

#1 In Bayview Hill For 25 Years

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Bonnie Wan Broker of Record
Daniel Wan Sales Rep

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Testimonials 感謝信

It's our pleasure to have **Bonnie & Daniel** as listing agent to sell our house. They know the market extremely well, and were quick to understand our needs and steered us in the right direction. We sold our house for much more than expected! We really appreciated **Bonnie's** incredible grasp of marketing & advice on the interior and exterior renovation as well as staging needed to make the house appealing to buyers & make our house charmingly beautiful. **Bonnie & Daniel** are **No.1** in Bayview Hill for 27 years, and they are definitely **THE RIGHT WANS!** We highly recommend them both to all our friends, and people who need to buy or sell a property.

我們非常滿意能請到 **Bonnie & Daniel** 幫我們銷售房子，他們對市場價格評估準確，節省了我們很多時間，有效地幫助我們賣出非常好的價格。Bonnie 幫我最多，全靠 Bonnie 對市場的敏銳觸覺、對房子的格局重新改構，把我們的房子佈置得高雅大氣又溫馨舒適。我的房子才能讓買家愛不釋手。Bonnie & Daniel 不愧是 Bayview Hill 第一名的房產仲介，是當之無愧的 **The Right Wans!** 我們誠摯推薦他們二位給所有尋找優秀房產經紀的人。

Thank You!

Li-Chun Huang, 1 Montclair Rd, Bayview Hill



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全部獨家代理

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\$1,998,000 Clarendon Cres, Bayview Hill	\$1,190,000 Montclair Rd, Bayview Hill	\$2,998,000 Boake Tr, Bayview Hill	\$3,268,000 1 Eiderwood Dr, Bayview Hill	\$2,280,000 1 Phillips View Cres, Richmond Hill	\$4,180,000 21 Elyssa Dr, Bayview Hill
\$1,998,000 Boake Tr, Bayview Hill	\$1,190,000 Highview Cres, Bayview Hill	\$2,998,000 Brookshill Cres, Bayview Hill	\$3,268,000 Cassandra Cres, Bayview Hill	\$2,280,000 Henricks, Cres, Bayview Hill	\$4,180,000 Sutcliffe Cres, Markham

Not intended to solicit any current contract. As per MLS May 2017

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 "... 好動力 ... 盡力 ..."	 "... calm... easy to deal ..."	 "... respond 快, 好prepared ..."	 "... someone that I trust ..."
 "... 很Pro.、很Detailed ..."	 "... 老實、可靠、慳時間 ..."	 "... efficient... smooth ..."	 "... 用個心嚟幫你做嘢 ..."

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Living in York Region

The Real Estate Market Watch

Buying a Home: A Guide for First Time Buyers

By James Ellener



Buying a home can be one of the biggest moments in your life and that is especially true when you are a first time home buyer. But how does the process work and what do you need to know? Here's are some useful tips for anyone buying a home for the first time:

Clean up your finances

Let's get this clear from the start: if you don't have a decent credit score or enough money saved up for a down payment, you're going to struggle to buy a house. With both your credit score and your down payment, the higher the number the better it is for you. A good credit score will entitle you to lower rates on your mortgage, which increases the amount you can borrow. Run a credit check on yourself to see where you stand; if it is low, take some time to improve it because it will make a big difference when buying a house. You should seek the advice of a financial advisor on how to you can improve your credit score - this could mean ensuring you have something in your name that provides credit (like a credit card) and ensuring you make payments on time, regularly.

Meanwhile, even though it is possible to buy a house with a 5% down payment, you're best aiming for 20% because this will reduce the amount you need to borrow and means you will not be required to obtain mortgage loan insurance.

Be aware of the benefits

There are various government benefits available to first-time buyers in Canada that help make housing more affordable. These include the First Time Home Buyer Tax Credit (HBTC) and the Canada Home Buyer's Plan (HBP). The HBTC offers a yearly income tax break while the HBP allows you to withdraw money from your RRSP to assist in the purchase of a property.

Get a REALTOR®

As a first time home buyer, you probably have an idea about the areas you would like to live in and what kind of property you would like. If you followed our earlier suggestions, you also now know how much you can afford. The next step is finding someone who can combine those things and find the right home for you. That's where a realtor comes in. A good realtor will have extensive knowledge of the market, the area and the kinds of homes you are looking for, and they will be able to guide you through the whole process of buying a house. They will take away a lot of the stress, be your go-to person for all the questions you have, and can help you get the best price for the right property.

And finally... enjoy the Experience

You will only ever be a first time home buyer once and, while it can be a stressful time, it can also be fun and exciting so try to make the most of it. You'll remember this time for the rest of your life!

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*Not intended to solicit Buyers or Sellers under contract with a Brokerage

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

York Living



Eddie Ngan
Sales Representative
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eddiengan08@gmail.com

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Fully furnished basement with separate entrance
\$1,100,000

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50' x 174' Lot
\$3,100,000

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EXCLUSIVE LISTINGS

心所安处即我家 *Richmond Hill Is My Home*

LEASIDE: A GROWING TORONTO SUBURB

The Town of Leaside was officially incorporated on April 23, 1913.[13] The population of Leaside was 43 individuals. On January 1, 1967 Leaside was amalgamated with the township of East York to form the borough of East York. As such Leaside became a neighbourhood within East York.

