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# Real Estate Record

Entered according to Act of the Parliament of Canada in the year 1893 by James Craddock Simpson as the Department of Agriculture.

Vol. XIII Montreal, September, 1900. No. 9.

## The Liverpool and London and Globe INSURANCE CO.

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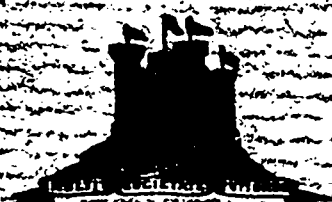
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# FOR SALE BY AUCTION,

“ELMBANK,” No. 1100 Dorchester St., on Tuesday, 2nd October, 1900, at the J. Cradock Simpson Real Estate and Agency Co.'s Sales Rooms, 181 St. James Street, at eleven o'clock a.m.



The executors of the ESTATE OF THE LATE ANDREW ROBERTSON, acting under the authority of a judgment of the Superior Court, Montreal, rendered by the Hon. Mr. Justice Davidson, of date the 14th day of June last past (1900), have instructed us to SELL BY AUCTION the fine residential property, No. 1100 DORCHESTER STREET, comprising the substantial buildings and grounds, containing a superficial area of about 82,000 feet, well adapted to subdivision.

— ALSO —

The well-built house of two dwellings (flats), Nos. 419 & 421 St. Denis St., in thorough order and occupied by good tenants.

The household furniture and effects at No. 1100 Dorchester Street, will be sold at the house, on 3rd and 4th October.

For further particulars apply to

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FRASER BROS., Auctioneers.

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The J. Cradock Simpson Real Estate & Agency Co.'s

# Real Estate Record

Vol. 13.

MONTREAL, SEPTEMBER 10th, 1900

No. 9.

## THE Real Estate Record

IS PUBLISHED MONTHLY

- AT -

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Real Estate & Agency Co.  
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### MONTHLY REVIEW.

Although the amount of the sales recorded during the month of August, 1900, compares very favorably with the transfers in August of previous years, there has not been a corresponding improvement in the condition of the real estate market, which has been—as usual in the mid-summer months—dull, and devoid of interest. These sales are sometimes registered long after the transactions are closed, and they do not always represent actual sales of realty. Exchanges are still in evidence with their somewhat delusive prices, but not to the same extent as formerly. St. Louis Ward takes the lead this month in the amount of recorded transfers, in which is included a sale of a theatre property on St. Dominique and St. Catherine streets, the consideration mentioned being \$150,000.

Investors are still fighting shy of real estate, and are not taking advantage of the opportunities often offered, but the outlook is hopeful for the immediate future, and it is generally agreed from the nature of inquiries made that there is more "figuring" this season than before, and that investigation is going on in a quiet way by many prospective buyers.

The renting demand has not been as good as was expected. The tendency seems to be more in the direction of the apartment house, especially in the case of tenants with small families, who are evidently attracted more by the heated "flat" than by the ordinary self-contained house of tenement.

The real estate auction market this fall will probably interest some of the investors who have hitherto had

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

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Real Estate and Agency Co.

181 St. James Street.

their money in stocks and other movable properties Some good real estate auction sales are talked of for October, one of which will be held on the 2nd October (the particulars of which are given below), when the properties of the estate of the late Andrew Robertson, including the fine residence and grounds on Dorchester street, will be offered for sale. It will be possible to judge somewhat of the temper of the market from the results of the sales.

The sales recorded during the month of August in the undermentioned suburban municipalities amount to \$113,868. and are as follows: Maisonneuve. \$4,458; De Lorimier. \$2,359; Mile End. \$37,508; Outremont. \$1,275; Cote des Neiges. \$27,886; Notre Dame de Grace. \$4,060; Montreal West. \$450; Verdun. \$908; Cote St. Paul. \$2,610; St. Henry. \$25,345; and Ste. Cunegonde. \$7,009.

There were 146 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 \$835,060.

St. Antoine Ward . . . . .	14	\$133,553
St. Ann's Ward . . . . .	7	23,625
Centre Ward . . . . .	2	58,600
St. James Ward . . . . .	13	80,400
St. Louis Ward . . . . .	8	192,528
St. Lawrence Ward . . . . .	8	36,519
St. Mary's Ward . . . . .	13	35,848
St. Jean Baptiste Ward . . . . .	13	61,250
St. Gabriel Ward . . . . .	9	38,918
St. Denis Ward . . . . .	34	50,024
Hochelaga Ward . . . . .	12	30,469
Westmount . . . . .	13	93,826
	146	\$835,060

During the corresponding month of last year 127 transfers were recorded amounting to \$579,472.76.

The real estate mortgage loans recorded during the month of August in registration of Montreal West amount to \$458,430. Of this amount \$2,000 was placed at 4 per cent.; \$3,300 at 4½ per cent.; \$7,100 at 5 per cent.; \$12,000 at 5½ per cent. \$280,450 at 6 per cent.; \$250 at 7 per cent.; and \$153,330 at a nominal rate.

# Evans and Johnson,

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# House for Sale.

**SHERBROOKE STREET.**

A well-built commodious Residence containing sixteen rooms, heated by hot water throughout, and fully equipped in every respect. The lot is 30 feet front, by about 188 feet deep, and the vacant lot adjoining of the same dimensions can also be had at a moderate price.

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# Houses for Sale,

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

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

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

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

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

**CATHEDRAL STREET.**—A block of two story solid brick tenements, on stone foundations, contains eight dwellings all well rented; a good investment property. (895c-3).

**CATHEDRAL STREET.**—A block of wooden buildings on lot 75 ft. x 79 ft.; rented for \$28 per month. Good site to build a block of tenements or flats. Will be sold at value of land only. (25-C).

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

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

**COURSOL STREET.**—A cut stone front cottage of nine rooms, in first-

The 4 per cent. loan was in one amount of \$2,000, the 4½ per cent. in one amount of \$3,300 and 5 per cent. were in three amounts of \$3,000, \$1,100 and \$3,000.

The lenders were—

Estate and Trust Funds .. ..	\$29,500
Local Institutions .. .. .	393,000
Insurance Companies .. .. .	3,300
Building and Loan Companies	8,730
Individuals .. .. .	23,900
	<hr/>
	\$458,430

In Montreal East the loans recorded amount to \$90,380. Of this amount \$35,900 was placed at 5 per cent.; \$20,500 at 5½ per cent.; \$22,030 at 6 per cent.; \$5,550 at 7 per cent.; \$1,500 at 8 per cent.; and \$4,900 at a nominal rate.

The 5 per cent. loans were in eight amounts of \$3,500, \$1,400, \$6,500, \$10,000, \$9,000, \$1,000, \$1,000, and \$500.

The lenders were—

Estate and Trust Funds .. . . .	\$9,500
Local Institutions .. . . .	7,200
Building and Loan Companies ..	23,000
Individuals .. . . .	50,680
	<hr/>
	\$90,380

## REAL ESTATE AUCTION SALE

Dorchester St. West & St. Denis Street.

The executors of the Estate of the late Andrew Robertson, acting under the authority of a judgment of the Superior Court, Montreal, rendered by the Hon. Mr. Justice Davidson, of date the 14th day of June last past (1900), have instructed us to sell by auction at our rooms, 181 St. James Street, Montreal, on

**Tuesday, the 2d October next,**

**At ELEVEN O'CLOCK A.M.**

The following well situated and valuable properties:—

1.—No. 1100 Dorchester Street,

Known as "Elmbank," situated between St. Matthew and St. Mark streets. This property includes the commodious Residence, with Gardener's House, Vinerias, Conservatory Stable and Coach House, etc. etc. There is a large frontage on Dorchester street, and the total area is about 82,000 square feet.

The Sale of the Household Furniture and Effects will Commence on the Following Day.

2.—Nos. 419 and 421 St. Denis Street,

A Stone Front Solid Brick Building, containing two dwellings (flat) heated by Daisy hot water furnace, finished in natural wood, with open plumbing, concrete cellar, and well laid out. This property will always rent well and will prove a good investment.

For further particulars apply to

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181 St. James Street, MONTREAL.

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class order. Daisy furnace and electric light, &c. Would exchange for somewhat larger house. (887d-3).

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

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

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

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

**CRESCENT STREET.**—Hansome stone-front house with all modern conveniences. Open plumbing, hot water heating, Daisy No. 4. This house was built for owner's occupation; contains 12 rooms and is most suitable for a family residence. (29-4).

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

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

**DORCHESTER STREET.**—A 2½ storey house, situated on the corner of one of the best West End streets, near the "Windsor;" house is nicely laid out, and has been newly decorated, &c. Is suitable for a physician or family residence. Particulars at office. (2-4).

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

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



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

**DROLET STREET.**—A desirable stone front cottage, near St. Louis Square, containing eleven rooms, in good order. Price, \$3,350. (283-B).

