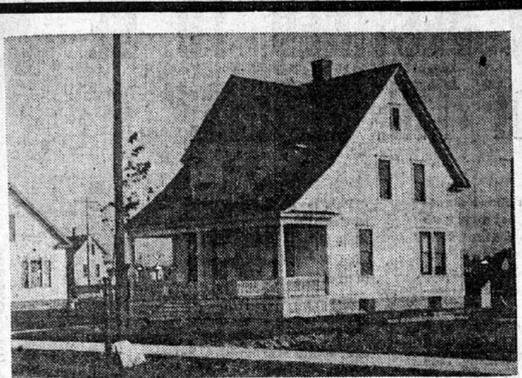


RARE OPPORTUNITIES OFFERED FOR THE INVESTOR



Look at This Bargain

A beautiful new house at 3517 Third avenue S, one block from 4th av carline. Reception hall with hardwood stairs and columned openings between hall and parlor, and parlor and dining-room, with nice pantry between dining-room and kitchen, good closet off reception hall. All hardwood floors upstairs and down, hardwood and finish downstairs, with white enamel up stairs; beautiful stained leaded glass in transoms, plate glass front door, large, nice porch, three nice bedrooms on second floor with four large closets, large bath-room with open nickel plumbing, hot and cold water, and everything up to date and first class.

C. G. TAYLOR, Agent, 412 Phoenix Block.

Advertisement for a house at No. 3715 Fremont av. south. Features include a new 8-room up-to-date east-front Sunnyside home, built by the owner. The very best possible for his home, but circumstances are such now that he will not be able to occupy it. Finished in the very choicest, highly polished selected hardwood and hardwood floors throughout and one of the most handsome and latest up-to-date combination built-in sideboard and china closets you ever saw and the mantel would be a credit to any first class home. The decorations throughout the house are simply grand and can't be beat. The window shades are the very best and the gas fixtures are certainly handsome. The plumbing is the very best open nickel and porcelain with all the latest up-to-date improved attachments. The hot water combination heating plant is one of the latest up-to-date and the best money can buy. Complete, latest, up-to-date furnished laundry room, good vegetable cellar and coal house, dust proof; the basement could not be beat. House back-plastered with best hard wall patent plaster, storm sash—in fact everything that you could possibly get to make a first class, strictly modern up-to-date home. Fine east-front lot. Note the size, 50x125 to alley. Come Sunday or any day and look it over. Only one block to Hennepin cars. SEE PAUL BEUHLER before you buy for fine, new, up-to-date homes in Lowry Hill, Lake of the Isles, Sunnyside, Calhoun or in any part of the city at all prices. If you wish to make a quick sale or borrow money, call and see him.

Advertisement for Linden Hills property. Features include a choice location for sale on Park and 40th Boulevards and Sheridan Avenue, with city water, sidewalks, etc., also. Best lots purchasable—adjacent to new Minnetonka Line, in district between 44th and 46th streets, on Xerxes, Young and Zenith Avenues. Ideal location for lake cottages. Building restrictions consistent with locality. See the many beautiful homes just completed. Select lots now during pleasant weather. GET PLATS AND PRICES OF W. E. GOODFELLOW, 918 NEW YORK LIFE.

Advertisement for a beautiful large oak park house. Features include ten rooms, fully modern, high grade heater, open plumbing, new hardwood floors, excellent condition, \$3500, only \$350 cash required. W. W. CLARK REALTY CO., 313 NICOLLET AVENUE.

Advertisement for 2000 feet of choice central trackage property. Features include the only trackage in the center of Minneapolis on both Eastern and Western lines. We can also take care of your "less than carload shipments" at such a saving that for all wholesale firms this property is cheaper at our prices than any other property if given to you. If you own any other property not yet improved, you can make money by abandoning same and taking advantage of our shipping facilities. Will build, lease ground or sell. W. B. Boardman, Sole Agent. Both Phones E. 179, 200 Cent. Av., Minneapolis, Minn.

