

Living in Markham

The Real Estate Market Watch

Fall 2013

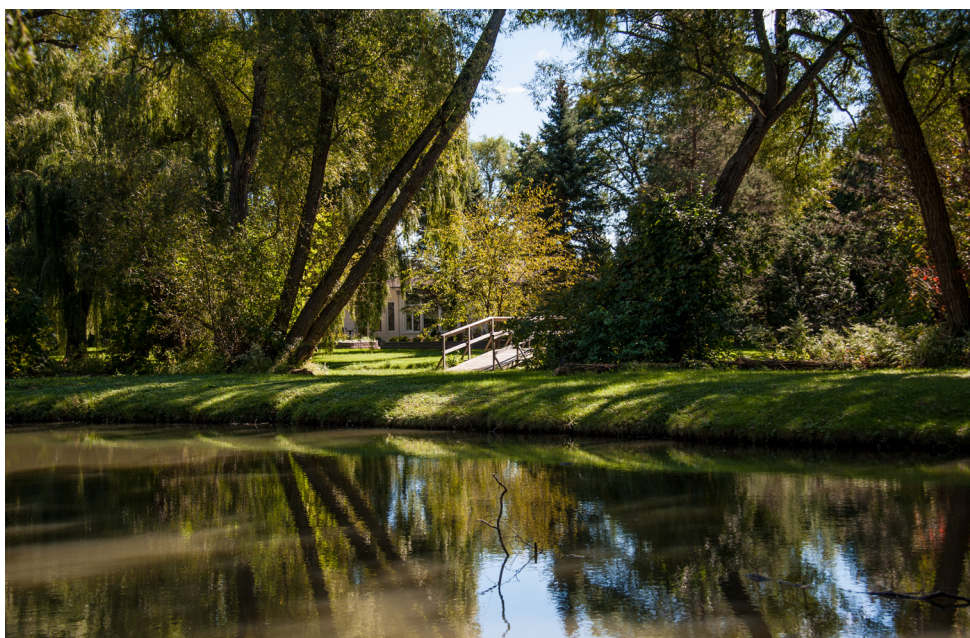
Cachet Village:

An in-depth look at one of Markham's hottest million-dollar communities

Offering a family-friendly combination of elegant executive homes, naturally beautiful public spaces and a great selection of schools, Markham's Cachet Village is an increasingly popular spot for York Region home buyers.

Cachet is approximately bounded by 16th Avenue to the south, Major Mackenzie Drive to the north, Warden Avenue to the east and Highway 404 to the west. This fantastic location makes the neighbourhood an ideal option for commuters, within easy driving distance to both Highways 404 and 407.

Developed upon a spread of land historically used for farming, Cachet has enjoyed strong reputation due to its selection of stately and spacious detached homes on quiet residential streets such as Richard Person Drive, Personna Boulevard and Cachet Parkway, to name just a few. Many of these original country houses in Cachet Country Club were built in 1960s, while others have recently been replaced by exceptional modern luxury houses – offering home buyers a choice between a classic property and more contemporary options.



The Rouge River and Berczy Creek both flow through the community, providing area residents with natural open space for recreational activities. Elsewhere, natural areas have made way for residential development in order to help accommodate the City of Markham's growing population. The south side of Personna Boulevard (between Woodbine and Warden), in particular, has been the site of much upscale residential development over the last 20 years.

During the same period, the area has also seen much development on the west side of Woodbine Avenue – presenting home buyers with various offerings including detached homes, semi-detached homes and townhouses.

The residents of Cachet consist mostly of middle to upper-income families, many of whom moved to the area for its exceptional offering of both elementary and secondary schools. Right within the bounds of Cachet, you will find Ashton Meadows Public School, St. Monica Catholic Elementary School and St. Augustine Catholic High School – one of Ontario's top secondary schools for academic performance and innovative student programs. Cachet is also a short distance from Unionville High School, a public secondary school renowned for its Arts program and the excellent overall performance of its students.

Cachet residents also have access to convenient shopping and dining right at their doorstep with the Cachet Centre, a commercial plaza located on the northeast corner of Woodbine Avenue and 16th Avenue. The plaza features familiar favourites like Pizza Pizza and Tim



Sandra Chin*



Cynthia Ching*



Peter Poon**



Kannes Lo*



Yanny Lee*



Shirley Leung*



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Horton's, as well as convenient everyday stops such as T & T Supermarket, Shopper's Drug Mart, TD and CIBC. In the future, Cachet area residents can also look forward to the opening of a planned Asian shopping centre at the intersection of Woodbine Avenue and Markland Street.

