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# Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1895 by James Cradock Simpson and Henry Lester Putnam at the Department of Agriculture.

Vol. X.

Montreal, May, 1897.

No. 5.

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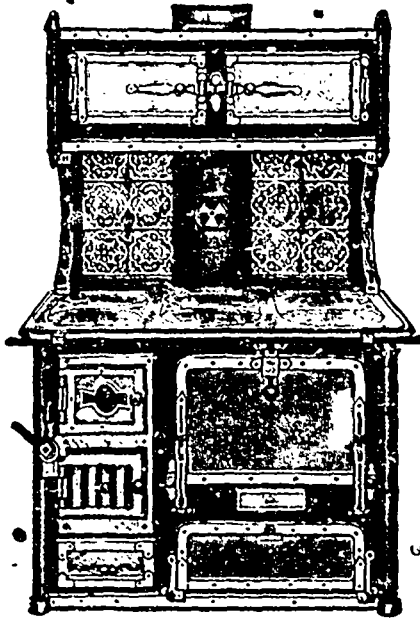
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MONTREAL.

# Real Estate Record

Vol. Iv.

MONTREAL, MAY 10th, 1897

No. 5.

## THE Real Estate Record

IS PUBLISHED MONTHLY

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## Monthly Review.

Although dulness is still the prevailing feature, there has been an improvement in the tone of the general real estate market this month, and the transfers show a larger volume of business consummated than was expected. St. Lawrence Ward leads in amount, owing to a transfer to the Sun Life Assurance Co. of a number of houses on Milton and St. Charles Borromeo streets in that ward, while St. Jean Baptiste and St. Denis Wards show the most activity as regards the number of sales. In Westmount the sales of vacant land predominate, the principal one being that of three blocks of land on Clarke and Olivier avenues, comprising a superficial area of 107,224 feet, at 32½ cents per foot.

Everybody connected with the real estate market looks forward to a much better condition of affairs as soon as an improvement in general business takes place. Now that the tariff is a known quantity, and the Provincial elections are over, it is to be hoped that the politicians will take a well-earned rest, and permit the other classes of the community to settle down to work and make improvement possible.

Another element that will have its influence on the real estate market is the fact that the rate of interest on first-class securities, and of income from first-class investments, is tending downward in all the financial centres of the world, and the same tendency is observable here. Every month of late, mortgage loans are recorded at 4½ per cent., occasional ones at 4¼ per cent., and once in a while at 4 per cent. These low rates have evidently come to stay,

READY SHORTLY.

## HUGHES' Interest Tables

—AND—

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and as the value of real estate is determined by its income-producing capacity, investors will—especially when the present depression is over—find it more profitable to own real estate than to lend money on it.

The spring renting season is over, excepting for suburban and country houses, for which the demand is stretching out rather later than usual. The weather has been so cool and wet for the last few weeks that many persons have put off until warmer weather their investigation of summer home properties. As for city houses and stores, the supply apparently very much exceeds the demand. The surplus however can better be estimated in November or December, when every one is settled for the winter.

The following statement of the sales and loans during the first four months of each year for the last ten years shows that the year 1897 has made a good beginning, and this will strengthen the present conviction of many representative real estate men that the tide has turned, and that the market is rising—even if it is slowly—from its depression.

1st four months.	No. of Sales.	Amount.	Loans.
1888	787	\$2,485,518	\$1,286,217
1889	684	3,058,141	1,114,980
1890	786	2,026,921	1,054,768
1891	668	3,223,900	1,286,485
1892	654	3,827,482	1,815,828
1893	653	3,516,128	2,054,199
1894	608	2,964,878	1,372,385
1895	512	2,345,321	1,450,894
1896	516	2,668,476	1,326,155
1897	691	3,297,690	1,715,840

The increase in 1897 is partly due to the sales registered immediately after the removal of the tax on transfers of real estate, but making allowance for this the showing is still a satisfactory one.

The sales recorded in April in Maisonneuve, Delorimier, Mile End, Montreal Annex, Outremont, Cote des Neiges, Notre Dame de Grace, St. Henry and St. Cunegonde, amount to about \$116,000, of which about \$33,500, was contributed by St. Henry.

There were 164 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of April,

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

**UNIVERSITY STREET**.—A good stone front house, containing 12 rooms, combination furnace, in good order. (168-B.)

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

**VICTORIA STREET**—A 2½ story stone front house, in good order, heated by hot water furnace, concrete basement. Lot 23½ feet x 96 feet, 18 foot lane in rear. (171-B.)

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

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**BEAVER HALL HILL**.—A stone front house on this popular thoroughfare, suitable to convert into a shop. Price \$10,000. (436-a).

**BISHOP STREET**—A handsome stone front house, 29 feet front, near St. Catherine street; has all modern improvements, in perfect order. (8 1.)

**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 leaves nothing to be desired. Particulars and permits to view at office. (75-B).

**BISHOP STREET**—A cosy stone front cottage, extension kitchen, hot water furnace with all improvements, nice order. (73-B).

the particulars of which are given in other columns, amounting to \$809,908.64.

St Antoine Ward .....	17	\$109,507 00
St Ann's Ward.....	8	25,306 00
Centre Ward.....	1	33,100 00
St James Ward.....	10	68,930 57
St Louis Ward .....	8	26,852 00
St Lawrence Ward.....	10	206,804 02
St Mary's Ward .....	10	66,201 20
St. Jean Baptiste Ward..	31	78,707 20
St. Gabriel Ward .....	6	10,565 10
Hochelaga Ward.....	9	32,273 83
St. Denis Ward .....	28	26,050 30
Westmount .....	10	126,942 15
		100 \$809,908 64

During the corresponding month of last year 126 transfers were recorded, amounting to \$521,675.33.

The real estate mortgage loans recorded during the month of April in the registration division of Montreal West amount to \$256,588.42; of this amount \$20,000 was placed at 4 per cent., \$53,500 at 4½ per cent., \$66,000 at 4¾ per cent., \$92,680 at 5 per cent., \$7,000 at 5½ per cent., \$10,558.42 at 6 per cent., \$4,350 at 7 per cent., and \$2,500 at 9 per cent.

The 4 per cent. loans were in three amounts of \$5,000, \$10,000 and \$5,000, the 4½ per cent. in one amount of 53,500, the 4¾ per cent. in three amounts of \$2,000, \$45,000 and \$19,000, and the 5 per cent. in fifteen amounts of \$1,200, \$22,500, \$6,000, \$12,500, \$6,500, \$14,530, \$1,000, \$2,500, \$1,200, \$2,500, \$4,000, \$6,500, \$1,000, \$3,750, and \$7,000.

The lenders were:

Estate and Trust Funds.....	\$ 32,500 00
Insurance Companies .....	115,030 00
Local Institutions.....	3,750 00
Building & Loan Companies	16,000 00
Individuals .....	89,308 42
	\$256,588 42

In Montreal East the loans recorded amount to \$428,565. Of this amount \$50,000 was placed at 4¼ per cent., \$219,000 at 4½ per cent., \$74,000 at 5, \$16,700 at 5½ per cent., \$38,750 at 6 per cent., \$1,200 at 6½ per cent., \$6,515 at 7 per cent., \$13,300 at 8 per cent., and \$9,100 at a nominal rate.

The 4¼ percent loan was in one amount of \$50,000, the 4½ per cent. in two amounts of \$19,000 and \$200,000, and the 5 per cent. in nine

**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. (753-3).

**BURNSIDE PLACE**, corner University street.—A brick shop, with dwelling above, on the corner, and a good brick house adjoining, yielding a net revenue of \$1140 per annum. A good investment property. (72-B).

**CADIEUX STREET**—A comfortable nine-roomed brick cottage, in good order; walls all oil painted; marble mantel; gas fixtures throughout. Price only \$2,300. (117-3).

**CADIEUX STREET**—A neat brick cottage, no basement, on lot running through to St. Hypolite street; good stable, in nice order. St. Hypolite street front could be built on. (46-B).

**CANNING STREET**—A block of four brick tenements containing twelve dwellings, rented to good tenants for \$1,858 per annum. A good investment property. (721-3).

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**CATHEDRAL STREET**—Stone front, well built tenement, three stories, contains three dwellings, heated by Daisy furnace, w.c. and bath on each flat; hot water pipes throughout. Rents for \$768 per annum to good tenants. A nice investment. (453-a).

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

**CHERRIER STREET**—A block of stone front tenements, corner of Berri street, heated by hot water furnaces, rented for \$1868 per annum. A good investment. (61-2B).

**CHERRIER STREET**—A substantial stone front cottage, near St. Louis Square, containing 10 rooms. Daisy furnace, special attention paid to sanitary arrangements in construction; electric light and gas in house; mantles and hearths put in by Reid. Beautifully finished throughout. Permits to view at office. (78-B).

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

**SHUTER STREET**—A first-class stone front house, corner of Milton street, on lot 29½ x 114 feet; house is 29½ x 53 feet and two story extension, heated by Daisy furnace, has all conveniences and improvements, ten rooms on two floors, finished cellar basement. (166 B.)

**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. Price \$14,000. (40-B.)

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

**CRAIG AND MONTCALM STREETS**—A fine block of stone stores and dwellings, built about four years ago, on lot 84 feet by 93 feet, forming corner of Montcalm street. This is a very desirable investment property; annual rent, \$3,500. (703.3).

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**CRESCENT STREET**—A handsome stone front house, above St. Catherine street, in thorough order, all improvements and conveniences. House was built by owner for his own occupation, and workmanship and material is guaranteed of the best. (144-B)

**DELISLE STREET**—A brick encased tenement property, contains four dwellings, rented for \$252 per annum. Price only \$3,000. (155-B.)

**DORCHESTER STREET**—A semi-detached three-story stone front house, with good stable and coach house, on lot 37½ feet front, situated on the best part of Dorchester street, near Drummond street. House has all modern conveniences. (54-B.)

**DORCHESTER STREET**—A handsome semi-detached corner residence in the west end of this street, with stable and coach house, specially well built by present proprietor for his own occupation. Expensive interior finish. House 32 feet x 66 feet; lot 110 feet deep. Plans in office. (119-A.)

**DORCHESTER STREET**—A comfortable brick cottage, with gateway at side, near German street, rented for \$300 per annum. Price only \$3500. (440-a).

amounts of \$20,000, \$2,500, \$4,000, \$15,000, \$7,000, \$3,500, \$5,000, \$8,000 and \$0,000.

The lenders were :

Estate and Trust Funds.....	\$24,000 00
Insurance Companies.....	253,500 00
Local Institutions.....	10,000 00
Building & Loan Companies..	44,200 00
Individuals.....	87,265 00
	<hr/>
	\$ 428,565 00

The auction sale of the Shuter street properties of the estate W. B. Hamilton, advertised for the 28th April, attracted a good deal of attention and drew a large audience, but the bidding was slow and the properties were withdrawn at the city assessed valuation. They will probably be disposed of within the next few weeks by private sale.

**NOTICE.**

The publishers of the REAL ESTATE RECORD would like to get the correct address of any reader of the REAL ESTATE RECORD who has "moved" this spring.

**Notes.**

There are two things that require to be carefully watched this summer—1. The making of the new City Charter. 2. Harbour improvements, and all schemes connected therewith.