Advertisement for T. J. Janney real estate services. Features include offering for quick sale a choice corner on First Avenue S, within six blocks of Sixth street, for the low price of \$90 Per Foot Frontage on First Avenue. Further comment on this offer is unnecessary. The Property and Price Speak for Themselves. J. Sc hutt & Son, 340 Temple Court, Phone 938.

No Decorative Beauty With Faulty Colors

Good Handling of Color Is Fundamental in All Successful Housefurnishing—Monotony Should Be Avoided by Modifying the Prevailing Color by Several Others in Varying Proportions—Gray Walls as Backgrounds.

COLOR is the most important element entering into the furnishing of a house. If the coloring be faulty no house can be beautiful. Many people who instinctively detect good form from bad find difficulty in using color to advantage. This is attributable, in most cases, to the fact that people do not look for color in nature is well worth, since its contemplation affords pleasure, and a knowledge of its combinations is of practical value in the home. It is necessary to study the proportion of one color to another, and of varying shades of the same color, in applying them to the interior of a house. In this instance, the artist tells us to furnish a room in shades of naturalism, including leaves and blossoms, but fails to remind us that the darkest shade of green in the leaves, prevailing that of stems, a lighter, yellowish green, bring together as it were, the leaves and blossoms; that the gorgeous reddish yellow of the petals is separated from the light yellow lining showing in the heart of the flower by a beautiful soft brown. This velvety brown modifies the coloring of the lower and lighter shades of the petals, and the lighter shades of the light yellow lining showing in the heart of the flower by a beautiful soft brown. This velvety brown modifies the coloring of the lower and lighter shades of the petals, and the lighter shades of the light yellow lining showing in the heart of the flower by a beautiful soft brown.

Nothing Like Glasgow. While it has been argued in Glasgow, Scotland, that the cheap trolley service militates against the city itself, because the people flock to the country to live and the money to the per capita tax in the city, conditions do not seem to be the same in Minneapolis, partly because the rates are rather high. The real estate business is steadily on the increase in the country, and the opening of the country intermediate to the lake residential settlement.

Along the track may be found many prosperous looking country homes, to the right or left, already built or under construction. By thousands of wooded acres, some of them forming the shoreline of diminutive lakes, all the valleys or cap the hills. Property of this sort can be bought at fair prices for less than the value of the land as it is. While much of the land has been cleared already for use as truck gardens, or farmland, a quantity of valuable woodland is left.

It is going to be a good line, said General Manager W. J. Field the other day of the new Minnetonka line. After leaving the city, the line, intangible, has stamped the route with public favor. Business is remarkably good for a line barely a month old. Naturally the novelty of the line drew crowds of sightseers to the first week and on Saturdays and Sundays, but the regular, settled interurban business is excellent. This pertains chiefly to thru routes between Minneapolis and Hopkins, and business to intermediate stops is picking up. People from an extended radius from station points flock to the stopping places, showing appreciation of the advantages offered by discriminating in favor of the trolley car, as a means of transportation against the farm wagon. The new arrangement which looks to serve between Harriet and Hopkins is to be taken care of by a city line will be further conducive to the quick settlement of the tributary territory.

Will Help County. This new feature of the real estate business will help the county by increasing values. Rapid settlement of the land is going to have the same appreciative effect as the growing business in Minnetonka lots had on all the other line property. In the last few years, as the influx of cottagers increased, the demand for property has quickened the sales and bolstered the real estate business. The line has extended to Christmas lake and to Minnetonka, and has a toning effect on Excelsior business property. As the country between the two terminals fills with cottages, the price of acre lots with good results to Hennepin county and to Minneapolis.

