

Technical and Bibliographic Notes / Notes techniques et bibliographiques

The Institute has attempted to obtain the best original copy available for filming. Features of this copy which may be bibliographically unique, which may alter any of the images in the reproduction, or which may significantly change the usual method of filming, are checked below.

L'Institut a microfilmé le meilleur exemplaire qu'il lui a été possible de se procurer. Les détails de cet exemplaire qui sont peut-être uniques du point de vue bibliographique, qui peuvent modifier une image reproduite, ou qui peuvent exiger une modification dans la méthode normale de filmage sont indiqués ci-dessous.

Coloured covers/
Couverture de couleur

Coloured pages/
Pages de couleur

Covers damaged/
Couverture endommagée

Pages damaged/
Pages endommagées

Covers restored and/or laminated/
Couverture restaurée et/ou pelliculée

Pages restored and/or laminated/
Pages restaurées et/ou pelliculées

Cover title missing/
Le titre de couverture manque

Pages discoloured, stained or foxed/
Pages décolorées, tachetées ou piquées

Coloured maps/
Cartes géographiques en couleur

Pages detached/
Pages détachées

Coloured ink (i.e. other than blue or black)/
Encre de couleur (i.e. autre que bleue ou noire)

Showthrough/
Transparence

Coloured plates and/or illustrations/
Planches et/ou illustrations en couleur

Quality of print varies/
Qualité inégale de l'impression

Bound with other material/
Relié avec d'autres documents

Continuous pagination/
Pagination continue

Tight binding may cause shadows or distortion along interior margin/
La reliure serrée peut causer de l'ombre ou de la distorsion le long de la marge intérieure

Includes index(es)/
Comprend un (des) index

Title on header taken from:/
Le titre de l'en-tête provient:

Blank leaves added during restoration may appear within the text. Whenever possible, these have been omitted from filming/
Il se peut que certaines pages blanches ajoutées lors d'une restauration apparaissent dans le texte, mais, lorsque cela était possible, ces pages n'ont pas été filmées.

Title page of issue/
Page de titre de la livraison

Caption of issue/
Titre de départ de la livraison

Masthead/
Générique (périodiques) de la livraison

Additional comments:/
Commentaires supplémentaires:

This item is filmed at the reduction ratio checked below/
Ce document est filmé au taux de réduction indiqué ci-dessous.

10X	12X	14X	16X	18X	20X	22X	24X	26X	28X	30X	32X
									✓		

Real Estate Record

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

Vol. XI.

Montreal, September, 1898.

No. 9.

The Liverpool and London and Globe INSURANCE CO.

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

HEAD OFFICE, CANADA BRANCH:

16 PLACE D'ARMES, Corner of St. James Street, MONTREAL.

INSURANCE EFFECTED AT LOWEST CURRENT RATES.

G. F. G. SMITH, Chief Agent and Resident Secretary.

ALLIANCE ASSURANCE COMPANY

OF LONDON, ENGLAND

Head Office for Canada

Standard Life Building, 157 St. James Street,
MONTREAL.



Established 1824.

Capital \$25,000,000.

P. M. WICKHAM, Manager.
FRED'K T. BRYERS. Inspector.

ROYAL INSURANCE COMPANY.

Largest Fire Office in the World

QUEEN INSURANCE COMPANY of America.

Unlimited Liability.

Absolute Security.

CEO. SIMPSON, Manager. WM. MACKAY, Assistant Manager.
J. CRADOCK SIMPSON & CO., Agents.

LONDON & LANCASHIRE LIFE ASSURANCE COMPANY.

Head Office for Canada. Place d'Armes MONTREAL.

POLICIES ISSUED ON ALL DESIRABLE PLANS. POLICIES WORLD-WIDE AND FREE FROM CONDITIONS.
LOW RATES. ABSOLUTE SECURITY.

ENDOWMENT ASSURANCE AT LIFE RATES A SPECIALTY.

RT. HON. LORD STRATHCONA and MOUNT ROYAL,
Chairman

B. HAI. BROWN,
Manager

EXPRESS PACKING,
CRATES, SLIGHTS, ETC
 1100 St. James St. Montreal
BONHOMME, Maker,
 640 ST. JAMES STREET,
 MONTREAL

Z. C. ST. AMOUR,
GRAVEL ROOFER,
 670 Mullin Street
 MONTREAL Telephone 8436

THIS
SPACE
FOR
SALE

ESTATE REPAIRS
 IN ALL BRANCHES
 PERSONALLY ATTENDED TO
THOS. LIGHT
 105 HURON STREET, MONTREAL
 475 VICTORIA AVENUE, WESTMONTREAL
 CARPENTER AND JOINER
 TELEPHONE 1202

SCHOOL BOOKS,
APPENDICES AND SUPPLIES

Wm. McLean Washburn,
Civil Engineer, Architect
 Professional Land Surveyor,
 OFFICE 100 214 St. James St.
 Telephone Main 1573

NOTICE—Plans and Books of reference of subdivided property, map and registration papers, plans for Auction Sale, etc.
PLANS—Specifications and Estimates for proposed works and for improvement or existing buildings.
MAPS—Plans of land in City or Village.
PLANS—Plans and Books of reference of subdivided property, map and registration papers, plans for Auction Sale, etc.

HOUSES TO LET

REDUCED

RENTS.

CALL ON 1741 708
PARTICULARS
J. Craddock Simpson & Co.,
 181 ST. JAMES ST.

W. A. BRIDGE,
 Architect and Valuator
 100 St. James St. MONTREAL

A. PERCY BARNES,
Architect and Valuator
 100 St. James St. MONTREAL

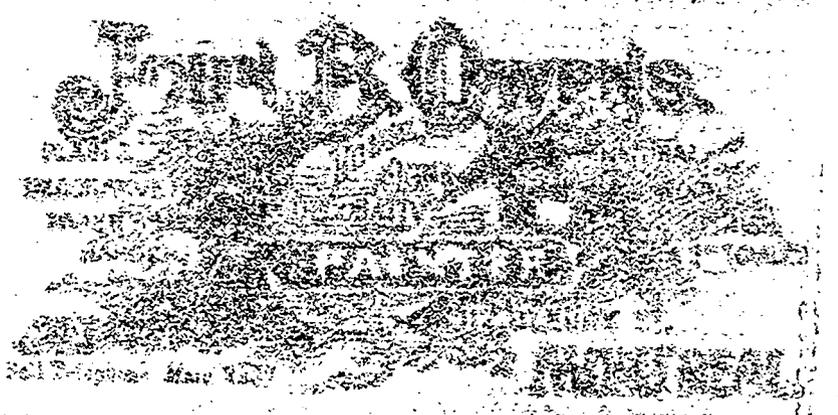
J. F. B. CASGRAIN,
Civil Engineer & Dominion Land Surveyor,
 180 St. James Street MONTREAL

LEAHU NELSON,
Architect and Valuator of Real Estate,
 114 St. James Street MONTREAL

ARTHUR HENRY,
 114 St. James Street

HUTCHISON & WOOD,
ARCHITECTS,
 181 St. James Street,
 MONTREAL

JOHN MCGRISON & SON,
PLASTERERS
 and Coal Store,
 181 St. James Street



ADVERTISE
IN THE

Real
Estate
Record

We desire to call the attention
.. of ..

Contractors and Builders,
Plumbers, Masons,
Bricklayers,
Hardware Suppliers,
Painters, Carpenters,
etc.,

to the value of the columns of this paper
as a medium of advertising.

It reaches thousands of readers every
month who are directly or indirectly in-
terested in such matters.

TEL. Up 1139.

H. BAILLIE,
.. Plumber, etc. ..
168½ PEEL ST.

Corbeil & Leveille

Ornamental
Woodwork

SPECIALTY : Fine hardwood
for interior and exterior,
decorations Houses, Churches, etc.

TELEPHONE. BELL East 1425
" " MERCHANT 323

15^A/_D 16 Josephat Lane, PAPINEAU AVENUE

COAL

ANDREW BAILE,

OFFICES :

69 McGill Street, 2312 St. Catherine St.
Tel. Main 521. Tel. Up 1023.

MONTREAL.

TELEPHONE Main 841

WM. WHYTOCK,
CARPENTER and JOINER
(SUCCESSOR TO R. WEIR & SON)
704 DORCHESTER STREET.

JOBING PROMPTLY ATTENDED TO

Estimates for Complete Building
Contracts given when required.

R. B. Hutcheson,

(Late of Butler & Hutcheson, Advocates.)

Notary Public, Conveyancer and Commissioner,
MECHANICS INSTITUTE,
204 St. James Street
Telephone Main 2499.

D. Nicholson & Co.,
GRAVEL, SLATE and METAL

Roofers

REPAIRS PROMPTLY ATTENDED TO.
Estimates Given.

679 ST. PAUL STREET,
Tel. Main 1665.

Real Estate Record

Vol. 11.

MONTREAL, SEPTEMBER 10th, 1898

No. 9.

THE
Real Estate Record
IS PUBLISHED MONTHLY

181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

Proprietors.

ADVERTISING RATES furnished on application
at this Office.

THE
CALEDONIAN

Oldest Scottish Fire Office

Temple Building, 185 St. James St.,
MONTREAL.

LANSING LEWIS, Manager.

DOCKBILL & SAYER,
ELECTRICAL CONTRACTORS.

House & Store Wiring, Bell Work etc.
Repairs in all branches.

2458 ST. CATHERINE ST.

Telephone Up 1241. MONTREAL.

J. W. HUGHES,
The Practical Sanitarian
Anti-Septic Plumbing, Heating,
General Jobbing.

Cor. of Craig & St. Antoine Street.
Telephone 548.

JOHN GOW
LUMBER,

Laths, Shingles, Timber, Cedar Posts, Etc.
Whitewood, Oak, and other Hardwoods.
FLOORING, MOULDINGS, DOORS,
SASHES, Etc.

164 GUY STREET,

Telephone 8412. MONTREAL.

Monthly Review.

