

CRESCENTWOOD.

Within and around the graceful crescent on the Assiniboine, appears to be the spot which is destined to contain the most attractive residences of Winnipeg. Give the city a population of 100,000 and there is no doubt that this will be the district most sought after for homes of the better class. Twenty years ago this fact was realized and Armstrong's Point, the inner part of this Crescent, was platted into large lots and sold to people who intended to erect handsome houses, and the finest residences in the city were built there. To-day there are not for sale at Armstrong's Point more than two or three building sites having a frontage on the river. The east side of this Crescent, Upper Roslyn Road, was thought to be "away out" three years ago. Residence lots there 200 feet deep went bagging for a purchaser at prices less per foot frontage than was being paid for lots of half that depth by the poorest people in the city on which to erect houses costing from \$400 to \$800. To-day this portion of Roslyn Road is shown to strangers as the prettiest part of Winnipeg. No river lots can be bought, and inside lots are commanding better prices than are paid for residential lots in any other part of the city, without exception.

On the front of the Crescent from Chief Justice Taylor's late residence to the beautiful grounds of Mr. J. H. Munson, K. C., every building site with one or two exceptions, is either already occupied by residences of a good class, or is held by the owners with the intention of building upon them in the near future.

On the opposite side of the street the blocks are being platted into very large lots facing Wellington Crescent, for the purpose of being sold with high class building restrictions. On the west side fronting on the Crescent for 2,400 feet and thence extending westward along the south bank of the Assiniboine for 8,000 feet, and having a width of about half a mile, lies Crescentwood.

The Maryland Street bridge, three hundred feet from the electric cars, touches about the centre of this property. Its southern limit abuts on the Wardlow Avenue lots. Its western boundary is about a mile and a half within the city limits, and its southern boundary about the same distance. It is the only large portion of land in the direction in which the best residences are building that has not been platted into small lots and sold to a multitude of owners.

A large portion of Crescentwood is beautifully wooded with native elms, ash, oak, and balsams. It is well drained and is the highest part of the city. Forecasting the future growth and requirements of the city, it is difficult to discover any possible reason why this district should be invaded at any time by anything inimical to, or inconsistent with, its exclusive use and enjoyment as a purely residential district of the highest class. There are no railroads near, nor factories, nor any need for them.

Wellington Crescent, the Avenue following the river bank from Wardlow Avenue on the east side of the Crescent to the western limit of Crescentwood, is now being widened to a hundred feet. For its whole distance of about two miles this Avenue will be lined on one side by river lots having a depth of 300 feet or more, and on the other side by large lots having a depth of from 200 to 300 feet, which will be sold only with building conditions. By the terms of the deeds, the houses will have to be set well back on the lots and will be limited as to minimum of cost. With these advantages possessed by no other street, Wellington Crescent should soon become the best residential street in the city.

We think so well of it that we will sell our lots having a depth of 300 feet, only for houses costing over \$10,000. It is the purpose of the owners of Crescentwood to reserve it to be sold only for residences of the better class, and to sub-divide and place upon the market portions of it from time to time when there shall appear to be a demand for this property by people who will build homes of this class upon it.

We have the best of assurances that the electric lines will be extended out to give this property first-class service next year.

The owners' idea of the proper sub-division can be seen from the accompanying plan. None of the lots are less than sixty feet in width; all have lanes and the shortest lot is 155 feet deep, the others running from 180 to 200 feet in depth. The plan contains one hundred lots, twenty-seven of which the owners are reserving from the sale in order to maintain control of the improvements, and because they expect the values to double within six months and treble within a year, the lots will be sold at the prices marked on the plan; terms one quarter cash and the balance in three equal consecutive annual instalments bearing interest at six per cent. per annum; ten per cent. of the amount of the deferred payments will be deducted for cash. These lots will be sold subject to the conditions that no more than one house can be built upon a single lot and that the houses erected upon the lots facing on Wellington Crescent shall be located not nearer to the street line than one hundred feet and shall cost at least \$3,000; those facing the park shall be at least sixty feet from the street line and shall cost at least \$4,000, and the houses on the remainder of the lots shall be not less than sixty feet from the street line and cost not less than \$3,500. There is no condition as to the time within which the houses shall be erected.

These prices are good only until the close of business on Thursday, September 24th. The property will be offered for sale at our office, 393 Main Street, beginning at 10 o'clock next Thursday morning, the 18th of September.