Individual citizens can lend a helping hand in this work by joining at once the newly organized "Municipal Association" of Montreal. Herbert B. Ames is the Hon. Secretary and five dollars is the annual membership fee. Tax-payers should not wait to be asked to join an Association like this. They should be only too glad to get their work done for them better than they can do it for themselves, and at very little expense.

The primary difficulty with the Harbour improvements is the jealousy between the Canadian Pacific Railway and the Grand Trunk Railway. Between these two interests

**DORCHESTER STREET**—A handsome detached stone villa residence on a lot having a frontage of 107 feet on Dorchester street by a depth of over 218 feet on St. Mark street; grounds nicely laid out in lawn and fruit trees. House contains 13 rooms, conveniently laid out and replete with every convenience. One of the best and most comfortable family residences in the city. Call or send for permit to view. (781-3).

**DORCHESTER STREET**—A commodious stone front house, situated a little west of St. James Club. Has all modern conveniences, hot water furnace, etc. Good stable and coach house. Lot 33 feet by 175 feet. (717-3).

**DORCHESTER STREET**—A modern stone front house heated by hot water, fronting Weredale Park; the rear view commanding the whole mountain side, a minute walk from one of our prettiest city squares. Price only \$7500. (457).

**DORCHESTER STREET**—One of the handsomest stone front cottages on

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the street, near Crescent street, would be a good residence for a doctor; 10 rooms in first-class order. Daisy furnace and all improvements. Call or send for permit. (665-3).

**DORCHESTER STREET, WEREDALE PARK**—That splendidly situated block of land, with the stone front double house, stables and outbuildings. A grand chance for speculators or investors, 70,000 feet of land suitable for sub-division. Price and particulars at office. (71-B).

**1127 DORCHESTER STREET**—A handsome full-sized stone terrace house, with extension. Specially suitable for a doctor's house, including good stable; overlooks the handsome grounds of the Robertson estate. House heated by hot water and in perfect order. Terms easy. Very low price. (133-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).



**DROLET STREET**—A well built stone front tenement, near St. Louis Sq., on lot 24 feet x 72½ feet; in first-class order; rented to good tenants for \$324 per annum; a very good investment. Price \$4000. (285-A).

**DUROCHER STREET**—A first-class stone front tenement, heated by hot water furnace, in thorough repair. Will yield 7½ per cent. net on selling price. (583-3).

**DRUMMOND STREET**—A 2½ storey stone front house on lot 24 feet by 123 feet, with two story solid brick stable, with all conveniences, hot water furnace, etc., etc. Roof and plumbing new, and drainage perfect, twelve rooms in thorough order. (381-3).

**DUROCHER STREET**—An attractive cottage, near Sherbrooke. Nine rooms, heated by hot water furnace. Price \$5000. (28-B).

**DUROCHER STREET**—A good stone front tenement below Prince Arthur street, heated by hot water furnace, in good order; well rented. Price \$7750. (777-3).

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**DUROCHER STREET**—Two new red stone and pressed brick houses, finished in hard wood; extension kitchens, concrete basements, hot water furnaces, all improvements. (430-a).

**DUROCHER STREET**—A well built stone front tenement house, in good order. Rented at \$550. A good investment property. Price \$6000. (495-3).

**DUROCHER STREET**—Four very desirable stone front cottages, heated by hot water furnace, all conveniences at prices ranging from \$5250 to \$5600. (243-a).

**DUROCHER STREET**—A comfortable detached family residence, hot water furnace, with good stable and coach house, on a lot 109 feet front by 140 feet deep. Terms to suit purchaser. (98-B).

**ESPLANADE AVENUE**—A handsome stone front tenement, containing three dwellings, heated by Daisy hot water furnace, well built and finished in every respect, good stables and fuel sheds in rear. (785-3).

**ESPLANADE AVENUE**—A handsome red stone front house, well built, new, with extension kitchen, hot water furnace; fine view facing the Park. Price \$6200. (111-B).

**ESPLANADE AVENUE**—A handsome red stone front tenement, finished and occupied in May, 1895; interior finished in polished cottonwood. Also a first-class double tenement fronting on St. Urbain street. (104-B).

Plan No. 6 is having a hard time. Some way should be found of giving each railway company the facilities it wants, and at the same time utilizing to its fullest extent the central and western part of the Harbour. In the meantime those who have no other interest in the Harbour than to make money out of schemes connected with improvements, should preserve a judicious silence.

The Town of Westmount is doing well to start a free library of its own. Now is the time for some public-spirited citizen to supply the site, and a suitable building, and claim exemption from oblivion.

Some public mark of appreciation is due to Mr. Hugh McLennan for his invaluable services as Harbour Commissioner representing the Board of Trade. A quarter of a century of the kind of work Mr. McLennan has put in merits a fitting acknowledgment that every citizen will be glad to join in.

## TRUE LIBERALITY.

"We hear a great deal said regarding 'liberality,'" says the N. Y. *Observer* (Pres.). "Like almost any other popular cry the word may mean several different things. There is a true liberality and there are false liberties. Freedom is a noble possession if it be freedom from the right things and in the proper sphere. No one can pretend that slavery in either thought or custom is desirable. Shackles are not a pretty form of bracelets, and God never desires that men should wear such bonds. If this is true in general, it is true also of Christian experience. There is a liberty in Christ which is the prerogative of every believer. None is justified in lording it over his brother's faith. We are free men in the Lord. There is no freedom in this world, however, that does not have its qualifications and its obligations. Liberality must have its limitations. Liberality is not license. We are not free to think or be or do anything we please. True, free liberality is freedom to do the right thing. Law must regulate liberality. The liberty must be within the facts. For what after all is it that makes a man truly free? It is the truth of God. 'If the truth therefore shall make you free ye shall be free indeed.' It is wise then, to be just as liberal as the truth is, and it is not safe to be any more liberal than the truth in the case, whatever it is, warrants. To be reckless in opinion and assertion argues neither sense nor sensibility. To heedlessly fly out against all

**FORT STREET**—A very comfortable stone front house, heated by hot water furnace, in good order. Lot 25 feet by 184 feet. Stable in rear. Price only \$6500. (4-B).

**GAIN STREET**—A block of brick tenements, containing eight dwellings, in good order, rented to good tenants. City valuation, \$9000. Annual rental \$980. Price \$8600. (747-3).

**GLADSTONE AVENUE**—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5000. (880-A).

**GERMAN STREET**—A handsome stone front double cottage, on lot 40 feet by 100 feet, heated by hot water furnace, eleven rooms. (677-3).

**GUY STREET, corner LINCOLN AVE.** A substantial, detached brick house, stone basement, 16 rooms, in good order. Lot has an area of over 6,000 feet; a comfortable family residence. Good stable. Moderate price. (468-A).

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**GUY STREET**—A very comfortable brick house, in nice order, side light; good stable; moderate price. (803-3).

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

**HUTCHESON STREET, MONTREAL ANNEX**—A good stone front cottage, with extension kitchen, just completed, all modern improvements, Daisy furnace. (149½-B)

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

LATOUR STREET—Two good brick houses, near Victoria Square, on lot 83 feet by 88 feet 9 inches. Price only \$5000. (68-B).

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

LAVAL AVENUE—A handsome stone front cottage, between Sherbrooke Street and St. Louis Square, contains nine rooms, heated by hot water furnace, in perfect condition; lot 24 feet by 85 feet. Owners will sell at a sacrifice to a prompt buyer. (473-3).

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

LORNE AVENUE—A comfortable stone front house, with extension kitchen, hot water furnace, etc. Price only \$4250. (119-B).

LUSIGNAN STREET—A good stone front tenement near St. Antoine street, on lot 24 feet by 100 feet,

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brick fuel sheds in rear. Rent, \$408 per annum. Price only \$4700. (74-B.)

MCGILL COLLEGE AVENUE—A substantially built house, 28 ft. wide, in first-class order, heated by steam, on the best part of the street. Price only \$7000. (873-a).

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

MCCORD STREET—Two double tenements brick encased, rented for \$384 per annum in good order. Price only \$4100. (55-B).

MCGILL COLLEGE AVENUE—A large and convenient residence 27 feet front in the portion of this street likely to become business property at a very early date. In the meantime the building is in good order as a residence. Price \$7500. (191-3).

MACGREGOR STREET—A handsome modern residence, semi-detached, sandstone front; the lot is 75 feet by 220 feet, and is one of the finest residence sites on the island. The house was built under owners' supervision and for his own occupation; finished throughout in hardwood,

received views, in theology or in any other sphere, simply because they have been received, is a sign of folly. A view is no less true for being old nor any the more acceptable because novel.

#### THE VARIOUS KINDS OF DEBTORS

A gentleman connected with one of the rating agencies divides debtors into five main divisions, as follows :

1. The man who is financially good, but unable to meet his immediate obligations for one reason or another. Such a customer should be given time, but the debt should be secured.

2. The man who is financially able to pay, but hates to part with his money. This customer should be made to pay, by force if necessary. He will never let the proceedings go that far if the claim is just.

3. The man who is slow because he is losing money, and whose business is running down without prospect of improvement. In such cases delays are dangerous and the debt should be secured at once.

4. The poor but honest debtor is the fourth on the list. He would gladly pay if he could. No use to employ force against a man who has no more property than the homestead or exemption laws allow. Such a party should be reminded frequently of the debt, and he will pay as soon as he can—if not all, at least in part.

5. Men who are execution-proof, who do not care anything for their reputations or their debts, and who never intend to pay—the C. O. D. fellows.

These are the kinds of claims the collection agencies are mostly given to handle after every other effort of the creditor has been exhausted. They are the tough customers par excellence. They seldom can—nor do they care to—buy a second bill from the same party. There seem to be always others only too willing to take the chances. To collect such accounts is a feat requiring right smart diplomacy and tact; but it is being done, as every man has some weak spot on which to touch him. These are the main varieties of debtors, but there are others of minor degree and there will be as long as the credit system exists.—*Furniture Worker.*

#### HOME THOUGHTS.

It may be useful to mention in connection with these very simple draperies a wall which I greatly admired last summer in the parlor of a country hotel on the Canadian border. It had been planned by the tasteful and economical mistress of the house. The walls and ceilings were tinted a deep cream color, the wash seemed to be nothing more than a very good kalsomine, and a beautiful paper border, of which crimson was the ground color, had been pasted upon the unpapered wall so as to form a very decorative finish. The design ended in a deeply indented scroll, which had been carefully cut out as we trim the scallops of needle-

ground floor in oak. Permits and particulars at the office. (795-8).

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

MACKAY STREET—A neat two story stone front house, modern conveniences. Daisy furnace. Price only \$5250. A bargain for any one wanting a small house in good locality. (817-3).

MANSFIELD STREET—A three story cut stone front house, above St. Catherine street, in thorough order, new hot water furnace, all improvements. (689-3).

MANSFIELD STREET—A stone front terrace house, above St. Catherine street, heated by hot water furnace, all conveniences. Price only \$9000. (697-3).

MANSFIELD STREET—Full size stone front house, in good order through-

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out, roomy and comfortable. Will be sold in terms to suit purchaser. (B-35).

METCALFE STREET—Two substantial brick houses, facing Dominion Square, on lot 48 by 100 feet, in good order. Call for particulars. (437-a). (483-3).

