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Sheppard Ave E, North York
Asking price \$505,000

Unit 536-591
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Unit 825-591
Sheppard Ave E, North York
Asking price \$515,000

Sophisticated and stylish, The Village Residences will stand out with its sleek white and grey façade, punctuated by linear bands of glass balconies. Lush landscaping all around buffers the building from the bustle of Sheppard Avenue, making it an elemental urban oasis in this great location. The landscaping culminates in a beautiful, private outdoor amenity terrace for the exclusive use of residents and their guests.

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\$5,880,000 18 Doncrest Rd, Richmond Hill	\$1,880,000 38 Stony Hill Blvd, Markham	\$2,100,000 11 Bowhill Dr, Bayview Hill	\$1,880,000 5 Kingmount Cres, Bayview Hill	\$2,925,000 50 Strathearn Ave, Bayview Hill
\$2,590,000 14 Giardina Cres, Bayview Hill	\$3,280,000 226 Boake Tr, Bayview Hill	\$4,280,000 6 Montessoro Crt, Bayview Hill	\$2,338,000 32 Chadwick Cres, Bayview Hill	\$2,128,000 19 Giardina Cres, Bayview Hill
\$2,340,000 65 Ava Cres, Bayview Hill	\$1,990,000 7 Westlea Ave, Richmond Hill	\$1,360,000 39 Plowman Lane, Richmond Hill	\$2,098,000 51 Dewbourne, Bayview Hill	\$1,350,000 357 Valleymede Dr, Richmond Hill
\$948,000 51 Bluesky Cres, Richmond Hill	Weldrick Rd E, Bayview Hill	Flybrook Cres, Bayview Hill	Love Crt, Bayview Hill	\$898,000 10 St Moritz Way, Unit 3, Markham

As per MLS up to Aug 2018

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Living
in York Region

The Real Estate Market Watch

Fall 2018

New roads open in busy Richmond Hill & Markham Business Area

Commuters in Richmond Hill and Markham were given a big boost last week with the opening of two new roads around the bus Highway 7/Highway 404 interchange.



The area around the interchange is one of the biggest employment zones in the Greater Toronto Area, attracting workers to a wide variety of local, national and international businesses in both the public and private sectors. As a result, the traffic snarls along Highway 7 have long been a problem.

The solution that York Region came up with for one of its most important economic areas was the \$58 million development of two new roads to connect the East Beaver Creek business area in Richmond Hill to the Markham business park next to Allstate Parkway, which is on the opposite side of Highway 404.

To connect the two areas, a massive construction project was required that involved the realignment of the northbound entrance ramp to from Highway 7 to Highway 404, the building of a four-lane bridge across Highway 404 and, of course, the construction of the two new roads: Norman Bethune Avenue and Aristotle Avenue.

Anyone familiar with the area will have seen the large amount of construction taking place over the last two years, since the project got underway back in spring 2016. The first phase was opened several months ago with the smooth new entrance ramp to the northbound lanes of Highway 404. Work continued on the rest of the project and last week, with construction complete, the two new roads opened to traffic.

The final route of the new roads sees Norman Bethune Avenue connect with East Beaver Creek at the junction with East Pearce St, cross Highway 404, then meet Allstate Parkway on the east side of Highway 404, just next to Seneca College Markham Campus. To ensure that the road is suitable for all, there are back paths and sidewalks along the entire length.

Meanwhile, Aristotle Avenue goes from south to north and connects Highway 7 to Norman Bethune Avenue. The junction with Highway 7 is located at the intersection where northbound traffic exits from Highway 7 and is controlled by traffic lights - meaning traffic should be able to easily access that round whether they are exiting from Highway 404 or driving in either direction on Highway 7.

With the two roads now fully operational, it is hoped that traffic on Highway 7 will be reduced thanks to the increased options for drivers. Meanwhile, businesses and commuters are expected to greatly appreciate the ease with which they can now cross between the two major business areas.

