

TIME FOR A CHANGE?

JOIN US AND EARN UP TO 100% COMMISSION.¹



WE PAY YOU \$1,000 EACH MONTH!¹

NO DESK / MONTHLY FEE - 5 OFFICES IN THE GTA
 FREE ADVERTISEMENT - FREE AGENT WEBSITE
 FREE START-UP KIT OF \$1,000 VALUE¹

SINCE 1980

WWW.LIVINGREALTY.COM



@LIVINGREALTYINC
 FACEBOOK.COM/LIVINGREALTYINC
 YOUTUBE.COM/LIVINGREALTYINC

FOR MORE INFORMATION, CONTACT ONE OF OUR BRANCH MANAGERS:

YONGE & BLOOR: ISAAC QUAN* (OPENING SOON!)
 isaacquan@livingrealty.com
 7 Hayden Street
 Toronto, Ontario M4Y 2P2

MISSISSAUGA: TONY LI*
 905.896.0002 | tonyli@livingrealty.com
 1177 Central Parkway W, Suite 32
 Mississauga, Ontario L5C 4P3

NORTH YORK: ALAN WU**
 416.223.8833 | awu@livingrealty.com
 685 Sheppard Ave. East, Suite 501,
 Toronto, Ontario M2K 1B6

MARKHAM - IC: KELVIN WONG, BROKER OF RECORD
 905.474.1772 | kelvin@livingrealty.com
 8 Steelcase Road West, Unit C
 Markham, Ontario L3R 1B2

WOODBINE: DAVID WONG*
 905.474.0500 | davidwong@livingrealty.com
 8 Steelcase Road West, Unit A
 Markham, Ontario L3R 1B2

NORTH MARKHAM: CHRIS TAM*
 905.888.8188 | christam@livingrealty.com
 735 Markland St
 Markham, Ontario L6C 0G6

¹ Some conditions apply and subject to the registrant's gross earnings. Contact a branch manager for more details. E.& O.E. | *Sales Representative **Broker

1177 Central Parkway West Unit 32
 Mississauga, ON L5C 4P3
 Bus: (905) 896-0002
 Fax: (905)-896-1310
 mississauga@livingrealty.com

Mindy Su
Sales Rep
647-886-9999

Prime Unionville Location!! Tridel - Circa Condo. 1 Bedroom, with 1 parking spot, over 700 s.f., 9 ft Ceiling with Patio. Laminate flooring in Living and Dining room. Close to Community Center, shopping, public transit and more. Only Asking \$359,900.00

Looking for pre-construction sales, we are one of the VIP agents of many builders. Contact us for more information.

3 Bedroom all Brick Detached Home in Mississauga West end. Well maintained, loaded with upgrades: Granite Counter-top, updated washrooms with Jacuzzi tubs, Crown Molding, few years new Window, Hi-efficiency furnace and Central Air-Conditioner, freshly painted, finished basement, direct access from garage. Close to Schools, parks, Community Center, shopping and Hwy. Asking \$690,000.00

Yiu Ming Wong
Sales Rep
905-896-0002

Leslie Zhang 416-409-7368 Sales Representative President Award 2016
 Email: lesliezhang@livingrealty.com • Website: www.topliving.ca • wechat: Toronto_realtor

JUST SOLD within 4 days
 Three bedroom Semi-detached home, seven years new Sold over 10% compare to neighbor's similar house in recent sale Experience happy sale with Leslie Zhang. Free estimate, Free staging consultation, free selling arrangement service

LOOKING FOR More listing!
 "We made a right decision to choose our agent Leslie to sell my lovely home in central Mississauga. Since xmas is closer, we feel nervous to sell our home, Leslie made us feel comfortable and worry free from consulting with painter for color, her home staging to listing the house in the market. She did market analysis, then put house in right time. Just a few days, she brought 8 offers to us! We can't believe that our house is worthy over 10% than neighbor's same house."

Choose You trust Realtor I Work Better Live Better

SOUTHSIDE
residences at gramercy park

VVIP insider access to Southside Condos (Wilson and Allan Rd)

- Government spend approximate \$2 Billion to develop this location.
- The newest community of North York near the Yorkdale Mall.
- 3 Minutes walk to Wilson Subway Station
- 7 Minutes to future York University Subway Station
- 15 Minutes to Downtown University of Toronto.
- Price starting from approx. \$198,000, Extended deposit program with provide up to \$20,000 incentives.