METCALFE STREET—A handsome stone front residence, near Sherbrooke Street, the house is in fine order throughout, finished in hardwood, and is complete in all its appointments. Plumbing, ventilation and drainage perfect. Good stable and rear. Offers solicited. (787-3).

MOREAU STREET (Hochelaga).—A row of six brick houses, self contained, with good yards and lanes, all well rented. Will be sold at a bargain. 110 1-2.2.

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

**MOUNTAIN STREET**—A substantial stone self-contained house, and stone double tenement, near Osborne street. Would be sold at a bargain. (815-3).

**NOTRE DAME STREET, ST. HENRY**—A block of brick tenements, on large lot, four dwellings, rented for \$456 per annum. Price \$5100. (143-B)

**NOTRE DAME STREET**—22,000 feet of land with about 154 feet frontage, on Notre Dame Street, and 150 feet deep to the Harbor Commissioners' wharf line. Nearly opposite to Moreau street, Hochelaga Ward, and one story brick stable. Call for particulars. There is a well-built two story stone dwelling house, with hot water heating and good outbuilding, on the northeast side of the property. The vacant land would be sold separately if desired. (241-3).

**OVERDALE AVE**—A good cut stone front house, seven bedrooms, in good order; stable and shed in rear, covered way to house. Price only \$4500. (138-B.)

**OVERDALE AVENUE**—A good cut stone front house, seven bedrooms, good stable and sheds, lane in rear. Price only \$4,500. (138-B).

**ONTARIO STREET**—A block of four stone front tenements, and three stone cottages on Platt street; central locality, always easily rented. Present rental about \$1700. An A1 investment. (15-B).

**ONTARIO STREET**—Two solid brick double tenements on the best part of this street, a few yards from the Bleury street electric car, and one of the best renting properties in the city, no trouble to secure tenants. In first-class order throughout. Present rental \$1,008 per annum. (347-c).

**ONTARIO STREET**—A block of three solid built tenements, six dwellings, near Bleury street, with an annual rental of over \$1400. A first-class investment. These houses always rent well to a good class of tenants. (15-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, ST. HENRY**—A stone and brick tenement, with brick encased extension, containing two dwellings, rented for \$300 per annum. Would be sold on easy terms, small cash payment and balance by monthly payments. (140-B)

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

**PARK AVENUE, above MILTON ST.** A nicely situated block of cut stone front houses in good order, and paying a good rental. (229-3).

**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 mod-

ern 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**—A handsome stone front house specially designed and built for owners' occupation, has all conveniences and improvements. Owner is out of the country and would be prepared to accept any reasonable offer. Particulars at our office. (115-B).

**PEEL STREET**—A handsome stone front house above Sherbrooke street, with all modern improvements, in good order, inspection invited. Apply at office for particulars and permit to view. (83-B).

**311 PEEL STREET**—That fine cut stone house, 28 feet wide; lot 130 feet deep, with lane in rear. Situates 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 commodious stone front house, just above Sherbrooke street, the only medium priced house now for sale in this locality. Lot 24 ft. x 136 ft.; lane in rear; good brick stable. Easy terms. (153-B.)

**PEEL STREET**—A new stone front terrace house 27 feet wide just being completed. The construction and finish is superior and tasteful in every respect and will repay inspection. The house overlooks the extensive grounds of Mr James Ross, and is in every way exceptionally situated. Permits to view at the office (821-8)

**PEEL STREET**—A full size stone house above Sherbrooke street, in good order, two story brick stable. Any one wanting a good family house should see this one. (757-3).

**PEEL STREET**—A three-story stone front house, near Sherbrooke street, containing thirteen rooms, heated by hot water furnace, in good order. Lot 24 feet by 116 feet. This would make a thoroughly comfortable family residence. (661-3).

**PINE AVENUE**—A block of six stone cottages facing the park. Houses of modern construction and almost new. Heated by hot water; well rented. A good investment property. (729-3).

**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

*N. Y. Evening Post.*

### THREE GOOD BUSINESS HINTS.

*Lloyds Commercial Guide* gives the following advice to its readers: Never sign a paper without reading it; and if, after reading, you do not understand it, have it thoroughly explained before you put a signature to it. It is best to get some third person, who is not interested in the matter at all, to explain the meaning of what is not clear, or to point out words that may have two meanings in the document.

Always make a memorandum in your little book of any contract you undertake for money or any agreement to work. It saves much trouble to keep a memorandum book and put down the dates when you either pay or receive money. Whenever money passes on account, set it down. If any money or thing of value goes through your hands, give a receipt for it and make a memorandum. Your receipt settles the amount that passes, and that cannot be disputed. When you pass it to a third party, get a receipt and keep it. This form is as important in the transfer of income, trust money, or valuables among your own family as with other persons.

Never allow a person to do any service for you without first agreeing upon the cost to you. This rule, strictly adhered to, will save you any annoyances.

bed-rooms. Daisy furnace, all improvements. Moderate price. (72-B).

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

QUESNEL STREET—A brick incased tenement (two dwellings), rented for \$162 per annum. Price only \$2200. (679-3).

RICHMOND SQUARE—A 2½ story solid brick house, on stone foundation, containing twelve rooms, in good order, heated by Daisy hot water furnace. Convenient to St. Antoine street cars. Low price. (641-3).

RICHMOND SQUARE—A nicely situated solid brick tenement house, heated by Daisy furnace, hoist for coal, etc., newly painted and papered and in good order throughout. Rental, \$504 per annum. (605-3).

ROUSSEAU STREET—A block of brick tenements, containing four dwellings all well rented to good tenants. A good investment property. (2-B).

SANGUINET STREET—A well built stone front tenement, near St. Louis Square, lower dwelling contains six, and the upper eleven rooms. Less than a year built, well rented. Price \$5800. (637-3).

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar baser it, 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 \$7000 each. (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 w.c. in basement; all modern improvements. (793-3).

SHERBROOKE STREET—A three story stone front corner house, in the Eastern part of the street, completed this summer, has every convenience, hot water furnace. (751-3)

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

ON CHOOSING A HOME.

The first point to consider in settling how to live within an income is the amount of house-rent to be assumed. On that question authorities differ, some urging that it is safe to spend a fifth of the given income on roof-covering, others that a seventh is the proportion to devote to its primal object. After all, what really seems to settle the question between the two sums is the manner of living which is to be undertaken between the two walls.

It stands to reason that the family which keeps no servant, or who has only what is known as a "little girl," can afford to pay a higher rent than the family whose work is all done for them by one or more competent servants. This article is written neither for the very rich to read nor for the very poor. Both of these classes have less of a problem of living before them than the middle-ground folk, whose purses are neither heavy nor light.

The very rich have their own problems, and, indeed, few men in this vale of tears, whatever be their wealth, have, or think they have, money enough for the rate of living they undertake. The trouble lies of course in the failure to exactly accommodate the ratio of undertaken expenses to income; but while that decision remains as difficult as it now is, for rich or poor, the chances are that money worries will continue to harass general humanity.

The very poor, having little to live up to, are in one sense at least but little perplexed over money, as "he that is low need fear no fall." The brunt of managing to make one penny do the work of two, or even five, falls on the betwixt and between element, whom it behooves to be more careful than any other class as to the responsibility which must be undertaken.

There are for first consideration five great essentials to be laid down as the foundation expenditures for every household. After these come clothing and doctors' and dentists' bills, and a small army of others, with "Monsieur the Unexpected" thrown in; but the five important expenses are rent, service, food, fuel, and lighting.

To all these, except perhaps food—and even that is more or less affected—the key note is rent. That primal item lowers or raises each one of those following. On the size of a house wholly depends the amount of fuel needed to heat it, the light to light it, and the service wherewith it is kept in order. Rent thus becomes the pivot on which turns the great five expenses of housekeeping. House-hunting for the light purse is therefore a search to be entered into as with fasting and prayer.

Tastes, of course, differ as to locality, some preferring a large house in an unfashionable neighborhood to a small house in a more—from their point of view—desirable locality. In the choice between these two, personal desires alone enter, but it must always be remembered that the larger the house, the greater the expense in maintaining it; and, on the other hand, the more fashionable the locality, the more the necessity and the temptation to spend as our neighbors are spending. The money

owners' 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. (775-3).

SHERBROOKE STREET—A stone front terrace house, near Sluter St., in good order, contains 12 rooms, very central situation. Price only \$8000. (86-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).

SHERBROOKE STREET—Two self-contained stone front houses, near University street would be sold at a very low price to a prompt purchaser. 110 B).

SHUTER STREET—A well built stone front tenement, in good order, heated by hot water furnace, rented for \$516 per annum. Would be a good investment. (13-B).

SHUTER STREET—A modern stone front cottage 25 feet wide in the best part of this favorite street. All modern conveniences and in good order. (231-a).

SOUVENIR STREET—A handsome stone front cottage built three years ago for owners' occupation, has all conveniences, hot water furnace, etc. Only \$5750. (807-3).

ST. ANTOINE STREET—A 2½ story stone front house in best part of the street, in good order, will be sold on very easy terms, small cash payment down. Price only \$4000. (85-B).

ST. ANTOINE STREET—Three stone front houses, near Cathedral street, in good order, rented for \$960 per annum, would make a good investment, as property will soon be required for shops. (453-a).

ST. ANTOINE STREET—A well built stone front tenement, in good order, and rented for \$540 per annum. A good investment. Price \$6775. 541-8).

ST. ANTOINE STREET—A substantially built 3½ story solid stone house, 29 feet wide by 40 feet deep with 30 foot extension; the lot is 29 feet by 140 feet, with good stable and coach-house, wide lane in rear. House is very strongly built and suitable for an institution, factory, etc. Price only \$6,500. (129-B).

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

**ST. CATHERINE STREET**—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councilor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business purposes. This property is the first corner east of Morgan's and on the same side of St. Catherine Street. Price and particulars at this office. (573-3).

**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. Price only \$3,000. (152-B.)

**ST. CATHERINE STREET**—A comfortable stone front house of 10 rooms, in good order. (251-a).

**ST. CATHERINE STREET**—A good business property, near the corner of one of the best West end streets; occupied as shop and dwelling; area about 2880 feet. (22-B).

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

**ST. CATHERINE STREET**—A very neat stone front double cottage near Greene Avenue, 35 feet front, 10 rooms, heated by furnace, in good order. (237-a).

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

**ST. CHARLES BORROMME STREET.** Three brick cottages, heated by hot water furnaces, in good order; easy terms. Price only \$3000 each. (431-a). (A bargain).

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

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

**ST. DENIS AND ONTARIO STREET.** 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).

spent comes to about the same sum with either decision, and thus in the end rent remains the regulator of the rate of living

For the betwixt and between purses, perhaps the safest and happiest decision is a rush to sanctuary under a modest roof in a pleasant neighborhood neither poor nor wealthy, the more modest the roof the better, so long as the shelter be consistent with self-respect, but in that last qualification lies the whole rub. The self-respect of one person demands something so dissimilar from the self-respect of another. To those of earlier generations the dignity of the roof which covers them is dearer than the free breath of their nostrils or the bread for their mouths, and that roof must, according to old laws of self-respect, be owned, and not rented

To some of us, in whom the home instinct is indescribably less strong, such houses may seem as living tombs for the owners, who too often pinch and starve and cramp themselves that the insensible walls may be clothed in fitting paint and that they may meet the usual draining repairs necessary to the keeping up of a handsome home.