The real estate transactions of the month of August are devoid of any particular significance. The market has been under the spell of the summer influence, and while the volume of business is at its lowest the official records indicate that this year there is an improvement in all branches of the business compared with the corresponding period of last year. The growth of confidence every where visible among brokers and dealers, despite the apparent dulness, is an encouraging feature of the situation, and the first change for the better is to be noted in a general inclination among holders of property to demand full value for their realty. The sales of lots for improvement have been on the increase and in this respect St. Jean Baptiste ward and St. Denis ward have displayed the most activity. The recorded sales in Westmount are evenly divided between built properties and vacant land, and the total amount is larger than the sales in any of the city wards. Exchanges are still in evidence with their somewhat delusive prices, but they do not now monopolize the market.

The inquiry for houses and flats to rent encourages the belief that there will be an improved demand for residential property next spring. The inquiry is for houses of modern design with modern equipments. The old houses with dark interiors, gloomy recesses, and archaic plumbing are hard to let unless at a very low rate. The excellent electric car service has brought within easy reach of Montreal many beautiful suburban home sites that come into

To
**ARCHITECTS AND
DRAUGHTSMEN.**

TRACING CLOTH

18 in., 36 in., 41 in. and 54 in. wide.

TRACING PAPER

In Sheets or Continuous.

DRAWING PAPER

Whatman's and Machine made, in Sheets and Continuous.

MANILLA DETAIL PAPER

HIGGIN'S LIQUID DRAWING INK

Waterproof and General, Black or Colored.

PENS, PENCILS, &c., &c.

MORTON, PHILLIPS & Co.

Stationers, Blank Book Makers
and Printers

1755 & 1757 Notre Dame St. -- MONTREAL

JOHN DATE,
SANITARY PLUMBER.

Heating, Drainage, Ventilation.

Electric Bell and Light Wiring,

Manufacturer of Diving Apparatus,

Patent Dry Earth Closet Commodes, &c.

654 and 656 Craig Street,
MONTREAL.

THIS

SPACE

FOR

SALE.

ROOFING AND ASPHALTING

Of Every Description.

Metal Cornices and Skylights,
Cement and Tile Floors,
Cement Wash Tubs,
REFRIGERATORS and OIL CABINETS.

CANADIAN AGENTS FOR

The Boston Hot Blast Heating

..AND..

Pneumatic System of
Conveying Mill Stock.

GEO. W. REED & CO.,
785 Craig Street.

Bell Telephone Mount 380.

ISAAC LEWIS
Builder and Contractor

(Brick and Stone Work)

Residence: . . .

130 IRVINE AVENUE,

COTE ST. ANTOINE.

Special attention given to alterations and repairs

R. J. & N. Kendal
WAGGON MAKERS,
244 & 246 Richmond Street.

LAMBERT & SON
CARPENTERS, JOINERS
and BUILDERS

Estimates given at short notice for general repairs

360 PROVIDENCE STREET.

Holl Tel. East 1443. Merch't Tel. 355.

GEO. S. KIMBER,

House, Sign and Fresco
Painter

ALL KINDS OF PAPER-HANGINGS IN STOCK.

2466 ST. CATHERINE ST, MONTREAL

BELL TELEPHONE Up 1257.

competition with the more centrally situated ones. but the cost of car fares, the want of equally good school facilities and social advantages, are elements that sometimes combine to turn the scale in favor of living in the city.

Store and office letting is still somewhat slow, but a continuation of the improvement in general business cannot fail to effect a change for the better in this branch of the realty market.

Practically no change is to be noted this month in real estate mortgage loans. If anything the market is a little stiffer than it was, and there is not so much money offering in large amounts at four and a half per cent.

Auction sales are still dull, and so far there has not been enough property sold by auction to effect the market either one way or the other. Several sales are being advertised for September, and we hope to be able next month to report an improvement.

The sales recorded during the month of August in the under-mentioned suburban municipalities, amount to \$127,678, and are as follows: - Maisonneuve, \$42,516; De-Lorimier, \$6,280; Mile End, \$20,000; Montreal Annex, \$26,029; Outremont, \$13,131; Notre Dame de Grace, \$1,042; St. Henry, \$14,340; and St. Cunegonde, \$4,340.

There were 144 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of August the particulars of which are given in other columns, amounting to \$547,489.09.

St Antoine Ward	13	\$98,844.79
St Ann's Ward	2	31,200.00
St James Ward	11	36,985.95
St Louis Ward	8	27,449.45
St Lawrence Ward	2	5,000.00
St Mary's Ward	11	39,750.00
St. Jean Baptiste Ward	82	80,612.60
St. Gabriel Ward	4	6,350.00
St. Denis Ward	31	53,098.10
Hochelaga Ward	4	4,217.00
Westmount	26	163,431.80

144 \$547,489.09

C. R. G. JOHNSON,

AGENT

Fire Insurance

BROKER

CANADA LIFE BUILDING.

Cor St. James and St. Peter Street.

Contracts for Sprinklers. Lowest Current Rates.
Correspondence with Mill Owners solicited.

Bell Telephone Main 1907.

E. L. BOND,

30 Francois Xavier St.

INSURANCE FIRE, MARINE,
ACCIDENT AND
PLATE GLASS

TELEPHONE Main 1179.

THOS. BRETHOUR

PLASTERER

146 Peel Street,
MONTREAL.

Telephone Up 1242.

Estimates given for new work—Plastering and cement work a specialty.

Tinting and Repairing
Promptly Executed.

THE CENTRAL LUMBER YARD.

ESTABLISHED 1871.

Corner DORCHESTER and
ST. CHAS. BORROMEE STREETS.

MAHOGANY,
QUARTERED OAK,
QUARTERED SYCAMORE
and ALL HARDWOODS.

Kiln-Dried Maple Flooring,

Dressed and Prepared Lumber of every Description

JOHN A. BULMER & CO.

Houses for Sale,

—BY—

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

J. C. SIMPSON. H. L. PUTNAM.

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

DORCHESTER ST. — A handsome red stone front house near Crescent Street, built by owner for his own occupation; extension kitchen, all wood work in hall of quartered oak—every convenience—up to date in every respect. Suitable for a physician. (893-B).

TEL. Main 2395.

R. M. RODDEN
and **C. DUFORT**
.. Architects ..

Rooms 21, and 22 Waddell Building,
30 St. John Street,

MONTREAL.

Magnan Bros.

SUCCESSOR TO
GRAVEL & BOULARD.

Builders Hardware,
House Furnishings,
Stoves & Graniteware,
306 & 308 St. Lawrence St.

TEL. East 1557

DROLET STREET. — A desirable stone front cottage, near St. Louis square, containing eleven rooms, in good order. Price \$3,950. (285-B).

MONTREAL WEST. — A detached brick cottage, 7 rooms, hot water furnace, water in house, good stable, lot facing on two streets. Will sell at a bargain and on easy terms, \$500 cash, balance on monthly or quarterly payments 286-B).

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

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

ST. HYPOLITE STREET. — A comfortable brick house of eight rooms, hot water furnace, open plumbing, in good order. Price only \$2,400. (279-B).

During the corresponding month of last year, 107 transfers were recorded amounting to \$501,800.81.

The real estate mortgage loans recorded during the month of August in registration division of Montreal West, amount to \$98,718.45; of this amount \$20,000 was placed at 4½ p.c.; \$25,000 at 4¼ p.c.; \$12,000 at 5 p.c.; \$500 at 5½ p.c.; \$31,478.45 at 6 p.c.; \$2,740 at 7 p.c.; and \$7,000 at 8 p.c.

The 4¼, 4½ and 5 p.c. loans were in one amount each of \$20,000, \$25,000, and \$12,000 respectively.

The lenders were:

Local Institutions	\$25,000.00
Insurance Companies.....	20,000.00
Building & Loan Companies.	29,860.00
Individuals.....	23,868.45
	<u>\$98,718.45</u>

In Montreal East the loans recorded amount to \$124,350. Of this amount \$46,900 was placed at 5 p.c.; \$400 at 5¼ p.c.; \$14,600 at 5½ p.c.; \$48,050, at 6 p.c.; \$700 at 6½ p.c.; \$2,200 at 8 p.c.; \$4,500, at 10 p.c.; and \$7,000 at a nominal rate.

The 5 p.c. loans were in eleven amount of \$3,000, \$2,500, \$800, \$4,000, \$3,300, \$13,000, \$5,000, \$3,000, \$4,300, \$6,000, and \$2,000.

The lenders were:

Estate & Trust Funds.....	\$13,800
Local Institutions.....	13,000
Insurance Companies.....	6,500
Building & Loan Companies	37,800
Individuals.....	63,250
	<u>\$124,350</u>

Notes.

The sale of Boisbriant the property of the estate late Sir John Abbott, to Mr. Clouston, General Manager of the Bank of Montreal, is one of the most important transactions of the month. For beauty of situation and historic association it is certainly one of the most exceptional on the Island of Montreal. It was one of the first fine country houses established and has gathered about it the finest collection of country mansions in Canada.

So at last the Cote des Neiges line is to be an accomplished fact at least

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

BISHOP STREET, No. 268.—One of the handsomest modern terrace houses in the city, specially built for and by Mr. R. Wilson, contractor. It comprises all the modern features of a house of its class, and includes two flats of bedrooms. Excellent stable, coach house, and man's quarters attached. Lot 28 x 129. Price \$15,500. (885-B).

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

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

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

Kodaks { FOR SALE
TO RENT
and EXCHANGE

DEVELOPING and PRINTING

MONTREAL PHOTO. SUPPLY.

R. F. Smith,

104 St. Francois Xavier St.

2263 St. Catherine St.

Send for Catalogue and Bargain list

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

BLEURY STREET. — Stone front building, two shops and dwelling alone. Lot 48½ ft. by 163 ft., just above St. Catherine St., well rented. (892 C 3.)

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-B)

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

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

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

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

COURSOL STREET—A comfortable brick cottage with extension kitchen, all newly done over this spring, 16 rooms. Price \$2,900. (198-B)

CHROMEDY STREET—Stone front cottage, ten rooms, hot water furnace, in good order. Price only \$4,250 (889-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. (40-B).

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

CRESCENT STREET, NO. 113.—One of those red stone houses near Sherbrooke Street. Modern in every respect with good accommodation for a small family. Everything on two floors. (250B).