CALL NOW FOR INVESTMENT INFORMATION
416-666-4566
 NewCondoExpert@gmail.com

Tony Lai, sales rep
MBA, ACIS
 Serve in GTA With clients' Satisfaction. Over 20 years In Real Estate
 416 230-0662
 tonymlai@gmail.com

Brand New One Bedroom Suite At The Luxurious Mirage Condos., Guest Suites, Square One Shopping Centre \$325,000

Spacious 3 Storey Condo Townhouse! Stunning Loft Family Room. Skylight. Finished Basement. Walkout To Rooftop Deck. Hardwood Floors. Fenced Front Yard. \$489,000

Amazing 3 Bed +1,3 Bath Square One Townhouse. 250 Sq Ft Luxurious Front Patio. Use All Limestone Amenities \$79,000

St Lawrence at 158 Front St. E. Pre Construction Project, Steps From St. Lawrence Market, Subway and Transit. Starting From \$249K!

Erin Mills, For rent. Apprx 2700SF. Walking distance to Creditview Hospital. 4 Br. Partial furnished. Look for excellent tenant \$ 3,200

For rent. Erin Mills/Dundas prestigious area. Wide lot. 4BR. Walk out finished basement. Close to UTM campus. \$3,800

Helen Ho Sales rep
President Awards 2015
 Commercial Residential Over 20 years Experience
 416 618-2680
 Helenho60@yahoo.ca

Living in Mississauga

The Real Estate Market Watch

Winter 2016

Christmas in Mississauga: Family Events for the Holiday Season

MISSISSAUGA – In Mississauga, Christmas is more than just an opportunity to spend time with family. Across the city, the holiday season also brings a number of family-friendly opportunities to gather with neighbours, reconnect with the community, and get into the holiday spirit.

While Streetsville's Christmas in the Village and Celebration Square's Light Up the Square may have already come and gone, there are still some great options for those looking to get out of the house this holiday season. Here are our picks for the month of December:

Port Credit's 42nd Annual Caroling-In-The-Park; Port Credit Memorial Park, 20 Lakeshore Road
 This year, the Port Credit neighbourhood's holiday sing-along will include free cranberry punch, shortbread cookies, and feature performer Jody Malone, accompanied by the Salvation Army Mississauga Temple Band. While the event is free, visitors are encouraged to bring their own candle/flashlight, mug, and a non-perishable food item to donate.

The Valley's Holiday Gathering; Mississauga Valley Library, 1275 Mississauga Valley Boulevard
 To celebrate the season, the Mississauga Valley Library is inviting revelers of all ages to join them for a free holiday celebration, featuring the music of special guest violinist Michael Curitti. Includes complementary Christmas treats!
 Santa's Winter Wonderland; Square One Shopping Centre (Level 2), 100 City Centre Drive
 As of November 18, Santa Claus has taken up his annual residence at Square One, providing a festive backdrop for kids' photos and holiday memories. Admission to the Winter Wonderland is free; photo packages range in price from \$16 to \$50.

Santa & Mrs. Claus at the Clembrook Christmas Farm; 4231 Derry Road, Milton
 One of the best ways to get your family into the holiday spirit (and a head start on decorating!) is by travelling to a genuine Christmas tree farm, where you can experience the adventure of picking and cutting your own real tree. Located just a few minutes west of nearby Milton, Clembrook Christmas Farm is a great nearby option for Mississauga families. The farm is open from 12 PM to 7PM on weekends – and if you visit on a Saturday or Sunday before the 18th, you and your kids will get to meet Santa and Mrs. Clause (between 11 AM and 3 PM) for no added charge!
 Tree prices start at \$37, and parking is free. For more info, visit the farm's official web site at

 Tony Li** Branch Manager (647) 898-8912	 Alfred Lee* (416) 312-2807	 David Mark* (416) 569-8920	 Donna Mak* (416) 579-2768	 Hui Wang* (416) 274-9789	 Irene Leung** (416) 450-7463	 Jeca Wong* (647) 500-0899
 Ken Tong* (416) 666-4566	 Leslie Zhang* (416) 409-7368	 Max Chung 曾榮杰* (647) 460-1225	 Nixon Lau* (416) 566-4228	 Sheldon Tsui* (416) 562-2985	 Shirley Li* (647) 981-5268	 Susanna Kwok* (416) 525-3333
 Tony Lai* (416) 230-0662	 Wei Guan* (416) 833-3286	 Louis Au* (647) 287-9888	 Eva Zhang* (647) 929-8315	 Yan Song* (416) 835-3958	 Goldfrey Tang* (647) 951-0168	 Paul An* (905) 330-0025
 Sonia Garcia* (647) 881-7950	*sales representative **broker					