But, after all, we of to-day have no right to blame, though we may pity those whose happiness it still is to deify the bricks and mortar they live in. If this be the extravagance that suits them we are not called upon to judge, for doubtless the next generation will sit in as pitiless judgment on some of the extravagance peculiar to this age.

It happens that this generation has already learned how serious a dictator of expenses rent may become, and this is shown by the haste with which the inheritors of fine old buildings submit them to the hammer, and also by the evasive system of apartment-houses, which have gathered in so large a patronage. The love of home is still strong with us even in such practical days, and with all its drawbacks and its possibilities of degeneracy into tenement evils the invention of "flats"—or "apartment houses," as they are now called—has been a godsend to many who must otherwise have been doomed to the homeless atmosphere of a boarding-house.

Living up to possessions, and particularly living up to the roof which covers us, is a much more serious matter than it seems. The danger is not all over after a modest roof is rented or bought in a pleasant neighborhood. Man aspires naturally, as the sparks fly upward, but sparks and a roof-tree are dangerous combinations. Let the provident house-owner think twice and thrice again before he improves his house beyond the mere wise repairs of tar and tear. If the lust of improvement seizes him, before he knows what he is about he has raised his own rent, and with it all his other expenses.

If those of moderate means will be content to choose a roof modestly, and thus pitch their key a little lower maybe than their purse seems to warrant, then they may be morally sure that all the other expenses of the home will fall in

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

**ST. DENIS STREET**—A well built stone front tenement house, in first-class order, well rented to good tenants. Price only \$7000. (693-3).

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

**ST. DOMINIQUE STREET**—A solid brick tenement in first-class order, well rented, and in good renting locality. (102-B).

**ST. DOMINIQUE STREET.**—Two brick cottages and small brick one in rear, good yard and stabling; good investment for a master carter. (142-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 cellar, with laundry and servants accommodation. Up to date in every respect. (819-3).

**ST. FAMILLE STREET**—A three-story stone front house, with bay window, in good order; lot 130 feet deep. Price only \$6000. (797-3).

**ST. FAMILLE STREET**—A substantial stone front house, three stories, bay window, in good order throughout. Price only \$6000. (797-3).

**ST. FAMILLE STREET**—Two substantial stone front houses, one of them a corner, twelve rooms each, heated by hot water furnaces, every convenience and in good order throughout, always well rented. (40-B).

**ST. FAMILLE STREET**—A well built stone front house near Sherbrooke street contains twelve rooms, all improvements, in good order, on lot 25 feet by 130 feet. Price \$8000. (91-B).

**ST. FAMILLE STREET**—A stone front English cottage house in the upper part of this street, in good order. Price \$5800. (521-3).

**ST. HUBERT STREET**—A stone front tenement property built in 1890 and containing modern improvements, will be sold at cost. (523-3).

**ST. LAWRENCE STREET**—Two stores with dwellings above, in St. Jean Baptiste Ward. Price \$7500. (387-A).

**ST. LAWRENCE STREET**—A brick shop and two tenements in rear on St. Dominique street above Sherbrooke; rented for \$864 per annum. (481-3).

**ST. LOUIS SQUARE**—A full sized stone front house, 27 x 40 feet and extension, heated by hot water furnace, dining-room, and small conservatory on ground floor 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-8.)

**ST. LUKE STREET**—Two stone front tenement houses in first-class order. Rental \$150 per annum. Price \$18,500. (575-3).

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

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

**ST. MARK STREET**—Two new red stone front houses, near Dorchester street, 29 feet by 48 feet each, lot 110 feet 10 inches deep; material and workmanship first-class, every convenience, modern improvements, moderate price. (279-a).

**ST. MARK STREET**—A stone front terrace house, just above Dorchester street, ten rooms, in good repair. Price only \$5000. (711-3).

**ST. MARK STREET**—A stone front house, just above Dorchester street and contains 12 rooms. Daisy furnace, in good order. Price \$7000. (893-A).

**ST. MARK STREET**—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (875-a).

**ST. MARK STREET**—A comfortable cottage above St. Catherine street, 25 feet front, heated by furnace; all in good order. Price \$6200. (29-B).

**ST. MARK STREET**—A comfortable stone front house occupied as private dwelling, near St. Catherine street. House contains 11 rooms, heated by furnace and in good order. Price only \$6500. (281-3).

**ST. MARK STREET**—A well built 2½ story rough stone front house, with freestone trimmings, containing 11 rooms, store room, pantry, etc., two fire-places and marble mantels, heated by furnace; floors deafened throughout, drainage perfect. Fuel shed and stable in rear, with covered passage from house. Price only \$6500. (639-3).

**ST. MARK STREET**—A neat stone front cottage, containing 10 rooms, heated by hot water furnace, in first class order. Price only \$5500. (83-B).

**ST. MARTIN and MORELAND STS.**—Eight stone front cottages, all fully let to prompt paying tenants, low price, or might exchange. (233-a).

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

line and be regulated by that important first choice, for it is the selection of an inexpensive door that keeps the wolf from baying outside. Behind that safe shelter, in place of an income one penny short and misery, will be found an income pennies if not pounds over and above expenditures, and in place of fears as to where to-morrow's bread is to come from, there will be butter and meat in comfortable plenty, with something over for the occasional cakes and ale that go far to make life worth living.—*Margaret Sutton Brisbane.*

#### BE UP AND DOING.

The past can claim, with reason, grateful remembrance on our part, but continually to dream over it, and worry even that we cannot unmake some of it, is worse than folly. It can afford us little aid, the world's conditions change so rapidly and radically, and he who, either by acts or by suggestion, by example or by the writing of a book, leads us to be up and doing, not prone and dreaming, does the world service. Such a one becomes the successful general of a battle of farther-reaching consequence than he wots of. Whether heroes or the humblest of all humble folk, it is well to be up and doing—caring less for the past, and concerned more with the present. Make history, not idly worship that which has been made by others. Be not mere hero worshippers, but content to know that, while we cannot all be heroes, a life is so lowly placed that it may not be heroic.—*Charles C. Abbott, in February Lippincott's.*

#### INDUSTRY AND ENERGY.

The possession of ample energy and the industrious application of it marks always a successful man. His success will be greater or less in proportion to his abilities, but with these qualities he will succeed where a more able man without them will fail. There are many people who have ample energy, but who do not possess industry. Erratic efforts of this sort is a great handicap; in fact, it is such a handicap as makes it impossible for a man to be really successful. No man was ever really great who was not at it every hour in the day and every day in the year.—*Ex.*

#### THE IDEAL CITIZEN.

The ideal citizen is the man who believes that all men are brothers, and that the nation is merely an extension of his family, to be loved, respected, and cared for accordingly. Such a man attends personally to all civic duties with which he deems himself charged. Those which are within his own control he would no more trust to his inferiors than he would leave the education of his children to kitchen servants. The public demands upon his time, thought, and money, come upon him suddenly, and often they find him ill-prepared; but he nerves himself to the inevitable, knowing that in the village, state, and nation, any mistake or neglect upon his part must impose a penalty, sooner or later, upon those whom he loves.—*John Habberton.*

**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. MONIQUE STREET**—A handsome stone front cottage, nicely situated on the high ground above Lagauchetiere st., fitted with all improvements; 8 rooms. (825-3)

**ST. URBAIN STREET**—Brick incased tenement, two dwellings, hot water furnace in each, newly built; good investment property. (111-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 owners' occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3).

**ST. URBAIN STREET**—A well built stone front tenement, in good order, well rented, near Sherbrooke Street.

**ST. URBAIN STREET**—Two brick houses near Dorchester street, could be converted into four dwellings at very little expense, and would rent readily. (675-3).

**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).

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

**UNIVERSITY STREET**—A stone front, semi-detached residence, well built and in good order throughout. Lot 27½ feet by 120 feet, running back to McGill College grounds. House is conveniently laid out, and would be sold for \$9500 to a prompt buyer.

**UNIVERSITY STREET**—A well built brick house, above St. Catherine street, on lot 24½ feet by 100 feet, in thorough order, extension dining room, hot water furnace, dumb waiter, etc., eight bed-rooms. Price \$9000. (652-3).

**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).

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

**VICTORIA STREET**—Solid brick three story house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4000. (829-3)

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

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

**VICTORIA STREET**—A stone front tenement house, near Sherbrooke street, in good order, and rented for \$540 and half taxes per annum. (440-a).

## Business Properties

### And Building Lots

#### FOR SALE

—BY—

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#### 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).

**ATWATER AVENUE**, corner St. Patrick street—A block of land with a frontage of 100 feet on two streets, suitable for factory sites. (133-a).

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

**BLEURY STREET**—A fine block of land above Ontario street, will eventually form the corner of Concord street; frontage about 150 feet, area about 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).

**BONSECOURS STREET**—A block of stone front buildings, containing four stores, with dwellings above, also brick store in rear, and large ice house, fitted up for fish or produce business; yearly rental nearly \$2,000. A first-class investment. (389-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.

### HOUSE BUILDING.

This is the season of year when the details of plans for new houses which it is proposed to start during the coming fall are being finally decided upon. Architects and clients are in consultation, and the plans are carefully considered. As a rule a man builds a house but once in a lifetime, although the saying is that one must really build a house before he becomes competent for such an undertaking. It follows that a person is just as apt to make mistakes in determining upon the features of a house as he is in settling upon any other matter of business or personal concern.

There is such a wide diversity of taste as to style and architecture and really so little latitude of choice in the design of the city house that one opinion about the exterior plans is as good as another, but in regard to the size and the arrangement of the interior there is certainly much to be learned from experience. In building houses, as well as in other things, people are apt to want to get as much for their money as possible, and so they run up houses three and four stories and extend them back a hundred feet or more, when two and one-half stories and a depth of 40 or 50 feet would have been ample.

The house builder is always beset with the thought of what some one else might think of the house in case it should be placed on the market for sale, and he calculates that the more rooms he has the larger will be the rental in the event he wants to rent, and the bigger the price in case he should sell. As this is a very general notion, the result is that the proportion of small houses to large houses, especially in popular residence sections of the city, is very small and those of the former kind are seldom unoccupied. The fact is overlooked that a small house is more economical than a large house to furnish, to heat and to maintain, and for this reason such a dwelling is in demand by persons whose incomes are rather limited.

The practice of occupying almost all of the building lot as a site for the residence itself seems to be on the increase, and in the opinion of some the result of this will be that in a few years houses with ample back yards will be in great demand. After a while people will find that it is more advantageous to have generous area for air and light in the rear of their houses than that there should be three and four rooms on each floor.

### MUNICIPAL GAS FOR VIENNA

Beginning November 1, 1899, Vienna will make its own gas. The fifty years' franchise of the gas company there expires then. The city recently proposed to buy the works, but the corporation asked too high a price. Vienna then arranged to build a municipal plant and the company promptly capitulated.—*Philadelphia Press*

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

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

**COLLEGE STREET**—Two lots near the corner of Duke street, on the south side, with brick building, renting for \$425. Suitable for light manufacturing or other business purposes. (510-3).

**DORCHESTER STREET**—A vacant lot 80 feet 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).

**DORCHESTER STREET** (corner of Mansfield).—A splendid corner lot with a frontage of 32 feet on Mansfield street and about 108 feet on Dorchester street. A unique location, for price call at office. (112-2).