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

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

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

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

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

DUROCHER STREET—Close to Sherbrooke. A handsome modern cottage home, with side lights, specially built for present owner and comprising all modern approved features. Living rooms specially fine. Tiled bathroom and vestibule. Excellent stable, coach house and man's house attached. Offers so solicited. (858-3)

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

HERMINE STREET—A block of wooden tenements and shop on lot 85 x 75 ft., rented for \$780 per annum. Price \$7,500. (849-3)

to a certain point. It intends to follow too the most natural and efficacious route for the west enders and the upland proprietors, but it does not yet provide for the many who are waiting for an easy access to the cemeteries and for whose benefit the route was chiefly laid out. The route decided upon has already produced a decided improvement in the demand for hillside properties in Westmount as was naturally to be expected.

Maisonneuve and the extreme east end is having a lively innings owing to the various influences at work in in that direction, such as the dry dock and harbor scheme, the sulphur spring boom, the electric railway extensions, the general stampede tendencies of humanity over new things.

We are getting a gratifying number of enquiries for manufacturing sites in and about the city, the general modern tendency being for outside and cheap land and plenty of it looking for future development. This is one of the best signs of a healthy and permanent growth and we give it a cordial welcome.

The opening of Her Majesty's Theatre early in November, and the proposed new hockey rink in the west end occurring almost simultaneously with the opening of Place Viger Hotel in the east, makes a remarkable showing for a city even of the size of Montreal, and is evidently attracting the attention of outside investors and speculators. We have had visitors this month from Kansas City and Brooklyn looking carefully over the ground for a base of operations. Montreal has always won by foresight and confidence in her future—Enterprise breeds enterprise.

It is interesting to note from the accompanying extract from the New York *Tribune* that the market there for realty is subject to the same influences and fluctuations that we

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

HUTCHISON STREET—A handsome well built and conveniently arranged cottage, with all modern improvements, in thorough order. First-class opportunity for anyone wanting a good house for their own occupation. Price \$6,500. (152-15)

HUTCHISON STREET.—A handsome stone front house, stone steps, tile vestibule, marble mantels, heated by Daisy furnace, in first class repair throughout. Price \$7,700. (899B-3.)

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

LAVAL AVENUE.—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices \$2,800 and \$2,000. (255B).

LATOUR STREET—A four-story brick tenement on stone foundation, two dwellings, strong and substantially built. Property in this locality is rapidly being utilized for business purposes. (164-B)

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

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

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

McGILL COLLEGE AVE.—A stone front terrace house, in good order, very roomy, close to St. Catherine street. Price only \$7000. (188-B)

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

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

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

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

MACKAY STREET—Two good houses above St. Catherine street, in good order, nicely laid out; good value for anyone wanting a medium priced house. Price only \$7,000 (125-B)

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

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

MARIN STREET, ST. HENRY—Brick encased 8 dwellings, lately built, rent \$388 per annum. Price \$3,500. (231-B).

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

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

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

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

METCALFE STREET, above Burnside.—A full sized stone front house with all modern conveniences and in good order, well rented. Possession May 1899. Price, \$10,000. (288-B)

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

MOUNTAIN STREET, above St. Catherine—Those elegant and highly finished pressed brick houses adjoining the residence of Mr. Ayer, and overlooking the handsome grounds of Mr. Melghen's residence. No expense has been spared to make these houses models of convenience, taste and comfort. The halls, stairways, dining rooms, bath rooms and dressing rooms are special features which will repay inspection. Containing six to seven bedrooms each they afford ample accommodation for a full sized family. For prices and particulars call at the office. (211-B)

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

PARK AVENUE, Montreal Annex—Solid brick house on stone foundation, ten rooms, heated by hot water furnace. Price, \$5,000. (231-B)

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

PARK AVENUE—A handsome stone front apartment house 27 feet front by 92 feet deep, containing three dwellings, one on each flat, heated

experience here. Neither New York or Montreal wishes to rank among the boom towns but both are prepared for the natural ebb and flow of business.

ARCHITECTURAL NOTES.

Mr. Arthur J Cooke, architect, has at present the following list of works in course of construction:—
Residence in the "Jacobean" style (three storeys) on Dorchester street near Mark street, for Thomas Jordan, Esq. A unique feature for a town house has been introduced in this design consisting of a very large arcaded and panelled reception hall, with an enamelled brick fireplace in an alcove facing the staircase. All the woodwork on ground floor is in polished quarter-cut sycamore. The exterior is of Laprairie brick and Miramichi sandstone trimmings, the scroll work and flashings to roof and dormer windows being in polished copper. Dwelling on Clandeboye Avenue three storeys for F. J. Lewis, Esq., in the "Domestic Gothic" style with traceried windows and gallery fronts in marked departure from the general form of terraced house. The front will be of Montreal limestone. The interior finish of polished cottonwood and with hardwood floors throughout. A "Jacobean" residence on top of Argyle Ave., Westmount, for H. A. Hodgson, Esq. This house when completed will be a very prominent landmark, the front over seventy feet in width faces broadside over-looking the city. A gallery eight feet wide extends along the whole front and around an octagonal tower. Distinctive features have been introduced in the interior which will be finished in polished sycamore and oak. First quality Laprairie pressed brick will be used throughout. A cottage on Columbia Ave. in the "Elizabethian" style for H. A. White, Esq.; built of Ormstown pressed brick and with limestone dressings. A three storey Colonial dwelling on Roslyn Ave., Westmount, for G. M. Webster, Esq., of

by hot water furnaces, has all modern conveniences, material and workmanship first-class. Is a splendid investment property, easily rented to good class of tenants. Would exchange for desirable building lots. (811-3)

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

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

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

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

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

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

PINE AVENUE.—A fine lot 24 x 116 ft., near Oxenden Avenue, good locality, near Street Car line. Low price. (266-b)

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

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

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

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

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

SEYMOUR AVENUE—A handsome stone front cottage with extension kitchen, cemented cellar basement, stationary wash tubs, Daisy furnace. Finished in cottonwood, natural color. Price only \$7,200. (80-B).

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

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

SHERBROOKE STREET—A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar and w.c. in basement; all modern improvements. (798-3).

SHERBROOKE STREET.—A handsome detached villa residence and stables, with grounds containing 48,000 ft., on the corner of one of the best streets in vicinity of St. Denis. Built by the owner for his own use, only the very best material and workmanship employed and no expense spared to have the house up to date in every respect. (277-b)

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

SHERBROOKE STREET—A new stone house, carefully built under owner's supervision, on lot 25 feet by 130 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B)

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

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

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

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

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

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

ST. ANTOINE STREET—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$6,000. (210-B).

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

Ormstown brick and limestone, the bricks which are of a very deep plum colour give a very strong contrast to the ivory white galleries, etc., and together with the grey slate gabled fronts, roofs, and other accessories producing a bright picturesque ensemble. Four cottages, (Montreal grey stone fronts) for David Darling, Esq., on corner of Dorchester and Hallowell streets, polished cottonwood interior finish throughout. Residence on Roslyn Ave. for F. Duckett, Esq., limestone front, first quality Laprairie pressed brick sides and rear, interior finish polished quarter-cut sycamore. Mr. Cooke has also designed and just completed a circular chimney shaft for the Montreal Cotton Co. at Valleyfield. The height of shaft is 176 feet, diameter at base 26 feet being the second largest circular shaft in Canada. Six hundred and thirty barrels of cement were used in the construction of the superstructure, the foundation thirty feet square and fourteen feet deep was taken down to the solid rock. The bricks used were from Ormstown and were tested at the laboratories of McGill College, the stone was from a local quarry. Mr. Cooke is also preparing plans for this fall building of four residences to be erected on Churchill avenue and Cote St. Antoine Road, and is superintending for Walter Paine, architect, Boston, the erection of a residence on Aberdeen avenue, near St. George's Club House for Mrs. E. E. Muir.

BEAUTY IN THE HOME.

(Concluded.)

We now come to the consideration of color. The proportions of our rooms and the construction of our furniture is often beyond our control, but if we have bad color it is our own fault, and it is color more than anything else that makes a room attractive. As a general rule, the larger the surface the more subdued should be the color. In nature the really bright colors, gems and flowers, are all in small quantities. Large masses of flowers are broken into small pieces and separated by leaves, besides being further dulled by innumerable little shadows. A field of spring grass—the brightest thing I can think of in any quantity—is not bright if compared with the brightest aniline dyes.

ST. CATHERINE STREET—A comfortable stone front house, near Bleury street, 12 rooms, hot water furnace, in thorough order. Price only \$6,000. (705-3)

ST. CATHERINE STREET—That valuable corner property of the First Baptist Church, having a frontage of 86 feet 4 inches on St. Catherine Street and 137 feet 10 inches on City Councilor street. The immediate vicinity of Phillips Square, which is now established as an important business centre, is rapidly coming into demand for business

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

ST. CATHERINE STREET—A handsome stone front cottage, opposite Douglas Church, 9 rooms, hot water furnace, all improvements, in thorough order; well built and nicely laid out. Price only \$6,500. (130-B)

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

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

FOR SALE OR TO LET

919 Sherbrooke Street.

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

Apply to

JOHN B. ABBOTT,

163 St. James St.,

Telephone 1642, Montreal.

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 brick block containing 6 dwellings and 3 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).

ST. DENIS STREET—A cut stone front double tenement house, situated in the upper part of St. James ward, in good order; upper tenement rented, and lower tenement occupied by owner. Price \$4,800. (B-195)

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

ST. DENIS STREET—A well built stone front tenement, containing two dwellings, near St. Louis Square. Price \$6,000. (841-3)

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

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

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

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

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

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

ST. HYPOLITE STREET.— A good brick cottage, eight rooms, daisy furnace, open plumbing, in A 1 order throughout. Possession can be had this fall, if desired. Price \$2,400. (270 B.)

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

ST. LUKE STREET.— Two story stone front house, with two story extension. Larder, laundry, servants' room and w. c. in basement. Daisy furnace. In first-class order throughout. Price \$6,000. (857-3)

ST. LUKE STREET.—A handsome stone front house, in good order, built by the owner for his own occupation, 28 ft. by 35 ft., and extension, Daisy furnace, 7 bedrooms. Will be sold at city valuation. (277½ B.)

