



Photographs

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### WORKMEN OF A. PAYNE & CO.

The popularity of Montreal West as a residential suburb is growing daily, and a visit to this delightful spot shows a revelation in the art of town planning. The large increase in the number of residents has called for a great deal of building activity, and the beautiful detached duplex homes shown in the above photograph are amongst the latest additions.

Ideally situated opposite the Town Hall they all command an attractive view and are at the same time convenient to cars, stores, schools and railway. The face brick used in their construction was supplied by the Citadel Brick Co., and gives a distinctive appearance to the exteriors. Stone and sand and trucking supplied by Montreal Trucking Ltd. The size

varies from 6 to 9 rooms and all the most modern improvements, such as servants quarters with private bath, etc., have been installed. They are all heated by the owners and all plumbing and heating work was executed by Leggett and Company.

A first class janitor service will be provided and grounds will be made and maintained by owners. Each flat has a large sun-room and every building is insulated with Armstrong's Corkboard, supplied by Armstrong Cork and Insulation Co., Ltd., thus making them warm in winter and cool in summer. Large entrance hall, leading to large living room 15 x 22 ft., with fireplace. Large main bedroom 14 x 20 ft., with large cupboard accommodation. Two other large bedrooms and maids accommodation.

Doors, windows and interior wood work manufactured by Rutherford Lumber Co., and also by J. H. Lebeuf, Ltd. Beautiful large panelled dining room with bay window. Well arranged kitchen and pantry, with all the latest conveniences. Fixtures and electrical supplies supplied by Union Electric Supply Co. Automatic heater with hot water all the year round. All plumbing and heating materials supplied by Thos. Robertson and Company, Ltd. Beautiful tiled bathroom with all the latest fixtures and accessories. Hardware all supplied by L. N. and J. E. Noiseux. Separate tiled toilet. All beautifully finished in selected oak with oak floors (soundproof.) All bedrooms, kitchens and pantries tastefully decorated in ivory enamel

and decorated to tenants choice. Heated garage in basement with access from apartment. Rentals are very reasonable and vary according to size. All title deeds are insured and guaranteed by the Title Guarantee and Trust Corporation of Canada.

As will be seen only the very best materials have been used in the construction of these ultra-modern duplex flats and people who are seeking a comfortable and up-to-date home in a delightful spot, are advised to see them without delay, as they are practically ready for occupation and are quickly being rented. All information from A. Payne and Co., designers, builders and owners, 30 Westminster Avenue, Montreal West. Phone Walnut 1394, Evening Walnut 3008.

BEAUTIFUL EXCLUSIVE DETACHED  
DUPLEX FLATS EMBODY EVERY COMFORT



# MONTREAL WEST TO HAVE MORE BEAUTIFUL HOMES

A Payne and Company announce that owing to the repeated demands they have received recently for high-class homes of distinction and superior finish, six and seven rooms, they have decided to build a number of these homes, some of which are already spoken for, and will be ready for occupation April 1st, 1926. They will be located in one of the most select locations in the Garden Suburb of Montreal West, and will be semi-detached with a special feature for semi-detached homes, which is, 25 feet between each pair of houses, and with private driveway for each house. They believe this feature will prove a great asset to the owners of semi-detached homes, in view of giving the daylight and privacy almost equal to detached homes, and with the advantages demanded by a semi-detached home. Each home will be built on a lot 35 feet by 90 feet in length.

The following description gives an idea of their attractiveness: Unique designed entrance, which should be the first detail to be considered in the building of an attractive home; large entrance hall with effective oak staircase; tiled vestibule; coat room with window; large living room 21 x 14 feet, with open English fireplace, windows well arranged, and electric lighting arranged attractively; large dining room on opposite side of hall, well lighted and with special features; all finished in selected oak; well arranged kitchen and cold pantry, with all the necessary conveniences required in the modern home—all walls and woodwork in kitchen and pantry are enamel.

First floor: Large square hall, large main bedroom 18 x 14, with two large well arranged clothes closet, fitted for the use of a large bedroom, with private entrance to bath; two other large well arranged bedrooms and gallery; beautiful modern tiled bathroom with set in bath, china pedestal basin, toilet with porcelain seat and cover, shower complete, and with all necessary china accessories to complete a modern bathroom.

Attic, which can be finished into two large rooms and bathroom by special request at a nominal charge.

These homes are really distinctive, and attractive, and our interior finishing is of the Highest Standard.

Prospective purchasers may have changes made to suit their own ideas, providing they are made before construction is started. Prices from \$11,500—\$12,000 (cash terms).