**DRUMMOND STREET**—Two fine building lots on the best part of this street. It will soon be impossible to get lots in this neighborhood and intending purchasers should inquire about these.

**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).

**FRONTENAC STREET**—A block of land with an area of 36,000 feet, with the three-story brick incased factory building thereon, 150 feet by 50 feet and 25 feet extension. First class factory property. (19-B).

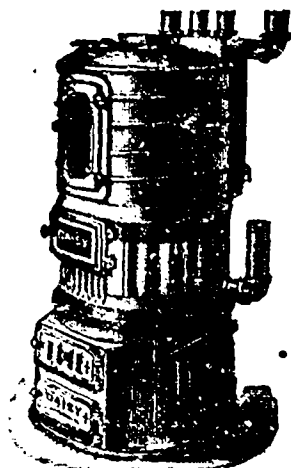
**FULLUM STREET**—A block of land, near Ontario street, 188 feet by 217 feet, suitable for factory site. (369-3).

**GAIN STREET**—A good corner lot 50 feet by 77 feet for sale cheap to close an estate. (12-B).

**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. (448-a).

**GREY NUN STREET**—A large substantial stone property occupied as warehouse and factory, with boiler and engine complete. Would be sold at less than corporation valuation, to close an estate. Particulars at office. (763-3).

**GUY STREET**—Five choice lots, between Dorchester and St. Catherine streets, size ranging from 23 feet 3 inches to 24 feet 9 inches front and 145 feet to 161 feet deep; very few lots left in this locality. (345-a).



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who are prevented by absence, want of  
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of the details incident to the care of such  
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kinds always on hand.  
A Wool Felts.  
Asphalts,  
Granite Gravel,

—AND—  
Our Patent Victoria  
Cement a Specialty.





**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).

**GUY STREET**—Three good building lots, above Dorchester street, each 25 feet 8 inches front; very few vacant lots left in this section. (297-A).

**KNOX STREET**—A good building lot 46 feet by 90 feet, near Charlevoix street. Price 25 cents per foot. (85-B).

**LE ROYER STREET**—A very desirable building lot for warehouse, etc.. 34 feet by 60 feet. No waste ground. (79-3).

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

**GUY STREET**—Several fine lots just above St. Catherine street. Frontages of various sizes and depth from 100 feet to 172 feet.

**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).

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

**NOTRE DAME STREET**—A lot of land near Mountain Street, 47½ feet front by 85 feet 8 inches deep, with the wooden buildings thereon occupied as shops. Price \$7000. (93-B).

**NOTRE DAME STREET**—A block of land with a frontage of 102 feet by a depth of about 458 feet, with solid cut stone house 40 feet square, and a two-story frame building 40 feet by 100 feet formerly used as workshop. Excellent situation for contractor; house is in good order; heated by hot water furnace. (60-B).

**NOTRE DAME STREET**—Two stone front shops, with dwellings above; heated by hot water furnaces, dwellings have nine rooms each; newly built. City valuation \$12,000, will sell for \$10,500. (735-3).

**NOTRE DAME STREET**—A fine corner business property in the best section west of Chabollez Square comprising three stores and dwellings always rented. Rental aggregate nearly \$2200. (735-3).

**NOTRE DAME STREET**—Two very desirable lots in the best part of St. Henry, each 30 feet by 94 feet. Low price to a prompt buyer. (9-B)

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

### GOOD GOVERNMENT.

In almost every city and state government of the country honor and purity and patriotism would govern action if the leading citizens would come forward and insist that only upright men should be placed in positions of trust. There is hardly any considerable town in the country, perhaps none above the dignity of a miner's camp or a cow-puncher's rendezvous, that would not vote and vote sincerely for the victory of public honor and virtue over faithlessness and vice as an abstract proposition, and no doubt when good citizens get sufficiently aroused, they can make their governments, local, state, or national, about what they were intended to be by the plan of the original charters. The trouble is they only occasionally reach the point where they are willing to devote valuable time and consecrate valuable energies to the public welfare, and when they do that and thereby win victories, they are too much disposed to rest on their arms.—*Boston Transcript*.

In the *Inland Printer* for October, E. F. Wilson writes forcibly to the boy who is learning a trade: "Remember that if you are a skilled workman, it means capital. It increases your productive capacity, and therefore, your income. It is capital as much as money, real estate, or bank stock is capital; but to be skilled, to be accurate, to be reliable, you must observe the little things that lead up to neatness, which, by the way, should be the foundation of every printer. It will pay you. Life is so short that you cannot afford to spend a second's time or a cent of money in anything that does not pay. But when you find what does pay, and pays you best, then devote time and money, and you will win your investment back with large interest. It pays to keep the corners clean."

No person can be brought into close contact with the mysteries of nature, or make a study of chemistry, without being convinced that behind it all there is supreme intelligence. I am convinced of that and I think I could—perhaps I may some time—demonstrate the existence of such intelligence through the operation of those mysterious laws with the certainty of a demonstration in mathematics.—*Edison*.

### SPECULATION VS. INVESTMENT.

Speculation is not investment. There is no comparison or points of resemblance between the two. If a man has money which he can spare as well as not and choose to buy options on corner lots in the moon, it is nobody's business but his own. If he wins, he may pocket his profits with satisfaction; if he loses, he has nobody to blame or thank but himself. The man who curails his business, robs his creditors or deprives his family of the comforts of life to get money to speculate with, is a fool pure

**NOTRE DAME STREET WEST**—A block of land with a frontage of about 400 feet on Notre Dame street to a street in rear, and 175 feet on Cote St. Paul Road. Suitable for sub-division. (221-a).

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

**NOTRE DAME STREET**—Two of the best stone stores on the street; central locality; the lot is 52 feet by 120 feet, and the buildings are 52 feet by 100 feet, in A1 order. Particulars at the office. (105-B).

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

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

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

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

**RICHMOND STREET, corner of Basin street**—A large property with two street frontages and lanes on the

other two sides containing an area of 14,000 feet, including a corner building suitable for office, dwelling or tenements. Splendid factory property with light on four sides. Will be sold to close out a mortgage. Call for particulars. (255-3).

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

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

**SHERBROOKE, corner ST. ANDRE STREETS**—A first-class block of land, 110 feet frontage on Sherbrooke street. Plan in office. (185-R).

**ST. LAWRENCE STREET**—That valuable lot forming the north-east corner of Ontario street, containing an area of 21,724 feet. Particulars at office. (137-B).

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

ST. ANNE STREET—Some choice building lots, 25 feet front and 90 feet to 100 feet deep near Greene Avenue. Terms ¼ cash, balance in ten years. (10-B).

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

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

ST. CATHERINE, corner St. Matthew street—One of the best situated corner lots in the street, 25 feet 4 inches in front, by only 75 feet deep, no waste ground, just the right size for a shop. (307-A).

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

ST. CATHERINE STREET—A lot of land in vicinity of Peel Street, 53 feet by 102 feet 6 inches, with two-story brick 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 Comedy street, 25 feet by 102 feet. (417-A).

ST. CATHERINE STREET—A very desirable lot in the western part of the street, 65 feet front; no fancy price asked. (24-B).

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

ST. DENIS STREET, facing St. Louis Square—Nine choice building lots, five of them are 72 feet deep and four 100 feet deep. Amongst the best moderate priced lots on the market. (117-B).

ST. ELIZABETH STREET—Two building lots, each 24 by 76 feet, lane in rear. Price 80 cents per foot.

and simple and a knave besides. For one who wishes to secure a competence for old age, nothing can take the place of long time investments in safe securities at compound interest ... *Mutual Investor.*

REAL AND IMAGINARY OFFERS.

There is a time to buy and a time to sell real estate. The time to sell was from five to eight years ago; the time to buy is—now. Every man who wants to sell property nowadays quotes high prices that he says he was once offered. Because he was once offered a high price, the seller is reluctant to offer his property at present rates. He measures the value of his land only by the price he once foolishly refused, forgetting that values are only comparative, and that, as far as the purchasing power of money in real estate is concerned, he can do just as much with \$20,000 in real estate to-day as he could have done with \$25,000 five to seven years ago. If he can get a fair price to-day for his property, he can choose other investments at low figures. It is difficult to induce sellers to agree to part with their property at present values, and for less than they were once offered. The whole case hinges, however, on the question whether the offers a few years ago were *bona fide* or not. If an owner is asked by some curbstone broker, with his office in his hat, if he will take a certain high price for his land, the owner pretends to believe that such inquiry was a *bona fide* cash offer, and subsequently asserts that it was. Great harm is done by irresponsible, pretended agents talking of high prices and making offers although they have no buyers. They create false impressions in owners' minds which have, in many cases, worked against the latter's best interests.—*San Francisco Circular.*

DEAN FARRAR'S SUMMARY OF BROWNING'S MESSAGE.

If, then, I might venture to try to sum up in a sentence the main lessons of Robert Browning's life and poetry, it would be somewhat thus: Live out truly, nobly, bravely, wisely, happily, your human life, for you are a man, and not an angel; not as a sensual life, for you are a man and not a brute; not as a wicked life, for you are a man, and not a demon; not as a frivolous life, for you are a man, and not an insect. Live each day, the true life of a man to-day; not yesterday's life only, lest you should become a murmurer; not to-morrow's life only, lest you become a visionary; but the life of happy yesterdays and confident to-morrows—the life of to day unwounded by the Parthian arrows of yesterday, and undarkened by the possible cloudland of to-morrow. Life is indeed a mystery; but it was God who gave it, in a world "wrapped round with sweet air, and bathed in sunshine, and abounding with knowledge;" and a ray of eternal light falls upon it even here, and that light shall wholly transfigure it beyond the grave.

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1533 feet; will be sold at a moderate figure, owner must sell. (759-3).

ST. JAMES STREET—A 3 story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation—\$14,000. (327-3).

ST. PATRICK STREET, corner of Napoleon road—A well situated corner block, 200 by 102 feet. (221-3).

ST. JAMES STREET—Very desirable building lots for sale on easy terms, 25 feet by 100 feet, also several corner lots, best locality in St. Henry. (10-B).

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. 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—A good business site, 28½ ft. by 121 ft., with the brick building thereon used as a workshop. Price \$4,500. (331-8).

SPECIAL.

Opportunity for a Gentleman

RETIRED FROM BUSINESS.

Residence with 3 Acres of Grounds.

FOR SALE, - - \$9,000

Circumstances compel the sale of a fine property, comprising three acres of land beautifully wooded, with flower and kitchen garden, lawn, fruit trees, stone stables and outbuildings. The house is substantially built of stone and is fitted with the most modern hot water heating, plumbing, &c., with ample accommodation for a moderate sized family.

This property is not in the vicinity of Mortreal.

J. CRADOCK SIMPSON & CO

# Houses & Building Lots

FOR SALE

-AT-

## WESTMOUNT.

### J. CRADOCK SIMPSON & CO.

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

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

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

**ARGYLE AVENUE**—A good building lot about 100 yards above Cote St. Antoine Road, 50 feet by 187½ feet; fine situation. (109-B.)

**BELMONT AVENUE**—Four blocks of land above Cote St. Antoine Road, three containing 346,364 feet and the other 253,485 feet, well situated and commanding a magnificent view; the best speculative blocks in the Cote. (208-a.)