Connect with Living Realty online:

Check out our News Website: news.livingrealty.com

Like us on Facebook: [facebook.com/LivingRealtyInc](https://www.facebook.com/LivingRealtyInc)

Follow us @LivingRealtyInc

to solicit buyers or sellers under contract with a brokerage

LIVING 恒生地產
 REALTY INC. BROKERAGE
 全加拿大最大華人地產集團
 www.livingrealty.com

總行: 905-474-0590
 工商投資部: 905-474-1772
 北約克分行: 905-474-0800
 北約克分行: 416-229-8899
 北約克分行: 905-888-8188
 密西沙加分行: 905-896-0002
 密西沙加分行: 416-279-0889
 多倫多華人地產聯盟會員 www.crepro.com
 * Sales Representative ** Broker

★ ★ ★ ★ ★ **2016 卓越服務, 豐碩成果!** ★ ★ ★ ★ ★

榮獲 2016 年全恒生最佳營業獎

Bonnie & Daniel, Wan***
 27年蟬聯“全”恒生地產“總”業績“雙”冠軍,
 全賴有“您”的支持, 願您: 一帆風順,
 盡如人意, 快快樂樂, 十全十美, 幸福無邊!

TOP PRODUCER

LEUNG, ANDY K.S.*
 HIC BRANCH
 多謝各位大力支持,
 在此祝各位聖誕快樂及新年進步!

PARK, JIMAN JAMES*
 NORTH MARKHAM BRANCH
 Thanks for your trust and support,
 I wish you have a Merry Christmas
 and Happy New Year.

WAN, BONNIE & DANIEL***
 WOODBINE BRANCH
 2017開始, 祝各位朋友: 健康吉祥, 家庭幸福!
 感謝新老客戶對我的支持及關愛。
 讓我們一起創造事業上的傳奇。
 讓新的一年更定會加倍努力, 盡心尋找最佳
 置業投資選擇! 祝大家身體健康, 萬事如意!

WANG, NAIDAN*
 MISSISSAUGA BRANCH
 感謝新老客戶對我的支持及關愛。
 Thank you for the trust.
 Happy New Year.
 祝朋友們新年快樂, 萬家幸福!

YANG, HONG**
 NORTH YORK BRANCH
 Thank you for the trust.
 Happy New Year.
 祝朋友們新年快樂, 萬家幸福!

PRESIDENTS AWARD

AWARD OF DISTINCTION

SALES ACHIEVEMENT AWARD

SUCCESS CLUB

COMPANY WIDE NEW HOME TOP PRODUCER
 TONG, KEN*

NEW HOME SALES - PLATINUM
 CHEUNG, ALAN** LAU, NIXON* TONG, KEN* WANG, NAIDAN* WONG, DANIEL* YANG, HONG**

NEW HOME SALES - GOLD
 AU-YEUNG, ALICE L. K.** CHAU, THOMPSON*
 CHEUNG, CHRISTINA* CHIANG, ANDREW* CHOW, DANIEL*
 CHIU, STEVE* GUJAMHUSEIN, RAZIA* LUI, STANLEY*
 MARK, DAVID* TO, ROSA* WANG, ANDREW* WEI, PRISCILLA*
 YAU, RANSOME* YEO, MICHAEL* ZHU, CHRISTINE*

NEW HOME SALES - SILVER
 CHAN, SHEBY* CHAN, TERRY* CHUN, SONIA*
 GULAMHUSEIN, NOORIN* HUANG, ANITA Z.*
 KEUNG, ANDY* LAI, AMY* LEE, YANNY* LI, SHIRLEY*
 MAK, ANGELA YAU-SHUN** MENG, HELEN* QUAN, ISAAC*
 TO, DEREK* WANG, HUI** WONG, KIEW MUN*

PATH TO EXCELLENCE AWARD
 AU, LOUIS* CHAN, BERNICE*
 GUO, NANCY* KIM, ALBERT*
 KIM, KIMBERLY* LIU, JASON*
 WONG, MING YIN* ZHANG, EVA*