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

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

We will put aside at once all rules for the production of beautiful effects through the combination of complementary colors, rules to be found in all the books written about the time of our Centennial in the dark ages of house-furnishing in our country. These rules tell you that you should put yellow with purple because the two are complementary; likewise, that you should put blue with orange, and red with green. In fact, the combination of complementary colors is generally unsatisfactory, because the colors are the extreme of contrast. It seems to me a curious idea that because two things are diametrically opposite that they therefore go well together. The contrasts which we admire are really modified contrasts. For this reason I think that the theory which leads to the combination of complementary colors cannot be followed in house-furnishing where the object desired is unity and restfulness of effect. Such unity and restfulness is best obtained through harmony of color. The laws of harmony in color are perfectly possible to find and to understand. When once understood, anyone can begin practicing at once, if only with pieces of colored paper. There should be one predominating color. This does not mean that all objects must be blue if blue is the color chosen; that one must have the traditional blue room, but it means that if blue is the chosen color, all other colors that enter the combination must have blue in them. It means that some of the elementary color chosen as the predominating color must enter into all the other colors used in the room if the effect of the whole room is to be harmonious. Each of the colors used in a room must be tempered, be it ever so little, with this predominating color. A peacock's feather is beautiful because the colors in it—purple, green, and blue—all have in them some of the one elementary color—blue. Thus cold grays, blues and greens go together, because they all have in them blue. To the above combination you could add creams or mild buffs, because these colors would affiliate with the warm color in the green. But in such a room red or pink should be used very sparingly—pure red or pink, never. The red would have to be either terra-cotta or peach to harmonize with the greens, united to the greens by the common possession of yellow. The pink would have to be crimson or rose to harmonize with the blues, united to them by the common possession of blue. If red is desired in any quantity, the whole scheme must be changed and colors must be used having red in common, such as terra-cottas, tan colors, and all shades of brown.

You can see at once how impossible it would be to have a room equally divided between two colors having nothing in common, such colors as a light violet blue and a light reddish brown or as a cold gray and a hot, flannelly red. Now, if you once understand this principle, when you have a room that needs new curtains you can look at your wall paper and furniture and tell at once what color the curtains can be, and why. When, however, you have a new and empty house, and all the furnishing is to be new, there are no other things to be considered.

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

ST. MATTHEW STREET — Two 1½ story stone front cottages, near Sherbrooke street, well built and comfortable, nine rooms each, Daisy furnace, in good order. Price \$5,250 and \$5,500. (105-B)

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

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

ST. URBAIN STREET—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace; everything in first class order. Built for owner's occupation. Lot 25 feet by 100 feet. Good stables; moderate price. (763-3)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Business Properties And Building Lots FOR SALE.

—BY—

J. CRADOCK SIMPSON & Co
Real Estate Agents.

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

CHOICE BUILDING LOTS IN CITY OF ST. HENRY.

We have for sale some very desirable building lots on the following streets, on very easy terms and small cash payments:—

Delisle, Albert and Richelieu sts., 40 to 45 cents per foot. Two lots on Richelieu st., at 30 cents per foot; Notre Dame st., 75 cents per foot.

St. James and St. Antoine street, 50c. and 55c. per foot. Brewster, Bel-Air Aves., and Rose de Lima st., 40c. to 45c. per foot.

Lots range from 78 feet to 100 ft. deep, and are situated in the best part of the city. Specially good terms given to parties building.— (284-B.)

Every one knows that colors which have blue in them are cool, and colors with either red or yellow are warm. If one wanted a cool, light blue wall, it should certainly be put in a sunny, southern room. If a room is cheerless—perhaps it faces north—we can make it more cheerful by choosing yellows or buffs or reds. The color of the walls is also affected by the size of windows and the quantity of light. A pure white wall is often very beautiful as one sees it in some of the Italian houses, with its narrow, gay border, its mirrors and white woodwork, where the windows are small and deep set, and the rooms large and shaded. And in the white paneled drawing-rooms of the colonial houses the white wasn't white as our ancestors danced the minuet with the soft flickering candle light, but a warm, mysterious gray. If we want white where there is a strong light, it should be toned either pearly gray or cream.

A summer house should have shaded, airy rooms, with cool colored walls and always muslin curtains. It requires less and simpler furnishings than a town house, because in summer we are less dependent on our indoor surroundings. In the winter, especially in the city, we don't expect to receive pleasure by looking into our neighbours backyards, so require more to interest us immediately about us.

Our first impression of a house is formed on entering the hall, where one should perceive the character of cordiality and hospitality. As some one has well said: "The haphazard hall cannot but chill the owner and tell the stranger that guests are few and unexpected, perhaps not too welcome." The colors should be warm; there should be rugs, a table for the hat or coat of a guest, a tray for cards, and a place for umbrellas and canes.

The drawing-room or parlor, if there be such a room in the house, should be used as a room for social gatherings and receiving guests. It should have its furniture arranged in a number of little groups. The fireplace is always a good beginning for one, a sofa drawn up to it on one side, on the other perhaps a chair and little table with a lamp and books. Another group of chairs and a little table near the window, the chairs near enough for people to talk together easily, and here and there a light extra chair that another person might draw up to join a conversation. This is no place for lounging chairs. Chairs should be comfortable, but comfortable to sit up in, not to sit back in, upon the middle of one's spine. The usual fault is that the seat is too deep and the back too slanting. This can sometimes be remedied by a cushion. And there should not be too many chairs. Plenty of space should be left to move about in.

In the sitting or living room let us have a big table for books, easy chair, a divan with bookshelves above it, a desk, sewing table, family photographs, one's favorite pictures.

If we are so fortunate as to have a library, we will begin with bookshelves all around the wall but not so high that one cannot reach the top shelf easily. A big table for writing and for papers, magazines and books that are in use;

BEAVER HALL HILL—Choice lot of land, with small wooden building, occupied by S. Mariotti, Esq. Particulars at office. (90-B)

BISHOP STREET. — Three choice building lots, each 20 ft. x 129 ft. 3 in. on the best part of the street, moderate price. (210-B).

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

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

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

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

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

CRAIG AND ST. URBAIN STREETS. — Just at the foot of Place d'Armes Hill, a large property having 52 ft. frontage on Craig St. and 82½ ft. on St. Urbain street, area 15,710 ft. with good commercial building on Craig street, brick dwelling on St. Urbain. A fine site for a large business requiring large floor space at a moderate cost. This is the very centre of the city, one block from the post office. (276-B).

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

DORCHESTER STREET — A vacant lot 80 feet by 110 feet, just west of the Windsor, the only one for sale in the vicinity. Particulars and price at office. (779-8)

DRUMMOND AND MOUNTAIN STS.—A block of land with a frontage of 150 feet on each of these popular residential streets, 180½ 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)

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

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

DRUMMOND STREET — Three choice building lots above Dorchester St., 78 feet by 127½ feet, with lane at side and in rear; very low price. (108-B)

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

GREY NUN STREET—A block of land having a frontage of 144½ feet on Grey Nun street by a depth of 98 feet, with the stone buildings there-

on, suitable for warehouse or manufacturing purposes. Wanted exchange. (443-a)

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

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

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

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

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

NOIRE DAME STREET. — Nos. 792 to 800, a lot of land 107 ft. front by about 145 ft. deep, to the river front, area 15,125 ft., with three brick and two frame houses; nearly opposite Fullum St., and running back to the Harbor Commissioners' wharves. We believe this property has a good future, being situated in the neighborhood of the proposed harbor improvements. Low price to prompt buyer. (236-B).

NOTRE DAME STREET (East) — A large block of land with harbor frontage as well, containing 22,600 feet of land, with substantial building thereon. Owner anxious to sell. (241-3)

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

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

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

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

REDPATH STREET. — One of the finest building sites in the market above Sherbrooke street. Frontage 48 feet, depth 145 feet, surroundings the very best. (257-B.)

a small table that can easily be moved to a window. Comfortable chairs and an open fire, and, above all, plenty of light.

The two characteristics of a bedroom should be freshness and restfulness. Let there be nothing that can fatigue the eye by its complexity, sun, if possible, and have a light, clean and cheerful style of furnishing. The bed should be so placed that one can have air without a draught, and the dressing table where the light will fall on the person dressing. A soft rug and a little table with a few books beside the bed, a low easy chair, a light straight chair before the dressing table, and a chest of drawers.

In the dining-room it is towards the table that our attention is chiefly directed. The table and sideboard sufficiently decorate the room, and there is no need of small ornaments. A cupboard with china and glass and the cups hung in rows is always attractive. In addition to the sideboard there should a serving table, placed near the pantry door, for convenience in serving. As a rule, colors of medium depth are more effective than pale colors, as here again they make better backgrounds for the table and the ladies' dresses. There is an idea that pictures of food are suitable for a dining-room, but it seems to me that dead game and dead fish are not appetizing even in pictorial form.

Evening is for most of us our time of leisure in which we enjoy our homes, and attractive lighting adds much to their beauty. When furnaces were invented and fireplaces were given up the register did not quite take the place of the family hearth; so the fireplace came back to stay, for purely artistic and sentimental reasons.

It is the same with lamps and candles. We cannot gather around the evening chandelier.

Of gas I have nothing to say, except that it burns up the air, often smells, kills plants, and flickers, and if it is in a bad place in the room it cannot be changed at will, while a lamp can be moved about. A lamp on a table not only has the advantage of being better to read by, but it leaves the ends and corners of the room a little mysterious and in shadow and so makes it seem larger.

The people whose homes are lighted by electricity, who do not subdue it, but live in a blaze of light which penetrates every crack, assure you that it is not any brighter than sunlight, and forget that sunlight comes from outdoors and from above. The ceiling and upper part of the room are at least in shadow, and as generally the windows are only on one side of a room, the wall on the window side is also in shadow.

EDITH BLAKE BROWN.

In The House Beautiful.

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

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

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

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

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

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

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

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

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

ST. CATHERINE, corner St. Matthew Street — One of the best situated corner lots in the street, 25 feet 4 inches in front, by 120 feet deep, with a brick house on St. Matthew St. No waste ground, just the right size for a shop, lane in rear. (307-A)

ST. CATHERINE STREET — A lot of land in vicinity of Peel Street, 63 feet by 102 feet 6 inches with two-story brick encased building in rear and two brick shops in front, rented for \$1450 per annum. A choice speculative property. (469-3)

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

ST. CATHERINE STREET, corner of Mackay street—A very suitable lot, 123 feet by 111 feet 9 inches. Area 18,745 square feet. (285-a)

ST. CATHERINE STREET. A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (835B-3).