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

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

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

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

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

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

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

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

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

**LAVAL AVENUE.**—A well built stone front house, close to St. Louis square, in good order, price only \$3,500. (319-B).

**LAVAL AVENUE.**—Two brick cottages with high basement. Stone foundation, solid brick and in good order. Prices, \$2,800 and \$2,900. (365-B).

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

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

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

### TO LET.

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

### NOTICE.

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

### TO REAL ESTATE BROKERS.

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

## ESTATE RAYNES

Subdivision Westmount.

### Choice Building Lots For Sale

ON THE FOLLOWING AVENUES:

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

Beautiful Situation. Moderate Price.

## THE J. CRADOCK SIMPSON

Real Estate & Agency Co.,

181 St. James Street.

### HOME THOUGHTS.

The Era of Too Plain Speech—What Is Gained by Exploiting Unpleasant Subjects.

"Calling a spade a spade" may have its advantages, but if we use the respectable name of this useful domestic implement to cover a rough and merciless discussion of all nature's less noble processes, and the laying bare of all manner of evil things, it is seriously to be questioned whether humanity at large gains by this modern habit.

If by "spade" we mean the bold use of speech to freely talk of diseases, and every type of hourly suffering, we are surely not enriching the thought, nor enlivening the mind, nor adding to the

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

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

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

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

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

**MANSFIELD STREET.**—A stone front terrace house, above St. Catherine street, heated by hot water furnace. All conveniences. Price, only \$8,750. (607-3).

**McGILL COLLEGE AVE.**—A handsome cut stone front house, heated by Daisy furnace, plumbing and sanitary arrangements perfect; has just been put in perfect order; two-storey solid brick shed in rear. (897-3).

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

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

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

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

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

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

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

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

- PARK AVENUE.**—Stone front tenement, well built and nicely laid out, heated by Daisy furnace, in thorough order throughout. A good investment property. (843-3).
- PEEL STREET.** — A handsome stone front house, above Sherbrooke st. bay window, stone steps, hot water furnace, &c.; one of the best terrace houses on the street. Particulars and permit to view at office. (360-B).
- PEEL STREET.**—Three storey stone front house, bay window, hot water furnace; in good order throughout; basement entrance; 12 rooms. Good modern stable in rear. (213-B).
- PEEL STREET.** — A full sized cut stone house, below Sherbrooke st., well situated and in good order, heated by hot water furnace. Lot 24x116 ft., a thoroughly comfortable family house. Price, only \$11,000. (661-3).
- PINE AVENUE.**—A handsome stone front house, on lot 24 by 100 feet, extension kitchen, three flats, six bedrooms. Daisy furnace, all improvements. Moderate price. (71-B).
- PINE AVENUE.**—A new red Scotch sandstone, semi-detached house, extra well finished; basement (floor cemented), contains laundry, larder, bath, w.c., wash-tubs, coal cellar and furnace. Main floor, drawing and dining-room, pantry, kitchen, etc. Two upper floors contain eight bedrooms, dressing and trunk room, bath and small conservatory. Two main floors finished in butternut, wired for electric light. (669-3).
- PINE AVENUE.** — A handsome stone front house, forming the corner of Oxenden avenue, specially well built by one of the best contractors in the city, has large extension, contains fourteen rooms; built within the last two years. Basement contains billiard room (15x20), laundry, two servants' rooms, store rooms and w.c. Ground floor; large drawing and dining room, breakfast room, kitchen and bedroom; 2nd floor; five bedrooms and boudoir. Fitted with gas piping and electric wiring. Grate and mantle in drawing room. This house should commend itself to anyone wanting a thoroughly comfortable residence, well situated close to business and just far enough away from electric cars. Everything is up-to-date, and will stand closest inspection. (372-B).
- PLATEAU STREET.**—A solid brick house on stone foundation, containing twelve rooms. Good central situation. Five minutes walk from Post Office. Could easily be converted into tenements and yield a large revenue cost. Price only \$4,000. (327-B).
- PRINCE ARTHUR STREET.** — A 2½ storey solid brick house on stone foundation, in good order. Plumbing is in A1 order; small cottage in rear, with entrance on St. Dominique street. (208B).
- PRINCE ARTHUR STREET.**—A comfortable stone front house, with all improvements. Daisy hot water furnace, new plumbing throughout, extension kitchen and dining-room; in good order. Price, \$7,000. (595-3).
- SHERBROOKE STREET.**—A neat and substantial stone front cottage, cemented cellar, hot water furnace; built only three years by owner for good cheer of the world. Time was when it was considered the extreme of ill-manners to talk of pains and aches, their causes and results, except to the physicians and those to whom close relation gave a right to appeal for sympathy, or whose love or friendship demanded a true statement of conditions. Nowadays in any public place well-dressed people speaking a cultivated speech will while away the ennui of an hour's travel by minutely comparing notes on digestive processes, or describing with careful detail the horrors of a surgical operation.
- I have to-day an impression so vivid as to seem that I had been an eye-witness, of the excision of a diseased bone, which came to me from a most absorbed and eagerly interested group, describing an operation performed upon an unhappy football player. Expletives from the young men emphasized the most distressing points in the story, while the young women of the party punctuated the narrative with frequent veiled, high-voiced sounds, as if they were themselves in pain. The day was charming, the blue waters of the bay were rippling in jewelled brightness, the passing vessels and river-craft were full of suggestive interest, but the young people preferred the operating table and a fellow-creature's pain as a source of mental excitement. Worst of all, they were sneaking of a sensitive man, who all his life thereafter would shrink from the exposure of a lameness which marked him as a disabled athlete. What would he have endured had he known that his young girl friends were being regaled with a careful account of his suffering, the expression of his face, the exact region of the injury, and the amount of bone removed? If there seems a lack of self-respect in telling all our bodily ailments to an indifferent and semi-public audience, there is surely the worse evil of lack of consideration and regard for our neighbour in rehearsing what we may know of his disordered system. It is very noticeable that in rural towns, where personal interest is so strong, a desperate illness robs an important or popular member of the community of all privacy.
- Some truly sincere friend calls to inquire and by privilege sees and catechizes the nurse and goes forth to tell, without thought of doing an injury, all that she has heard. "The pain is such and such, the remedies are these, the cause of the illness is no doubt the great anxiety she has suffered. It is not generally known, but Mr. ——'s his own occupation. Will be sold on very easy terms. Small cash payment and balance by quarterly or yearly payments. (30-C).
- SEIGNEURS STREET.** — A two-storey brick encased double tenement, on stone foundation, containing two dwellings, of 5 rooms each. These houses are in first-class order and well rented; owner would exchange for a property in Westmount. Price \$6,000. (7-C).
- SEYMOUR AVENUE.** — Two stone front cottages; extension kitchens, cemented basement. Daisy furnaces, four bed-rooms. Price only \$7,000 each. Would exchange. (71-B).
- SHERBROOKE STREET.** — A handsome stone front house, on the best part of the street; extension kitchen, Daisy furnace, basement entrance, laundry, fuel cellar, and w.c., in basement; all modern improvements. (793-3).
- SHAW STREET.**—A solid brick two-storey tenement, in very good order; well rented; close to C.P.R. workshops. (21-4).
- SHERBROOKE STREET.**—One of the handsomest semi-detached stone residences in the city, situated in the vicinity of St. Denis street, built by a wealthy contractor for his own use, who died before the interior was finished; will be sold in its present condition, with plans and specifications for interior finish, at a good reduction from cost. Lot is 50 x 160 ft., with 18 ft. lane in rear; house is 41 x 47 ft. and 17 x 3½ extension. Copper double roof. Photo and further particulars at office. (21-C).
- SHERBROOKE STREET.** — A handsome detached villa residence and stables, with grounds containing 43,000 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 new stone house, carefully built under owner's supervision, on lot 25 feet by 139 feet with good stable in rear. Has all improvements, heated by Daisy furnace. Permits to view at office. (218-B).
- SHERBROOKE STREET.** — A four-storey stone front residence, (west of Peel street), with oriel windows on second storey, heated by hot water furnace, has all modern improvements; sixteen rooms, besides ample closets, wardrobes, linen and cloak rooms, &c., &c. This is a house specially suited to any one with a large family, or for entertaining. Adjoining lot 30ft. x 188ft. would be sold with house or separately. Permits to view at our office. (336-B).
- SHERBROOKE STREET.**—A detached commodious residence, in a central situation with first-class surroundings. The residence is in fine order, with modern equipment. The land comprises an area of about 15,000 ft., with frontages on two streets. If more land is required, about 34,000 feet in all with frontages on three streets, can be had in one block. Particulars at this office. (382-B).
- SHERBROOKE STREET.**—A very well built stone and brick house, in good