**BELMONT AVENUE**—Some large blocks of land above the Cote St. Antoine road. Suitable for sub-division. Will be sold at a price to tempt speculators. (228-2.)

**BURTON AVENUE**—A good building lot, 50 ft. by 79 ft., would be sold very cheap. (156-B 1.)

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

**CLARKE AVENUE**—A block of land just above Western Avenue, with a frontage of 149 feet on Clarke avenue, by a depth of 292 feet to Oliver Avenue. This lot having two frontages, could be sub-divided to good advantage. (269-A.)

**COTE ST. ANTOINE ROAD**—A block of land forming the corner of Lansdowne Avenue, having an area of over 18,000 feet, would be divided into lots or sold en bloc. (461-a.)

**COTE ST. ANTOINE ROAD**—A block of land with a frontage of 345 feet, and an area of 53,270 feet. Price only 50 cents per foot. (317-a.)

**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. Gas and water available. (437-3.)

## CO OPERATIVE HOUSEKEEPING.

The co-operative system of housekeeping has been tried by 48 families at Brookline, Mass., with entire success so far. The plan was thought out by the owner of a tract of land at Brookline. He laid out a plot which he called Beaconsfield terraces. Upon the Beaconsfield terraces he erected a number of handsome houses, much like other pretty suburban residences, with one exception. They have no separate arrangements for heating. They are warmed from a common plant, which furnishes steam heat to them all. Thus one large fire is made to do the work of 48 small ones. The relief there is in this will be appreciated by those accustomed to wrestle with coal and ashes in their own furnaces. Another most popular and attractive common feature is the Beaconsfield casino. In the forenoon a kindergarten is maintained in the casino for the younger fry of the terraces. In the afternoon the building is the scene of social pleasure. The woman who wishes to give a reception or tea to any number of guests pays a moderate sum for the use of the house. It can be utilized for any and all kinds of meetings, social and otherwise. The co-operative stables of the Beaconsfield terraces are models of their kind. Instead of a stable, with its attendant smells and unpleasantness for every house, all the horses belonging to the residents are housed in one partnership building, where the animals receive perfect care, and the premises are kept immaculately clean.—*Ex.*

Political economy discovers slowly the facts of the immutable laws of social well-being. But the living principles of those laws, which cause them to be obeyed, Christianity has revealed to loving hearts long before. The Spirit discovers them to the spirit. Political economy arrives at these principles by experience, not intuition; by terrible lessons, not revelation; by revolutions, wars, and famines, not by spiritual impulses of charity.—*F. W. Robertson.*

Religion is not something that is fastened upon the outside of life, but is the awakening of the truth inside of life.—*Phillips Brooks.*

"If any young man wishes a set of rules here it is:—Get into a business you like. Devote yourself to it. Be honest in everything. Employ caution; think out a thing well before you enter upon it. Sleep eight hours every night. Do everything that means keeping in good health. School yourself not to worry; worry kills, work doesn't. Avoid liquors of all kinds. If you must smoke, smoke moderately. And lastly but not least, marry a true woman, and have your own home."

"The great duty of life is not to give pain; and the most acute reasoner cannot find an excuse for one who voluntarily wounds the heart of a fellow-creature; even for their own sakes people should show kindness and regard to their dependents. They are often better served in tribles, in proportion as they are rather feared than loved; but how small is this gain compared with the loss sustained in all the weightier affairs of life. Then the faithful servant shows himself at once as a friend, while one who serves from fear shows himself an enemy."

**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.)

**DORCHESTER STREET**—A block of land forming the corner of Atwater Avenue, having an area of about 25,000 feet; could be divided very advantageously. Plan in our office. (126-B.)

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

**ELM AVENUE**—A handsome red sand stone house, beautifully finished, ground floor in oak and upper floors in cottonwood, natural finish, stained glass windows; Daisy furnace, workmanship and material unexcelled. (92-B.)

**ELM AVENUE**—Handsome grey stone front cottage; extension kitchen, all conveniences, Daisy furnace. For sale or would exchange. (162-B.)

**DORCHESTER STREET and COLUMBIA AVENUE**—Choice corner lot 26 feet by 138 feet. Other lots 25 feet front and from 92 to 102 feet deep at 45 to 55 cents per foot. One of the best situations in the Cote, close to street cars. (447-a.) Call for particulars. (251-3.)

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

**DORCHESTER STREET**—A handsome 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.)

**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 \$8000. (789-3.)

**GREENE AVENUE**—Three choice lots each 28 feet by 110½ feet, lane in rear and on each side of block. (305-A.)

**GREENE AVENUE**—Three elegant stone front houses of latest design and finish, including bay windows, hot water furnace; no basement, etc. Well rented; beautifully situated. (209-3.)

**GREENE AVENUE**—A substantially built stone cottage, two stories and extension, unfinished basement; in good order; hot water furnace. Lot 140 feet deep. Price \$5200. (298-3)

**HILLSIDE AVENUE**—A desirable block of land 90 feet deep, adjoin-

ing the corner of Metcalfe Avenue. (180-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 AVENUE**—A new house above Sherbrooke street, of special design and finish. The work has been most carefully looked after by one of our leading architects, who has built his own house adjoining and on the same design. We can thoroughly comm<sup>d</sup> this house to home-seekers in Westmount. A vacant lot adjoining can be had if required. Price \$9500. (113-B).

**MELBOURNE AVENUE**—Handsome modern, detached cottage in this favorite locality, recently built for owners occupation. Lot 50 by 100 house 38 by 42. Owner leaving city. Price \$7500. (738-3).

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

**MONTARVILLE AVENUE**—A splendid building lot, 50 feet front by 187½ feet deep, commands a fine view of the city and river. (163-A).

**MOUNT PLEASANT AVENUE**—A very nice semi-detached cottage, close to Sherbrooke street, one of the choicest situations in the town. Hot water furnace and all conveniences. (112-B).

**SHERBROOKE STREET**—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner, the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house and commands a fine open view. Owner would sell the two for \$17,000. Call for permits. (124-B).

**ST. CATHERINE STREET**—A comfortable, well-built stone front cottage, with extension kitchen, Daisy furnace, and all improvements; five rooms on ground floor. Would exchange for a smaller house. Price only \$8,000. (833-3.)

**ST. CATHERINE STREET**—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).

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

**MOUNT PLEASANT AVENUE**—A few choice lots, 25 by 105 feet, a block 110 feet front by 100 feet

deep, and two lots 22½ feet front by 100 feet. Delightful situation close to electric cars. Fine view and moderate price. (125-B).

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

**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).

**OLIVIER AVENUE**—A choice building lot, just above Western Avenue, with lane at side and in rear. Moderate price (128-B).

**SHERBROOKE STREET**—A handsome pressed brick front house, lot 44 feet front, house 28 feet by 35 feet and extension just completed, contains all modern improvements. House and vacant lot, only \$8,000. (767-3).

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

**ST. CATHERINE STREET**—Seven building lots each 27 feet by 100 feet, one of them forming the corner of Belmont Avenue. (62-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).

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

**VICTORIA AVENUE**—Good building lots 25 by 130; \$300 cash, balance at 5 per cent. (28-B).

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

**WESTERN AVENUE**—About 60 yards west of Metcalfe avenue, a very desirable piece of land 48 feet front by 100 feet deep, to a 20-foot lane in rear. (132-B).

**WESTERN AVENUE**—A handsome new pressed brick house just finished with all modern conveniences, would be sold cheap. Inspection and offers solicited. (731-3).

**WESTERN AVENUE**. — A handsome red sand slope house, near Elm Ave., completed last summer; beautifully finished in oak and cotton wood, natural finish, Daisy furnace, every convenience material and workmanship of the very best. Inspection invited.

**WESTMOUNT**—A magnificent corner property on the uplands, with grounds containing over 100,000 feet, 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.

**WINDSOR AVENUE**—Choice modern brick cottage, recently completed for owner, who has special reason for selling. Contains every modern improvement. Pleasing design and good workmanship. Would accept \$5000. Call and see plans. This will interest you. (123-B).

**WOOD AVENUE**—A handsome new stone front house, conveniently laid out, in perfect order. All up-to-date improvements. Particulars at office (110-B).

## Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & CO'Y.

### TO LET

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

J. CRADOCK SIMPSON & CO

181 ST. JAMES STREET.

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

**COTE-DES-NEIGES.**—That beautifully situated property known as "Ferngrove," bounded by Cedar, Crescent and Lakeview Ave., between Cote St. Luc Road and Westmount. Particulars at office. (168-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 cts 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 7500 feet of land on the principal avenue. Terms easy. (64-B.)

**LACHINE.**—A very neat frame cottage built for winter occupation, in the best part of Upper Lachine; two-stories and unfinished attic, good cellar, heated by hot water furnace, wired for electric light. (21-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. (119-2)

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

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

**POINTE CLAIRE.**—A new frame house on avenue leading to lake on lot 100 feet by 165 feet. Price only \$2500. (97-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. (174-B.)

**ST. ANNES.**—Part of Isle Vallquette, comprising about two acres, beautifully wooded. Price only \$600. Easy terms. (449-a.)

**ST. LAMBERT.**—A semi-detached brick encased cottage, extension summer kitchen, on stone foundation, containing eight rooms, water in house, three minutes' walk from station.

**ST. LAMBERT'S.**—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, etc. (129-B.)

**ST. LAMBERT.**—Frame house, extension kitchen, seven rooms, in nice order. Lot 60 by 100 feet. Price only \$2200. (114-B.)

**ST. LAMBERT.**—A very nice brick encased house on Victoria Ave., close to Station, heated by furnace, hot and cold water in house. Lot 90 by 174 feet. Moderate price. (157-B.)

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

**VAUDREUIL.**—Beautiful river point of five arpents of level land, nicely wooded; deep water, convenient to both railways. Low price. (101-B.) price. (154-a.)

## LAKE ST. LOUIS.

### Farm for Sale.

With good lake frontage, situated between Dorval and Pointe Claire. Would sell a part of the river front, which is one of the best points between Dorval and Pointe Claire. (32-B.)

## Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

**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.)

THE REAL ESTATE RECORD is published by the proprietors, J. Cradock Simpson and Henry Lester Pitman, No. 171 St. James Street, Montreal and is printed for the proprietors by M. S. Feily, No. 171 St. James Street, Montreal.

**A COUPLE OF FARMS** on the Lake front, suitable for sub-divisions, choice location for summer residences. Particulars at office. (32 by 30-B.)

**LACHINE.**—A brick encased building, containing six dwellings; all rented; on a lot with a frontage of 52 feet on College street, 81 feet wide in rear by 109 feet deep; cost \$6000; would sell for \$4000 to close estate. (106-B.)

**NORWOOD.**—Two well built frame cottages on lot having 85 feet frontage on road by a depth of 500 feet to the river. Photo in office. Price only \$3000. (53-B.)

**SAULT AU RECOLLET.**—A comfortable frame house on stone foundation, built for winter occupation, 10 minutes' walk west of C.P.R. station, good stable. Lot 96 feet by 250 feet. Runs from road to river, laid out in fruit trees and garden. Price \$3000. Another lot of land, 145 feet by 300 feet with frontage in road and river, with neat double cottage. (two dwellings) in nice order. Photos in office. Price \$4000. (53-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 \$8750. 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.)