SERVING YOUR REAL ESTATE NEEDS SINCE 1980

Living Realty Returns to Downtown Toronto

Since it was established in 1980, Living Realty Inc., Brokerage has maintained an active presence in all areas of the GTA. This is particularly true for Toronto's downtown core, where the brokerage has taken the lead on helping buyers connect with many exciting high-rise development projects. Just this year, Living Realty had the privilege of being a VIP brokerage for a list of city core projects that includes HOME (Power + Adelaide) by Great Gulf Homes, AYC by Metrovia and Diamond Corp, MAX by Tribute Communities, The St. Lawrence by Fernbrook and Cityzen, and many more.

The brokerage's downtown roots go back to 1986, when Living Realty expanded to bustling Spadina Street, in the heart of the city's historic "Chinatown" neighbourhood.

While the Spadina branch has long since closed its doors, the Living team has continued to maintain an active presence in the core. This year, we are very pleased to announce that we are once again putting down roots in downtown Toronto with the opening of our Yonge & Bloor branch - located just steps away from the iconic intersection itself, and some of the city's most prestigious neighbourhoods such as Yorkville, Rosedale and Dundas Square.

What services can Living Realty offer?

With a team comprised of nearly 600 sales representatives and brokers, Living Realty is pleased to assist buyers, sellers, and investors with almost any type of property: new or existing; commercial or residential.

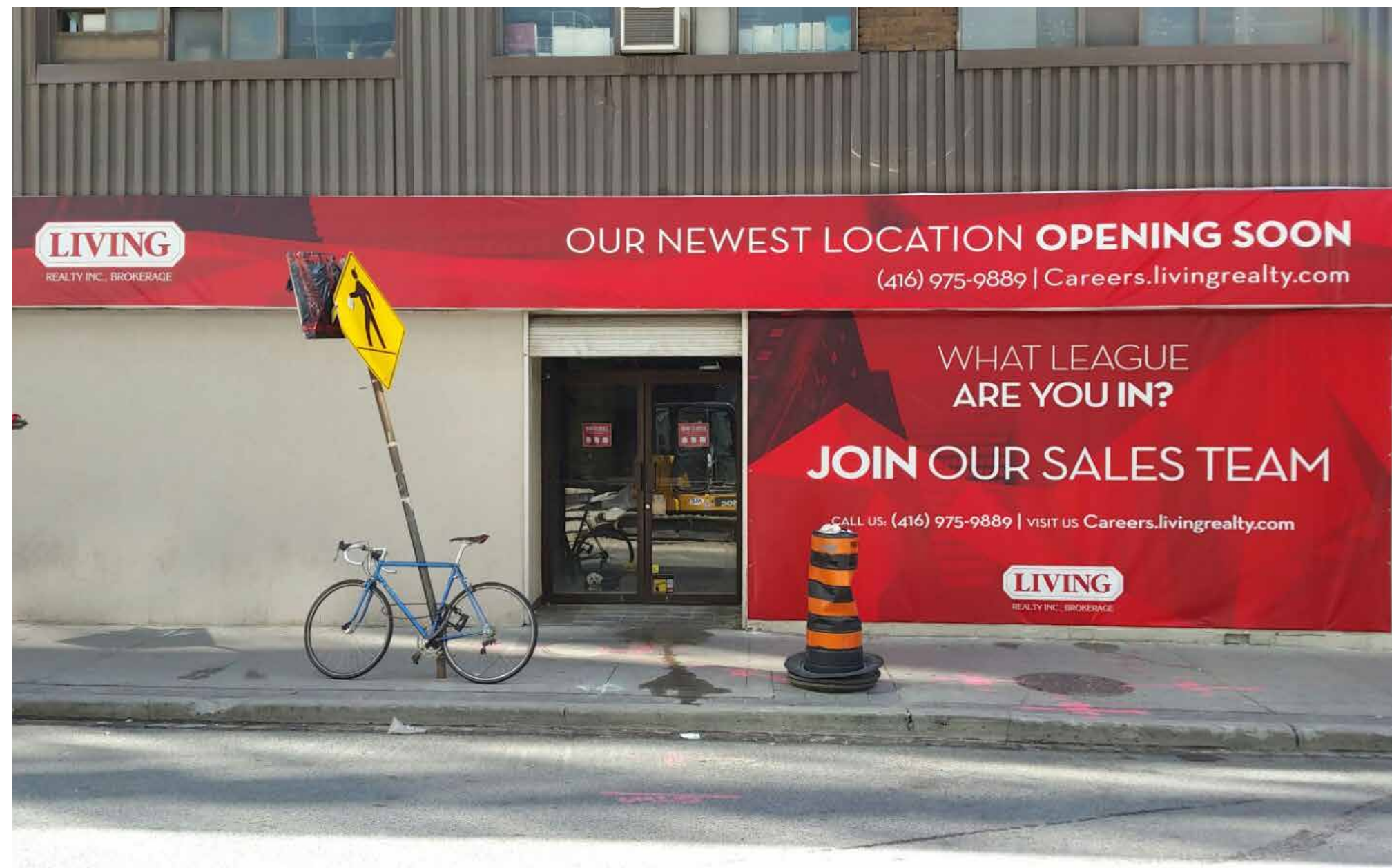
- For buyers:** In addition to professional and personalized service from one of our experienced agents or teams, buyers can take advantage of our online Open House calendar, as well as our New Releases development database (newhomes.livingrealty.com). Our goal is to connect you with as much information as possible - especially when it comes to new homes, for which Living can often offer access to early details, incentives, and promotional offers.
- For sellers:** In addition to marketing across traditional channels, Living Realty agents have access to digital training and specialized online tools - such as the Featured Listings at news.livingrealty.com - that will help ensure your listings receive the maximum possible exposure. Moreover, many of our agents bring years of dedicated neighbourhood experience and knowledge, and are prepared to help you get the best possible price for your property.

