

# Living in Mississauga

## The Real Estate Market Watch

Fall 2014

### Living Realty Moves to New Head Office at 8 Steelcase Road West



For more than 30 years Living Realty Inc., Brokerage's head office operations, as well as its Woodbine and I.C.I. branches, have all been headquartered near the centrally-located intersection of Woodbine and Steeles Avenue in Markham.

However, as the brokerage's growth and success continued into the 21<sup>st</sup> century, it became clear that Living Realty would soon need a permanent head office "home" to call its own. This year, we're proud to announce that we've finally made that move – into a brand new, state-of-the-art head office location at 8 Steelcase Road West.

The new office is conveniently located immediately west of Woodbine Avenue, just a short drive north of the previous head office location. Living Realty took occupancy on the weekend of July 20<sup>th</sup>, along with its fellow Living Group of Companies members: Living Properties Inc. and the International Home Marketing Group.

The new head office location boasts a huge array of features and design touches, which will allow Living Realty to provide an even higher level of client service for decades to come:

- An accessible ground-level entrance leads into a bright, spacious reception area for clients and visitors.
- Brand new, state-of-the-art office technology, from heavy duty scanners and copiers to an upgraded agent computer lab.
- A newly-installed high-tech surveillance system will allow us to monitor and safeguard each point of entry, ensuring that confidential data is always in safe hands.
- Dedicated parking area will be reserved solely for the use of the Living Group of Companies' staff, clients, and visitors.



While the phone numbers for the head office have not changed, we encourage our *Living in Mississauga* readers to take note of its new mailing address: **8 Steelcase Road West Markham, Ontario L3R 1B2**

We also encourage you to come see us at the new office and take a look for yourself! To get there from Highway 404, proceed north on Woodbine and keep going until you have passed the Steelcase Building on your left. Take a quick left turn, and you'll be able to see our one-story building on the right.

For all of your Mississauga and west Toronto property needs, our Mississauga Branch is always ready to provide Buyers and Sellers with an even better real estate experience – give us a call any time at (905) 896-0002 to speak directly with a member of our team and find out more about how we can help you.



Connect with Living Realty online:



Check out our News Website:  
[news.livingrealty.com](http://news.livingrealty.com)



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



Follow us @LivingRealtyInc

\*sales representative  
\*\*broker

# Four New Elementary Schools Welcome Peel Region Students

With the summer days behind us and the kids once again heading off to their classes, we're reminded once again that schools are at the heart of any growing community.

This fall, residents of Mississauga and the surrounding region are proudly welcoming four new elementary schools, each of which opened their doors to students during the first week of September. As Mississauga continues to grow, new schools were a must for the Peel District School Board – especially with full-day Kindergarten being implemented province-wide for the first time this fall.

With locations spread out across the Region of Peel, each new school is sure to have a positive impact on its surrounding neighbourhood. Here is the complete list of newly-opened schools for 2014:

**1. Ross Drive Public School | 40 Ross Drive, Brampton**

With a convenient suburban location just a short walk northeast of the Heart Lake Conservation Area, Ross Drive Public School is the Region of Peel's first French immersion-only public school.

**2. Chris Hadfield Public School | 465 Fairview Road, Mississauga**

Named after the widely popular Canadian astronaut, Chris Hadfield Public School occupies a key location just southwest of Mississauga's bustling Central Parkway – Confederation Parkway intersection.

**3. Walnut Grove Public School | 10 Pinestaff Road, Brampton**

Offering space for an impressive total of 1,004 enrolled students, Walnut Grove Public School is tucked away within a new suburban development just south of Castlemore Road.

**4. Nelson Mandela Public School | 10125 Chinguacousy Rd, Brampton**

Boasting more than 81,000 square feet of indoor space, Nelson Mandela Public School will accommodate roughly 600 students at its central location just west of Main Street and Bovaird Drive.



On behalf of Living Realty Inc., Brokerage, we'd like to wish our readers and their families all the best for a safe, happy and enjoyable 2014-15 school year!




**One Stop Shop for Home Buyers-New & Resale condos/houses**  
**Search properties for sale and book showings online made easy.**  
**List your house for sale at discounted commission rate.**  
[www.housecondos.ca](http://www.housecondos.ca)  
**Cell: 416-400-2363**      Simon Huang, Sales Rep

**Offer Cash-back Incentive or A Great Gift for my buyer clients.**  
**Hottest Pre-construction condos for VIP Pre-sale. Please register to get early access of VIP price and unit selection. Limited time offer.**

 <p><b>The Yorkdale Condos</b>  <b>Start from \$169,900</b>                  Hwy 401/Dufferin                  Occupancy 2017</p>	 <p><b>Newton Condos</b>  <b>Start from \$279,300</b>                  Bathurst/Lake Shore                  Occupancy 2017</p>	 <p><b>Islington Terrace</b>  <b>Start from \$228,000</b>                  Dundas/Bloor                  Occupancy 2017</p>	 <p><b>Daniels Erin Mills</b>  <b>Start from \$194,900</b>                  Erin Mills/Eglinton                  Occupancy 2016</p>
---	--	--	--

**Never Before- Builder's inventory sale**  
**#5001-50 Absolute**  
**\$1,258,900 reduced to \$843,500**  
 Landmark in Mississauga. Famous & Prestigious



**120 degrees clear view. Do not miss this one!**




**Gorgeous kitchen with eat in area.**  
**Windows all around, wrap around balcony.**




- \*HARDWOOD THRU OUT
- \*PATIO DOOR IN EVERY ROOM
- \*FULLY UPGRADED
- \*BRAND NAMED APPLIANCES
- \*1600 SF, 2 BED RM, 3 BATHS
- \*10 FEET CEILING
- \*CLOSE TO SQUARE ONE
- \*EASY ACCESS TO HWYS&TRANSITS

**FOR VIEWING, PLEASE CONTACT:**  
 HELEN HO: 416 618 2680  
 TONY LAI: 416 230 0662  
 TONY LI: 647 898 8912  
 HELEN MENG: 647 896 0642



**Cindy Tu 涂长欣**  
Sales Rep.  
(647) 287-9375

## Daniels Erin Mills

President's award 2010/2011/2012

is a new condo project by The Daniels Corporation currently in preconstruction at 2550 Eglinton Ave W in Mississauga, next to Erin Mills Town Centre. Call now to receive floor plans and price list. Buy With me to get VIP CLUB INCENTIVES. This project is not open to the public yet.