Further information and testimonials can be had day or evenings to suit your own convenience, from A. Payne and Company, builders of high-class homes, 30 Westminster Ave., Montreal West.

Phones: Wal. 1394, Evenings Wal. 3068.

The homes shown in the Rotogravure section this week are typical examples of the artistic and substantial residences built by this progressive firm. They are situated on beautiful Wolseley Avenue, contain every modern improvement, and are all that one could desire in looks, quality, material and situation. For those who are seeking a comfortable home in a delightful location, no better or more suitable residences could be found. Make a point of seeing these lovely homes; you will be charmed with their distinctive attractiveness.



Curzon Avenue, a beautiful avenue in Montreal West. Homes designed and built by A. Payne & Co., Montreal West.

L'avenue Curzon, une avenue magnifique de Montréal West. Les plans de ces maisons ainsi que la construction sont le travail de A. Payne et Cie, de Montreal West.



Beautiful semi-detached house, as illustrated, with all the advantages of a detached home — private driveway — all walls with cork insulation — priced from \$13,500. 305 Strathern Ave., near park — inspect Sunday.

**A. PAYNE & CO.,**

Designers and Builders  
10 WESTMINSTER AVE.  
WALnut 1394. Evenings, WALnut 3008  
or Montreal Securities Corpn. Limited, 145 St. James Street.

**MONTREAL WEST HAS BEAUTIFUL NEW DETACHED DUPLEX HOMES**

The popularity of Montreal West as a residential suburb is growing every day and a visit to this delightful spot shows a revelation in the art of Town planning. The large increase in the number of residents has called for a great deal of building activity, and among the latest additions are the beautiful detached Duplex homes now in course of construction.

Ideally situated opposite the Town Hall, they all command an attractive view and are at the same time handy to cars, stores and railway. The size varies from 6 to 9 rooms, and all the most modern improvements, such as servants' quarters with private bath, etc., have been installed. They are all heated by owners and a Janitor service will be provided, also grounds will be made and maintained by the owners. Each flat has a large sun-room, and every building is insulated with cork board—thus making them cool in summer and warm in winter. Large Entrance Hall, leading to large Living Room, 15 x 22 feet with Fireplace. Large Main Bedroom, 14 x 20 feet, with large cupboard accommodation. Two other large bedrooms, and maids' accommodation. Beautiful large Panelled Dining Room with Bay window. Well arranged Kitchen and Pantry with all the latest conveniences. Automatic Heater with hot water year round. Beautiful tiled Bathroom with all the latest fixtures and accessories—Separate tiled Toilet, all beautifully finished in selected oak with oak floors (Soundproof Floors). All bedrooms, kitchens and pantries beautifully finished in Ivory enamel and decorated to Tenant's choice. Heated Garage in Basement with access from apartment. Rentals are from \$135 to \$185 according to size, and when the numerous advantages are considered, it will be realized that these rentals are well within reason.

A photograph, showing one of these delightful new Duplex homes, appears in the Rotogravure section of this issue, and all information can be obtained from Messrs. A. Payne and Co., Designers, Builders, and Owners.



**MONTREAL WEST  
SEMI-DETACHED HOMES**

SITUATED ON BEAUTIFUL CURZON AVENUE  
IDEAL FROM EVERY POINT OF VIEW

All information from

**A. PAYNE & CO.,**

DESIGNERS AND BUILDERS

30 WESTMINSTER AVENUE

Phone Walnut 1394

Evening, Walnut 3008

## Montreal West Homes Are Very Popular

### Prominent Builders Invite Inspection of New Residences

The residences in Montreal West are constructed in harmony with the lovely surroundings and some of the more recently constructed private homes are certainly the last word in artistic appearance and individuality. A photograph of two beautiful homes, on Wolsley Avenue, Nos. 111 and 119 (near Curzon), appears in the Rotogravure Section, and they are open for inspection every evening and Sunday afternoons.

These detached high-class homes are popular and embody every convenience for living comfort. The following description gives an idea of their attractiveness apart from their ideal location.

Ground floor consists of large entrance hall with massive oak staircase, living room 15 x 23 with beamed ceiling, artistic open fireplace. All lighting is well arranged and there are no dark corners. Library with beamed ceiling, built-in book-cases and writing desk. Nice dining room with beamed ceiling all finished in selected oak; breakfast room with built-in seats and table, also cabinets. Well arranged kitchen with ample

cupboard accommodation and every modern kitchen necessity. Cold pantry and refrigerator room off kitchen. Mids bedroom and bathroom. First floor—large main bedroom, 15 x 20, with private tiled bath room, artistic open fireplace and large cupboard accommodation fitted with mirrors, window sills under all windows. Three other large bedrooms, general tiled bathroom, den, with open fireplace, bookcases and writing desk. Large sunroom, 9 x 16. All windows fitted with bronze fly screens and solid brass hardware throughout. Floors throughout are of select oak. Large basement with provision for billiard room, 16 x 30 feet, with Old English fireplace. Garages will be built on decorated to purchasers' choice.