ST. CATHERINE STREET.—That exceptionally fine property forming the corner of Stanley street and comprising four large stores well rented to good and permanent tenants and producing a revenue of \$7,400. The lot has a frontage of 125 feet on St. Catherine street and a depth of 120 feet with 18 foot lane in rear. Total area 15,000 square feet. This is one of the best purchases on the street to-day. We invite inquiries (830B).

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

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

ST. JAMES STREET—A good stone building, east of St. Lambert Hill, occupied as offices, area 1538 feet; will be sold at a moderate figure, owner must sell. (759-3)

ST. JAMES STREET—A 8-story stone front building, comprising two stores and dwelling, well rented to good tenants. Lot 28½ x 105 feet. Would be sold at corporation valuation — \$14,000. (827-3)

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

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

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

AUCTION SALES OF REAL ESTATE.

There are apparently differences of opinion as to the proper manner of conducting sales of real estate by auction as compared with other commodities.

There is the auctioneer of leathern lungs and apoplectic countenance, all sound and fury who thinks it is a question of barnstorming. There is the gentleman with the fund of antique and childish jokes which he mistakes for wit.

There is the peripatetic and erratic sort whose chief desire is to get his audience as nervous as himself. This is supposed to be a display of business energy and capacity.

One of the best places for the study of the different methods is the great auction rooms of the Real Estate Exchange, New York, where at the hour of noon each day a number of auctioneers at one and the same time offer the various properties committed to their charge. The most impressive and successful salesman and the man to whom the largest transactions are accredited is Mr. Harnett, who without a gesture or a joke or unnecessary words simply asks his audience for its offers. The audience does not expect anything else from him but simple business statements—and while he is adjudicating valuable properties, the man across the room is shouting himself hoarse for an hour trying to sell a five hundred dollar lot. The vociferous and fantastical method may suit a sale of household furniture, a fruit, or farmstock, but it seems out of place in a real estate auction room where buyers have seriously considered the matter beforehand and are there to be guided by the competition and conditions of sale.

The main features of a successful auction sale of real estate, are 1st, a healthy active market without which no sales can be effected, secondly, to make the sale as absolutely unreserved as possible—and finally to avoid all false bidding and puffing—but present the property in its best aspects to all possible purchasers.

CONCERNING HOUSES CLOSED FOR THE SUMMER.

An expert advises that before houses are closed for the summer the traps of all closets and bowls should be well flushed with clear water. If glycerine or oil is poured down in all these places, including the washtubs and kitchen sink, this will prevent the evaporation of the water in the traps. Enough of a cheap grade of glycerine, which is heavy, should be used to fill the traps, an outlay of effort and money that may redound largely to the health of the family in the autumn. It is a mistake to close a house absolutely from all sunlight. Where no fabrics can be faded and where the

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

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

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

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

ST. PAUL STREET—A substantial stone warehouse, forming the corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (88-B)

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

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

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

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

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

Corner of Mount Royal and Papineau Avenues, 90 lots, balance of 210 lots offered for sale last summer. The Christian Brothers recently purchased a block of 116 lots adjoining the above for the purpose of building a large college. The improvements going on immediately surrounding offers a very large profit to present purchasers. The above properties will be sold at very low prices and on easy terms.

Houses and Building Lots

FOR SALE

—AT—

WESTMOUNT.

J. CRADOCK SIMPSON & CO.

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

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

CAMPBELL STREET—Two very desirable lots each 68 feet by 175 feet; fine situation. (109-B)

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

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

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

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

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

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

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

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

DORCHESTER STREET—Two 2½ story grey cut stone houses, just completed, each 25 feet x 45½ feet, and extension 15 feet x 32 feet, full height; cemented cellar, basement contains furnace, coal storage, laundry and servants' w. c. Principal floor, drawing, dining and breakfast rooms and kitchen; five bedrooms separate bath and w. c. Sanitary and plumbing work of the finest description. Vestibule has mosaic floor and Tennessee marble dado. All front windows are of heavy plate glass. All material and workmanship of the very best, electric bells, wired for electric light. Anyone wanting a first class residence at a moderate price should inquire about these houses. (883-3)

protection of inside shutters is not needed, as in the lower floors to shut off possible marauders, the windows may be left with shades at the top with much benefit to the purity of the house. That sunlight is the best of disinfectants is well known, and it is so cheap there is no reason why it should not be employed.

THE MARKET AFFECTED BY THE HOT WAVE.

SOME SALES FOR IMPROVEMENT—OLD BUILDINGS DISAPPEARING—NO SELLING IN THE AUCTION ROOMS.

The last week in the realty market has been a typical summer week. Sales were fairly numerous, but with the exception of the Bear Building transaction, which practically does not belong to the business of last week, though the deeds were said to have changed hands in that period, dealings, considered individually, were not important.

The only feature of the week's business was that the sales were generally of properties for improvement, and showed a fair demand for land for that purpose in sections of the city, on the east side particularly, already well built up. Many of the parcels disposed of were therefore accompanied by old buildings, and these encumbrances will be torn down to make way for new structures.

The loan market hardened somewhat, but against this there is the encouraging fact for realty operators that the demand for rentals has improved considerably, and justifies the best hopes entertained for the market when the hot wave passed. A few weeks will put an entirely different aspect upon the face of the city. The schools will re-open for the fall terms a week from next Tuesday, and this will bring the advance army of summer tourists back to town. Within a fortnight thereafter all the rest will be back to their fall, winter and spring quarters and employments, and realty dealings may then be expected to show a great improvement.

The auction market last week was practically no market at all. The offerings were made up of twelve foreclosure parcels. Of these five went to plaintiffs, four were withdrawn, the sales of two were adjourned, and one small parcel went to an outsider.

PUT YOUR HOUSE IN ORDER

The admonition is a scriptural one, yet, although of extreme antiquity, it has a modern and practical bearing. Owners of buildings have no right to expect that real estate agents can rent their vacant property if it be not in condition to attract tenants. With newer and more convenient houses, stores and offices to be obtained it is no wonder that so many old and poorly arranged structures remain idle or are rented at a considerable sacrifice of revenue. It is a marvel that some of the neglected property in San Francisco finds tenants at any price, and that it does is due to the extraordinary ability

DORCHESTER STREET. — Just west of Greene Ave., two choice lots on the south side of the street, commanding uninterrupted view towards the south, with two mitoyon walls available for building; size of piece, 57 x 150. Offers solicited. (274-b)

METCALFE AVENUE. — Three sandstone and pressed brick houses with extension kitchens, hot water furnaces, 7 bedrooms, all improvements; price, \$7,500 each. (802a-3).

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

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

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

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

GLADSTONE AVENUE—A neat stone front cottage containing nine rooms, heated by hot water furnace, built three years ago, convenient to street cars. Price \$5,000. (880-A)

GREENE AVENUE—A rough stone 1½ storey cottage, nine rooms, in good order; a nice, comfortable house for a small family. (285-B)

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

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

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

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

MELBOURNE AVENUE—Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price \$7,500. (783-3)

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

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

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

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

ROSEMOUNT AVENUE—Several choice villa lots well situated on the best part of this avenue; situation unexcelled in Westmount. Lots run through to Mountain Ave., and have a frontage of from 38 ft. to 91 ft., each. Reasonable price. (178-B)

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

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

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

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

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

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

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

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

ST. CATHERINE STREET—Two building lots, near Metcalfe Avenue, about 44 feet 5 inches front by a depth of 170 feet to 174 feet each. (882 & 886-2)

The Prudhomme farm situated close on the borders of Westmount just west of the Mackay Institute. Comprising an area of about 827,000 sq. feet exclusive of streets, which are

of the agents. In spite of the quiet times and the large number of new buildings that have been erected there are few which remain long vacant. When they do it is because of some special reason, either the owner demands too high a rental or because they have been poorly constructed or are located in a peculiarly undesirable neighborhood. Still one sees in the best sections of the city stores, residences and flats standing vacant for long periods. In nearly all cases the reason is to be found in their neglect by their owners. They have been allowed to fall behind the requirements of the times, are inferior to others which can be secured, and, generally speaking, they are without conveniences that have become necessities. Tenants prefer, if forced to do so, to inconvenience themselves as to neighborhood rather than to do business in such stores or offices or to reside in such out-of-date and uncomfortable houses.—San Francisco Record.

INJUDICIOUS USE OF DISINFECTANTS.

It is a foible of human nature to pass from extreme. People are slow to accept a new theory, but, having once adopted it, they are ready to work it to death. How many years is it since medical officers had to implore the folk in their districts to use disinfectants, and encountered the most senseless opposition in their crusade? Now they are finding a new difficulty. People have recognized the value of disinfectants and deodorizers, and they employ them by the bucketful without rhyme or reason, trusting blindly to their efficacy, on the principle that one cannot have too much of a good thing. So we find the Clerkenwell medical officer warning the public against this injudicious use, and declaring that "it has been found that disinfectants are used in haphazard and indiscriminate manner by the public. Not only are they absolutely valueless in many cases, but, by creating a false impression of security, they do an immense amount of harm." In other words, people imagine that cleanliness may be ignored provided only that they empty unlimited carbolic washes and powders over the unclean places. That is a dire superstition, born mainly of laziness and aversion to soap and water. The latter are just as necessary as they ever were.—(London Telegraph.)

SPECIAL.

We have three or four properties which the owners are specially anxious to dispose of for reasons, not reflecting upon the value of the properties, and to those who are open for bargains we would recommend a personal interview at our office.

J. CRADOCK SIMPSON & CO.
181 St. James Street.

hundred feet, one commands a view from elevated land, the other is surrounded by magnificent trees. Particulars and permits at the office. Also a particularly handsome house 28 feet wide, beautifully furnished in oak on the main floor and containing special features throughout. Will be sold at a reasonable price. (178-B)

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

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

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

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

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

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

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

all laid out and the lots sub-divided. This property, which stretches from the Upper Lachine road to the level of Cote St. Antoine road, offers one of the most tempting speculations in land on the Island of Montreal. No better investment could be made by a large capitalist willing to safely place a sum of money where it would produce a maximum of profit with a minimum of care and oversight.