Where and when will the Yonge & Bloor Branch be opening?

To provide maximum convenience for our downtown clients, Living Realty's newest branch will be located at 7 Hayden Street, just steps south of access to the Yonge & Bloor TTC station.

The Yonge & Bloor branch is anticipated to open its doors by December 2016, and will be ready to start accepting walk-in visitors at that time. A Grand Opening event in the works for early next year. Those interested in connecting with our newest branch's team can do so either by phone at (416) 975-9889, or by emailing branch manager Isaac Quan at isaacquan@livingrealty.com.

If you're a real estate sales representative or broker, and are looking for an opportunity to grow your skill set as a part of our new branch's sales team, we've got good news: we're hiring right now! For more info, check out our careers information site at careers.livingrealty.com.



Luxury 1+1 Condo Located At The Heart Of Mississauga, Located At Very Convenient Eglinton/Hwy 10 Intersection, Close To Shopping, Public Transportation, Easy Access To Hwy 403/401, Very Modern Finishes.

Include One Parking Spot & Locker, 24-Hour Concierge, Indoor/Outdoor Amenity

Space For Your Enjoyment. Move In And Enjoy!

Hui Wang, Broker 416-274-9789 myhometeam88@gmail.com
Michael Yeo, Sales Rep. 416-843-5033 www.myhometeam88.com

Season's Greeting

UPCOMING CONDO PROJECTS IN MISSISSAUGA FOR 2017

M City By Rogers **Parkside Village by Amacon** **Mills Square Downtown Erin Mills**

David Mark*
 Sales Representative
 905-896-0002
 416-569-8920
 Email: davidmark@livingrealty.com

Condos, Condos, Condos

- Looking for new or resale condos?
- Toronto, GTA, Mississauga, Waterloo, or Hamilton?
- First-time buyers, investors, new immigrants or for your university child?
- Let me find your dream condos

Call me now:
Louis Au Sales Rep
 (647) 287-9888
louisau@livingrealty.com

The Annex Yorkville Condos - VIP Sale

Yorkville is well-known as one of the best fashion districts and as a resident at AYC Condos, you will enjoy great quality shopping amenities in the area. Yorkville is home to many of Toronto's best, top-notch restaurants while also giving its residents a variety of dining choices.

- * Walk Score 91/100
- * Transit Score 93/100
- * Minutes' Walk to: University of Toronto, 3 Subway Lines (Yonge, Spadina & Bloor), Whole Foods, Shops & Restaurants
- * Prices start from the \$400,000s

Donna Mak
 Sales Representative
 (416) 579-2768

Sheldon Tsui
 Sales Representative
 (416) 562-2985

Call now for information on this excellent investment opportunity!