- order throughout; heated by hot water furnace; modern conveniences. Price only \$8,500. (30-C).
- SHUTER STREET.**—Two substantial stone front houses containing ten rooms, each, in perfect order. Hot water heating. Price only \$7,500. each. (319-B).
- SUMMERHILL AVENUE.**—A handsome stone front house, with two storey extension; cellar basement asphalted; hot water furnace and all modern improvements, plenty of closet accommodation. (855-3).
- SOUVENIR STREET.**—A stone front two storey cottage, 24 ft. x 40 ft., heated by hot water furnace, in good state of repair. Price, only \$5,500. (890A-3).
- ST. ANTOINE STREET.**—A substantially built house, containing three dwellings of one flat each. Nicely laid out; heated by hot water furnace. All conveniences. Well rented and yielding a good revenue. (900-F-3).
- ST. ANTOINE STREET.**—A two-storey stone front house, in good order, on the best part of the street; must be sold to close an estate. (900b-3).
- ST. ANTOINE STREET.**—A full size stone front house, in good order, contains fourteen rooms. Lot 21½ ft. by 139 ft. Price \$6,000. (210-B).
- ST. ANTOINE STREET.**—A stone front corner house, self-contained, and a tenement house adjoining, would be sold at very moderate prices. (885c-3).
- ST. ANTOINE STREET.**—A substantial solid built house, near Guy st., in good order, heated by Daisy furnace, 16 rooms, moderate price, \$8,750. (194-B).
- ST. CATHERINE AND MARLBOROUGH STREETS.**—A block of four brick, two wooden tenements, and stone cottage, in good state of repair, on lot 125 ft. x 200 ft.; rented for \$840 per annum. (390-B).
- ST. CATHERINE STREET.**—A first-class brick, double house, situated western part of the street, business is rapidly extending this way, and this property will rapidly increase in value. Lot, 55 ft. x 100 ft. Room for two large stores, building has all modern conveniences, 11 large rooms, would yield a good revenue in its present shape, until wanted for business purposes. (26-4).
- ST. CATHERINE STREET.**—A good stone front house, near Fort street, in good order; would be a good investment property. (152-B).
- ST. CATHERINE STREET.**—A brick block containing 6 dwellings and 2 shops, situate on the eastern part of the street. Rented for \$1,090 per annum. (891-3).
- ST. DENIS STREET.**—A first-class stone front tenement, containing six dwellings, each heated by hot water furnace, wired for electric light and piped for gas. Yields a revenue of \$1,260 per annum; is a really good investment property. (16-4).
- ST. DENIS STREET.**—A very attractive cut stone front tenement, containing two dwellings, near Sherbrooke street; nicely laid out; heated by hot water furnace; modern plumbing, &c.; in A1 order. (343-B).
- ST. DOMINIQUE STREET.**—A solid brick tenement, comprising two dwell-
- ings, and a solid brick cottage in rear. Would be sold at a moderate price. (143-B).
- ST. DOMINIQUE STREET.**—A solid brick tenement near Pine Avenue, two dwellings, lower heated by Daisy furnace and in good order, will be sold at \$500 less than city valuation; also a small cottage adjoining above at a very low price. (128-B).
- ST. FAMILLE STREET.**—Two first-class stone front houses, one of them a corner; heated by hot water furnaces; all modern conveniences, open plumbing; in good order throughout. For sale at a low price to close an estate. (29-C).
- ST. FAMILLE STREET.**—A handsome stone-front house; kitchen and dining room on ground floor; heated by hot water furnace; in perfect order; built and occupied by owner. We can recommend this house to any one wanting a good comfortable home at a moderate price. Convenient to two lines of street cars; ten minutes' walk from business centre of the city. Price, only \$6,150. (34-C).
- ST. FAMILLE STREET.**—A very handsome stone front house, very tastefully laid out, extension kitchen, high basement cellar, with laundry and servants' accommodation. Up to date in every respect. (818½-3).
- ST. FAMILLE STREET.**—A stone front full sized house, in good order, heated by furnace, good central situation, close to Sherbrooke street. Price, \$8,000. (242-B).
- ST. GEORGE STREET.**—Two brick houses, just below Dorchester street, well rented; owner has left the country and must sell. A prompt offer will secure them at a reasonable price. (339-B).
- ST. HUBERT STREET.**—A well-built stone front house, situated on the best part of the street, 28 ft. front, heated by furnace; modern plumbing, small conservatory in rear; in thorough repair. Lot 28ft. x 180ft. (15-4).
- ST. HYPOLITE STREET.**—Brick enclosed tenement, two dwellings and shop, rented for \$378 per annum. Price, \$4,300. (887-3).
- ST. LAWRENCE AND ST. CHARLES BORROMEE STS.**—A very desirable business property comprising two stores on St. Lawrence street, and 5 dwellings on St. Lawrence and St. Charles Borromee sts. Rented for over \$2,500 per annum. (285-B).
- ST. LOUIS SQUARE.**—A full-sized stone front house, 27 x 40 feet and extension heated by hot water furnace, dining-room, and small conservatory, on the ground floor, 9 bedrooms; carefully planned and well built for owner's occupation. Price moderate. (835-3).
- ST. MARK STREET.**—A well built stone front house, in a good state of repair; plumbing and drainage system renewed last year. Twelve rooms. Price only \$6,500. (325-B).
- ST. MARK STREET.**—A good stone front corner house, in good order, well rented, heated by furnace. Would be sold at a very low price. (153-B).
- ST. MARK STREET.**—A stone front double cottage, 30 feet wide, heated by hot water furnace, has all modern conveniences. (375-a).
- ... affairs are much involved, and their eldest boy is very dissipated."
- Two generations ago, not one person in fifty, belonging to what was then called "the higher walks of life, would have thought it decessous to unveil anything physical or mental which gave pain inside a friend's dwelling. Being unarmed and made helpless by illness, did not mark the tree to public discussion.
- Certain specific or hereditary conditions of disease either in mind or body, used to be regarded as too terrible to be told openly; friends and relatives were satisfied by the tender, yet guarded, sympathy which reached them, through the veil of their reticence; I had almost said decent, reticence. Now you very often hear: "I do not think they speak of it, but I really believe so and so is showing symptoms of insanity," and the speaker hears no echo of his own words, which should emphasize that the family desire to avoid publicity.
- If it is the high office of human speech to gladden and charm, to make our intercourse with each other a help in life's journey, what a loss it is to dwell into the accepted topics for familiar talk the miseries and diseased conditions of our fellow men and women. If, of all our possessions, our bodies and minds are most positively our own, what can be a greater violation of the golden rule than the expounding of the failing powers of either? what does the world gain by making free discussion of the most unlovely aspects of physical existence a fashionable fad?
- Laying a cautionary hand on the thoughtless speaker's arm, the writer said: "Do you think he would desire to have that known?" "Why, there is nothing to be ashamed of in being ill," was the astonished answer.
- Nor does the plain speech of our day stop short with the discussion of disease: offences against morality are now considered entirely open topics of conversation. The "touching of pitch" has not ceased to be a clinging dilemma, and no student of psychical conditions can possibly doubt that every young man shrinks with less horror from those forms of evil which he or she are allowed to speak of freely to their companions or in the family circle.
- It may seem the assertion of a mind hampered by bygone beliefs and not "up to date" but whatever the argument may lose in force because of the writer's point of view, it is a stern and lamentable fact that many social offences have ceased to have the awful

- ST. MATTHEW STREET.**—A well-arranged and roomy stone front house, with two storey extension, heated by hot water furnace, in thorough order; good stable and coach-house. (131-B).
- ST. MATTHEW STREET.**—Two neat 1½ storey stone front cottages, containing nine rooms each; heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).
- ST. MATTHEW STREET.**—A two and a half storey stone front house on the best part of the street. The house is in good repair and contains nine rooms and has a garden lot in rear of about 63 ft. by 70 ft., which also can be had. Particulars at this office. (42-C).
- ST. PATRICK STREET.**—A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (23-4).
- ST. URBAIN STREET.**—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,800. (316-B).
- ST. URBAIN STREET.**—A brick encased cottage in good order. Price only \$2,200. (265-B).
- ST. URBAIN STREET.**—A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in good order, large garden. Would make a very nice family residence. (307-B).
- ST. URBAIN STREET.**—Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).
- ST. URBAIN STREET.**—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).
- SUSSEX AVENUE.**—Stone front tenement building, in good repair. Lower dwelling has hot water heating, and sanitary conditions are perfect. Both dwellings are well rented and should invite inspection. (28-4).
- SUSSEX STREET.**—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).
- TORRANCE STREET.**—A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).
- TOWLER STREET.**—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (671-3).
- TUPPER STREET.**—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

significance they ought to wear through the habit of making them the subject of familiar talk.

Especially is this noticeable in the wretched details of divorce suits and the gossip concerning the marriages of the divorced. However arbitrarily and unwisely restricted the opinions of our forefathers may now seem to the young people of the end of the century, the fact that the home was more sacred, the reverence for marital vows and obligations a thousandfold more deep and binding with them, cannot be denied. A broken marriage vow was an appalling thing, a divided household, a public sorrow, and the shadows lay deep over the pathways of those who had forsaken each other.