Care of Gas Stoves. If the asbestos of stoves or fireplaces becomes discolored or discolored from the gas smoking as frequently occurs, says What to Eat, the thing to do is to sprinkle the feathery fiber with common table salt, then light the gas and let it burn the same as usual. The sooty appearance of the asbestos disappears like magic and the mineral soon resumes its natural whiteness again. It happens, too, that the tiny apertures through which the gas flows become gummed and partially filled when such is the case run a hatpin thru the holes, or a round toothpick, and it will readily free them. It is important to give particular attention to the gas range if the best results are to be obtained, and this is especially true where it is in constant service for cooking. Things inclined to soil over the range, like milk or coffee, should be watched to prevent it happening, as they clog the burners and corrode the iron and zinc linings, causing them to rust and get a stained, rusty appearance. The asbestos should be cleaned twice a week, according to the use of the range, the burners should be lifted out, turned upside down and lightly tapped to knock out any dust or soot that might have lodged in the circular aperture that supplies the flame. A hatpin is good for picking out any particles that resist tapping. When not used, keep the lids on the stove. Keep clean by rubbing with a dry cloth, particularly the over-floor and racks. When anything flows over or burns, or grease pops around from baking meats, it should be washed down with soap and warm water, then wiped with a dry rag. Keeping all gas stoves polished prevents them from rusting.

Sanitary Floors. The floors of bathrooms, sculleries, water-closets, larders, lavatories, greenhouses and sometimes of halls should be covered, whether with hydraulic pressed tiles, marble, mosaic or some substance of a non-absorbent character, so that they may be washed down readily. In the case of lavatories, bathrooms and sculleries the floors are best laid sloping, so that when washed down the dirty water may be led, by means of a duct-pipe, into a rain-water head to discharge over a gully trap. Ordinary basement floors are best finished with solid wood blocks laid either straight or herring-bone on a six-inch bed of Portland cement concrete, and in some form of bituminous composition. For ordinary rooms the best floor covering is either hardwood, such as oak laid in half-batten widths and be-waxed and polished, or good selected deal, stained and well varnished. The edges of the boards should be grooved and tongued.

Law Protects Landlords. In Germany, Tenants Are Held Responsible for All Damages. The difference between German and American rental systems is shown sharply in the following description by a writer in Good Housekeeping: If there is any place on the face of the globe that can beat Germany for a system, law and order, it's like to hear of it. In Germany I stopped for five months last year with a brother in Berlin, whom business called and kept there for the last six or seven years. He lives in an apartment house, very much like the apartment houses in our big cities. But there's this difference—the law protects the landlord in Germany, and as a consequence rent is cheap. For instance, the tenant is required to sign a contract, and the breaking of this would mean the forfeiture of all your furniture, besides, maybe, a sojourn in prison, or may send you to the workhouse. You must live up to your contract. Should any damage be done to the wallpaper, mirrors, etc., the tenant is required (nay, compelled) to replace and repair. This teaches care, and less indulgence toward youthful and destructive olive branches. It's quite a different proposition when you have to pay the damage yourself, you know. The tenant is provided with a latch-key. Should he happen to lose it he is obliged to provide new keys and locks for the whole house. The old key may have fallen into unauthorized hands, and (Coal bins and closets shelves used for kindling wood)—absurd! Such tricks are impossible in Germany. When your contract expires, and you hand over your keys, you've got to leave everything in the same shape as you found it. Moving without paying your rent! Can't be done.

down the dirty water may be led, by means of a duct-pipe, into a rain-water head to discharge over a gully trap. Ordinary basement floors are best finished with solid wood blocks laid either straight or herring-bone on a six-inch bed of Portland cement concrete, and in some form of bituminous composition. For ordinary rooms the best floor covering is either hardwood, such as oak laid in half-batten widths and be-waxed and polished, or good selected deal, stained and well varnished. The edges of the boards should be grooved and tongued. Bronze and Glass Knobs.

The most satisfactory material for door-knobs is bronze in what is called "luxury finish." This is a dark brown which never changes except where projecting portions are polished by the hands. The bright bronze is pretty when new, but soon discolors unevenly; and brass knobs, although fashionable, are not so durable as to keep them presentable. Glass knobs are clean and strong and might with advantage be produced in a much greater variety of shapes and colors than can be obtained with metal. The glass must be set in metal, which will require occasional attention, there is no saving of trouble in using them. Wooden knobs, which were once very fashionable and are still in use, have the disadvantage that the varnish with which they are coated becomes sticky and black with use, but they can be cleaned and revarnished in case of need.

