





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




Rare to find 2 Cars Garage Townhome at Dundas / Mavis. Corner Unit, 3 Bedrooms, 3 Washroom, Lots of Sunlight. Almost 2,000 s.f., Direct Access from Garage. Close to Schools, GO Station and Square One. Only Asking \$559,000.00



Luxury Condo in Oakville. 2 Bedroom plus Den, Unobstructed View of 16 Mile Creek. Convenience location: Walk to Shopping, GO Station, School and more. Only Asking \$414,900.00




Assignment Sales: 1 Bedroom + Den (facing North) or 1 Bedroom (facing South) Unit in Downtown Toronto (Dundas St East / Jarvis St). Walk to Ryerson University, TTC Subway Station. Occupancy in April 2016. Asking from \$394,000.00
1 Bedroom Unit in Mississauga (facing East - unobstructed view) comes with 1 Parking and 1 Locker. Walk to Square One, Transit Terminal, Central Library and More. Asking \$299,900.00



Yiu Ming Wong
Sales Rep
905-896-0002



ANDREW CHIANG
Sales Representative
(647) 704-2388
andrewchiang@livingrealty.com



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.

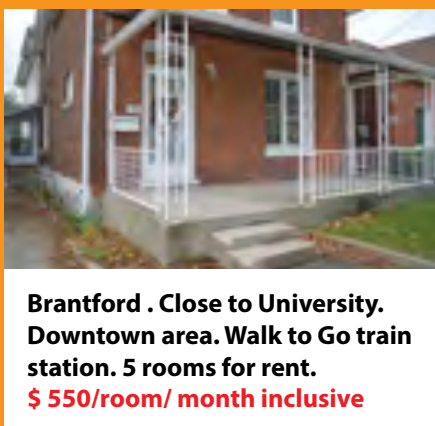
CALL NOW FOR INVESTMENT INFORMATION
416-666-4566
NewCondoExpert@gmail.com



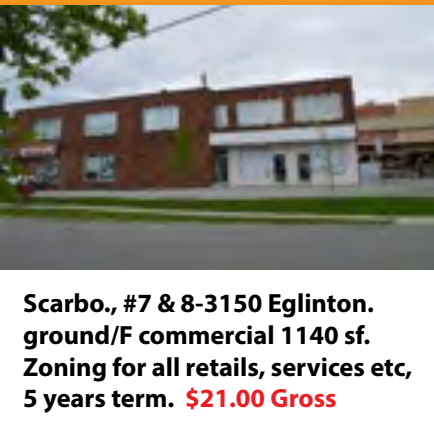
KEN TONG* B. Comm



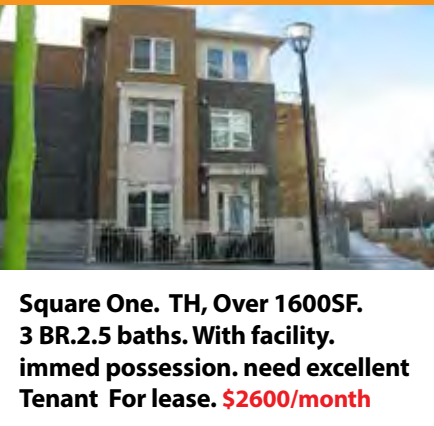
Tony Lai, sales rep
MBA, ACIS
Serve in GTA
With clients' Satisfaction.
Over 20 years
In Real Estate
416 230-0662
tonylai@gmail.com




Brantford . Close to University.
Downtown area. Walk to Go train station. 5 rooms for rent.
\$ 550/room/ month inclusive




Scarbo., #7 & 8-3150 Eglinton.
ground/F commercial 1140 sf. Zoning for all retails, services etc, 5 years term. **\$21.00 Gross**