With the addition of so many new homes and convenient services, the Cachet neighbourhood has been experiencing strong residential real estate numbers. In 2012, according to the Toronto Real Estate Board, there were 92 detached houses sold in Cachet – with the average sale price of \$1,082,947, and it took average 19 days on the market before being sold.

2013's numbers have shown a similarly strong interest in the area, with 65 detached houses sold in Cachet as of mid-September – at an impressive average sale price of \$1,077,195. The average number of days on market for each home listed was 19 days – the same as in 2012. To get an even better idea of the residential real estate picture in cachet, we've provided an overview of the neighbourhood's quarterly transaction records below:

Detached House - Number of Transactions in 2012:

Quarters	No. of Sold	Average Sold \$	Asking vs. Sold \$
Q1	16	\$1,063,000	103%
Q2	35	\$1,146,000	99%
Q3	25	\$1,085,000	97%
Q4	16	\$ 892,000	98%

Detached House - Number of Transactions in 2013:

Quarters	No. of Sold	Average Sold \$	Asking vs. Sold \$
Q1	8	\$1,187,000	100%
Q2	31	\$1,055,000	101%



Article by Christopher Cooper, Web Content Developer, Living Realty Inc., Brokerage





Angela Fong Sales Rep.
(416) 722-6366



Wilson Avenue & Bathurst Street
Large 2 Bedroom Condo at Excellent Location: Walk to TTC Wilson Subway Station, min. to 401 & Yorkdale Mall. Indoor Pool, Concierge, Pet Spa. 5 Appliances & 1 Parking Included.

\$389,000




Eglinton Avenue East & McCowan Road
Renovated 1000 s.f., 2 Bedroom + Solarium Walk-Out to Garden, Brand New Laminated Flooring, Fresh Paint, New Stove and Fridge. Great Location Close to Go Transit, 24 Hours TTC, Schools, Churches, Shopping and All Amenities. Top Move-In Condition.

\$179,990




Leslie Street & 16 Avenue
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

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Sally Kwok
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(416) 779-9933




***EXCLUSIVE* Leslie/St John's Sideroad:**
Brand New Ravine Lot, 3500 sq.ft. Detached Home in Newmarket, 5 Bedrooms+Over \$20000 in Upgrades. 5 mins Drive to HWY 404 & 10 mins to GO Train Station.

\$779,990




William Fok
Sales Representative
(416) 617-8932




4600 Steeles Ave East
Great Location. Milliken Centre. Newer Condo Bldg. Approx. 867 Sq. Ft, 9 Ft Ceiling. Granite Countertop. Large Balcony. Step To Pacific Mall, Market Village, Splendid China Mall, Banks, Restaurants, Go Station & Ttc

\$369,900



Fanny Jim
Sales Representative
(416) 318-9928



Major Mackenzie & McCowan
Brand New Freehold Corner Unit - 3 Br Townhome, Major Mac/McCowan. \$\$\$ upgrades: hardwood floor in living room, Iron railing, S/S appliances, spacious kitchen with breakfast bar. in Famous Pierre Trudeau School Zone.

\$509,900



May Liang Sales Rep.
(905) 888-8188
mliang@trebnet.com



Warden & 16th Ave.
Newly Renovated 3 Bdrms with 3 Bathroom Townhouse in Quiet Complex For Lease. Walk to York Region Top Ranking Elementary & Close to Unionville High School, Too Good Pond, Shopping Plaza & Close to Hwy 404. Newer Appliances & Bathrooms, Eat-in Kit, New Paint. Hardwood Floors.

\$1850/month



Major Mackenzie & Woodbine Ave
4 Years New Bright Corner Detached House with Double Car Garage, 4 Bedrooms with 3 Ensuite Bathrooms, Hardwood Floors and Oak Staircase, Granite Countertop and Stainless Steel Appliances. Main Floor Laundry Room, New Paint Throughout. Move in now. Excellent Price!

\$799,900



Yonge & Hwy 7
Brand New One Bedroom Plus Den on Top Floor of Luxury Building, Facing South with Open View. Walking Distance to Public Transit, GO Transit, Shops, and Parks. Fabulous Amenities: 24Hrs Concierge, Party Room, Sauna, Exercise and Yoga Room. One Parking Space & Locker Room.

\$339,900



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Your Neighborhood Realtor



Catherine To Sales Rep.

(647) 700-0043

ask.catto@gmail.com



Woodbine & 16th Avenue

Rare 5 bed + office in Cachet community. Lot 61 x 124 Ft. Over 3,300 s.f. First owner. Min. to Hwy 404, Plaza, Prestigious schools and more

Sold over ask 106%



Mississauga Road & Derry Road West

Rare WIDE Lot 105 x 144 Ft. Cul-De-Sac. 2735 s.f. (4 bed 3 bath) 2-storey detached house located in Meadowvale Village community. First owner. Min. to Sq One, ETR 407 and Hwy 401. Prestigious schools. Credit Valley Conservation. Ravine. Trail & Parks.