Prices and all other particulars can be obtained from A. Payne and Co., Montreal West. Designers, Builders, and Owners.

## ARTISTIC AND INDIVIDUAL HOMES IN MONTREAL WEST

### Unique Bungalow Style of Dwellings is Very Attractive

The Bungalow Home featured in the Rotogravure Section of this issue is a fine example of the Artistic Homes designed and built by A. Payne & Co., in the beautiful suburb of Montreal West. The opinion has been expressed by many who have visited this delightful home, that it is absolutely unique and without doubt, one of the finest and most convenient they have seen. This attractive residence will be open for inspection Sunday, and speaking buyers are advised to be well prospective purchasers time to well consider this style of home.

Description as follows:—Tiled vestibule, large entrance hall with massive oak staircase. Glass doors leading to living room (which is 15 x 19 feet) with large special designed window, corner mantle bookcases and other special features. Glass doors to Sun room which is fitted with seats and panelled shelves for flowers and has windows on five angles. Dining room is on opposite side of hall. It is nicely arranged for beamed ceiling and is well lighted. A small and bright breakfast nook is provided between dining room and kitchen. Breakfast room is fitted with table, seats and cabinet, and also faces the front. Kitchen is very bright and nicely arranged with all latest improvements, and walls are tiled with English tile. Cold pantry at rear of kitchen with access from side entrance, is fitted with cabinet and with recess for refrigerator. Maid's quarters lead from kitchen and contain large bedroom and bathroom complete. On this floor, at rear of house, are two large bedrooms and modern tiled bathroom with all the necessary accessories. Entrance from main bedroom to bathroom.

First floor consists of two bedrooms nicely arranged, modern tiled bathroom, sewing room, sitting room with seats and well lighted. There is good cupboard accommodation, and bookcases in hall.

Basement equipped with twin furnaces, laundry toilet, cold storage, and provision for billiard room with fireplace if required.

The size of the lot is 75 feet front by 90 feet in depth, with side drive to garage.

Don't fail to see this beautiful Home Sunday or any time through the week. For particulars apply A. Payne & Company, Designers, Builders and Owners, 30 Westminster Avenue, Montreal West. Phone Wal. 1394. Evenings and Week-ends, Wal. 3008.

## MONTREAL WEST IS NOTED FOR IDEAL HOMES

### Residences Facing Strathearn Park Have Beautiful Outlook

One of the finest locations for homes in Montreal West is in the vicinity of Strathearn Park. Acknowledged as one of the beauty spots of this attractive town, it is also noted for the attractive homes which surround it.

In The Standard Rotogravure Section this week are shown some of these lovely homes on Parkside Ave. and the following is a short description of their interior, etc.

Large verandah in front, which can be screened, large tiled vestibule, large reception hall, with special beamed ceiling, French doors leading from hall to living room, which is well lighted and with open English fireplace; French doors leading to dining room, (which has beamed ceiling); easy and well arranged staircase, all finished in selected oak; very convenient kitchen, with kitchen cabinet with glass sliding doors, built-in ironing board and broom cabinet; well arranged cold pantry, with milk

slide, ample shelving accommodation and recess for refrigerator, which is drained to basement drains—a great convenience.

First floor—Large main bedroom, 18 x 15, with two large clothes closets, beautifully fitted with hangers, etc., one other bedroom, den with fireplace, bookcases and special beamed ceiling. Large heated sun-room leading from den. Beautiful tiled bathroom, with set-in bath, shower, china pedestal basin, medicine cabinet and complete with all china accessories. China soap dishes, tumbler holder, shelf, tooth brush holder.

Third Floor—Two large well arranged bedrooms and complete bathroom.

All main rooms finished in selected oak. All bedrooms finished in old ivory. First quality (Seaman Kent) oak flooring throughout. All beautifully finished and decorated to buyers choice. Space for garage.

There is only one left for sale (No. 43) of the semi-detached high class homes shown in the Rotogravure Section and all information etc., can be obtained from the designers, builders and owners, A. Payne & Company, 30 Westminster Avenue, Montreal West. Phone Wal. 1394, evenings, Wal. 3008.

