	.....	"	10000 00	
Rachel, 221.....	"	5	pt. 104	22	100	2200	.....	"	4500 00	
St. André, 950-952.....	"	10	134	24	94	2256	.....	"	1500 00	
Rachel, 250-252.....	"	8	53	23	100	2300	.....	"	2500 00	
St. Lawrence, 1108-1110 } Mitcheson, 167-173..... }	"	417	.....	47 3	190 6	9004	.....	"	8150 00	
Rivard, 466-468.....	"	15	parts	20	70	1400	.....	"	2600 00	
St. André, 950-952.....	"	10	134	24	94	2256	.....	"	1500 00	
Amherst, 1034.....	"	8	109	26	100	2600	.....	"	1200 00	
Cham. ord, 7-11.....	"	6	35	24	70	1680	.....	"	2500 00	
St. Hubert.....	"	12	97	25	109 9	2744	36	Vacant	1000 00	
".....	"	12	pt. 123, 124	25	109 9	2744	36	"	1000 00	
".....	"	12	pt. 124, 125	27	109 9	2963	36	"	1080 00	
St. André.....	"	11	41, 42	44	94	4136	29	"	1000 00	
".....	"	11	36	23	94	2162	29	"	500-00	
LaSalle.....	"	6	12	24	69	1656	30	"	500 00	
Durham, 26-30.....	"	1	37	25	96	2400	.....	Buildings	1200 00	
St. André, 696-1000.....	"	10	147, 148	48	94	4324	.....	"	3425 00	
Duluth & Montana.....	St. James	1211	parts	irreg.	irreg.	12920	.....	"	33150 00	
St. Hubert.....	St. Denis	7	313	25	109	2725	20	Vacant	550 00	Sheriff's sale
Resther.....	"	325	17 & 18	48	72	3456	24	"	850 00	
Chambord.....	"	331	pt. 137	29	73 6	2132	10	"	213 15	
".....	"	331	pt. 169	25	73 6	1837	10	"	183 70	
".....	"	331	pt. 169	25	73 6	1837	09 1/2	"	175 00	
St. Denis.....	"	209, 196	parts	50	127	6350	55	"	3492 50	
St. Denis, 1267-1273.....	"	162, 163	parts	40 11	95	3882	.....	Buildings	8000 00	
Breboeuf.....	"	331	N. E. 1/2	25	86	2150	10	Vacant	215 00	
St. Hubert.....	"	7	756	25	109	2725	11	"	290 00	
Carillon, 83-95.....	"	324	parts	103 9	84	8715	.....	Buildings	6000 00	
" 83-95.....	"	324	parts	103 9	84	8715	.....	"	7000 00	
Chambord.....	"	331	pt. 87	25	86	2150	09	Vacant	187 00	
St. Frs-Xavier, 2.....	"	265 to 268	.....	irreg.	irreg.	20229	.....	Buildings	4700 00	
Lacroix, 2.....	"	7	638	25	109	2750	05 1/2	Vacant	149 87	
Rivard, 4-5.....	"	231	.....	43 6	86 3	3751	.....	"	51 00	Sheriff's sale.
St. Hubert.....	"	209, 271 5	parts	irreg.	irreg.	196851	.....	"	24800 00	Railway purposes.
Resther.....	"	325	21, 22	46	72	3312	.....	Buildings	5000 00	
Chambord.....	"	330	115 to 118	96	70	6720	41	Vacant	3275 21	
Labelle.....	"	7	994	25	110	2750	08	"	266 50	
Chambord.....	"	330	71 to 74	96	70	6720	41	"	3444 48	
Resther.....	"	325	19, 20	48	72	3456	41	"	720 00	
Rivard, 609 to 613 & 621.....	"	162	parts	198	70	13360	.....	Buildings	.....	Good consideration.
St. Hubert, 1551.....	"	7	139	25	87	2175	.....	"	500 00	
Cowan.....	"	8	201	42	110	4620	07	Vacant	323 40	
St. Hubert.....	"	7	394, 395	50	77	4350	07	"	326 26	
Carrier, 190-192.....	"	204	part	40	72	2880	.....	Buildings	600 00	
Darling, 25.....	Hochelaga.	31	101	22	102	2244	.....	"	2145 00	
Frontenac.....	"	166	516	22	80	1760	.....	"	850 00	
" 208.....	"	165	516	22	80	1760	.....	"	2700 00	
Logan.....	"	166	parts	109 6	80	8760	.....	"	3150 00	
De Montigny, 152-158.....	"	166	624, 625	180	80	14400	.....	"	4200 00	
Ontario.....	St. Mary	1598	56, 57	.....	.....	.....	.....	"	.....