TWO DETACHED HOUSES IN THE best residence section of Westmount, both built for owners' occupation. Each lot has a frontage of nearly one

Suburban Properties

FOR SALE BY

J. CRADOCK SIMPSON & COY.

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

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

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

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

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

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

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

DIXIE, now called **SUMMERLEA**—We have some choice villa lots within three minutes' walk of the railway station, and within two minutes' walk of the River St. Lawrence with boating privileges, varying in price from 5 cents a foot up. And there are also a few choice lots on the river front for sale at 25 cents a foot.

Important .. REAL ESTATE SALE ..

The Valuable Properties of the estate Late Alexander Smith will be Sold.

By Auction

At the rooms of

J. Cradock Simpson & Co.

181 St. James Street.
WEDNESDAY SEPT. 28th.
at 11 o'clock

1st. That centrally situated business property Nos. 164 to 176 St. Maurice Street, having 136 feet frontage on St. Maurice Street and containing about 16,000 square feet close to Chaboillez square and Notre Dame Street. This property will be materially affected by the erection of the new Grand Trunk Railway offices. The front buildings are of frame with a large solid stone warehouse in rear and will be sold in two lots about 45 x 90 and 90 x 116.

2nd. Brick dwelling-house No. 2 Richmond square. Acosey two story house in good order rented for \$18 per month.

The above properties will be sold **WITHOUT RESERVE.**

3rd. That fine farm at Highlands, Lachine, immediately in the rear of Pere Oblats College on Lower Lachine road and about 200 feet from the C.P.R. Highlands station. Having also a frontage of 900 feet on Lachine Canal road and easily reached by electric cars or G. T. R. at Rockfield station opposite Blue Bonnets. The farm contains over 91 arpents of rich land partly wooded—a fine orchard. Brick house and two other houses, barns, stables, etc., two wells beautiful farm road, &c.

Titles Perfect - - - Terms Liberal

ONE-THIRD CASH
Balance easy Terms.

For Information or permits to view

Apply to

J. Cradock Simpson & Co.

... or ...

Montreal Trust & Deposit Co.

Agents for Executors
W. M. KEARNS, AUCTIONEER.

A few pretty cottages, substantially built with stone foundations and extension kitchen with cellar, for \$2,500, including 7,500 feet of land on the principal avenue. Terms easy. (94-B)

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

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

NOTRE DAME DE GRACE—A beautifully situated lot of land on Cote St. Antoine Road, 48 feet by 178 feet, running back to an avenue on which electric cars are now running. Commands a magnificent view. (145-A)

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

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

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

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

STE. ANNE DE BELLEVUE—A frame cottage situated on Grand Trunk Ave., 8 rooms, lot 200 by 150. (178-B)

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

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

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

ST. JOHNS, QUE.—Three solid brick cottages with extensions, well situated on Champlain street, facing Richelleu River; nine rooms, bath and w. c. in each. Area of lot about 18,700 feet. Price only \$8,000 (205-C)

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

VAUDREUIL — A nice frame summer house, with sheds, laundry, summer kitchen, ice house, etc.; orchard, tennis grounds, and all country conveniences. (874-b)

Country Properties

FOR SALE BY

J. Cradock Simpson & Co.

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

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

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

FOR SALE OR TO LET Boisbriant Manor House,

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

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

Full particulars with illustrated pamphlet furnished to intending purchasers by

JOHN B. ABBOTT, Advocate,

183 St. James Street,
Telephone 1642. Montreal.

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

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

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

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

ST. ANNE'S.—Handsome residence and grounds fronting on the Lake of Two Mountains; grounds containing over three arpents. House one of

the most tasteful summer residences of moderate cost on the island. Suitable for winter occupation. Hot water furnace; hot and cold water; nine bed rooms; everything in perfect order; photos and particulars at the office. (164-B.)

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

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

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

STRATHMORE, P.Q.—A beautiful summer residence, 40 ft. square, and extension kitchen. Lot 120x166 ft., situated on the lake front. Prize flower garden. Will be sold at less than cost. (262-B.)

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

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

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

TO LET

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

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

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

REAL ESTATE TRANSFERS RECORDED IN AUGUST, 1898.

MONTREAL EAST

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. NO	DIMENSIONS.		AREA.	PRICE PER FOOT	BUILDINGS.	TOTAL PRICE.	REMARKS
				FRONT	DEPTH.					
Nelleda, 9	St. Mary's	1359	67	37	73 6	2720	.....	Buildings	2350 00	
Fullum, 419-423	"	1461	3	23	95	2185	.....	"	3000 00	
Mathieu, 395-401	"	1144	11	41	64	2624	.....	"	700 00	
Panet, 330-334	"	977	part	42	123	5166	.....	"	4000 00	
Shaw	"	517	.....	50	78 6	3925	.25%	Vacant	1000 00	
Ontario, 1135-1137	"	101	S W pt. 154	20 6	68 6	1404 6	.....	Buildings	9800 00	
Dorchester, 159-163	"	375	.....	36 6	88	3388	.....	"	3500 00	
Fullum, 419-423	"	1461	3	23	95	2185	.....	"	3000 00	
Champlain, 158-160	"	833	.....	40	113	4520	.....	"	3400 00	a remoré
Papineau ave., 126-130	"	638	12 & 13	46 8	89 9	4186	.....	"	6000 00	
Dufresne, 199-203	"	1359	38 & 39	80	86	6880	.....	"	3000 00	
Platt, 5	St. Lawrence.	169	pt. 2	21 10	56	1225	.....	"	4000 00	
Platt, 5	"	169	pt. 2	irreg.	irreg.	4150	.....	"	1000 00	Retraction
Ontario, 1785-1791	"	.....	.....	.....	.....	.....	.....	"	.....	.....
St. Hubert, 43-43½	St. James	228, 229	7, 1	22 6	86	1935	.....	"	5500 00	
Beaudry	"	1116, 1117	.....	37 6	104	3900	.....	"	.....
"	"	1118	.....	108	104	11232	.....	Vacant	2000 00	Sheriff's sale
Visitation	"	1213	2	46	116	3190	.....	"	.....
St. André, 394	"	854	35	22 10	71	1621	.....	Buildings	2200 00	
Berri, 666-680	"	1203	22 to 25	80	84	6720	.....	"	1500 00	a remoré
Cherrier, 58	"	1203	325	25	120	3000	.....	"	6800 00	
Beaudry, 615-617	"	1125, 1108	part	70	irreg.	7472	.....	"	2050 00	
Beaudry, 374-376	"	1036	.....	42 9	77 4	3308	.....	"	100 00	Cession
Notre Dame, 1229	"	65	part	irreg.	irreg.	9710	.....	"	12500 00	
St. André, 556	"	1193	parts	18 9	65	1229	.....	"	2800 00	
Beaudry, 574-376	"	1036	.....	irreg.	irreg.	3308	.....	"	675 00	Cession
Montana	"	1211	73	25	100	2500	.32%	Vacant	810 00	
Cadieux, 322-328	St. Louis	581	South ½	irreg.	irreg.	5239	.....	Buildings	10 00	& other consideration
Hotel de Ville ave., 157-159	"	212	part	43 7	78 4	3417	.....	"	3195 00	
Sanguinet, 535-537	"	903	180 & ½ 181	30	72	2160	.....	"	2450 00	
Drolet, 49-51	"	902	132-1 to 134-1	20	74	1480	.....	"	3284 45	
Hotel de Ville ave., 905-907	St. Jean Bapt.	904	12, 13 & 14	.....	.....	.....	.....	"	.....
Cadieux, 328-322	St. Louis	581	9, 10, 11 & 12	130	60	7800	.....	"	3900 00	
City Hall ave, 790-792	"	915	S E ½ 581	irreg.	irreg.	5239	.....	"	10 00	Vendor's rights
Pine ave., 132	"	915	parts	35 3	59 4	2084	.....	"	11100 00	
Laval ave., 74-78	"	907	I-A	24 6	90	2205	.....	"	3500 00	

COLDS.

But the fact remains that even the best tempered men feel a sense of deadly exasperation when they realize that they have caught cold. The sense of "I am in for a week's unmitigated misery" stings like a whip. Men who would not dream of shaking their fists in the face of fate over a serious illness show an ugly and stubborn bitterness about a simple cold which is most remarkable. The reflex action of this bitterness is shown in the frantic, though of course quite fruitless, efforts to stave off an impending cold, or to prevent catching one.

This fact did not escape Mr. Stevenson, who noted so many human traits. He makes Morris in 'The Wrong Box,' in the very crisis of his fate, and when his mind should have been intent upon nothing but how to commit forgery without detection, declare with fiendish vigor that come what may he will not catch a catarrh. Again, the poor wretch in "Weir of Hermiston" who is being goaded gallowwards by the implacable judge, is struggling to keep off, or down, a cold, by a miserable "piece of dingy flannel" round his throat. It is, indeed, this human touch which finishes Archie and makes him feel so intensely for the criminal.

The criminal in 'Weir of Hermiston' was no exception. It is, we believe, by no means uncommon for condemned men to be

most careful not to take cold, so great is the dread implanted in mankind of catching cold. But though there breathes not the man who is not intensely anxious to avoid catching cold, the doctors are strangely and inhumanly indifferent to colds in the head. They may care very much about the consequences of a cold, but colds themselves—at least so it seems to the laymen—they heartily despise. Who ever heard of any young doctor making a name in the profession by a *magnum opus* on "Colds: their Pathology and Treatment"? The doctor feels apparently that it is below his dignity to deal with anything so paltry. His duty is to preserve life, and not to stop a running at the nose or an all-overish feeling, which will be gone the day after to-morrow. "I must bear with inconveniences till they fester into crimes," says Burke somewhere, and so the doctors bear with ordinary colds till they fester into bronchitis, pneumonia, and other deadly diseases. Meantime, the great dumb public has a deadly sense of grievance against the profession because they allow colds to exist.