已经正式开始发售，请来电咨询详情

**CALL FOR YOUR FREE CONSULTATION TODAY**

WATCH FOR DANIELS' NEW PRESENTATION CENTRE COMING SOON TO THE NORTH EAST CORNER OF ERIN MILLS PARKWAY & EGLINTON AVENUE.

Daniels  
love where you live  
Official Developer of TRIDEL, York Mills



**Alice Wong**  
sales representative  
(416) 419-3311



**\$879,500**  
Spacious House In Desirable Westmount. Open Concept, 9' Ceiling, Fully Finished Basement. Butler's Servery. Walk-In Closets In Master & 2nd Br. Hw Floors, Oak Stairs, Fireplace, New Elf's and more!



**Chris Ho**  
sales representative  
(647) 407-5753



**\$339,000**  
York Mills. Apprx 750 SF. Ravine setting. One bedroom + Den, Den can be another Bedroom. Club house with full facilities. 24 hours concierge. Immediately possession. Don't miss this one.



**David Mark**  
sales representative  
(905) 896-0002



Located next to Islington Subway  
Special VIP Pricing starting at \$200,000  
Please contact: David Mark



**Westlake Penthouse Assignment Sale at \$799,00.00**

48th Floor with 1075 Sq Ft. South-west corner with Lakeview



**Donna Mak**  
sales representative  
(416) 579-2768



**\$269,900**  
Tridel Built Ultra Ovation. Close to Square One, hwy and Go Transit. 24 Hr Concierge, Swimming Pool, Fantastic Clear South View Of The City & Lake, Great Lay Out 1 Bedroom + Den.



**\$275,000**  
Brand New Luxurious Papillion Place. Granite Countertop, Unobstructed View. Wood Floor In Living, Dining and bedroom. Large Balcony. Close To Erin Mills Town Centre and Hwy. Indoor Pool.



**\$429,900**  
Fabulous Downtown City place Condo! Lots Of Natural Light. Beautiful North View! 24 Hr Concierge, Fiber Optic Internet. Close To Union Station & Supermarket. Approximately 823 Sq ft.



[www.livingrealty.com](http://www.livingrealty.com) (905) 896-0002



# LIVING

REALTY INC., BROKERAGE

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



Few Years New Luxury Freehold Townhome at Joshua Creek, Oakville. 3 Bedrooms, 4 bath. Finished basement. Only Asking \$729,900



Semi In High Demand Location. Steps To Mccowan And Finch Buses, Public, Catholic, Schools And Mall. Finished Basement. Only Asking \$538,000



Fabulous Townhome in Richmond Hill. Great Open Concept W/ Soaring 2 Storey Foyer, M/F 9' Ceiling! Lots Of Upgrades. Finished Basement. Only Asking \$539,900



**Yiu Ming Wong**  
Sales rep  
416-977-8444



*I live Here! Work here!*

Specialize in **Square One Condos!**

**DANIEL WONG\***

(416) 671-0919 精通國粵英

Email: [dwong@danielwong.ca](mailto:dwong@danielwong.ca)



**KEN TONG\*** B.Comm

## New Condo Expert - 樓花專家

### The Most Updated Project in Toronto

- 1) Toronto's Central Landmark across ACC
- 2) New South-Core Financial Centre
- 3) Direct access to PATH system, Union Station and commercial buildings.
- 4) Closing in 2018 May Invest for FUTURE!!

CALL NOW FOR INVESTMENT CONSULTATION

416.666.4566

[NewCondoExpert@KenTong.ca](mailto:NewCondoExpert@KenTong.ca)



**HARBOURPLAZA**  
RESIDENCES



**Tony Lai, sales rep**  
**MBA, ACIA**

Serve in GTA With clients' Satisfaction. Over 20 years In Real Estate

416 230-0662  
[tonylai@gmail.com](mailto:tonylai@gmail.com)



North York Free Hold Town house, 3BR, Hardwood thru out. 2 garage parking. 2 years old. Close to subwav. **\$739,000**



Yonge/York mills. Condo, open concept 1+1 BR, Appx 750SF. Ravine setting. 24 hrs security. Quick closing. **\$349,000**



Milton, detached home 3 BR, 2.5 Baths. Across from park. 2 years old. Bright & spacious, shows beautifully. **\$489,000**



Square One Builder's Model unit. 1600 SF. 2 BR. 2.5 Baths. 120 degree unobstructed view. Upper Penthouse. Special promotion **\$843,500**



Burlington. Over 1100 SF. Higher fl. 2BR+ Den, wood Fl. Full facility with Tennis court., Easy access to Hwy, shops & all amenities. **\$275,000**



Eglinton/Markham Rd. 2350 SF commercial space for rent. Many Use: retail, day care, professional office, place of worship etc. **\$20.50/sf Gross**



**Helen Ho** Sales rep  
**Top producer**

2013 Commercial Residential Over 20 years Experience

416 618-2680  
[Helenho60@yahoo.ca](mailto:Helenho60@yahoo.ca)