"CAMEO" SCENERY. Prominent Canadian Pays Pretty Compliment to a Suburban Residence District in Minneapolis. A visitor from the Canadian west being driven through the winding avenues near Sevenoaks, the new suburban residence region shortly to be opened by the Edmund G. Walton syndicate, declared that the scenery of Minnesota was cameo scenery, and not to be compared for grandeur to the vast traverses of crag and chasm that thrill the beholder of the Canadian Rockies.

The term "cameo scenery" is perhaps the very one for which eulogists of Minnesota's beautiful lake region have been searching. It very fittingly describes the quality that fascinates the eye of the nature lover, but does not awe him with fearsome chasms or repel him with impossible altitudes. The Canadian critic declared that he could picture out here and there where which if enlarged 20,000 times, might represent the plain, mountain and valley to which he had been accustomed between Banff, Alberta and the stretches of the Rockies.

Few people want to build their homes on mountain sides, and the vast majority prefer dainty beauty to colossal grandeur, and that is why Sevenoaks is bound to become the most famous residence suburb in Minnesota. Its development will begin by the new Sevenoaks Park, a public establishment on the social side already, because it is close to the popular Town and Country club, which stands just across the river beyond the Lake street bridge. Grading teams are now busy at work on the river bank laying out the new boulevard and Frank Nutter, the engineer, has a crew of men there daily staking out the various sites. The first men that expect to be taken in on the ground floor because no one knows better than Mr. Walton that nothing helps a plat more than recognition. The first six houses built will probably have a better reputation, although that of course depends somewhat on the site chosen. Money will be advanced at 6 per cent for those who need it.

GAS COMPANY BUYS. Walter L. Badger has sold to A. T. Rand, president of the Minneapolis Gas Light company, the 40-foot frontage adjoining the gas company office on Seventh street. The consideration was \$32,000, or \$800 a foot. The property was not bought for immediate improvement.

THE NEW MOTOR OMNIBUS. A Vehicle that Will Make Fifth Avenue Travel Pleasant for Sightseers. The Fifth Avenue Coach company is placing on the Fifth Avenue service a gasoline-electric motor omnibus, which will begin running on regular schedule between Washington square and Eighth street within the next few days. A fare of 10 cents being charged. It is now being run for experimental purposes during the evenings. In designing this "bus" the object sought has been to produce a vehicle that could be profitably operated with safety and dispatch through the heavy traffic of the avenue. The vehicle will be attractive to passengers, who will find seating accommodations at all seasons and in all weathers. The vehicle can be changed from an open car to one in which passengers are fully protected from cold and storm. The round trip from Eighth street to Washington square and return is made with the new omnibus in about an hour, as against one hour and forty-five minutes with the old horse omnibus. The fare will be 10 cents and every passenger will have a seat. No one will be allowed to stand.

NO RULE FOR IT. Bank—How many times do you think a man ought to propose? That depends—sometimes one is too often.

THE Edmund G. Walton AGENCY

300 Hennepin Avenue.

NOTICE—I wish particularly to draw your attention to the fact that our desire is to please and we have endeavored to so furnish this office with maps for free delivery that you can without cost readily possess maps of the most important residence sections.