To-day our schoolgirls do not shrink from taking partisan interest for and against the separating parties, and assert their beliefs in the rights and wrongs of the case as they would differ about the merits of a singer or the beauty of a gown. Nothing awfully remains about the idea of a dismembered household and disgraced parents. Lack of religious conception and of hallowed terror in the marriage vows of the dominant generation is, of course, to be held guilty for the altered views of the gayer world, but our fast following young people, nurtured in better days, in the best and purest atmosphere our times afford, are distinctly injured by allowing the results of this decadence to be an admitted theme for conversation.

In no way can it be disguised that certain of nature's acts and labors are untovely, and a natural instinct instructs us to keep them in obscurity. "It is perfectly natural thing" seems to mean in these days that it is wise to talk about it. This theory brushes away a veil which unwarped nature always draws over much of the work in her great laboratory. It is only when by artificial hardening of primitive sensibilities men and women arrive at a totally unnatural state of thought and feeling that calling "a spade a spade" becomes a sort of mania, and delicacy of speech and disclosure cease to be consecrated virtues.

Carried beyond the present strained attempt to eliminate all "that old-fashioned affectation of refinement" from our speech, the common usage of our era will become "brutally sincere," to quote a clever man's verdict on the trend of latter-day conversation.

Let our sorrow for our neighbors' ills take the form of defence of their privacy; let our consciousness of evil make us eager to rob it of progressive force, by keeping silence about it

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

**UNIVERSITY STREET.**—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-B).

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

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

**UNIVERSITY STREET.**—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$3,500. (301-B).

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

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

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

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

**VICTORIA STREET.**—A 2½ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, 27½ x 96 feet, 18 foot lane in rear. (171-B).

**VICTORIA STREET.**—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (529-3).

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

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

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

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

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

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

### 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 36 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.— (11-B).

## Business Properties

### And Building Lots

FOR SALE.

—BY—

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

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

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

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

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

**BISHOP STREET.**—Two very desirable building lots in the very best part of the street, each 24½ft. x 129ft 3 in. Very few lots remains unsold on this street. (384-B).

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

among our children, except when in earnest expostulation we bid them beware of it and its causes.

Let us make our children feel a responsibility as to what they talk about; let them be taught that man is separated from the rest of the animal creation by his power of speech, and that it behooves them to use it for the disseminating of good cheer, the distribution of pleasant and hopeful thoughts. We should remind them that even a dumb animal or a wounded savage will withdraw into some leafy covert where he may hide inevitable suffering. Loss of a stilted high-flown speech we may be congratulated upon, but with every energy we have, do let us use our emancipated tongues for the good and joy of the world.

If we could eliminate personality from our ordinary chat, and keep its disclosures for the few whom we would bind to us with golden chains, it would do a great deal towards raising the level of our verbal intercourse. Not only this, it would make a far more marked separation between friendship and mere acquaintance, much to the enhancing of the value of the first. And learning to be cautious about ourselves, we would naturally be more careful concerning our fellow-creatures. How dear to they become to whom we may turn with the glad certainty that it is of import to them that we remain well and happy!

There are so many delightful things to speak of; one summer day's experience shows us myriads of ways to diversify our neighbor's home-bound thoughts; an hour in which something has passed before our eyes which gives a grace to life is capital enough to work on to brighten an evening at home.

It is wise to realize that our thoughts need clothing before they venture into the world's auditorium, and that many things in which "there is no harm" are yet not mean to be talked about.—N. Y. Evening Post.

### CITIES MUST BE TAKEN OUT OF POLITICS.

One hundred years ago there were only six cities in this country with over 10,000 inhabitants.

The founders of our government never dreamed of the possibilities of city growth that the century has realized.

New York City to-day has a greater population than the Colonies had when the war of independence was declared. There are cities to-day that are more populous than states.

The growth of cities, in the old coun-

**BLEURY STREET.**—A vacant lot of about 86 feet by 70 feet, suitable for business purposes on this busy thoroughfare. (43-C).

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

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

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

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

**HATHAM STREET.**—A block of land with a frontage of about 125 feet and a depth of 195 feet on Hunter street; desirable manufacturing site. (81-B).

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

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

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

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

**DELORMIER AVENUE.**—A fine block of land, 120 ft. front by 380 ft. deep; first class site for manufacturing purposes; low price. (290-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).

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

**DORCHESTER STREET.**—One of the finest blocks of land in the residential



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

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

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

**GUY STREET.**—Three good building lots, above Dorchester street, each 25 feet 3 inches front; very few vacant lots left in this section. (341-B).

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

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

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

**NOTRE DAME STREET.**—A large block of land on eastern part of this street, containing an area of 45,000 feet, with a large stone building thereon, would make a very desirable site for manufacturing purposes, as the proposed improvements to the harbor at the East End will probably make this more of a business and manufacturing centre. (338-B).

**NOTRE DAME AND ST. MAURICE STS.**—A good revenue producing block, consisting of two stone front shops and dwelling on Notre Dame street, and four brick encased dwellings on St. Maurice street, will be sold \$1,500 less than city valuation. (286-B).

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

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

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

tries, as well as in this is something new and modern, something surprising, something, unique in history.

The tendency has been and is now for population to centre in cities. The cities are becoming greater and there is no limit, apparently, to their growth.

The city governments of the United States have been scandalous and shameful. City officials have been largely selected by and through agencies whose sole aim is corruption for selfish purposes. We read so much and so often of municipal corruption, of boodle legislation, of contract jobbing and machine politics, that we grow callous on the subject, and, feeling that what is the business of everybody is the business of nobody, we sit down helplessly, and clamor feebly against the iniquity of city politics, and when the time comes for a city election take the candidate our party offers us and trust to Providence to see us through safely.

As the cities grow and population they grow in political importance, and it is being clearly seen now that the existence of our national institutions depends upon the government of our cities. The city political machine sends delegates to state and national conventions in such number and with such trading power as to control these great councils.

Do we want our city governments run on political lines?

Do we want our national political councils dominated by the manipulators of city machines?

The whole duty of changing the present municipal conditions rests upon the intelligence and activity of citizens who have no political axes to grind. There is no more reason why politics should govern the operation of our city institutions than there is that it should govern the conduct of a railway corporation, a benevolent institution, or a bank.

National issues should not determine the selection of municipal officers.

Machine politics in municipal questions means dollars and cents to this or that clique of contractors or franchise grabbers, and votes are bought and sold like commodities in the market place. Citizenship is degraded. When votes have a market price, popular government becomes despicable.—American Title Register.

#### SAFE LOANS ON REAL ESTATE.

To properly make a just valuation of property equitable in character to both lender and borrower has long been a troublesome question with those called upon to act as appraisers of property

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

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

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

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

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

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

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

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

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

**SHERBROOKE STREET.**—A fine property west of Park Avenue and containing over 30,000 ft. of land with a substantial residence thereon. A splendid block for an apartment house, church, college, or any other institution wanting a high-class residential site centrally situated. (B-382).

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

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

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

**ST. CATHERINE, corner St. Matthew street.**—One of the best situated corner lots in the street, 25 feet 4 inches front, by 120 feet deep, with a brick house on St. Matthew street. No