\$ 770,000

Sold for Record High

Monkhouse Rd - SOLD

First to get it SOLD for Record High on the same street in past 2 years ! 4 bed 5 bath

32 Clegg Rd, Markham - SOLD

First to get it SOLD for Record High for the same building in 2012 ! 1 bed +1

131 Upper Duke Cres., Markham - SOLD

First to get it SOLD for Record High for the same building in 2012 ! 1 bed + 2



Yanny Lee
Sales Representative
(416) 910-0833

Beautifully Upgraded 3 Br+1 Semi-De-tach in Scarborough! New Interlock Driveway & Walkway. Prof. Landscaping, Hardwood Floors, New Windows, Crown Moulding & Paint. Updated Roof/Cac/ Furnace, Walkout Bsmt and Deck, In-ground Pool & Much More... Must See!

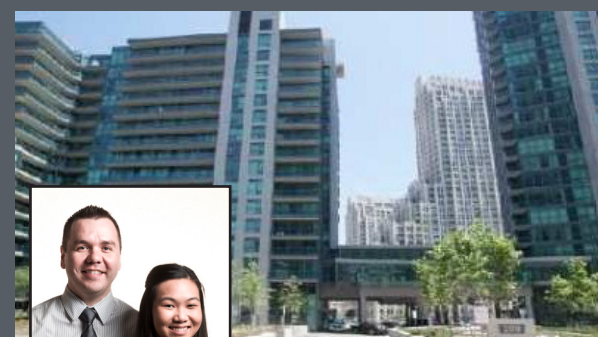
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Yang Yang
Sales Representative
(647) 501-6689

EXCLUSIVE-Brand New Condo Unit in North York. 2 Bedrooms, 2 Full Bathrooms. Facing South-East with Unblocked Cityview. All Amenities and Stainless Steel Appliances, 1% Credit at the Closing Day. Negotiable Price Including Parking and Locker.

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Aron and Eva
Sales Representatives
(905) 888-8188

209 Fort York Boulevard
Luxurious Bachelor Condo w/ balcony at Bathurst & Lakeshore, an extra large locker. 9' ceilings, Crown Mouldings, floor to ceiling windows and much more. Indoor pool, sauna, exercise room and an outdoor lounge. Chattels to be included!

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Sales Representative

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(416) 318-9928

Bay & Bloor
2 Bedroom, 2 Bathroom in a World Class Downtown Location, High Demand Area, Steps to Yorkville, Holt Renfrew, Yonge/Bloor Subway, Grand Lobby, Elegant Building, 24 hrs Security, Great Facilities.

\$605,000



Shirley Leung
Sales Representative
(905) 888-8188

Brand new Freehold Townhome in High Demand Markham Area. Approx. 1900 sq.ft., 9 ft. Ceiling, Fully Upgraded House Back to the Woods, Steps to Go Train Station and All Amenities. Stainless Steel Appliances, Oak Stairs, Hardwood Floor, Direct Access From Garage.

Call for details



Annie Ip
Sales Representative
(905) 888-8188

EXCLUSIVE Woodbine Bypass/Elgin Mills Townhouse. 4 Bedrooms, 4 Washrooms, 3 Ensuites on 2nd Floor. Unfinished Basement, Hardwood on Ground Floor, Central Air Conditioning, Appliances Included. Minutes to Hwy 404, Richmond Green S.S.: High Rental Income.

\$619,900



Victor Lai
Sales Representative
(416) 930-0387

Sheppard & Don Mills 'Legacy Tower'
By Monarch. Mins To Fairview Mall, Hwy 401 & 404. Direct Shuttle To Don Mills Subway. One Bedroom + Den, 639 sq ft with Many Upgrades. 2 Walkouts To Huge Balcony With Unobstructed South View, 1 Parking and 1 Locker included.

Call for details



Cheryl Kwan
Sales Representative
(905) 888-8188

Warden & Hwy 7
3 Bedroom Tridel Townhouse, Close to 2,200 sq ft with Double Garage. 12'ft Ceiling with Large Bay Window in Living Room. Bright and Spacious. Carefree Living in a Very Convenient Location.

\$609,000



Steven Yiu
Sales Representative
(416) 624-6890

60 Town Centre Crt
Stunning Corner Unit w/ Panoramic Views & Large Balcony, Move In Condition. Upgraded Marble Tiles, Great Location: Walk To Scarborough Town Centre, Close To Hwy 401 & TTC. Great Amenities; Parking & Locker included.

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North Markham Fun Fair 2013:

The North Markham Branch of Living Realty was proud to participate in this special community event!