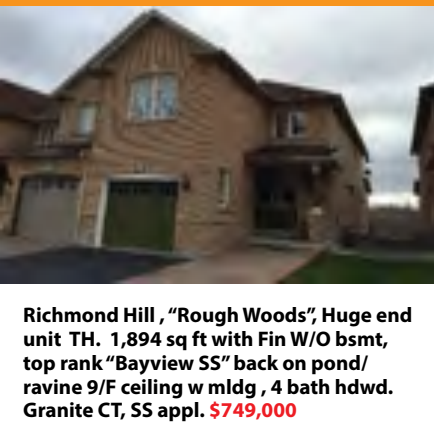
Square One. TH, Over 1600SF.
3 BR.2.5 baths. With facility. immed possession. need excellent Tenant For lease. **\$2600/month**




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



Burlington Deli Mark Café Working
Monday to Friday 7am-4pm.
Easy Operation. 40 seats inside + outdoor patio. **Business \$150,000**



Richmond Hill, "Rough Woods", Huge end unit TH. 1,894 sq ft with Fin W/O bsmt, top rank "Bayview SS" back on pond/ ravine 9/F ceiling w mldg, 4 bath hdwd. Granite CT, SS appl. **\$749,000**



Square one ,Mississauga - 4 Bed.
4 Bath. Finished Basement with Separate Entrance. Opportunity! Coming soon! **\$789,000**

FIFTH ON THE PARK CONDOS

- Surrounded by shopping, dining and cinema
- Steps to Fairview Mall, TTC & The Don Mills subway
- Close to highways 401 & 404
- Nearby Parkway Forest Park, Shaughnessy Public School Park and Oriole Park



Rosedale on Bloor Condos

Walk Score of 91
3 minutes walk from Bloor Danforth Subway
16 minutes walk from U of T St George Campus
5 minutes walk to Yonge & Bloor
6 minutes walk to Yorkville
18 minutes walk to Ryerson University

Whitehaus Condos - Now Selling



WHITEHAUS CONDOMINIUMS


LIFE HAPPENS BETWEEN THE LINES

- Limited Time Incentives Up to \$25,000 in Savings
- Free Assignment - Free Island
- Zero Cost Development Charges
- Extended Deposit Structure



York condos
DOWNTOWN MARKHAM

- Steps to York University's new campus at Downtown Markham
- Access to highway 404/407
- Close to Go/Viva Transit
- Surrounded by shops, restaurants and cinema



Wechat: naidanwang
NAIDAN WANG* C: 416-671-2881
Top Producer: 2012, 2014-2015
New Homes Sales Platium Award: 2014-2015

Living
in Mississauga

The Real Estate Market Watch
Winter 2015

Living Realty Celebrates 35 Years of Real Estate Excellence

Over the years between the celebration of Living Group of Companies' most recent milestone anniversary - our 30th in 2010 - and now, the Group has experienced many exciting changes.

Some of those changes - like the opening of our new Head Office location at 8 Steelcase Road West in Markham - mark a physical investment in the future, while acknowledging the legacy of our 35 years serving the community.

Within the new Head Office, several hallways are filled with reminders - in the form of pictures, dates, awards, certificates, and more - of the various transformations, achievements, and relocations that brought us all the way here from the humble beginnings of Stephen Wong's first real estate office on Finch Avenue East.

The extent of our brokerage's growth is shown not just in the number of our office spaces - which have multiplied from one to five since 1980 - or in the number of our dedicated sales representatives, which have nearly tripled at the North Markham Branch alone. It's also reflected in the diversified number of services that we are now able to proudly offer our community - from new home marketing and property management, to digitally publishing the latest in real estate projects, news, and listings.

However, even with the remarkable amount of success and expansion that Living Realty has managed to achieve, the organization is still holding true to the original vision of its founder: connecting homes with owners.

Likewise, the unwavering commitment to cultural diversity that has been with Living Realty since day one includes to be a defining characteristic of our sales team and our client base - both of which include many first- and second-generation Canadians, as well as newcomers to the country.

As we gather to celebrate 35 incredible years in business, we'd like to thank you - the Greater Toronto community - for believing in us all along, and for helping us reach this significant milestone. We couldn't have done it without you, and we look forward to continuing to provide our clients with the highest standard of real estate excellence for many years to come.