Dezery, 244-246.....	Hochelaga	159	280	irreg.	irreg.	2610	40	Vacant	1044 76	
St. Catherine, 180-184.....	"	54	pt. 41	23	100	2300	.....	Buildings	2161 00	
Liverpool.....	St. Gabriel	31	158, 159	50	90	4500	.....	"	4032 77	
" 266.....	"	3239	26	20	80	1600	.....	"	700 00	
St. Charles, 191-213.....	"	3239	25	20	80	1600	.....	"	700 00	
Charlevoix, 785-795.....	"	2790	50	irreg.	5843	"	
		2791	50	irreg.	6331	"	800 00	Sheriff's sale.

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STREET & NO	WARD.	CAD. NO.	SUR. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS.
				FRONT.	DEPTH.					
St. Antoine.....	Par. Montreal	384	158	25	110	2750	.....	Buildings.....	5500	
Clandeboye Ave.....	"	383	43 & 44	50	110	5500	44	Vacant.....	2420	
do.....	"	384	42	25	110	2750	44	".....	1210	
Sherbrooke.....	"	214	Part of 27	20	95	1900	.....	Buildings.....	6100	
Clandeboye Ave.....	"	383	108 to 111	88 8	115	10198 10	36	Vacant.....	3700	
do.....	"	383	77, 83, 84, 112 & 113	irregular		13505	28	".....	3815	
Chesterfield Ave.....	"	214	11a3 & pt. 11a1	28 4	100 5	2846 8	60	".....	1700	
Selby and Clandeboye.....	"	383	80, 93 & 94	irregular		7930	30	".....	2400	
Columbia Ave.....	"	941	813 & pt. 312 & 314	40	92	3680	50	".....	1840	
do.....	"	941	315 & pt. 314	40	92	3680	50	".....	1840	
Argyle Ave.....	"	282	15"	25	112 6	2812 6	.....	Buildings.....	6750	
Elgin Ave.....	"	251	Parts	126	112 8	14196	.....	".....	8000	
Clarke Avenue.....	"	301 & 302	parts of	irregular		20335 8	51 1/2	Vacant.....	104220 84	price not mentioned
Western Ave.....	"	220	44	42	85 3	3580 6	.....	".....	2221 10	
Brooke St.....	"	383	112 & 113	44 4	115	5098 4	43 1/2	".....	989 10	
Selby street.....	"	384	118 & pt. 117	24	91 1	2187	45	".....	16500	
St. Catherine.....	"	251	part	108 7	147 6	16016	1.03	".....	4000	
Selby St.....	"	383	69	25 3	85	2146 3	.....	Buildings.....	1890	
Elm Ave.....	"	375	82	25	108	2700	70	Vacant.....	7700	
Dorchester, 4260.....	"	941	292	26	100	2600	.....	Buildings.....	price not mentioned	
Prince Albert Ave.....	"	214	16 & 17	206	112 6	23175	.....	Vacant.....	14000	
do.....	"	208	25, 25a, 24a, 24 & 23a	126 4 1/2	111 2	14048 7	.....	Buildings.....	2477 50	
Elgin Ave.....	"	251	part	75	111	8325	30	Vacant.....	8259 30	
Roslyn Ave.....	"	219	155 & pt. 156	irregular		82593	10	".....	8500	
Mount Pleasant Ave.....	"	374	75	37 6	112 6	4219	.....	Buildings.....	7500	
Arlington Ave.....	"	230	pt. of 22	25	113 7	2839 7	.....	".....	1861 60	
do.....	"	230	pt. of 25	44 4	105	4655	40	Vacant.....	6250	
Brooke St.....	"	283	93 & 94	44 4	105	4655	40	Vacant.....	7500	
Projected St.....	"	252	3, 3, 4 & 5	100	125	12500	50	".....	1861 60	
Metcalf Ave.....	"	254	2	22	108	2376	.....	Buildings.....	6250	
Arlington Ave.....	"	230	21 & 22	37 6	112	4200	".....	7500	
Western Ave.....	"	219	part 17	30	95 9	2902 6	".....	2250 00	A réméré
									6500	

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