- waste ground, just the right size for a shop, lane in rear. (202-B).
- ST. CATHERINE STREET.**—A valuable corner property in the very best business section of the street, producing a substantial revenue. Suitable for a first-class well established business capable of paying a substantial price. Lot 32 x 119. (885-B-3).
- ST. CATHERINE STREET,** corner of this part of the street, has a frontage of 123 ft. on St. Catherine street, and 112 ft. on Mackay street; would be sold on terms to suit purchaser. (8-C).
- ST. CATHERINE STREET,** corner of Mackay.—One of the best corners on the street, has a frontage of 123 feet on St. Catherine street, and 112 feet on Mackay street; would be sold on terms to suit purchaser. (8-C).
- ST. CATHERINE STREET.** — Between Amherst and Wolfe Streets, cut stone front business property, containing three stores, all well rented. This building stands on lot about 42 feet front by 118 feet deep, and yields a net revenue between seven and eight per cent.—(27-4.)
- ST. CHARLES STREET.**—A good building lot, 50 feet x 100 feet, near Napoleon street. Would be sold cheap to a prompt buyer. Close to Centre st. cars. (165-B).
- ST. DENIS STREET.**—Two lots of 30 feet frontage each, in St. Denis Ward, only 45 cents per foot. A bargain. (392b-B).
- ST. JAMES STREET.**—That valuable building lot adjoining the London & Lancashire Life Building, and temporarily occupied by the "Star"; the lot on the street, is now offered for sale at the extremely reasonable price of \$16.50 per foot. The adjoining corner lot sold for \$24 per square foot. Any corporation or person intending to build on St. James street, can now secure a choice lot without having to pay for expensive buildings to pull down. (19-4).
- ST. JAMES STREET.**—A block of brick stores, with dwellings above, rented for \$2,400 per annum. A good investment. (261-B).
- ST. JAMES STREET.**—A good building lot, 56 ft. 8 in. x 99 ft., on the western part of the street, and a good locality for good paying retail shops. (333-B).
- ST. LAWRENCE STREET.**—Near corner of Roy, on the best side of the street, a lot 40 feet wide, with good brick store and dwelling, well rented, and doing a good business, would be sold to close an estate for \$7,000. inquiries solicited. (297-B).
- ST. LAWRENCE STREET.**—A good revenue-producing property, consisting of two stores, forming corner St. Lawrence and Ontario streets, with dwelling above, yielding a revenue of \$1,700 per annum. This property has always been well kept up and is in first-class order. Good stable and coach-house in rear. (1-3C).
- ST. PATRICK, ISLAND & LACHINE CANAL.**—A block of land with a frontage of 1,550 feet on the canal, 270 feet on Island street, and over 1,500 feet on St. Patrick street, 150 horse-power supplied from canal. Frame and brick buildings. (271-B).
- upon which the borrower wishes to place a mortgage as security for a loan. Many have sought for the solution of the perplexing question by the adoption of some certain and single rule that would at once give ample security to the lender with universal satisfaction to borrowers.
- The lender always insists upon a very safe investment while the borrower regards the property offered as a "splendid" security for the money wanted.
- The owner of property negotiating for a loan, when called upon to place a value upon his property, finds it impossible to disabuse his mind of the actual cost to him of his investment with the enhanced value by the addition of improvements made by himself, the making of streets or alleys, and the extensive improvements of any kind made so recently in his immediate neighborhood. The value he places upon his property, is the value of his own home to himself, and is too frequently a speculative or fictitious valuation.
- In loans on property should, of course, be made on the basis of the supposed actual cash valuation. The careful money-lender limits his loan to about two-thirds or about seventy per cent. of this valuation. That is about the rule adopted by trust and banking companies and individuals loaning money on mortgage on real estate and improvements. The building and loan associations are, of course, in many instances, more liberal, but the nearer they keep to that line the safer will be their investments.
- To determine this valuation is the business of the expert, aided by the assessment books, the record of late sales in the neighborhood, and by a study of all circumstances which may have a bearing upon the future value of the property in question. The assessment for taxes is sometimes too high, and sometimes too low, but it is, in the absence of other better evidence on the subject, considered to be somewhere in the neighborhood of just what can be safely loaned on it; being in a majority of cases about two-thirds of the actual market or cash value. Many cases can be cited, however, where business property has been sold for more than twice the assessor's valuations. It is, nevertheless, always best to consult the books of the assessor in attempting to determine the valuation of property, for in nearly all disputes as to the valuation of real estate or improvements, especially in legal controversies in courts, the evidence of the assessor or his deputy is received as that of an expert.—The Land and Title Register.
- ST. PAUL STREET.**—A substantial stone warehouse, forming corner of a lane 28½ feet front, suitable for any sort of wholesale business. Particulars at office. (38-B).
- ST. PAUL STREET.**—A good business site, 28½ feet by 121 feet, with the brick building thereon used as a workshop. Price, \$4,500. (831-3).
- ST. PAUL STREET.**—Stone warehouse, forming corner of St. Vincent street; well rented, in good business part of the street. (363-B).
- ST. PAUL AND COMMISSIONERS STS.**—Stone warehouses fronting on two streets, in the best business part of street, near McGill street; yield a good revenue; to be sold to close an estate. (364-B).
- ST. PETER AND ST. SACRAMENT STS.**—A four-storey solidly built stone warehouse, facing Board of Trade building, and for many years occupied as a wholesale grocery. One of the best sites in the city for any kind of a wholesale establishment. Rents for \$1,200 per annum. (14-4).
- ST. SACRAMENT STREET.**—That fine stone warehouse forming the corner of St. Peter street, Lot 50 feet by 70 feet, all built on. A chance for a prompt buyer. (309-B).
- VALLEE STREET.**—A centrally situated lot near St. George street, with two old wooden buildings thereon. Good location for a tenement, or for a master carter. Price, \$1,400. (20-4).

## Houses and Building Lots

FOR SALE

—AT—

### WESTMOUNT.

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

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

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

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

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



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

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

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

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

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

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

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

**COTE ST. ANTOINE ROAD, MOUNTAIN AND CLARKE AVENUES.**—

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

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

**COTE ST. ANTOINE ROAD.**—A block of land with a frontage of 103 ft. on Cote St. Antoine Road and 238 ft. on Claremont ave.; fine situation; good view, could be divided advantageously. (298-B).

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

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

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

### THE TENANT WAS AVENGED.

"Certainly, sir," sweetly answered a little South Side matron, when a real estate man and a prospective buyer of a modern flat building asked to be ushered through her six-room apartment, so they could see its lay-out.

"Just step this way," she daintily beckoned, and conducted them through room after room, until they had learned more things about that particular building than they could have thought of unassisted.

"We moved in two months ago, but the building isn't finished yet," she prattled amiably. "See, here is where the roof leaks. Too bad, isn't it, that the whole room should have to be spoiled merely because the owner doesn't want to go to the expense of having the leak stopped. He says some one will buy it before long, and he doesn't intend to be that much out of pocket. Here is where the refrigerator ought to be. He only put refrigerators in one flat—the one he shows—and although we have time and again demanded one he only laughs at us. There is no drain pipe for the ice waste, either.

"The speaking tubes are here. The only trouble is, you can't hear anything through them because they go in only just beyond the plaster about six inches. The owner was hard up, you know, and didn't want to go to the extra expense of connecting them with the vestibules. He says a builder has to be so economical now to make any profit.

"The laundry? Oh, yes. The tubs are downstairs. All they lack is connection with the water system and the stoves to put the boilers on. He says everything will be all right in a few weeks. He expects to have the building sold by that time.

"Everything is so levelly here, the finish of the wood is so pretty, the floors are so smooth, and everything seems to be first-class. Of course, the varnish washes off when you clean it, but it looked first-class when we rented the flat, and the owner says it can all be varnished again next year. I said to my husband: 'What a lovely little nest of a home ours will be,' and we thought so, too, until we had moved in with a month's rent paid in advance. There is no trouble now, except that the owner won't finish the flat.

"Oh, yes, the heat was pretty fair, on the warm days. On the cold days the radiators were frozen, so the steam couldn't get into them. He said that would be fixed up all right for next winter. There is no outlet for the water from the radiators, but the owner said that made no difference, as they

**DORCHESTER STREET.**—Three choice lots near Claudeboye Avenue, each 26 feet front. (205-a).

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

**4140 DORCHESTER STREET, (Westmount.)**—A well situated, comfortable, medium-sized, stone front house. The accommodation comprises large dining room, drawing room, reception room, five bedrooms upstairs, and one in basement, kitchen, storerooms, large cupboards and pantries. Owner anxious to sell. Price this month under \$6,000. (336-B).

**DORCHESTER STREET.**—A fine block of land at corner of Gladstone Avenue, Westmount. Has 75 feet frontage on Dorchester street, and about 114 feet on Gladstone Avenue. Area 7,548 feet. A good site for self-contained houses or for an apartment house. Moderate price. (210-1).

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

**ELM AVENUE.**—A 2-story brick house on stone foundation. All living rooms on two floors. Extension kitchen. Lot, 25 ft. by 110½ ft. to lane in rear. No furnace; 8 rooms. Price, \$4,500. (394-B).

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

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

**ELM AVENUE.**—A two-storey stone front house, with a two-storey extension, asphalted basement, with furnace, pantry, bath and w.c. 2 slate wash tubs, double drawing room, five bedrooms with clothes cupboard in each, gas grates, and mantels throughout house, electric light and gas fixtures, etc., finished in cotton wood. (894B-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. (386-A).