CRESCENTWOOD NOTES. BUILDING CONDITIONS.

There is a Torrens title to all of these lots. If you have a Torrens title you hold the guarantee of the Province of Manitoba that you are the sole owner of the soil and that you alone have the right to use the land. Without your permission, no one can touch your land, without being a trespasser. But the owner of the adjoining lot, or the lot across the street, may make such use of his land as to greatly injure your lot which you have bought with a Torrens title, and wholly destroy its use for the purpose for which you purchased it. After you have improved your lot, erected a dwelling upon it and made it your home, and planted and nurtured trees of your liking and improved it to your own taste, the owner of the adjacent property, by the use which he makes of his property may compel you to abandon it for a home.

So the owner of real property has an interest not only in the soil and freehold of his lot, but also an interest in the surroundings of his lot. The Certificate of Title signed by the Registrar of the Torrens office is the guarantee of protection of his rights to the soil against any trespasser upon his land. Building conditions on the Torrens Title to his interests in the neighborhood, guaranteeing protection to his property, by the improper use of the district of which it formed a part.

It is the endeavor of the owners of Crescentwood to protect as far as they can, the rights of those who erect homes on their land, or buy in order to secure a building site for the future.

The prices at which most of these lots are now offered are about one-eighth the price per square foot of ordinary lots in Hudson's Bay Reserve. If the street shown on this plan were paved, asphalted and boulevarded and granite sidewalks laid and paid for in cash and all these permanent improvements were added to the

price now asked for this property, the cost would be about one-third the present price of lots in Hudson's Bay Reserve. The price asked for most of these lots can be quadrupled, and the above named permanent street improvements made and paid for in cash without the cost being as great as present price of lots in Hudson's Bay Reserve. The price at which Hudson's Bay Reserve lots are selling are lower than similarly situated property is selling in any other city on the continent such as Winnipeg.

The mansions of the town of 30,000 become the strictly private boarding houses of the city of 60,000 and the third-rate boarding houses of the city of 150,000.

NEIGHBORHOOD.
You think you will build a home within about two or three years. You know that prices of Winnipeg lots are rising and that there is every probability that this rise in values will steadily continue. Perhaps you have money enough to buy the lot now and get the benefit of the rise, or would like to pay part now, and the balance by easy installments, so that the lot will be paid for by the time you are ready to build. Where can you buy a vacant lot at a reasonable price and have any assurance that the neighborhood will be desirable three years from now?

We protect your property in Crescentwood. There will be no terraces, no cheap houses, no one building on the next lot out in front of the line which you had chosen for your building line. Every house erected will improve the district. No more than one house to a sixty-foot lot. Not on account of the high value of the houses but on account of their placing the whole addition will look like a park when built up. Without any building conditions these lots are the most attractive bargain in vacant real estate offered in the city. After the selling price shall have trebled and quadrupled, the value of the building condi-

tions will be felt, giving a permanent guarantee to the value, and by furnishing this security to the investment, insure a continuous rise in values, until this becomes the highest priced residential property in Winnipeg, as it is sure to become if the city continues to grow, and we guess it will.

One need not go out of Winnipeg to take notice of the rise and decline of the character of residential streets and districts. We have been told that Victoria street and the district back of the Postoffice enjoyed the distinction of being very select at one period of the city's development. Comparisons are odious and perhaps it is not well to call attention to the present occupancy of some of the thoroughfares which were considered Winnipeg's finest streets some 6 to 10 years ago. If your street is good as it was 5 years ago. It is central and built up, it has begun to deteriorate. If it is central and there are vacant lots, the most available purchaser for them is the builder who will erect a terrace or semi-detached house.

Your house is very comfortable and you have spent a lot of money on it, and the location is very convenient, and the street is now about wholly built up. Take a fool's advice and cast an anchor to windward by buying a pair of lots in Crescentwood. You will want a place to locate when the height from that comfortable, convenient, well built up street begins.

A great number of people without solicitation have enquired when Crescentwood would be placed on the market and asked to be notified so that they could select a site. Some of these are now residents in the Province and Territories, and the states. We are fixing the day for opening the sale so as to give full days' notice and we think the information on the plan tells the story. We may be mistaken, but we believe all the lots will be sold within a week and many on the first day. If you intend to buy we would suggest that you do not delay.

C. H. ENDERTON,

Real Estate and Mortgage Loans,

393 Main Street, Winnipeg.