- \$1500—This is our special Kenwood bargain, 50x150 feet, on Kenwood Park, facing south on the ridge of the hill opposite the residence of Mr. Coppage. It is quite the best thing in Kenwood today.
\$3750—This is our special Lowry Hill bargain, 75x135 feet, corner of Colfax av and Lincoln av. A very level lot with large houses on other corners and certainly a big bargain at this price.
\$400—Cheap piece of trackage, 80x120 feet, near the Gluek brewery, in Northeast Minneapolis. Northern Pacific trackage.
\$2200—Very good piece of trackage on 24th st at the Milwaukee tracks, near Cedar av. This piece of land has a trackage frontage of about 120 feet.
\$1500—Very pretty house, 1001 Aldrich av N; lot 50 feet front with good trees and bushes; a pretty house of 6 rooms.
\$1500—319 21st av S, a very pretty house on a nicely fenced lot; house has full basement; city water and is in first-class condition. Will sell on easy terms.
\$250—This is our Calhoun Park bargain, 40x135 feet, on Holmes av, one block west of Hennepin av at 35th st.
\$150—This is our Linden Hills bargain, lot 10, block 15, First Division of Remington Park, 50x150 feet, east front on Vincent av between 41st and 42d st. Large lot near church and school.
\$300—Washington av N, 46x70 feet, with stone walk, city water, sewer, etc., between 33d and 34th av N. A fine location for cheap flats or small stores.
\$300—59x135, corner Pierce st and 19th av NE; a perfect lot and look at the site; faces east and is certainly very cheap.
\$200—On 32d av N, near Lyndale, and almost adjoining those new houses; 40x128 feet; north front; city water laid; \$10 down and \$5 a month.
\$400—Lots 15 to 22, inclusive, block 5, Steele's Lake Harriet Park, lots were sold to their present owner 16 years ago for \$4,000. They are a big purchase at this price. Near 49th street and Baird avenue.
\$200—This is my North Side bargain; a very handsome lot, 40x120 feet, on Sheridan av N, inside 24th av N. City water and sidewalk paid for and in use.
\$2000—2916 Aldrich av S, a good, well built and comfortable house of 9 rooms and fully equipped bathroom. The lot is large and nicely sited; has stone walks and good stable in the rear. It is a great bargain.
\$1100—Camden Place house, No. 5158 Camden av; lot 68x136; house 8 rooms; screens, storm windows; good barn, etc. If you want a house in North Minneapolis as far north as this, near the Smith lumber yards, this is a bargain.
\$1500—Newly painted house, 3548 Fremont av N; 8 rooms; east front with good washbasin, stable and outhouses; a famous well of wonderful water, good walks; city water in street paid for. Terms, \$200 down and \$15 a month. It is well worth looking at and you will be surprised at the amount of value offered. This place is easily worth \$2,500.
\$4500—Very pretty new house of colonial design, No. 3384 Park av; 8 rooms and full basement; finished in hardwoods on first floor and enameled woods on second; lot 40x118 feet to alley. It is one of the new designs and well located.
WANTED—An offer for the two stores and two flats corner 1st av S and 26th st, No. 21-23 E 26th st. Rents for \$824 a year. Will you give me \$4000?
\$200—Lot 21, block 20, Forest Heights, on Penn avenue at 24th av N—all improvements. This lot must be sold at once.
\$600—Big bargain on 24th st, 40x126 feet, with sidewalk, sewer and city water, between Fordland av and Park av. WANTED—Offer for that splendid four-flat building, 2311-2313 16th av S. Rentals are \$38 a month. I want to sell to close up the estate. We shall shortly open up the 347 acres called Seven Oaks on the river bank and Lake street. Anybody with an eye to this property should send in his name and photos of the property will be mailed at once.

Thorpe Bros. 206 Andrus Bldg.



\$9000—No. 1805 Knox Ave So. This strictly modern home of ten rooms, finished in hardwood throughout, with parquet floors, fireplace, sideboard, combination gas and electric fixtures, beautiful decorations, plastered basement, commodious bathroom, nickel plumbing and porcelain fixtures, laundry, large lot 50x135 feet, large lot 50x135 feet, large lot 50x135 feet, large lot 50x135 feet. A beautiful home offered at a sacrifice; one block from Kenwood car line.

CROCKER & CROWELL

315 Bank of Commerce Building. Acres on Minnetonka Line. Poultry Ranch. We own the finest piece of ground inside city limits on this line and can sell it reasonably cheap. Nice grove on the land and it lies high. We have one or twenty acres. Let us show you the land if you want a beauty spot close to car line. Not far from Lake Harriet. Investment. Gardening Acres. An elegant four-story brick flat building of ten flats, close to Fourth avenue or Eighth avenue car line, inside of Tenth street, only ten minutes to city hall; gross rental \$351 per month; pays 11 per cent net on the investment; lot 55x151; can be had for less than owner paid for it. See us for location. We have lots in all parts of the city and solicit your patronage.

STORM SASH CITY SASH & DOOR CO. Let us know your requirements and we will make you a very low price on orders placed before Nov. 1. Fourth Street, Opposite Courthouse. Phone 96.