 Alan Cheung** Branch Manager (416) 669-0325	 Alfred Lee* (416) 312-2807	 Alice Wong* (416) 419-3311	 Andrew Chiang* (647) 704-2388	 Ann Fung (416) 388-2333	 David Mark (416) 569-8920	 Donna Mak* (416) 579-2768	 Helen Meng* (647) 896-0642	 Hui Wang* (416) 274-9789
 Irene Leung** (416) 450-7463	 Jeca Wong (647) 500-0899	 Ken Tong* (416) 666-4566	 Kiew Mun Wong* (647) 703-2537	 Leslie Zhang (416) 409-7368	 Manny Tan (416) 876-5387	 Max Chung 정성호 (647) 460-1225	 Mindy Su (647) 886-9999	 Naidan Wang (416) 671-2881
 Nixon Lau* (416) 566-4228	 Sheldon Tsui* (416) 562-2985	 Shirley Li (647) 981-5268	 Susanna Kwok* (416) 525-3333	 Ted Tran (647) 203-8903	 Tony Lai (416) 230-0662	 Tony Li* (647) 888-8912	 Wei Guan* (416) 833-3286	 Yiu Ming Wong (416) 818-9628

*Sales representative
**broker

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to solicit buyers or sellers under contract with a brokerage

Vision Cooksville: Mississauga Redefines a Neighbourhood

Centred on the busy intersection of Hurontario Street and Dundas Street West, Cooksville is without a doubt one of Mississauga's most well-established neighbourhoods. Its history, after all, goes all the way back to 1798, when it began its existence as little more than a coach stop, along what was then the Dundas Highway.

Now home to a highly diverse population and its very own GO station, Cooksville will soon become an even more important Mississauga transit hub when it becomes home to two major stops on the Hurontario LRT - one at Dundas, and another at the GO station itself.

With the LRT's ridership projected (by Ontario's Ministry of Transportation) to reach roughly 35 million passengers a year by 2013, the City of Mississauga is looking ahead with a Vision Cooksville - an initiative that hopes to establish a road map for the neighbourhood's future development.

"Cooksville will be transformed over the next 20 to 30 years through intensification, infrastructure investment,

redevelopment, and revitalization," reads the initiative's mission statement.

"Vision Cooksville is a City initiative that will create a long-range vision for this growing urban area. [Neighbourhood residents] can help shape this community's vibe, personality and character."

Currently in the community consultation stage, Vision Cooksville held its first public meeting on November 16. Residents who missed that one are invited to attend two upcoming consultations in January:

January 25, 2016

1:00 PM to 3:00 PM
Cooksville United Church Auditorium
2500 Mimosa Row

January 27, 2016

6:00 PM to 7:00 PM - Open House
7:00 PM to 9:00 PM - Presentation and discussion
TL Kennedy Secondary School
3100 Hurontario Street