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

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

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

- GREENE AVENUE** — A valuable building lot, forming the corner of Prospect Ave., 90 ft., by 73 ft., only 42 1-2 cents per foot. (287-B).
- GREENE AVENUE.**—A rough stone 1½ storey cottage, heated by hot water furnace, 9 rooms in good order, a nice comfortable house for a small family. Price, \$5,000. (225-B).
- GREENE AVENUE.**—Two well situated building lots, each 25 ft. x 102 ft., no waste ground, only 55 cents per foot to a prompt buyer, (296-B).
- HALLOWELL AVENUE.**—A good stone front tenement, well situated close to Electric cars; in good order, heated by hot water furnace; good modern plumbing; moderate price. (24-4).
- HIGH STREET, Cor. ELM AVENUE.**—Five lots about 25 feet by 116 feet deep. Suitable for residential building. (46-C).
- HILLSIDE AVENUE.** — A desirable block of land 90 feet deep, adjoining the corner of Metcalfe Avenue. (130-B).
- IRVINE AVENUE.**—Two 2-storey solid brick cottages, extension kitchens, heated by hot water furnaces, in good order, seven rooms in each. Price, \$3,850 each. (204-B).
- LANSDOWNE AVENUE.**—Six good building lots, near Cote St. Antoine Road, each, 21 feet x 62½ feet. (307-B).
- LANSDOWNE AVENUE.**—A charming brick cottage on large lot forming the corner of Sherbrooke street. Heated by Daisy furnace, 8 rooms. Price moderate, (869-3).
- LANSDOWNE AVENUE, Cor. COTE ST. ANTOINE ROAD.**—Large block of land, forming the corner of these streets; can be had at a bargain. (48-C).
- LEWIS AVENUE.**—Pressed brick cottages, eight rooms, concrete cellar basement, stationary wash tubs, hot water furnace, etc. Price, \$3,700. (896B-3).
- MELBOURNE AVENUE.** — Handsome modern, detached cottage in this favorite locality, recently built for owner's occupation. Lot 50 by 100, house 38 by 42. Owner leaving city. Price, \$7,500. (733-3).
- MONTREAL WEST.**—A new brick cottage close to railway and electric cars, in good order; low price, easy terms. (374-B).
- MOUNT PLEASANT AVENUE.**—Two storey red stone front house, with extension kitchen, Daisy furnace, 3 mantels and grates in house; finished in cottonwood throughout. Lot 50 by 105 ft. (363-3).
- MOUNT PLEASANT AVENUE.** — A magnificent villa lot, 126 feet by 175 feet, forming the corner of Campbell or Montrose street, commands the finest view on the island. (107-B).
- MOUNTAIN AVENUE.** — Just above Cote St. Antoine Road, nine nicely situated building lots, each 50 feet front by about 115 feet deep, within two or three minutes walk of street cars. (130-B).
- were beautifully gilded. And then, the owner couldn't be blamed for the cold; he couldn't get any janitor to stay. The janitor's apartments in the basement weren't built, you know, and he said they wouldn't be needed until next fall. Beside that, the wind kept coming in through the cracks around the window frame, so that even if the heat were on it wouldn't have done much good. The owner promised to have the cracks all caulked up for next winter.
- "Isn't this a lovely sideboard? We both think it so pretty. Isn't it too bad there isn't any back to it? The wind pours in through there so the dishes fall down unless we tack them. The drawers are so lovely and large, too. It's too bad we can't use them; they fill up with mortar and smoke blown in from behind.
- "The light is good, but not so good as it will be. The owner says the court will all be whitewashed for next winter; he has it in our lease. The only thing that prevents him from doing it now is that he hasn't sold the building, and you could hardly expect him to do it before he gets the money, you know.
- "We may not stay here through the summer, though. We dislike to move, and hate to miss all the lovely things that will be done for us next winter, but my husband says that he does not wish to commit bodily violence on the owner, and so to avoid temptation we may have to go away. Must you go so soon? I trust you are satisfied?
- And she gracefully bowed the prospective buyer to the door.
- "I wonder what's the trouble with Jackson," queried the owner to his right-hand man the next day. "I had it all fixed up with him to sell him the building through Jones. The papers were all made out. I wonder if that infernal Mrs. Watkins could have said anything?"—Chicago News.

#### BIG HOUSE RENTS IN LONDON.

Pretty nearly everybody understands, of course, that house rents are very considerably greater in London than they are in provincial towns, and that in the metropolis they vary greatly and are very stiff in the regions in which society hovers. But a writer in Tit-Bits ventures to think that even few Londoners have much idea of the enormous figures paid for the rentals of fashionable houses in Belgravia and Mayfair, or realize how few square yards of the west end it takes to pro-

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

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

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

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

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

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

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

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

**ROSEMOUNT AVENUE.**—A handsome stone front residence; lately built and replete with every convenience, Daisy furnace, laundry, etc.; five bedrooms. (889-3).

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

**SHERBROOKE STREET.**—Two semi-detached houses in the best part of Westmount. Modern and thoroughly well built, one is occupied by owner,

the other well rented. Suitable for two friends. Both houses have side lights and one is a corner house, and commands a fine open view. (124-B).

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

**SHERBROOKE STREET**. — A very handsome cut stone corner house, near Greene Avenue, 26ft. front by 72ft. deep; kitchen on ground floor; Daisy furnace; cellar basement. This house was built for owner's occupation, and is warranted first-class in every respect. Two lots adjoining, each 25ft. x 125ft., would be sold with house or separate. (380-B).

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

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

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

**ST. CATHERINE STREET**.—A two-storey brick cottage, with gray stone trimmings; heated by hot water; 4 bedrooms. Price, \$4,600, to a quick buyer. (16-C).

**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, 60 feet front on St. Catharines street, with a frontage of 160 feet on Metcalfe Avenue, a splendid location for shops or residence. (93-B).

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

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

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

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

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

**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

duce a million of sterling in this way.

Now, take to start with Park Lane, that highly fashionable thoroughfare. It is rather a staggering bill, I find. It is rather staggering to learn that \$50,000 a year is really not at all a very extravagant rent to pay for a good house in this quarter! The plain, simple fact of the matter is, however, that you cannot get a decent house here for less than \$15,000, and even such a one would only have three or four bedrooms, and, generally speaking, would not have greater accommodation than a house at \$250 or \$300 a year in the suburbs: or at half that price in a provincial town.

Grosvenor Square and Berkeley Square are renowned headquarters of society which pays astonishingly for its residence there.

Consider the former first. The whole square comprises fewer than sixty houses, but it is a fact that their combined annual rental is about \$750,000! Big as the rents are, getting a house here is a matter of great difficulty, and seldom is there one to let for long. Nothing can be got for less than \$5,000 a year, and from this figure an intending tenant may go up to \$30,000 a year.

Berkeley Square is likewise difficult to get into. It is rather old-fashioned and severe, and the average man or woman from the country might not be able to see anything about the houses which would justify a heavy drain being made upon a tenant's pocket. But, all the same, houses here are always at a premium, and you will not get much of a residence for \$2,500 a year, nor yet, so far that goes, is the accommodation very astonishing if \$10,000 a year is paid.

St. James' Square is another ultra-fashionable quarter which a millionaire might have to wait for years to get into if he desired to live there.—\$15,000 or \$20,000 a year is quite a moderate rent for a house so situated—while Norfolk House, where the Duke of Norfolk resides, and such others as Lord Derby's residence, at 33, would easily realise \$50,000 a year in rent.

Carlton House terrace, where statesmen and ambassadors live, also costs its tenants dearly. At least \$20,000 a year must be paid for anything good in this particular neighborhood, and Mr. Astor gave more than \$300,000 when he purchased one of the houses in the terrace, formerly occupied by Lord Granville. Yet the ordinary man would remark that the houses are not even semi-detached, and that outwardly at all events, they are far from imposing.—The American Register.

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. (289-A).

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

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

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

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

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

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

## Country and Suburban Properties

FOR SALE BY

The J. CRADOCK SIMPSON  
Real Estate & Agency Co.

**BEAUREPAIRE**.—Two handsome semi-detached frame houses, in good order throughout, large frontage on the river; contain five bedrooms each. Lots comprise an area of over 45,000 feet. Arrangements will be made to show them to any intending purchaser. (20).

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

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

**BOULEVARD ST. GERMAIN, ST. LAURENT**.—Three lots each 25 feet x 121 feet, near the Park and Inland Ry. Price \$475 for the three lots. (803-B).

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

**CHAMBLY BASIN.**—A fine residence property, containing 23 arpents, of which five arpents are beautifully wooded. River frontage on two sides; about one mile from Richelieu station (C.V.R.). Solid stone three-storey house, fifty feet square; hot water furnace; large stable and coach house and other outbuildings; good boating and fishing; telephone in house; only 1½ hours' drive from Longueuil. Moderate price. (110-B).

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

**COTE ST. LUKE ROAD.**—A splendid piece of land, 283 ft. x 383 ft., with a nice frame house, stable and shed. Ground laid out in garden, orchard, etc. (4-4).

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

**COTE VISITATION.**—A valuable farm of from 66 to 70 arpents, within a short distance of the electric cars; will soon be in demand for sub-division. Particulars at our office. (900-C-3).

