

Living in Markham

The Real Estate Market Watch

Cathedraltown is a new and developing community in the city of Markham.

The community is bounded by Highway 404 to the west, Major MacKenzie Drive to the south, Cachet River to the east, and Elgin Mills Road to the north. The community is sometimes considered to "wrap around" the historical community of Victoria Square.

The community gains its name Cathedraltown because it is landmarked by the Cathedral of the Transfiguration. The Cathedral of the Transfiguration is a Slovak Byzantine Rite Roman Catholic former cathedral located in a lot that used to be part of the Victoria Square community. However, upon urbanization and development, the cathedral is now officially designated as part of Cathedraltown, as it stands right in the centre of Cathedraltown and serves as the landmark of the Cathedraltown community. The construction of the cathedral began in 1984. The Cathedral was conceived and funded by Stephen B. Roman, a Slovak immigrant to Canada who had built up the Denison Mines corporation. Roman both funded and designed the building, modeling the structure on the church in Velky Ruskov, the Slovak village he was raised in.

Among its features is the world's largest three bell carillon, with the French made bells by the Fonderie Paccard, weighing 32,000 pounds, and 300 cm diameter. The mosaics are reputed to contain about 5 million pieces. The cathedral was built to hold 1,200 people. The central tower rises 63 meters (about 20 storeys) and is topped by a gold onion dome. The church was designed by Donald Buttress, a renowned British architect whose claim to fame is overhauling Westminster Abbey.



The Cathedral of the Transfiguration



When Roman died in 1988, it fell to his daughter, Helen Roman-Barber and her Slovak Greek Catholic Church Foundation, a charity that owns the cathedral, to finish his work. The building was last open to the public in 2009, and today, the building was incomplete and with estimates that completion would take years to come. It was Helen Roman-Barber who developed the plan for a European-style community following the death of her father. Cathedraltown, a 2000-unit residential project has been developed on a 250-acre of farmland centered around the Cathedral of the Transfiguration. Many of its winding streets have been named after her father's Holsteins,

including Reflection Road and Charity Crescent. Monarch Home, Andrin, Romandale and FRAM partnered to build what Ms. Roman-Barber considers more a town, than a subdivision.



May Liang*



Cynthia Ching*



Monica Maleki*



Steven Yiu*



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Sandra Chin*



Kannes Lo*



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Annie Li*



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Raymond So*

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Cathedraltown is becoming become one of the region's most unique communities in the city of Markham. With its Georgian-style homes and pedestrian-centered design, Cathedraltown intends to defy monotonous sprawl and feature a mix of homes and shops, live/work spaces and offices, all within walking distance with each other. Cathedraltown is introducing a strong grid of through streets lined, in the cathedral quarter, by mixed-use buildings up to six storeys tall. A straight high street, with shops and services, will extend westward from the church toward the 404. Shorter structures, mainly residential, will dot the grid as it falls away from the cathedral, creating an attractive, staged transition from high and ceremonial - the church golden domes are as tall as 20-storey buildings - to the intimate scale of two-storey residences. A low-shouldered lake, now under construction, will provide further counter-point and visual balance to the soaring church.



The community began its settlement in the years of 2006 and 2007. Residential development had been slowed due to inadequate sewer and water capacity, but it became ease in the last few years. For now, the community is entirely residential. However, employment lands are expected to fill 42 acres of scrub along Hwy 404, which ideally, to which Cathedraltown residents could eventually commute without ever needing a car. Cathedraltown residential development is largely finished and being occupied presently, some five to seven years from now, we shall see a European-inspired vision come to fruition.