You are invited to inspect these homes, which are an example of the high class residences built by A. Payne & Company.





*see this actually*

*This was the first  
Ridge Road of  
all in West*

**FOR SALE**  
**DETACHED 10-ROOM BUNGALOW**

127 BALLANTYNE AVENUE NORTH, MONTREAL WEST  
READY FOR OCCUPATION, JANUARY 1, 1926

*Not at all like  
house they was  
made up of  
the Standard*

All information from

**A. PAYNE & CO.**

DESIGNERS, BUILDERS AND OWNERS  
30 WESTMINSTER AVENUE

Phone Walnut 1394.

Evening, Walnut 3008



**MONTREAL WEST  
DETACHED DUPLEX HOMES (HEATED)**

OPPOSITE MONTREAL WEST TOWN HALL  
NOW READY FOR OCCUPANCY.

All information from

**A. PAYNE & CO.,**

Designers, Builders and Owners,

30 WESTMINSTER AVENUE,

Phone Walnut 1394.

Evening, Walnut 3003.

*This is not an actual picture, was  
made up by the Standard.*



(X)

**Montreal West  
Semi-Detached Homes**

BEAUTIFULLY SITUATED ON WOLSELEY AVENUE.

All information from:

**A. PAYNE & CO.,**

Designers, Builders and Owners.

30 WESTMINSTER AVENUE,

Phone Walnut 1394.

Evening, Walnut 3008.



**Montreal West**  
**Semi-Detached High Class Modern Homes**  
*On PARKSIDE Avenue*  
(facing beautiful Strathearn Avenue)

**No. 43 For Sale**  
**A. PAYNE & CO.**  
*Designers, Owners and Builders*

Walnut 1394

30 Westminster Avenue

Evening: Walnut 3008



**Montreal West Modern High Class  
Detached Homes**  
Containing Special Features, such as  
MAIN BEDROOMS WITH PRIVATE BATH, ETC., and many others.  
OR — 119 WOLSELEY AVE. — 111 WOLSELEY AVE.  
READY FOR IMMEDIATE OCCUPATION.  
Open for inspection by appointment.  
**A. PAYNE & CO.**  
Designers, Builders and Owners,  
30 WESTMINSTER AVE., MONTREAL WEST. Phone Walnut 1394. Evening, Walnut 3008.





**MONTREAL WEST**  
**MODERN HIGH-CLASS DETACHED HOMES**  
SITUATED ON BEAUTIFUL CURZON AVENUE  
Designed and Built by  
**A. PAYNE & CO.,**  
30 WESTMINSTER AVENUE  
Phone, Walnut 1394  
Evening, Walnut 3008



**Montreal West Modern High Class  
Detached Homes**

Containing Special Features, such as  
 MAIN BEDROOMS WITH PRIVATE BATH, ETC and many others.  
 R— 119 WOLSELEY AVE. — 111 WOLSELEY AVE — R  
 READY FOR IMMEDIATE OCCUPATION  
 Open for inspection by appointment.

**A. PAYNE & CO.,**

*Designers, Builders and Owners,*  
 30 WESTMINSTER AVENUE, MONTREAL WEST  
 Phone Walnut 1391. Evening, Walnut 3008.

**More Beautiful Homes  
For Montreal West**

**Well Known Builders Planning  
Extensive Developments.**

Visitors to the delightful town of Montreal West are usually very enthusiastic in their admiration of the beautiful homes there; not only for their situation, but for their individual distinctiveness—a great variety of architectural styles being shown. A Payne and Co. (who have built some of the most beautiful residences in Montreal West) are planning extensive developments and feature a unique idea by which the purchaser can watch the building grow from excavation to completion, and at the same time have their own ideas effected and incorporated into their future home. This is proving a very popular plan and is being carried out on several buildings now under construction. See The Rotogravure Section of this issue for actual photos of beautiful homes in Montreal West, designed and built by A. Payne and Co., and for all information apply to their office, 30 Westminster Ave. Phone Walnut 1394. Evenings, Walnut 3008.