2015 AWARD WINNERS LIST

Mississauga Branch

TOP PRODUCER



Naidan Wang*

PRESIDENTS AWARD



Naidan Wang*



Ken Tong*



Tony Li*



Nixon Lau*



Tony Man On Lai*



Donna Mak*



Edward Leung*



David Mark*



Helen S.N. Ho*



Yiu-Ming Wong*



Helen Meng*



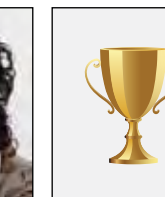
Quang Lam**



Hui Wang*



Cindy Tu*



Ping Ke*



Andrew Chiang*



Michael Yeo*



Mindy Su*

AWARD OF DISTINCTION



Iris Fong*



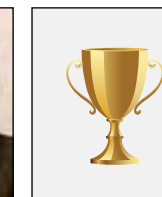
William T Cheung**



Leslie H. F. Zhang*



Tony Ma*



Jun Zhao*

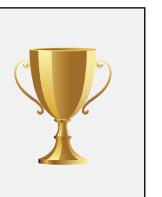


Kiew-Mun Wong*



Kola C Lee*

SALES ACHIEVEMENT AWARD



Anna Choy*



Sheldon Tsui*

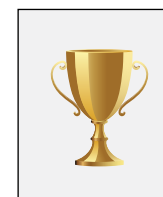


Daniel Wong*

SUCCESS CLUB



Manny Tan**



Paul Kwan Lau*



Christopher Ho*



Alfred Lee*



Clarie Zhou*



Ann C. Y. Fung*



Wei Guan*



Stephanie Shao*

THE PATH TO EXCELLENCE AWARD



Alfred Lee*

NEW HOMES SALES PLATINUM AWARD



Naidan Wang*



Ken Tong*



Nixon Lau*

NEW HOMES SALES GOLD AWARD



Daniel Wong*



Andrew Chiang*

TIME FOR A CHANGE? JOIN **LIVING REALTY** AND EARN UP TO **100% COMMISSION***



*Some Conditions Apply



NO DESK / MONTHLY FEE

NO FRANCHISE FEE

FREE ADVERTISEMENT

FREE AGENT WEBSITE

FREE START-UP KIT OF \$1,000 VALUE*

5 OFFICES IN THE GTA



FOR MORE INFORMATION, CONTACT OUR BRANCH MANAGERS:

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NORTH YORK: Alan Wu** | 416.223.8833 | awu@livingrealty.com
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WOODBINE: David Wong* | 905.474.0500 | davidwong@livingrealty.com
8 Steelcase Road West, Unit A, Markham Ontario L3R 1B2

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*Sales Representative **Broker

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VIDA CONDO

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2 Bedroom Starting From \$345,990
Parking is \$35000

Rental Guarantee (Optional)

微信号 naidanwang

NAIDAN WANG
Sales Representative
(416) 671-2881

Occupancy Date: Sep. 2017

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Email: dwong@danielwong.ca

FOR SALE!

Elegant Former Model Home located in Scarborough, End Unit W/ Loads Of Upgrades! Walk-Out Basement With Ensuite Can Be Used As 3rd Bedroom Or In Law Suite! Excellent Starter Home.
ASKING \$489,800

Buy or Sell Ask Me

COMMITMENT
Maximize your home investment

DEDICATION
Smooth transactions

SERVICES
Free home staging and market analysis

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Alice Wong
416-419-3311
Alicelistings@hotmail.com

Hui Wang*
realwang@hotmail.ca
416-274-9789
Opportunity Go!

Outstanding Location Condo at **Dixie/Dundas Mississauga!**
Asking 189k only! Rare Chance To Own An Absolutely Stunning Sunny 2 Bedroom Condo! Bright South Facing Window And Balcony! Very Convenient Location. Walk To Supermarket, Public Transit, Tim Hortons, Close To New Walmart, Costco, And Go Station! Why Rent When You Can Buy This Affordable Condo With Low Maintenance Fee? Don't Miss It!

Milton freehold townhouse for sale, Gorgeous 3 Bedroom Energy Star Rated Mattamy Moonseed End Model. Eat In Kitchen Is Drenched With Sunlight With Its Large Window! Single garage. Updated Fresh Modern Paint Throughout The Entire Home! Asking 455k.

SEASON'S GREETINGS

ISLINGTON TERRACE

Selected two bedroom units at attractive price

DAVID MARK
905-896-0002
416-569-8920

BLOORVISTA AT ISLINGTON TERRACE

VIP pricing Up to \$5,000 discount Starting \$213,500

DONNA MAK
Sales Representative
(416) 579-2768

SOLD

\$419,000
Gorgeous 3 bedroom townhome located at markham rd/sheppard ave. Hardwood stairs with laminate flooring throughout. Upgraded kitchen cabinetry and backsplash with granite countertop. 2 Parking spaces included. Close to parks, library, schools, & community centre. Minutes away from the 401, ttc, and shopping!

\$569,600
Beautiful 2 bedroom + den condo located in hogs hollow (yonge/401) with excellent views of the ravine and private garden. Excellent neighborhood and school district! Full amenities including indoor swimming pool, massaging hot tub, sauna, exercise room. 24-Hr concierge & gatehouse entry. An easy walk to the subway/buses, golf course, and Parks. 2 Parking & 2 lockers.

SHeldon Tsui
Sales Representative
(416) 562-2985



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