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

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

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

**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).

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

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

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

**OUTREMONT.**  
**BRICK-ENCASED HOUSE.** containing 10 rooms, hot water heating and in

**POWER NECESSARY TO MOVE THE EARTH.**

Statisticians sometimes have queer ideas. One of them has amused himself by calculating how much energy, water, and coal it would take to move the earth a foot, supposing it was subjected throughout its mass to a force equivalent to terrestrial gravitation. This is a gratuitous supposition, for in spite of its enormous mass the earth weighs nothing, and it is only by piling up hypotheses that we can get an idea of Archimedes's famous lever. Starting with the fact that the earth's mass is about 6,100 million-million-million tons, our statistician calculates that we should require 70,000 million years for a 10,000 horse-power engine to move our globe a foot. The boiler that should feed this engine would vaporize a quantity of water that would cover the whole face of the globe with a layer 300 feet deep. The vaporization of this water would require 4,000 million-million tons of coal. This coal carried in cars holding 10 tons each and having a total length of 30 feet, would require 400 million-million cars, which would reach 80,000,000 times around the earth. This train, moving at the rate of 40 miles an hour, would take more than 5,000,000 years to traverse its own length. It would require for storage a shed that would cover a thousand times the area of Europe. If we realize that this fantastically huge amount of energy is as nothing at all compared with what the earth possesses in virtue of its rotation about its axis, its revolution about the sun, and its translation in space with the solar system, of which the earth is but an infinitesimal part, and which itself is but an infinitesimal part of the universe, we may get some idea of the importance of man in the universe, and estimate his incommensurable pride at its just value.—La Nature.

**SENATOR KERNAN ON MUNICIPAL OWNERSHIP.**

Senator John D. Kernan, of Utica, N.Y., in a recent public utterance, put the question of municipal ownership in nutshell, when he said:

"I doubt not that in time modern city charters will require the people of cities to govern themselves in all local matters. Under such charters street franchises, for example, will never be granted except by popular vote, and the people will have the right to buy and own all quasi public works occupying their streets, such as water, gas, electric light and street railways. It

good order throughout. This house stands in lot having an area of about 126,986 square feet and can be had at a bargain by a quick buyer. (52-C).

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

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

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

**RICHMOND, P.Q.**—A delightfully situated residence, built for summer and winter occupation, on the banks of the St. Francis River; one acre of ground nicely laid out, in kitchen garden, fruit trees and lawn, with a handsome brick house, two storeys; heated by furnace; electric light, water in house; ample cupboards; good large cellar; has wire doors and window screens for summer. Property has been lately fenced. Good stable, coach-house, shed, summer kitchen, etc. This house was built by the late Principal Howe for his own occupation and is a model country home. Further particulars at office. (31-C).

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

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

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

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

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

**VAUDREUIL.**—A beautifully situated block of land, known as the Lotbin-

# REAL ESTATE TRANSFERS RECORDED IN AUGUST, 1900.

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

STREET AND NO.	WARD.	CAD. No.	SUB. DIV. No.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE	REMARKS.	
				FRONT.	DEPTH.						
St. Hubert.....	St. Denis...	7	808	25	100	2725	.6%	Vacant.....	177 12		
".....	".....	7	782	25	109	2725	.5%	".....	140.88		
Rivard, 540-540n.....	".....	162	179	22	70	1540	.....	Buildings.....	2200		
St. Hubert.....	".....	17	180	25	87	2175	.....	".....	800		
Rivard, 574-580.....	".....	162	168 & 169	44	70	8080	.....	".....	3500		
" 024 630.....	".....	162	145 to 147	66	70	4620	.....	".....	4000		
Huntley.....	".....	8	Part of 536	25	100	2500	.15	Vacant.....	262.50		
Drolet.....	".....	165	32 to 34	66	75	4950	.85	".....	1782.50		
St. Andre.....	".....	7	Pt. of 154 & 155	25	87	2175	.11%	".....	250		
St. Hubert.....	".....	7	641 & 642	50	108	5500	.5%	".....	297		
".....	".....	7	143 & 144	50	87	4950	.8%	".....	369.70		
".....	".....	7	408	25	87	2175	.8%	".....	184.88		
".....	".....	7	347	25	109	2725	.6%	".....	177.18		
" 1782-84.....	".....	7	309 & 370	50	109	5450	.....	Buildings.....	2500	Sheriff's sale.	
Huntley.....	".....	8	Part of 534	25	100	2500	.15	Vacant.....	202.50		
St. Hubert, 3024.....	".....	7	880	25	87	2175	.....	Buildings.....	550		
".....	".....	7	411 & 412	50	87	4950	.9	Vacant.....	391.49		
Labelle.....	".....	8	768	50	102	5100	.7%	".....	388.24		
Brebœuf, 376.....	".....	329	61	25	80	2000	.....	Buildings.....	490		
St. Andre.....	".....	7	162 & 163	50	87	4950	.8%	Vacant.....	369.76		
Garneau.....	".....	339	47	25	91	2275	.13	".....	300		
Berri, 1173.....	".....	162	2	22	75	1650	.....	Buildings.....	150		
Drolet.....	".....	196	30 to 22, 55 to 61,	1000	102	102000	.....	} Vacant.....	1.00		
Boucher.....		209	65 to 73, 107 & 108	50	62	3100	.....				
Rivard.....		209	110 to 112	25	64	1600	.....				
St. Hubert.....	St. Jean Bap	11	98	27	8	142	3928 6	.....			
Mount Royal Ave.....	St. Denis...	325	91 to 98	181	90	16290	} .82	".....	11000		
Bienville.....		325	142 to 147	144	85	12240					
Massue.....		325	203	21	75	1575					
St. Denis.....	".....	198	5 to 10	240	75	18000	.50	".....	9000		
St. Hubert.....	".....	7	861	20	109	2725	.....	".....	75		
Christophe Colomb, 11.....	".....	5	347 & 348	50	130	6500	.....	Buildings.....	2500		
St. Andre.....	".....	325	68	25	75	1875	.32%	Vacant.....	600		
Papineau Ave.....	".....	335	8 to 13	232 5	irreg.	32119	.....	".....	1.00	& other considerations	
Bibourd.....	".....	336	1 to 5								
St. Hubert.....	".....	214	Part	irreg.	irreg.	18666	.....	".....	1500	Sheriff's sale.	
Brebœuf.....	".....	381	795 & 796	50	109	5450	.50	".....	1250	& other lots.	
".....	".....	331	113	25	86	2175	.....	".....	1200	"	
".....	".....	331	118	25	86	2175	.....	".....	700		
Lasalle, 183-190.....	St. Jean Bte	6	110	24	69	1656	.....	Buildings.....	1600		
Papineau, 592-594.....	".....	1	429 & 430	50	118	5900	.....	".....	2000	Sheriff's sale.	
Brebœuf.....	".....	7	67 to 70	100	80	8000	.25	Vacant.....	2000		
Rivard, 332-342.....	".....	15	384 & 335	40	70	2800	.....	Buildings.....	4000		
St. Hypolite, 675-679.....	".....	186 & 187	.....	50	75	3750	.....	".....	2500		
St. Denis.....	".....	15	596	25	100	2500	.....	Vacant.....	Consideration.		
Boyer, 161-179.....	".....	8	255 to 258A	100	100	10000	.....	Buildings.....	12500		
Rachel, 133-143.....	".....	6	67 & Pt. 60	63	100	2292	.....	".....	12000		
St. Denis.....	".....	15	Part of 407	25	96	2400	.....	".....	9500		
Laval, 454-456.....	".....	15	1181 & Pt 1182	20	6	70	1435	.....	2150		
St Hypolite, 656 658.....	".....	248	.....	23	69	1587	.....	".....	1600		
Sanguinet, 877-831-839.....	".....	15	729 to 731	120	72	8640	.....	".....	9000		
Marie Anne, 461-465.....	".....	15	747 to 749								
Durham, 29-33.....	".....	1	182	25	103	2575	.....	".....	2400		
Forsythe.....	Hochelaga	166	396 & 397	45	80	3600	.7	Vacant.....	250		
Moreau.....	".....	80	Parts of	irreg.	irreg.	8490	.....	Buildings.....	1.00	& other considerations	
Aylwin.....	".....	29	153	irreg.	irreg.	2027	.16	Vacant.....	825		
".....	".....	29	151 & 153	48	85	3940	.17	".....	650		
Notre Dame.....	".....	31	190	25	104	2612	.38	".....	1000		
St. Catherine, 399-405.....	".....	96	1 to 4	irreg.	irreg.	5170	.....	} Buildings.....	6900		
Chicago.....		96	6, 7, 9, 11, 12 & 13	irreg.	irreg.	6044					
Frontenac.....	".....	166	565, 566, 369 to 571	irreg.	irreg.	8800	.43%	Vacant.....	3500		
Chicago.....	".....	80	243-3	21	74	1554	.19	".....	300		
Notre Dame, 278.....	".....	68 & 71	.....	irreg.	irreg.	14417	.....	Buildings.....	10200		
Joliette, 336.....	".....	29	142	irreg.	irreg.	2527	.11%	Vacant.....	390		
St. Catherine, Chambly and Nicolet.....	".....	23	429, 453, 503, 545, 609, 610 & 537	169	irreg.	20209	.27	".....	5448		
Charron.....	St. Gabriel..	23	Parts	Nome	asure	ment.	.....	".....	1505	Sheriff's sale.	
".....	".....	3167	145 & Pt. 146	29	4	87	2552	.35	".....	893.20	
".....	".....	3167	147, 148 & Pt. 146	58	8	87	5104	.35	".....	1786.42	
Paris.....	".....	3167	144 & Pt. 143	29	4	87	2552	.35	".....	893.20	
Coleraine, 238-282.....	".....	3239	128	22	80	1800	.28	".....	500		
St. Patrick, 270-272.....	".....	3239	29 & 30	irreg.	80	2880	.....	Buildings.....	5037.74		
Charlevoix, 398-420.....	".....	2545	North 1/2	48	80	3840	.....	".....	1657.90		
Peel, 213.....	St. Antoine.	3399	79 to 83	133	39	11970	.....	".....			
Liverpool.....	St. Gabriel..	1460	2	28	116	3248	.....	".....	25000	Sheriff's sale.	
Coleraine, 233-235.....	".....	3239	41	22	6	80	1800	.28	Vacant.....	500	
".....	".....	3369A	17 & 18	51	79	5	4052	.....	Buildings.....	2650	