**ST. ANNES.**—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 \$7000.

**ST. HUGHES.**—Domain of 159 arpents, with small wooden house and large barn; a beautiful situation for a country house, magnificently wooded, fencing in perfect order. Price only \$8200. (56-B.)

We have for sale choice farms and country residences, at Lachine, Fraserville, Chambly, River Beaudette, Beach Ridge, Hudson, Lacolle, Lake Massawippi, St. Anne, St. John, Pointe aux Trembles, Longueuil, Lower Lachine Road, Dorval and St. Hilaire, full particular of which can be had at this office.

## Electric Repair and Contracting Co.

623 LACAUCHETIERE ST., MONTREAL.

Electric Apparatus of all kinds Repaired on the shortest notice.  
DYNAMOS AND MOTORS ELECTRIC SUPPLIES.

Armatures Rewound for all Systems.

PRICES MODERATE. GEO. E. MATTHEWS, Ma

T. and H. Arc Armatures a Specialty. Electric Wiring and Bell Work.  
Late Foreman of The Royal Electric Co. Armature Winding Department.

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ARCHITECT and  
VALUATOR.

230 St. Andre Street  
Montreal.

## J. Alcide Chausse, ARCHITECT,

Valuator and Superintendent.

153 SHAW STREET <sup>near</sup> St. Catherine Street, MONTREAL.

## Canadian Marble and Granite Works,

36 Windsor Street, MONTREAL.

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Successors to

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Manufacturers and dealers in all kinds of Granite, Marble and Stone Mantel-Pieces, Tile Mantels and Flooring, Brass Fenders, Fire Sets, Plumbers' and Furniture Tops, Etc.

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## DIMENSION TIMBER

All Kinds and Sizes on Hand.

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LUMBER YARDS:

Along Both Sides Lachine Canal.

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White Wood, Pine, Spruce, Hemlock, Birch,  
Ash, Bass Wood and all kinds of  
Hardwood.

Established 1866.

## BUILDING HARDWARE

A FULL STOCK OF

LOCKS and BRONZE GOODS, Etc.,

PRICES RIGHT AT

L. J. A. SURVEYOR,  
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## Chanteloup Manufactn'g Co.,

IRON AND BRASS

## FOUNDERS.

Iron Cresting, Circular Stairs, Iron  
Fencing, Electric Light & Gas Fixtures, Fancy  
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## MOUNT BROS.,

MANUFACTURERS OF AND DEALERS IN

## Electrical Apparatus

OF EVERY DESCRIPTION.

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Ventilation, Electrical and Mechanical  
Bells and Annunciators Fitted.

766 CRAIG STREET.

Branch: 31 Cote St. Antoine Road, Westmount.

# REAL ESTATE TRANSFERS RECORDED IN APRIL, 1897.

## MONTREAL EAST

STREET AND No.	WARD.	CAD. No.	SUB. No.	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
Visitation, 217-219.....	St Mary's...	755	.....	43	65	2795	.....	Buildings.....	2000 00	
DeMontigny, 629-633 .....	"	499	4	24	80 7	1946	.....	"	1500 00	
Ontario, 1058-1060 .....	"	1044 & 1045	part	irreg.	irreg.	4750	.....	"	8175 00	
St. Catherine, 1380, 1382..	"	310	part	20 8	100	2066	.....	"	6640 00	
Poupart, 15-17 .....	"	1370, 1370a	.....	irreg.	irreg.	11833	.....	"	8000 00	Sheriff's sale.
Harmony.....	"	1311	.....	42	87 6	3718	12	Vacant.....	450 00	
DeLorimier, 549-559 ..	"	1231	.....	40	100	4000	.....	Buildings.....	10500 00	
Shaw, 52.....	St. J. Baptiste	208	S. E pt.	irreg.	irreg.	1104	.....	"	880 00	
Papineau.....	St. Mary's...	1138	.....	24	157	36738	.....	Vacant.....	No price	
Fullum.....	"	1461	2	23	95	2185	39 1/2	"	866 24	
Champlain, 89-101.....	"	427	.....	irreg.	irreg.	4784	.....	Buildings.....	8600 00	A remeic
Shaw, 130-136 .....	"	447 & pt. 446	.....	irreg.	irreg.	3402	.....	"	1300 00	
Shaw, 47.....	"	187	part	30	52	1560	.....	"	14000 00	Undivided 1/2 of.
Ontario, 1020-1046 .....	"	1046 47-48	.....	136	irreg.	12180	.....	"	1100 00	Undivided 1/8 of
Parthenais .....	"	1197 98-99	.....	irreg.	irreg.	168775	.....	Vacant.....	2050 00	Sheriff's sale
Visitation .....	"	108	.....	irreg.	irreg.	3281	.....	"	200 00	& other consideration.
Lessis, 391-395 .....	"	1101	104	39	113	4407	.....	Buildings.....	475 00	
Magauchetiere, 594.....	St. Lawrence.	652	A	irreg.	irreg.	5193	.....	"	167,085 01	
St Chs Borrom, 422-440 } 500-566	"	109, 118	pts. 6, 10, 11	irreg.	irreg.	15810	.....	"		
Milton, 31-55.....	"	19	52 to 68	415	105	43575	.....	"		
St. Famille, 90.....	"	109-16-18	pts. 2 to 10	irreg.	irreg.	8200	.....	"	5545 00	
Hutchison, 64.....	"	76	N W 1/2 9	25	88 10	2221	.....	"	6000 00	
Mance, 22-24.....	"	44	177	23	85	1955	.....	"	5500 00	
St. Bernard, 10.....	"	260	S E pt.	46 6	71	3301 6	.....	"	1400 00	
Arcade, 23-27.....	"	505	S W pt	22 6	70	2117	.....	"	2066 26	
St. Hypolite.....	St. Louis.....	18	34 & 35	50	78 5	3912	.....	"	4074	
St. George, 177-181.....	St. Lawrence.	1049	51, 54, 55	60 9	67	4074	.....	"	4478	
Mance, 76.....	"	448	parts	irreg.	irreg.	4478	.....	"	7550 00	
Hutchison, 138.....	"	170	N W 1/2	25	137 8	3441	.....	"	6000 00	
Drolet, 114.....	St. Louis .....	44	161	25	82	2550	.....	"	1450 00	
Drolet, 168.....	"	903	170	20	72	1440	.....	"	1001 00	Undivided 1/2 of
Cadieax, 737-739.....	"	903	143	20	72	1440	.....	"	4300 00	
Laval Ave., 146.....	"	918	38	20	90 6	1810	.....	"	2400 00	
Dorchester, 445.....	"	906, 906	9-1 10-1	30	82	2466	.....	"	3000 00	
St. Denis, 88.....	"	385	S W 1/2	20	80	1600	.....	"	12700 00	
Cadieax, 60-62 .....	"	172	S E 1/2	33	158	5214	.....	"	1 00	& other consideration.
Craig, 219a-221b.....	"	105	.....	42 6	irreg	3212	.....	"	2000 00	Sheriff's Sale
Montcalm, 66-70.....	St James.....	307 to 309	.....	irreg.	irreg.	9203	.....	"	4500 00	
Cherrier, 39.....	"	1207	213	25	100	2500	.....	"	7319 50	
Sherbrooke.....	"	1199	3 & 4	50	160	8000	91 1/2	Vacant.....	2000 00	
Beaudry, 496-500.....	"	1014	4	40	53	2120	.....	Buildings.....	6000 00	
Berri, 474-478 .....	"	1203	75	29	125	3625	.....	"	13950 00	
Berri.....	"	1203	156 & 157	50	109	5450	.....	New Buildings	795 00	
Mentana.....	"	1211	74	25	106	2650	30	Vacant.....	516 07	
St. Andre, 465 .....	"	871	3	19 9	154 6	3051	.....	Buildings	1100 00	Sheriff's Sale
Jacques Cartier, 391.....	"	925	.....	24	73	1752	.....	"	2500 00	
St. Denis.....	"	1200	12	25	100	2500	1.00	Vacant.....	3250 00	
"	"	1200	13	25	100	2500	1.30	"	2200 00	
Rivard, 5 to 9.....	"	1200	81	20	75	1500	.....	Buildings.....	2200 00	
Montcalm, 123-125.....	"	pt. 646 & 647	.....	43 6	79	3436	.....	"	1000 00	
Beaudry, 305.....	"	708	.....	22	77	1705	.....	"	11500 00	
St. Andre, 815.....	"	1207	99 & 100	48	94	4712	.....	"	5100 00	
St. Denis, 411-413.....	"	1199	26	25	80	2000	.....	"		

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An exceptionally attractive New House, 28 feet wide, up to date inside and outside, bright and airy rooms; ground floor finished in oak; two upper floors in white wood. Frst-class plumbing and heating; ready for immediate occupation. Early inspection invited. Terms to suit.

**J. CRADOCK SIMPSON & Co.**  
181 St. James Street.

**MONTREAL WEST.**

STREET & NO	WARD.	CAD. NO.	SUB. NO.	DIMENSIONS		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
McGill Coll. Ave., 71	St. Antoine.	1315		28	3	95	2705	Building	4575	Rights in
Lagauchetiere, 625-631	St. Lawrence	568		irreg.	irreg.	10387		"	6900	
Versailles, 200 1/2-204	St. Antoine	466	43	irreg.		98	2700	"	3500	
Overdale, 4	"	1574	4	21	72	1512	1512	"	3000	
Overdale, 4	"	1574	4	21	72	1512	1512	"	16000	
Crescent, 135	"	1702	part	23	4	100	2333	"	6200	
Cathcart, 38-38a	"	1358	part	26	3	124	3231	"		
Notre Dame, 2501-2505	"	320		46	4	irreg.	2867	"	9000	Sheriff's Sale
St. Martin, 90-92	"			24	24	110	2640	"	7000	
St. Antoine, 449-445	"	1639	7	24	110	2640	2640	"	8000	
Bishop, 10	"	1583	3 & pt. 2	27	124	3050	3050	"	4000	
Donegani, 24	"	645	J	24	6	93	10	2296	6000	
Dominion, 75-81	"	87, 86	16 & 17, 1	irreg.	irreg.	5895				
Summerhill Ave.	"	1720	part 6	irreg.	irreg.	4386	1.12 1/2	Vacant	5057	Vendor's rights in
Richmond, 341-347	"	430		48	6	177	3	8597	175	
	"	430		48	6	177	3	8597	100	
Mansfield, 69	"	1370	part.	20	96	6	1930	"	6500	
Mackay	"	1567	4	20	9	80	1660	New Buildings	8500	
St. Antoine, 419-421B	"	1637	28 & 29	48	112	5376	5376	Buildings	15000	Sheriff's Sale.
St. James, 61-63	Centre.	148		irreg.	irreg.	2731		"	33100	
Craig, 550-556	"	166		irreg.	irreg.	3564		"		
St. Henry, 76-80	St. Anns.	1856		44	80	6	3552	"	Quittance.	
Bourgeois	"	248		24	90	2160	35	Vacant	7r6	
	St. Gabriel.	3164								
King, 99	St. Anns.	1592		32	92	6	2960	Buildings	8775	
Mullins, 40-42	"	809	6	23	irreg.	1342		"		Good consideration.
Wellington, 405-407	"	626		24	68	6	1644			
"	"	371-371 1/2		20	85	1700		"	175	Vendor's rights in
Common, 247-247 1/2	Centre.	4		18	62	1116		"		
Grand Trunk, 162-164	St. Ann's	881	N E 1/4	25	87	2175		"	2000	
Richmond, 246-252	"	1174		50	173	8650		"	12000	
Grand Trunk, 44	"	790, 791		100	88	8800		"	1600	