Cathedraltown Real Estate Transactions:

1st Quarter (Jan-March)

Types	Transactions	New Listings	Average \$	Average Days on Market	Average \$ / List Price Ratio
Detached	8	10	\$789,000	18	100%
Semi-Detached	7	9	\$586,000	15	100%
Freehold Townhouse	6	8	\$567,000	5	102%

2nd Quarter (April-June)

Types	Transactions	New Listings	Average \$	Average Days on Market	Average \$ / List Price Ratio
Detached	7	22	\$842,000	15	99%
Semi-Detached	5	6	\$643,000	9	104%
Freehold Townhouse	8	13	\$584,000	11	102%

3rd Quarter (July-September)

Types	Transactions	New Listings	Average \$	Average Days on Market	Average \$ / List Price Ratio
Detached					
Semi-Detached					
Freehold Townhouse					

*The source for all information is the Toronto Real Estate Board



Mary Yuen
Sales Representative
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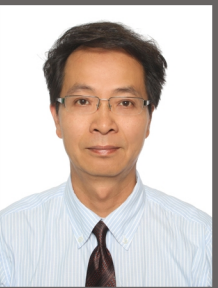
Kennedy/Major Mac, 3 Bedroom Townhouse, Master Bedroom 4 pc Ensuite, Open Concept Kitchen, Family Room with Gas Fireplace, Double Garage, Professionally Finished Basement, 2 piece washroom **\$539,000**



May Liang
Sales Representative
(905) 888-8188



Don Mills/York Mills, 15 Mins Drive to Downtown Toronto, Large Pie-Shaped Lot Back to Ravine, Finished Walk-Out Basement, Walk-Out to Big Deck From Dining Room, Enjoy Your Backyard Oasis in the Heart of City, Near Shops, Parks, Trails, Schools **\$749,900**



Raymond So
Sales Representative
(416) 720-3838



Luxury "Royal Gardens" at Prime HWY 7 Location. High Floors, From 600 to 680 sq ft, Open Concept & Fully Upgraded. Close To Shopping, Restaurants, YRT Transit. Parking & Locker included, Occupancy Summer 2013. **\$278,000**



Terry Chan
Sales Representative
(905) 888-8188



Warden/HWY 7 1 Bed w/Semi Ensuite Open Kitchen w/Centre Island Granite Countertop, Hardwood Fl.Parking and Locker **\$270,000**



William Fok
Sales Representative
(905) 888-8188



Brand New Luxury Home (3,863Sq.Ft) Premium Lot In High Demand Boxgrove Area, \$\$\$ Upgrade, Hardwood Floors, Oak Stairs, Upgrade Handrail/Picket, Open To Above Foyer, Exterior Soffit Pot Lights, Alarm System **\$976,800**



Sally Kwok
Sales Representative
(416) 898-8223



Warden/Hwy7 - Luxurious Tridel Condo with 5 stars amenities,Modern & spacious,1100+sq ft:2+1 bdrms,2 baths & 1 Parking w/ stunning South view fm the 16th fl.Within top ranked school zone: UHS, Coledale & St Justin. **\$469,900**



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Your Neighborhood Realtor

街坊。



Michelle Leung
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Exclusive - Cathedral Town, Woodbine & Major Mac, 59' Lot Detached by Andrin- Primrose, 4 Bedrooms + 2 Garage, 2953sf. Occupancy in 2013.
www.cathedralmarkham.com

Call For Details



Eddie Cheng
Sales Representative
(905) 888-8188



Elgin Mills and Woodbine By-pass Avenue
One Year All Brick Townhome, Like New.
2185 SF, 4 Bedroom, 2 Ensuites, Private Driveway Parking For 2 Cars. Direct Access From Garage, 5 Appliances Included.

\$638,000



Angela Fong
Sales Representative
(416) 722-6366



Leslie/16, Professional Design Bridal Photography Studio, Leasehold Improvement & Stock Over \$300,000 A Year Ago. Purchase Price Includes Existing: Bridal Gowns, Evening Gowns, Over \$80,000 Stocks, Turn Key Operation.

\$128,000



Annie Li
Sales Representative
(905) 888-8188



Finch/Brimley Semi-detached, 4+2 Bedrooms, 2 Kitchens, 4 Full Bathrooms. Facing West. Great For Starter Home.