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* sales representative **broker ***broker of record

Market Watch

August 2018

Sales & Average Price By Major Home Type August 2018

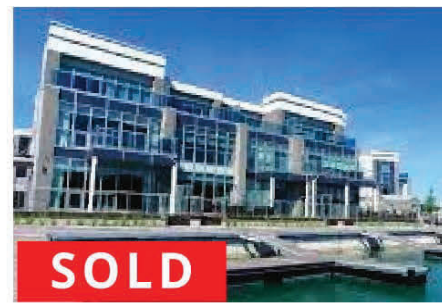
	Sales			Average Price		
	416	905	Total	416	905	Total
2018						
Detached	619	2,382	3,001	\$1,244,275	\$907,780	\$977,187
Semi - Detached	191	386	577	\$891,208	\$667,979	\$741,873
Townhouse	225	918	1,143	\$683,160	\$610,088	\$624,472
Condo Apartment	1,388	612	2,000	\$585,355	\$440,748	\$541,106
Year-Over-Year Per Cent Change						
Detached	12.3%	19.2%	17.7%	4.9%	0.3%	1.2%
Semi - Detached	6.1%	-4.2%	-1.0%	-0.5%	5.1%	3.6%
Townhouse	-4.7%	8.5%	5.6%	-0.1%	4.6%	3.2%
Condo Apartment	-5.6%	18.6%	0.7%	8.3%	5.9%	6.4%

Year-Over-Year Summary

	2018	2017	% Chg.
Sales	6,839	6,306	8.5%
New Listings	12,166	11,481	6.0%
Active Listings	17,864	16,419	8.8%
Average Price	\$765,270	\$730,969	4.7%
Average DOM	27	25	8.0%



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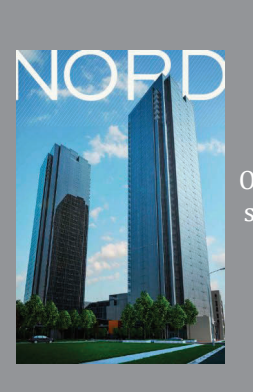


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\$680,000

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• Lakeview

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• Can Be Sold Separate

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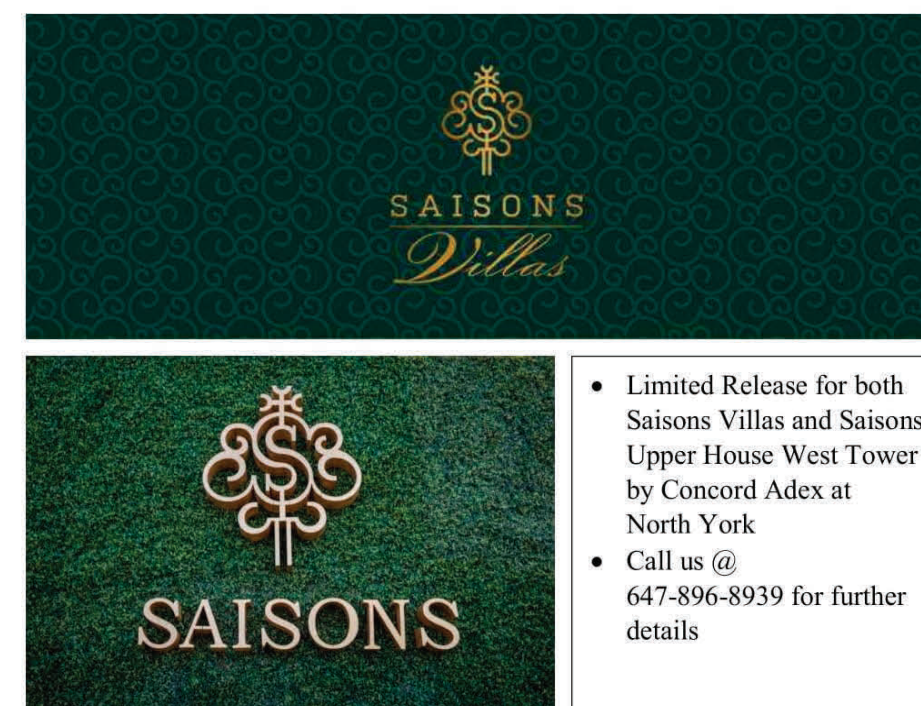
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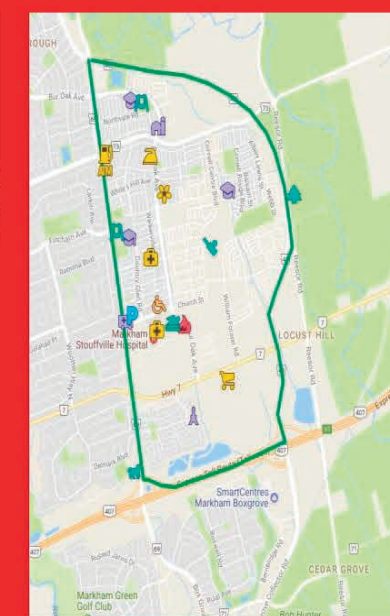
**All Figures were based on data provided by Toronto Real Estate Board in 2016



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