Montreal West  
Detached Duplex Homes (Heated)

*Opposite Montreal West Town Hall  
Ready for Occupation Oct. 1st*

**A. PAYNE & CO.**

*Designers, Builders and Owners*

Phone Walnut 1394 30 Westminster Ave. Evening, Walnut 3008





**MONTREAL WEST  
DETACHED DUPLEX HOMES (HEATED)**

OPPOSITE MONTREAL WEST TOWN HALL  
NOW READY FOR OCCUPATION

**A. PAYNE & CO.,**

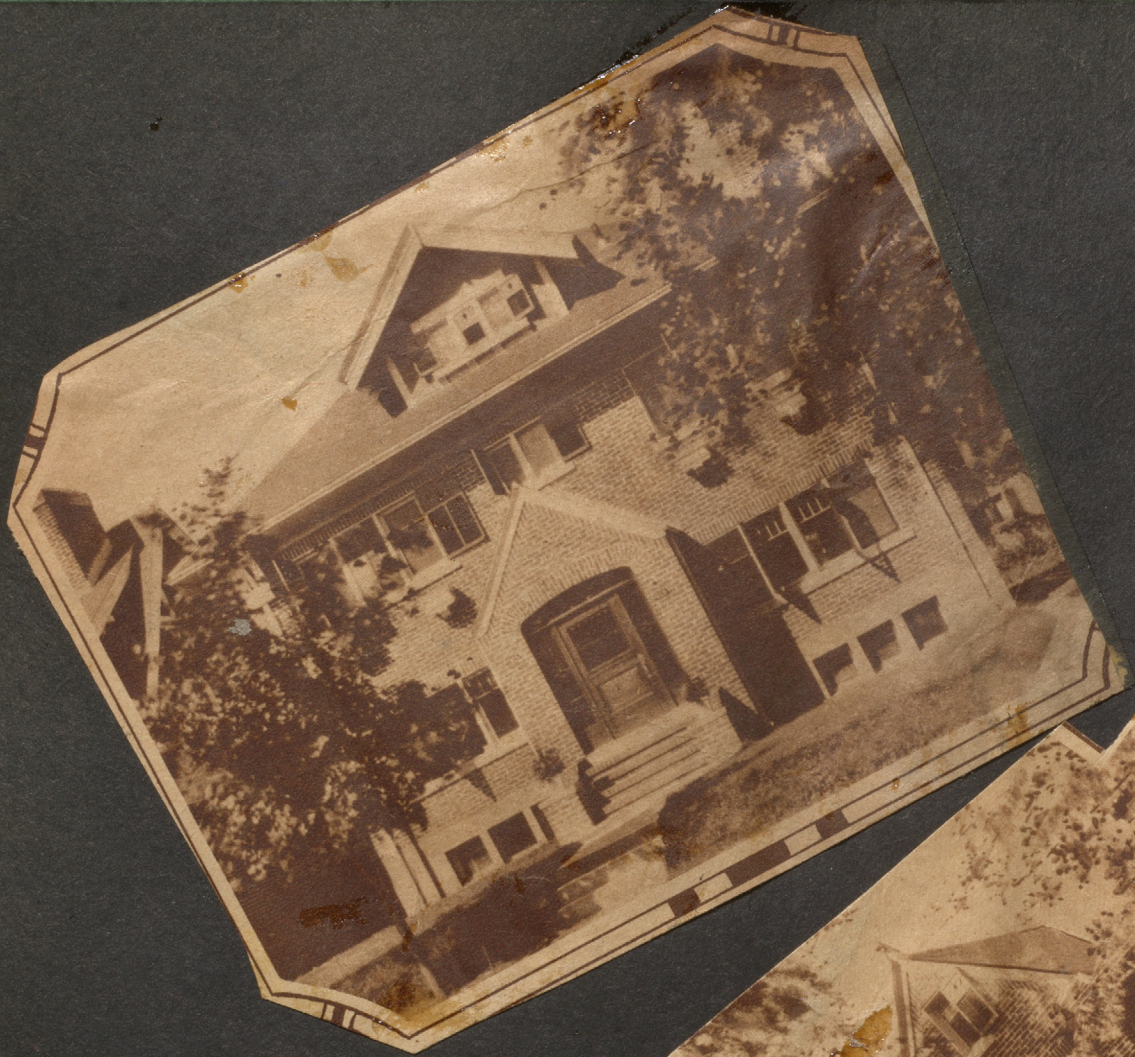
Designers, Builders and Owners  
30 WESTMINSTER AVENUE

Phone Walnut 1394

Evening, Walnut 3008

*Nov 14  
1925*

*before completed*





**Montreal West Modern High Class  
Detached Homes**

Contains Special Features, such as  
MAIN BEDROOMS WITH PRIVATE BATH, ETC.  
and many others.

Beautifully situated on Wolseley Ave. (near Curzon Ave.)  
Ready for immediate occupation.  
Open for inspection by appointment.

**A. PAYNE & CO.**

Designers, Builders and Owners,  
30 WESTMINSTER AVE., MONTREAL WEST  
Phone Walnut 1394. Evening, Walnut 3008.