Is there not a story told of an irate old gentleman who, having only an ordinary cold, sent to the family doctor, and explained to him, "Sir, I have not sent for you because I want you, but merely to tell you what I think of your profession. I wish to bring home to you

that the continued existence of colds is a deep disgrace to you and the science you pretend to have mastered. For fifty centuries or more men have had colds, and yet the doctors have done nothing to stop them. Because they are more interesting, you busy yourselves with all sorts of deadly diseases which affect only some to or 20 per cent. of mankind, and leave the majority to their misery." Possibly the old gentleman overstated the case, but the fact remains that doctors think so little about colds that it is difficult to restrain a feeling of satisfaction when one sees a doctor with a heavy nasal catarrh. The thought surges to the brain, perhaps he at last is beginning to think that it might be worth while to spare for colds a little of the care and study now devoted to such complaints as "wool-sorter's disease," or the other and obscurer maladies of the medical dictionaries. Seriously, it would surely be well worth the while of some doctors to run down the ordinary cold, to discover its exact nature, and if possible to find a remedy. Mankind has too long endured the plan of doing nothing scientific, and everything unscientific, for a cold till it has become something else. The world is weary of its snuffings and sneezings, and would like, as Mr. Gladstone used to say, to come to close quarters with the subject. — London Spectator.

MONTREAL WEST.

STREET AND No.	WARD	CAD. NO.	SUB. DIV No.	DIMENSIONS		AREA.	PRICR PER FT	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT	DEPTH					
Windsor, 107-109	St. Antoine..	630	.....	25	137 1	3175	.....	Buildings.....	7000 00	Prothonotary's sale.
St. Catherine, 2450.	"	1523	3	24	101 5	2423	.....	" .....	70000 00	
Richmond, 354-366.....	"	424	Pt.	47 5	94 8	4516	.....	" .....	2500 00	
Prince Arthur.....	"	1822	NE pt. 2	45 8	135 6	6166	.81	Vacant.....	5000 00	
Lusignan.....	"	465	6	19 6	98	1911	.78	"	1500 00	
Lagauchetière, 823.....	"	1111	1	24	68	1632	.....	Buildings.....	7000 00	
Stanley.....	"	17 3	Pt.	40	145	5800	1.25	Vacant	7250 00	
Drummond.....	"	1522	7	24	139 6	3348	1.25	"	4185 00	
St. Catherine, 2686.....	"	1625	Pt.	24	120	2880	.....	Buildings.....	4000 00	and consideration.
Aqueduct, 160.....	"	1243	.....	26	irreg	1283	.....	" .....	900 00	
Shuter, 42.....	"	1839	15	24	137	3288	.....	" .....	5169 93	Obligation.
Shuter, 44-46.....	"	1839	16 & 17	48	137	6576	.....	" .....	10339 86	Obligation.
St. Antoine, 348-354.....	"	348 349 & 250	.....	104	172	17888	.....	" .....	24000 00	and good consideration
St. Patrick.....	St. Ann's....	607 to 610	.....	198 6	115 7	22960	.....	" .....	30000 00	
Barre, 149-151.....	"	1235	.....	43 3	80	3486	.....	" .....	1200 00	

J. CRADOCK SIMPSON & CO.

• Real Estate •

ESTATES MANAGED
RENTS COLLECTED
VALUATIONS MADE

• Insurance •

Special Attention
to Investments for
Non-Residents.

REFERENCES

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

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

Mortgage Loans

181 ST. JAMES ST., MONTREAL.

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

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. No.	FRONT	DEPTH	AREA.	PRICE PER FT	BUILDINGS	TOTAL PRICE	REMARKS
Mentana, 294-298	St. Jean Bap.	10	13 & 14	48	94	4512		Buildings	3100 00	
Duluth Ave., 361	"			27	54	1458		"	3700 00	
St. Hypolite, 344-346	"	329		40 6	93 7	3890		"	4300 00	
St. Andre, 1150-56	"	11	71 & 72	23	100	2300	34%	Vacant	800 00	
Boyer	"	8	129	20	70	1400		Building	700 00	
St. Dominique, 959	"	229		44 4	66	2936		"	3300 00	
Cadieux, 874-878	"	124		25	100	2500		"	900 00	
Dufferin Ave., 124	"	7	190	24	94	2256		"	1400 00	
Mentana, 430-432	"	10								
St. Hubert	"		12 to 31	irreg.	irreg.					
Mentana	"	11	and 94							
Mount Royal	"		49 and 50							
Mentana and Perrault	St. Denis	J-5	116 to 128 & 130 to 138	irreg.	irreg.	94538	25 1/2	Vacant	24216 00	
Marie Anne	St. Jean Bap.	1	284 to 286	75	100	7500	13	"	978 80	
"	"	1	284 to 286	75	100	7500	32	"	2400 00	
"	"	1	284 to 286	75	100	7500	23	"	1750 00	
"	"	6	149	24	100	2400	26	"	625 00	
"	"	6	150	22	100	2200	42 1/2	"	940 00	
"	"	6	149	24	100	2400	41 1/2	"	1000 00	
St. Denis	"	15	467	40	95	3800		"	2250 00	Sheriff's sale
Berri	"	15	parts of	40	80	3200	37 1/2	"	1200 00	
Rachel	"	8	64 & 65	48	irreg.	4764	1.00	"	4764 00	
Boyer	"	8	166	25	90	2250	26 1/2	"	600 00	
Seaton, 35-41	"	1	406 & 407	50	118	5900		Buildings	3500 00	
Christophe Columb	"	8	70 & 71	50	130	6500	23 1/2	Vacant	1525 00	
"	"	8	72 & 73	50	130	6500	24 1/2	"	1600 00	
Rachel, 445	"	15	pts. 1221 to 1225	irreg.	irreg.	1669		Buildings	3000 00	
St. André, 1086 88	"	10	171	24	94	2256		"	1750 00	
St. Hubert Lane	"	12	237 to 248	240	44	10560	26 1/2	Vacant	2830 00	
Esplanade	"	500	part	50	84	4200	50	"	2100 00	
St. Denis, 1000	"	15	592	25	100	2500		Buildings	4367 00	Sheriff's sale
Mentana	"	11	12	21	94	1974	25	Vacant	500 00	
St. André, 1086-88	"	10	171	24	94	2256		Buildings	1700 00	
Esplanade	"	500	part	75	84	6300	67	Vacant	4216 80	
Marie Anne, 70-76	"	1	272 & 272a	40	100	4000		Buildings	2100 00	
Berri	"	15	parts of	60	80	4800	43 1/2	Vacant	4500 00	
Breboeuf, 397	St. Denis	331	pt. 107	21	7	1857		"	181 20	
St. André	"	325	225, 226	43	75	3225		"	1000 00	
Labelle	"	7	987	25	107	2675	07 1/2	Vacant	205 25	
St. Amable, 5	"	231		43 6	86 3	3752		Buildings	850 00	
St. Hubert	"	7	665	25	106	2650	04 1/2	Vacant	119 25	
Panet	"	339	12	26	91	2366	15	"	354 90	
St. André	"	325	103	22	94	2068	26	"	550 00	
Berri, 1202-1206	"	162	79 to 93	330	70	23100		Building	9000 00	
Drolet	"	8	part	irreg.	irreg.	37520		"	7500 00	
Breboeuf, 371-373	"	329	189	25	80	2000		"	325 00	
Dufferin	"	5	101	25	103 4	2584	10	Vacant	250 00	
St. André	"	325	73 & 74	44	75	3300	30	"	1000 00	
" 1558	"	7	168 & 169	50	87	4350		Buildings	358 87	
" 1555	"	7	199 & 200	50	70	3500		"	301 75	
Berri, 1202-1216	"	162	79 to 82	88	70	6160		"	10000 00	
St. Hubert	"	7	296 & pt. 297	irreg.	irreg.	2857	11	Vacant	325 00	
St. Hubert	"	7	638	25	109	2725	29	"	800 00	
Huntley	"	8	1/2 517	25	100	2500	11 1/2	"	287 50	
Christophe Colomb av., 11	"	5	347 & 348	50	130	6500		Buildings	2000 00	
Canillon, 43	"	324	31	20	84	1680		"	700 00	
St. Joseph, 10	"	7	236	45 6	80	3640		"	950 00	
Breboeuf, 385	"	329	191 & 192	50	80	4000		"	615 00	
Cowans	"	8	5 1/2 95	25	110	2750	7 1/2	Vacant	206 25	
Huntley	"	8	S 1/2 509	25	100	2500	11 1/2	"	287 50	
St. Hubert	"	7	136	25	87	2175	8 1/2	"	184 88	
Huntley	"	8	1/2 517	25	100	2500	11 1/2	"	287 50	
Labelle	"	7	987	25	110	2750	7	"	206 25	
Christophe Colomb av.	"	5	334 to 335	75	130	9750		"	1 00	and other considerat'n
Breboeuf, 289	"	329	175	25	80	2000		Buildings	500 00	
" 222-224	"	329	131	25	80	2000		"	800 00	
Papineau ave.	"	334	part	irreg.	irreg.	30000	5	Vacant	1550 00	
Coleraine, 354	St. Gabriel	3399	50 & 51	50	90	4500		Buildings	2300 00	
St. Charles, 225-231	"	2563		45	80	3600		"	2500 00	
Rozel, 70	"	3347 & 48	parts	20	83	1660		"	1550 00	
Wellington, 620	"	3149		24	89	2136		"		Vendor's rights in
St. Catherine, 386-392	Hochelaga	83		44	irreg.	4367		"	300 00	Retrocession
"	"	83	part	44	irreg.	3993		"	2100 00	
Joliette, 330	"	29	135	24	85	2040		"	367 00	
Moreau, 501	"	80	73	48	100	4800		"	1450 00	

WESTMOUNT

(COTE ST. ANTOINE)