**WESTMOUNT.**

**(COTE ST. ANTOINE)**

STREET AND NO.	WARD	CAD. NO.	SUB. NO.	DIMENSION		AREA	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.	
				FRONT.	DEPTH						
St Catherine	Par Montreal.	355 & 384	Pts. of	irreg.	irreg.	12027		Vacant	7000	& other Considerations	
St Antoine C. r. Greene Ave	"	384		38	110	4180	75	"	3135		
Arlington Ave	"	230	15 A & B 15 A	50	122	5100	47 1/2	"	2440		
Kensington Ave	"	278	31 & 32	irreg.	irreg.	11250		Brick House	14000		
Selby	"	384	126	23	84	11	1953	Stone & Brick House	4300		
"	"	384	126	23	78	3	1799	9	4150		
Roslyn Ave	"	219	148	50	111	5550	30	Vacant	1665		
Elm Ave	"	374	1-4/	25	105	2625	1 10	"	2887 50		
Clarke Ave	"	293 295	Pts. of	irreg.	irreg.	107224	32 1/2	"	34817 25		
"	"	309 310									
Selby	"	302	3	irreg.	irreg.	3452		Brick House	2416 40		
"	"	383	69	25	3	85	2146	Vacant	1 00		
Mountrose	"	282	118, 119 & 120	150	156	23400		Buildings	9810	Good Consideration	
St Luke	"	375	69, 70, 71, 72	27	83	4 1/2	2251	"	9500		
Victoria Ave	"	215	38 & pt 39	87	9	78	6142	6	47 1/2	Vacant	2940
Metcalfe Ave	"	254	1 to 5	112	120	13440	75	"	10050		
Arlington Ave	"	230	28	50	115	3	5987	6		Stone & Brick House	7500
Dorchester	"	941	291	irreg.	irreg.	3498		Buildings	1 00		
Roslyn Ave	"	219	59 & 60	100	111	11100	30	Vacant	3330	& other Considerations	
Dorchester	"	941	292	irreg.	irreg.	3498		Buildings	7000		

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STREET AND NO.	WARD.	CAD. No.	SUB No.	DIMENSIONS.		AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
Montana, 340-342.....	St. Jean Bap.	10	Part	23	94	2162	.....	Buildings.....	1500 00	
Rachel, 1.....	"	1	441 to 442	52	125	6413	.....	".....	4854 75	
Chambord.....	"	6	157 to 158	48	70	3360	35 1/2	Vacant.....	1200 00	
Mount Royal.....	"	11	108	24	86 6	2028	.....	Building in erection.....	7000 00	
".....	"	11	107	24	84 6	2028	59	Vacant.....	1200 00	
St. Dominique, 879.....	"	277	.....	20	72	1440	.....	Buildings.....	1900 00	
St. Andre, 950-952.....	"	10	134	24	94	2256	.....	".....	955 54	
Seaton, 92.....	"	1	269	25	103	2575	.....	".....	1250 00	
" 90.....	"	1	268	25	103	2575	.....	".....	625 00	Undivided 1/2
" 90.....	"	1	268	25	103	2575	.....	".....	625 00	"
Duluth, 73-81.....	"	12	6	24	85	2040	.....	".....	.....	
Delormier Ave., 549-59.....	St. Mary's	1231	.....	.....	.....	.....	.....	.....	10500 00	
City Hall Ave, 1241-7.....	St. Jean Bap.	16	parts	52	irreg.	3504	.....	".....	3200 00	
St. Dominique, 715-721.....	"	337	.....	41	72	2952	.....	".....	2700 00	
St. Denis, 925-927.....	"	15	470	25	95	2375	.....	".....	8500 00	
Cadieux, 1019-23.....	"	24	.....	32	75	2400	.....	".....	2400 00	
City Hall Ave.....	"	71	.....	40	80	3200	.....	".....	100 00	And other considera-
Sanguinet, 763-769.....	"	15	805 to 806	40	72	2880	.....	".....	6500 00	tion.
Cadieux, 1019-23.....	"	33,34, pt 35	.....	irreg.	irreg.	4064	.....	".....	1,61 00	Sheriff's Sale
Breboeuf.....	"	7	32 & 33	50	80	4000	.....	".....	800 00	
Laval, 603.....	"	15	pt 1114	27	82	2214	.....	".....	1173 00	
St. Andre.....	"	10	167	23	94	2162	23	Vacant.....	500 00	
" 1064-66.....	"	10	166	23	94	2162	.....	Buildings.....	1500 00	
Rivard.....	"	316	parts	irreg.	irreg.	1540	.....	Vacant.....	660 00	
Laval, 588-590.....	"	15	parts	irreg.	irreg.	2577	.....	Buildings.....	2000 00	
Montana, 454-456.....	"	10	53	24	94	2256	42 1/2	".....	100 00	And other considera-
Rachel.....	"	7	parts	48	100	4800	.....	".....	2000 00	tion.
St. Lawrence.....	"	406	B	30	180	5400	.....	".....	.....	
Hotel de Ville Ave. 1241-7.....	"	16	parts	irreg.	irreg.	3504	.....	".....	3800 00	
Amherst, 970.....	"	8	15	24 6	110	2695	.....	".....	2500 00	
Drolet, 460-474.....	"	15	765 to 768	80	72	5760	.....	".....	7000 00	
Dufferin.....	"	7	95 & 96	50	80	4000	30	Vacant.....	600 00	
Cor. Papineau and Marie-Anne.....	"	1	378 to 380	78	100	7800	.....	".....	No Price	
Chambord.....	St. Denis	331	N 1/2 of 150	25	73 6	1837	10	".....	183 70	
St. Denis, 1222.....	"	162, 165	231-2, 18 & 19	44	89	4356	.....	Buildings.....	4000 00	
Maple.....	"	7	530 to 532	75	76	5700	06 1/2	Vacant.....	370 50	
St. Denis.....	"	198	31	40	75	3000	.....	Buildings.....	1200 00	
Maple.....	"	7	457	25	87	2175	07	Vacant.....	153 13	
Chambord.....	"	331	179	25	73 6	1837	07 1/2	".....	139 65	
Dufferin.....	"	329	73	25	80	2000	.....	Buildings.....	1300 00	
Rivard, 589.....	"	162	114 to 116	66	70	4620	.....	".....	2000 00	
Perrault, 127.....	"	162	114 to 116	66	70	4620	.....	".....	2671 00	
Rivard, 589.....	"	162	114 to 116	66	70	4620	.....	".....	2671 00	
Perrault, 127.....	"	162	114 to 116	66	70	4620	.....	".....	2671 00	
Amherst.....	"	6	206, 207	50	230	6500	12 1/2	Vacant.....	810 00	
Breboeuf.....	"	331	pt 107	22	86	1892	10	".....	189 20	
St. Hubert.....	"	7	771	25	109	2750	05 1/2	".....	149 88	
Cowan.....	"	8	199	42	110	4620	09	".....	415 80	
Labelle.....	"	7	1034, 1035	50	111	5550	03 1/2	".....	194 25	
St. Denis.....	"	198	30	40	75	3000	40	".....	1200 00	
St. Hubert.....	"	7	parts	125	87	10875	06	".....	652 00	
".....	"	7	721	25	98	2450	03 1/2	".....	90 00	
St. Denis.....	"	209	50	50	100	5000	.....	".....	.....	
Rachel.....	"	209	114	50	63 8	3160	30	".....	2500 00	
St. Denis.....	"	196-209	91 parts	25	127	3175	31 1/2	".....	1000 00	
Carriere, cor. Amherst.....	"	328	N. W pt 4	132	irreg.	21648	15	".....	3250 00	
Mount Royal Ave., 227.....	"	329	4	25	80	2000	.....	Buildings.....	260 00	
Chambord, 443.....	"	331	N. 1/2 of 142	25	73 6	1832 6	.....	".....	517 57	
St. Hubert.....	"	7	378	25	87	2175	07	Vacant.....	163 13	
St. Hubert, 1581-83.....	"	7	378	25	87	2175	.....	Buildings.....	1200 00	
St. Hubert.....	"	7	742	25	95 9	2393 9	.....	Vacant.....	83 83	
St. Denis.....	"	196-209	94, 7-1 & 7-5	25	127	3175	27	".....	875 00	
St. Hubert.....	"	7	441 to 445	125	87	10875	08	".....	900 00	
St. Hubert.....	"	7	361	25	109	2725	06 1/2	".....	180 75	
Moreau.....	Hochelaga.	80	170, 176	96	150	14400	.....	Vacant.....	540 00	Sheriff's Sale.
Frontenac, 261-271.....	"	166	204 to 206	66	80	5280	.....	Buildings.....	3500 00	
Prefontaine, 17-19.....	"	74	7 & pt 8	40	52 2	2088	.....	".....	1219 77	
Ontario.....	"	22	parts	irreg.	irreg.	27531	30	Vacant.....	8051 66	For Railway Track
Joliette.....	"	23	81	23	121	2783	13 1/2	".....	375 00	
Darling, 32-38.....	"	31	97, 98	44	102	4488	.....	Buildings.....	3731 00	
Dezery, 22-26.....	"	65	.....	39	116	4524	.....	".....	5093 00	
Dezery, 40-56.....	"	62	.....	40	113	4520	.....	".....	.....	
Hudon, 17-21.....	"	45	.....	irreg.	irreg.	4558	.....	".....	8400 00	
DeSalaberry, 11-13.....	St. Mary's	74	.....	irreg.	irreg.	1043	.....	".....	.....	
Chambly.....	Hochelaga	23	115 & 116	48	122	5856	.....	Vacant.....	1464 00	
Knox, 62.....	St. Gabriel	3387, 3386 & 3336	part	26	80	2080	.....	Buildings.....	800 00	
Hibernia, 273-277.....	"	3251	N E. part	25	93 10	2343	.....	".....	3400 00	
Knox.....	"	3381-3383	.....	.....	.....	8197	30	Vacant.....	2459 10	
Bourgeois.....	St. Gabriel	3389	parts	irreg.	irreg.	1778	42 1/2	".....	756 00	
Charron, 343.....	St. Anne's	3164	.....	48	irreg.	.....	.....	".....	.....	
Manufacturer, 285-291.....	St. Gabriel	248	.....	22	87	1914	.....	Buildings.....	1150 00	
.....	"	2545	S 1/2	45	75	3375	.....	".....	2000 00	

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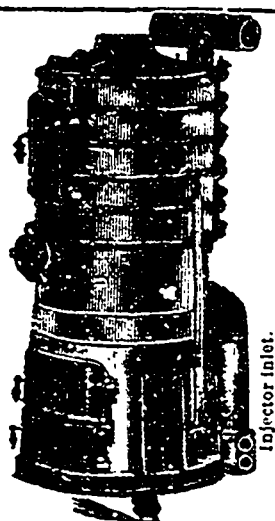
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