Demographically, the Leaside community is made up predominantly of single-family homes housing upper-middle-class families. Former Prime Minister Stephen Harper was also born in Leaside and attended Northlea Public School for his primary education.

Due to city expansion, Leaside has become prime real estate with the GTA, and has attracted many local celebrities, such as NHL goaltender Trevor Kidd, Avalanche winger Darcy Tucker, Ex-NHL player Doug Gilmour, and comedian Colin Mochrie and his actress wife Deb McGrath.

One of the luxury Condo developers who is unequivocally the leader in the industry, a brand represents the ultra-exclusive, chic brand of luxury homes and Condominium through it's professional demeanor and passion for architecture, is launching an exciting project in the heart of Leaside. The project has 7 floors with total 39 luxury boutique style Condos ranging from 933-1830 sf. price is starting from average \$1,150 per square feet. All parking, locker, bike rack, all development and levies, Tarion HST are ALL included.

Please contact me for your VVIP preview and you will have a chance to have dinner with this renowned builder in his private boutique style restaurant upon signing.



ANGUS GLEN - ASKING \$2,398,000.00



Prestigious Angus Glen Community Presents An Exquisite Kylemore Built Home
This Luxurious Home Features 5 Bedrooms (All W/Ensuites) And 5 Baths; Over 4088 Sq Ft (Per Builder's plan); 10 Ft Ceiling On Main & 9 Ft On 2nd & Basement; Hand-Scraped Hardwood Flrs; Huge Gourmet Kitchen with Servery ; Top of line appliances including Sub-Zero Fridge, Wolf Microwave, Oven, Stove And Hood, Asko Dishwasher.

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* Not intended to solicit properties or clients currently under contact

Market Watch

May 2017

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For All Media/Public Inquiries:
(416) 443-8158



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(416) 443-8152

FOR ALL MEDIA/PUBLIC INQUIRIES:
(416) 443-8158

Active Listings Increase in May

TORONTO, June 5, 2017 – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 10,196 sales through TREB's MLS® System in May 2017 – down by 20.3 per cent compared to 12,790 sales reported in May 2016. Sales of detached homes were down by 26.3 per cent. Sales of condominium apartments were down by 6.4 per cent.

Active listings – the number of properties available for sale at the end of May – were up by 42.9 per cent compared to the lowest level in 15 years recorded in May 2016, but remained below the average and peak during that period. The number increased considerably for low-rise home types including detached and semi-detached houses and townhouses. Active listings for condominium apartments were down compared to May 2016.

"Home buyers definitely benefitted from a better supplied market in May, both in comparison to the same time last year and to the first four months of 2017. However, even with the robust increase in active listings, inventory levels remain low. At the end of May, we had less than two months of inventory. This is why we continued to see very strong annual rates of price growth, albeit lower than the peak growth rates earlier this year," said Mr. Cerqua.

Selling prices continued to increase strongly in May compared to the same month in 2016. The MLS® HPI Composite Benchmark price was up by 29 per cent year-over-year. The average selling price for all home types combined for the TREB Market Area as a whole was up by 14.9 per cent to \$863,910. Year-over-year price increases were greater for condominium apartments compared to low-rise home types. This likely reflects the fact that the low-rise market segments benefitted most from the increase in listings.

"The actual, or normalized, effect of the Ontario Fair Housing Plan remains to be seen. In the past, some housing policy changes have initially led to an overreaction on the part of homeowners and buyers, which later balanced out. On the listings front, the increase in active listings suggests that homeowners, after a protracted delay, are starting to react to the strong price growth we've experienced over the past year by listing their home for sale to take advantage of these equity gains," said Jason Mercer, TREB's Director of Market Analysis.

HISTORIC ANNUAL STATISTICS

Year	Sales	Average Price
2005	84,145	\$335,907
2006	83,084	\$351,941
2007	93,193	\$376,236
2008	74,552	\$379,347
2009	87,308	\$395,460
2010	85,545	\$431,276
2011	89,096	\$465,014
2012	85,496	\$497,130
2013	87,049	\$522,958
2014	92,782	\$566,624
2015	101,213	\$622,121

TREB MLS® Sales Activity

10,196

May 2017

12,790

May 2016

Sales & Average Price By Major Home Type

May 2017

	416	905	Total	416	905	Total
2017						
Detached	1,146	3,811	4,957	\$1,503,868	\$1,025,893	\$1,141,041
Semi-Detached	348	582	930	\$1,062,318	\$682,565	\$824,667
Townhouse	367	1,146	1,513	\$741,211	\$629,229	\$685,392
Condo Apartment	2,038	816	2,854	\$564,808	\$448,867	\$533,659

2016 MONTHLY STATISTICS

Month	Sales	Average Price
January	4,640	\$630,193
February	7,582	\$685,628
March	10,260	\$688,011
April	12,016	\$739,762
May	12,790	\$752,100
June	12,725	\$747,018
July	9,931	\$710,420
August	9,748	\$710,978
September	9,830	\$756,021
October	9,717	\$762,677
November	8,502	\$777,041
December	5,306	\$730,037
Annual	113,047	\$729,821

TREB MLS® Average Price

\$863,910

May 2017

\$752,100

May 2016

Year-Over-Year Summary

	2017	2016	% Chg.
Sales	10,196	12,790	-20.3%
New Listings	25,837	17,356	48.9%
Active Listings	18,477	12,931	42.9%
Average Price	\$863,910	\$752,100	14.9%
Average DOM	11	15	-26.7%

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