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. NO.	DIMENSIONS		AREA	PRICE PER FT	BUILDINGS.	TOTAL PRICE	REMARKS
				FRONT.	DEPTH					
St. Antoine.....	Par. Montreal	383	118	26	100	2600	61 1/2	Vacant.....	1600 00	
Prince Albert ave.	"	214	17a & 16a, 25b	32	6	200	6500	"	2600 00	A reméré
		208	24a & 23b							
Victoria ave., 346.....	"	215	part of 38	21	3	70	1487 6	Buildings.....	4500 00	
Selby.....	"	384	130	23	81	7	1876 5	"	4500 00	
St. Catherine.....	"	1415	part	irreg.	irreg.		26720	Vacant.....	1000 00	Sheriff's sale
Victoria ave., 358-362	"	215	35	50	135		6750	Buildings ..	12000 00	
Claremont ave.....	"	208	parts of	irreg.	irreg.		30369	Vacant.....	13666 00	
Prince Albert ave.....	"	214 & 208	parts of					"	2640 00	A reméré
Victoria ave., 349.....	"	215	part of 81	21	125		2625	Building.....	5100 00	
" 351.....	"	215	part of 81	29	125		3625	"	5100 00	
Selby.....	"	383	84	24	100		2400	Vacant.....	1080 00	
Victoria ave.....	"	215	105	7	342		2394	"	718 20	
Bruce ave.....	"	941	part	130	92		11960	"	5980 00	
"	"	941	part	135	82		15170	"	5531 50	
St. James .. } St. Henry	"	1152		46	106		4896			
"	"	1151	part	3	44	9	134 3	Buildings.....	4000 00	A reméré
Claremont ave.....	"	208	parts of	irreg.	irreg.		30369	"		
York, 1, 3 & 5.....	"	215	50 4, 5, 51 4 & 5	53	78	2	4147 3	"	17000 00	
Victoria ave.....	"	215	parts of 88 & 30	21	3	70	1487 6	"	4500 00	
Mount Pleasant ave.....	"	374	67	irreg.	irreg.		30633	Vacant.....	5776 60	
St. Catherine, Glen, &c..	"	1634	part	irreg.	irreg.		85297	"	8000 00	
Clarke ave.....	"	311	6a	20	120		2400	Building.....	4200 00	
	"	312	1							
Elm ave.....	"	375	131	25	108		2700	Vacant.....	2430 00	
Cote St. Antoine Rd.....	"	221	66 & pt. 65	38	6	135	5197	"	2500 00	
Wood ave.....	"	375	90a & 91a	54	108		5832	Buildings.....	18000 00	
St. Catherine.....	"	1454	16	26	100		2600	"	15000 00	
Metcalfe ave.....	"	254	part of 4	22	108		2376	"	7500 00	
Arlington ave.....	"	230	15a	25	122		3050	"	7500 00	
		230B	part of 15a							

The Trust & Loan Company of Canada.

Incorporated by Royal Charter A.D. 1846.

Capital subscribed, - - - \$7,500,000
with power to increase to \$15,000,000.

Paid up Capital - - - - - \$1,581,666
Reserve Fund - - - - - 906,470

OFFICES IN ENGLAND:

7 Great Winchester Street,
LONDON, E. C.

HEAD OFFICE IN CANADA:

25 Toronto Street,
TORONTO, ONT.

BRANCH OFFICES:

MONTREAL. WINNIPEG.

BANKERS IN ENGLAND:

Messrs. Glyn, Mills, Currie & Co.

BANKERS IN CANADA:

Bank of Montreal. Merchant's Bank.

SOLICITORS IN ENGLAND:

Messrs. Wilde, Moore & Wigston

SOLICITORS IN CANADA:

Messrs. Lount Marsh, & Cameron, - TORONTO.
" Judah, Branchaud & Kavanagh, - MONTREAL.
" Ewart, Fisher & Wilson, - WINNIPEG.

MONEY TO LEND ON CITY PROPERTY and IMPROVED FARMS

At Low Rates and on very desirable terms.

ADDRESS:

The Commissioner,

The Trust & Loan Company of Canada,

26 St. James Street, MONTREAL.

L. R. MONTBRIANT

ARCHITECT and
VALUATOR.

230 St. Andre Street

Montreal.

TELEPHONES :

Bell East 1703.

Merchants 207.

LUMBER.

**Bargains in Dimension Timber
SPECIAL LOT.**

Having Bought END. METAYER & CO'S stock of Lumber at
auction, we are able to offer Splendid Value from

**Bone Dry Selected Stock,
Pine, Spruce, Hemlock, &c.**
All Dimensions.

Laths, Shingles and all Building Materials.

U. PAUZE & SON,

469 William St., cor. Richmond.

Telephones { Main ^{8144.}
2615.

Canadian Marble and Granite Works,

36 Windsor Street, MONTREAL.

T. ROCHON & SON

Successors to

A. R. CINTRAT.

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.

BELL TEL. Main 2973.

MERCHANTS' TEL. 735.

LUMBER—SPECIALS

We are able to make special offers of

Red Pine of all kinds and sizes.

Very dry **WHITE WOOD**—Four cars 1st Quality
White Pine Deals.

T. PREFONTAINE & CO.

Bell Telephone 8141.
Merchants " 716.

Montreal.

OFFICE:

Corner Napoleon and Tracey Sts.

Lumber and Dimension Timber all kinds and sizes,
Hardwood, etc.

MERCHANTS TEL. N° 550. BELL TELEPHONE 8025.

EDWARD CAVANAGH CO.

MANUFACTURERS AND IMPORTERS

OF **OILS, PAINTS, OILS, PAINTS, OILS,**
HARDWARE, ETC.
(SHELF & HEAVY)

MONTREAL.

2547 TO 2553 NOTRE DAME ST.
COR SEIGNEURS ST.

Bell Telephone East 6975.

ALEXANDER MACLAREN,

MANUFACTURER OF

**Doors, Windows, Blinds, Mouldings,
Etc., Etc.**

Rough and Dressed Lumber in Hard and Soft Woods
of all grades and sizes.

Kiln Dried Lumber a Specialty.

107 Papineau Avenue, - MONTREAL.

Estimates Made on all kinds of Factory Work.

J. BENJAMIN DAGENAIS,

.. General Contractor ..

210 Guy street, - - MONTREAL.

TELEPHONE 8118.

WAREHOUSE OF

The Pedlar Metal Roofing Co.

In Stock : Metal Shingles, Corrugated Iron Metal,
Brick, Stone and Clapboard, Eaves Troughs Conductor
Pipe, Galvanized and Copper Ornaments, Metallic
Laths, etc, etc. Designs and Estimates.

George Bradshaw & Co

LUMBER MERCHANTS

PACKING BOX MANUFACTURERS

AND SAW AND PLANING MILL

Sawdust & Kindling Wood always on hand.

41 BASIN STREET,

Bell Telephone 8016

THE BISHOP ENGRAVING & PRINTING CO.

THE BEST WORK.
UP-TO-DATE METHODS
NIGHT PRSSE

Lithographers
Type Printers
Plate Printers

Engravers
Book Binders
Stationers

SMALL AND LARGE
ORDERS RECEIVE
EQUAL ATTENTION

J. F. WILDMAN

**Desks
Chairs
AND
CABINETS.**

1744 NOTRE-DAME St.
MONTREAL, Qc

SHARON LETTER FILES \$1.25

ESTIMATES GIVEN

TEES

BEST VALUE

OFFICE, BANK,
INSURANCE, RAILROAD.

DESKS AND
FIXTURES

TEES & CO.

300 ST. JAMES STREET

MONTREAL

J. Craddock Simpson & Co.

Real Estate Insurance & Financial Agency

REAL ESTATE SALES ROOM AND OFFICE

GROUND FLOOR

181 ST. JAMES STREET

Telephone Main 714

REAL ESTATE

BOUGHT AND SOLD.

No Comission charged to purchasers.
The Management of Properties and Estates undertaken
Comprising the leasing of Lots and Buildings,
and attending to

IMPROVEMENTS, REPAIRS,

INSURANCE, ASSESSMENTS,

COLLECTION OF RENTS,

NEW INVESTMENTS, etc., etc.

Valuation of Real Estate attended to with care
and Expedition.

INSURANCE

Risks of all kinds placed at lowest rates in First
Class Companies.

The interests of the insured guarded by careful
attention to the description, wording and
renewals of fire insurance Policies. Small
charge.

FINANCE

Loans granted on First Mortgage on Real Estate.
Interest, Insurance and Sheriff's Sales looked
after for Mortgagees when required. Investments
made and watched.

REFERENCES:

RT. HON. LOUIS STRATHMORE AND HOWE, Secy. Atty.
President Bank of Montreal

HIS HON. JUDGE J. A. JETTE
ANDREW ALLAN, Esq.
HUGH WILKINSON, Esq.

JOHN H. K. NELSON, Esq.
JAMES BREWSTER, Esq.
W. C. McDONNELL, Esq.

NESS, McLAREN & BATE,
 Electrical Contractors and Manufacturers,
Electric Light Wiring our Specialty.

Some of the Buildings (Public and Private) that we have wired:

BANQUE DU PEUPLE. NAVAL UNIVERSITY.
 BANK OF TORONTO. MONTREAL COLD STORAGE.

PRIVATE DWELLINGS:
 HENRY MURSEN, JOHN HOPE, JOS. HUDON,
 And very many others,

Electric Light Fixtures and Shades at very low Prices,
 FOR REPAIR WORK TELEPHONE 1100,
749 CRAIG STREET,
MONTREAL.

W. E. Potter & Co.,

Painters and Paperhangers

32 VICTORIA SQUARE. Telephone 1939.

26 ST. PHILLIP STREET. " 3875.

MONTREAL.

The DOMINION BURGLARY GUARANTEE CO'Y, Limited.

Subscribed Capital, \$200,000.00.
 Head Office and Operating Room, 181 St. James St.

INSURANCE AGAINST BURGLARY

Electric Bank, Store and House Protection.
 Electric Fire Alarm Protection. Night Patrol Service.

Families going to the sea side or country should take out a policy covering the contents of their dwellings against burglary or have their houses protected by our system of Electric Protection. The large number of burglaries of late proves, beyond a doubt, that an organized gang of thieves are operating throughout the residential districts. Full particulars and rates on application to

Telephone Main 1234.

CHAS. W. HAGAR, General Manager.

Renting Houses.

Tenants AND
 Landlords

See that all the walls are properly decorated with the latest styles in

WALL PAPERS.

Now is the time for landlords to attend to this. Remember first impressions are everything. Houses frequently rent at first sight when the artistic features in house decoration are properly attended to. Tenants, remember you have a right to look for a comfortable home. We have brought the best talent in the United States, Great Britain and Canada in Wall Papers right in the centre of Montreal. Thousands and thousands of rolls in Wall Papers to be seen at

G. A. Holland & Son's,

2411 ST. CATHERINE ST.

J. CRADOCK SIMPSON and CO.,

Real Estate Agents,

181 ST. JAMES STREET,

MONTREAL.

Rent Houses, Manage Estates, Collect Rentals
 and Dividends, Make Investments.