\$459,000



Kannes Lo
Sales Representative
(905) 888-8188
kanneslo.com



Absolutely Amazing Brand New Townhome at Prime Leslie & Sheppard Location. Luxury Upgrades: Extra Sound Insulated Flooring. Low Monthly Condo Fee Includes Access to State-of-Art Condominium Amenities - Indoor Swimming Pool, Exercise Rm, Virtual Golf Room etc etc. Visit www.kanneslo.com to see virtual tour.

\$1,290,000



Shirley Leung
Sales Representative
(416) 318-8844



Commercial/Retail Unit, 405 sq ft Office for Sale or Lease at Finch and Midland, for all kinds of business, own it for investment. Ground floor with excellent exposure. Asking \$135,500 or Net lease of \$1,400/month.

\$135,500



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Warden/HWY 7 \$399,800

Warden/HWY 7, Tridel CIRCA 2, 2 BR+den (3rd BR), Wood Floors. Southern Exposure With Unobstructed View Close To Schools, Transit, 407/404 and Shopping. 24-Hr Concierge. Incl Stainless Steel Kitchen Appliances, Washer & Dryer. State-Of-The-Art Amenities.

Nancy Ma, Sales Rep. (905)-888-8188 ID# 6235.



Markham/Major Mac \$599,900

Spacious Detached Home In High Demand Community, 3+1 Bedroom, Finished Basement With Bedroom, Rec-room & 3pc Bath, 2nd Floor Family Room With Gas Fireplace, Main Floor Laundry, Steps To Donald Cousens P.S. with Childcare, Across Beautiful Park To Buroak S.S. YANG YANG, Sales Rep. (647)-501-6689



Woodbine/Major Mac \$529,000

Freehold Townhouse End Unit 3 Bedroom + Finished Basement W/Large Rec Rm & 3pcs Bathroom. Walk to School, T&T Supermarket. By Aspen Ridge, Minutes To Hwy 404, Shopping Centre, Banks, Main Floor 9' Ceiling And Open Concept, Open Oak Stair.

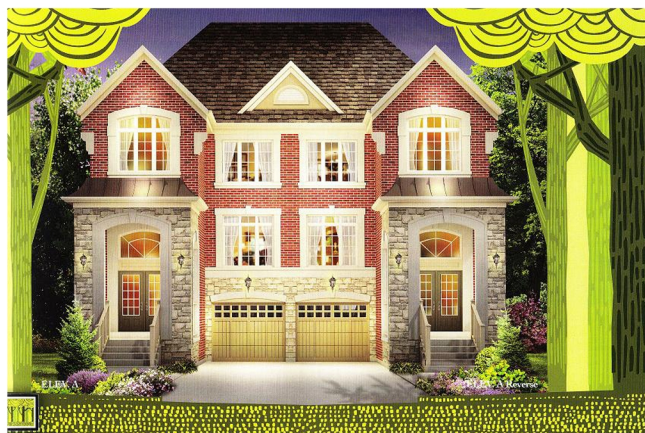
Cynthia Ching, Sales Rep. (416)-567-7578



Woodbine/Elgin Mills \$559,000

Only 1 year Old Luxury Freehold Townhouse. Over 1800 sq ft With Great Layout. 3 Bedrooms, 3 Baths. 9 ft Ceiling on Mail Floor. Upgrade Hardwood Flooring, Stairs, Kitchen. Gas Fireplace. Can Park 3 Cars.

Raymond So, Sales Rep. (905)-888-8188



Woodbine/Elgin Mills

The Beautiful layout Semi-detached With Loft In Desire Area (Woodbine Ave Bypass/Elgin Mills Rd E), 2,650 sq.ft. 9' Ceiling & Hardwood On Main Floor, 4 Bedrooms + 3.5 Washrooms, Double Door Entrance, Direct Access To Garage, Minutes To Hwy 404, For Investment Or Own Use, Don't Miss It !! Asking \$668,000.



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Premium Results

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Steven Yiu
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Market Updates - New Listing, Sold Record
Investment - New Home Updates
Community News - Upcoming Events
Home Evaluation - Deliver to your Mailbox



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CathedralMarkham.com



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