MONTREAL EAST

STREETS AND No.	WARD.	CAD. No.	SUB. DIV. No.	DIMENSIONS.		AREA.	Price Per Foot.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Beaudry, 412 418.....	St. James...	1026	.....	48	78	3854	.....	Buildings.....	6000	
Mentana, 173 177.....	"	1211	.....	71	25	116	.....	"	5000	
Dorchester, 406-409.....	"	481	15 to 21	93	85	7905	.....	"	21000	
St. Denis, 769 761.....	"	1202	24	25	95	2375	.....	"	8000	Sheriff's sale.
St. Hubert.....	"	1203	273 to 275	75	129	9875	.86	Vacant.....	8500	
St. Andre, 832 886A.....	"	1207	72 & 73	48	94	4512	.....	Buildings.....	8500	
St. Timothe, 69.....	"	271	.....	20	70 5	1407	.....	"	6000	
St. Christophe, 35-39.....	"	530	8	28 4	70 6	1644	.....	"	5500	
Montcalm, 38-38B.....	"	71	.....	40	40	1600	.....	"	2800	
Amherst, 384 394.....	"	954	.....	50	76	3800	.....	"	2600	
" 384 394.....	"	954	.....	50	76	3800	.....	"	3000	
Montcalm, 38.....	"	71	.....	40	40	1600	.....	"	2500	
Sherbrooke, 225-235.....	"	1200	1-1 & 2-1	irreg.	ular.	4496	.....	"	11000	
Drolet, 178.....	St. Louis...	903	140	20	72	1440	.....	"	900	A remercé.
Cadieux, 640.....	"	944	Part of 12	irreg.	ular.	2000	.....	"	2500	
Sanguinet, 538-544.....	"	903	246 & 247	40	72	2880	.....	"	3500	
Laval.....	"	904	35 to 38	100	74	7400	.72	Vacant.....	5328	
Cadieux, 500 504.....	"	960	11 & 12	48	irreg.	2805	.....	Buildings.....	6500	
Sherbrooke, 382-392.....	"	746	15, 16 & 16A	irreg.	ular.	5397	.....	"	22000	
Napoleon, 37-39.....	"	1050	Part	48	37 6	1618	.....	"	1800	
St. Dominique.....	"	524	.....	180	190	24700	.....	} For Theatre .. } 150000		
St. Catherine.....	"	535	.....	45	61	2745	.....			
Visitation, 379.....	St. Mary's..	1125	N W part	22 4	101	2255	.....	} Buildings.....	5500	Undivided 1-80 of
Ontario, 1128-1130.....		984	S W part	22 8	72	1620	.....			
Plessis, 204 210.....	"	796	.....	40	101	4040	.....	"	104	
Chausse.....	"	1489	9	25	76 5	1910	.28 1/2	Vacant.....	450 55	
DeMontigny, 934-942.....	"	681	.....	45	90	4050	.....	Buildings.....	6500	
Panet, 271-271B.....	"	780	S E part	31	41	1271	.....	"	3500	Sheriff's sale.
Dufresne.....	"	1359	Part of 47	21	80	1680	.....	Vacant.....	132 93	
Panet, 211-213.....	"	707	.....	38	100	3800	.....	Buildings.....	2800	
Nelleda.....	"	1461	6A & 7A	.....	.....	.....	.....	"	.....	
Dufresne, 159-167.....	"	1859	23 & 24	59	58 9	2937	.....	Vacant.....	675 62	
St. Catherine 1016-48.....	"	444	6 & part 5	38	80	3040	.....	Buildings.....	1785	
Craig, 106-108.....	"	66	7	21	109 3	2297	.....	"	6000	
Panet, 219-221.....	"	705	.....	irreg.	ular	1000	.....	"	2200	
" 211-213.....	"	707	.....	38	101	3888	.....	"	3350	
St. Urbain, 50-52.....	St Lawrence	648	.....	38	101	3888	.....	"	3000	
Concord, 7-11.....	"	183	.....	53	44	2332	.....	"	7800	
Lagauchetiere, 693-697.....	"	527	.....	46 3	140	6475	.....	"	Obligation	
Hutchison, 142.....	"	44	.....	irreg.	ular.	8083	.....	"	8500	Sheriff's sale.
St. George, 63.....	"	663	159	25	82	2550	.....	"	5800	
Bteury.....	"	888	.....	30	78	2190	.....	"	1750	
St. Ch. Borromme, 308 316.....	"	150	.....	irreg.	ular.	8760	\$1.72	Vacant.....	6500	
Jurors St., 68.....	"	710	.....	irreg.	ular.	4264	.....	Buildings.....	6414 42	
				30	70	2100	.....	"	255	Vendor's rights in.

iere property, containing over 160,000 feet, with large river frontage on two sides; and two very pretty islands containing about 16,000 feet. This would make a delightful site for a summer residence, or a first-class hotel. Plan and fuller particulars in office. (9-C).

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

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

TADOUSAC, P.Q.—Three acres of land and a large roomy Cottage for sale with wing and outbuildings in good order. The house is beautifully situated having a grove of trees on one side, and the Government Salmon Pond in full view on the other. The place is now offered for sale owing to the age and declining health of the owner. Terms very reasonable. A

photographic view of the house and grounds can be seen at this office. (41-xx).

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

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

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

is difficult to understand how it is businesslike for the people to give away these franchises for nothing to permit them to be capitalised at millions, and then to be taxed in fares to pay interest upon the gift.

"In the great future the growth of commerce and the prosperity of our city are wrapped up in the cause of good government, which can only re-

sult where citizens are earnest and patriotic in their conduct as electors and officials."

RUTS.

It is difficult to get people out of a rut. The fact of the matter is that the deeper the rut and the more it impedes progress, the less they seem inclined to accept assistance to level ground. The wise business man of today is the one who fully recognizes that methods are changing and broadening under modern influences, and that he must accommodate himself to such changes. Another point worthy of note in this respect is that it is quite as difficult to retain success as to achieve it.

The learned man has a fortune that he can't be bunkoed out of.







**WESTMOUNT (COTE ST. ANTOINE)**

STREET & NO.	WARD.	CAD. NO.	SUB. DIV. No.	DIMENSIONS.		AREA.	PRICE PER FT.	BUILDINGS.	TOTAL PRICE.	REMARKS.
				FRONT.	DEPTH.					
Somerville Ave.....	Par. of Mont'l	214	34A	48 10	100	4683 4	.....			
Windsor Ave.....	"	214	4C, 4D & 5B	93 10	109 9	10297 7	.38	Buildings .....	4750	
Hillside Ave, 158.....	"	1484	Pt. of 94 & 95	20	90 6	1810	.....	Vacant .....	3925	
Windsor Ave .....	"	214	4B	46 11	109 10	5157	.....	Buildings .....	3200	
St. Antoine.....	"	384	164 & 165	50	110	5500	.....	" .....	5125	
St. Catherine .....	"	1422	S. W. part	50	100	8000	.75	" .....	11000	
Elgin Ave, 241-251.....	"	250	8 & 4	irreg.	irreg.	5632 4	.....	Vacant .....	6000	
Wood Ave.....	"	375	Pt. of 102-2	25	108	2700	1.38	Buildings .....	20000	
Greene Ave .....	"	800	Part of	46 8	135	6243 9	1.00	Vacant .....	2920.05	
Hallowell .....	"	941	301-1 to 5	irreg.	irreg.	9442	.....	" .....	6243.75	
" .....	"	141	801-1 to 5	irreg.	irreg.	9442	.....	Buildings .....	8500	Reconveyance.
Selby, 20-24.....	"	888	84	irreg.	irreg.	2400	.....	" .....	14600	
Wood Ave.....	"	874-8	24, 25 & 28	75	115	8625	.90	" .....	4800	
								Vacant .....	7762.50	

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