Annie Li Sales Rep.
(647) 389-8811
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7 Things You Must Know Before Putting Your Home Up for Sale

Toronto/York Region- A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and for the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of the matter is that fully three quarters of homesellers don't get what

they want for their homes and become disillusioned and -worse- financially disadvantaged when they put their homes on the market.

As this report uncovers, most homesellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes are entirely preventable. In answer to this issue, industry insiders have prepared a free special report entitled, "The 9 Step System to Get Your Home Sold Fast and For Top Dollar".

To order a FREE Special Report, visit www.anniemagent.com or to hear a brief recorded message about how to order your FREE copy of this report call toll free 1-855-821-8811 ID 1000. You can call any time, 24 hours a day, days a week.

Get your free special report NOW to find out how you can get the most money for your home.

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Buffet Restaurant Serving Japanese, Mandarin, Szechuan and Asian Cuisine, Take-out and Delivery As Well, High Traffic York University Area, Established Clientele and Stable Business, Low Rental Cost and Long Lease Term, Great Opportunity to Be Your Boss!

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Great Investment Opportunity - Welland, Niagara
Approximately 4.26 Acres Land in Proximity of Welland Canal Linking Lake Erie to Lake Ontario, With Provincially Abattoir Licensed 10,000 sq.ft. Plant and Retailer Store of Sausage and Meat Products, Long History of Business Operation in Surplus, Business and Property Can Be Sold Separately.

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Built to Suite About 50,000 sq. ft. Retail Store in Newly Constructed Commercial Complex, High Traffic Scarborough Location, Surrounded by Residential Communities.

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Brand New Upgraded 3-Bedrooms + Den Condominium Townhouse with Roof Terrace, Around 1600 sq. ft.
- **Woodbine & 16th**
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Asking \$2,400,000
- **Yonge & Bloomington**
0.6 Acre Acre of Commercial Land
Asking \$1,850,000
- **Yonge & Davis Drive**
60' x 210' Lot, Free Standing Commercial Building
Asking \$1,150,000



Ransome Yau
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(416) 726-1211

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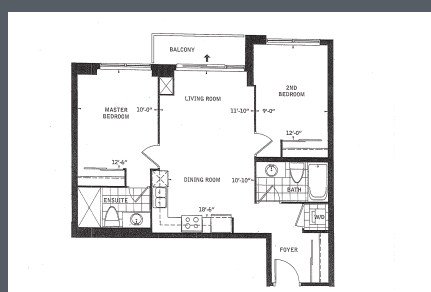
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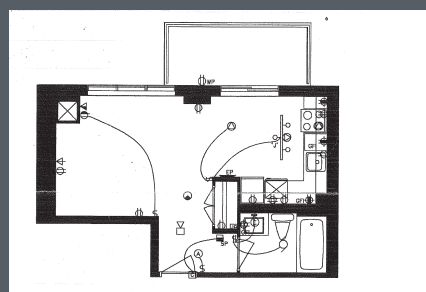
Free Real Estate Consultation

Free Market Evaluation



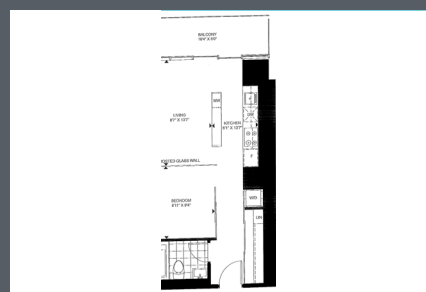
Richmond Hill: Bayview & Hwy 7
2 Bedroom, Approx. 800 sq. ft. + Balcony, 2 x 4pc Bathroom, 1 Parking, 1 Locker, 5 Appliances, Occupancy Spring 2014

\$328,800



North York: Sheppard & Hwy 404
Studio: Approx. 400 sq. ft. + Balcony, 1 x 4pc Bathroom, 1 Locker, 5 Appliances, Occupancy Spring 2014, 8th Floor

\$199,800



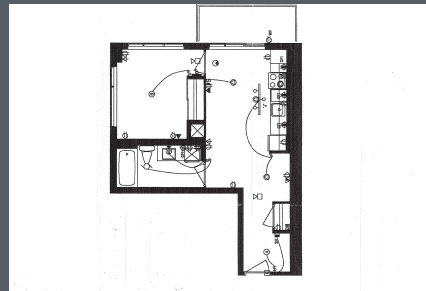
Financial District: University & Dundas
1 Bedroom; Approx. 500 sq. ft., Next to University Subway Station, 1 x 4pc Bathroom, 1 Locker, 5 Appliances, Occupancy Winter 2013, 41th floor

\$359,800



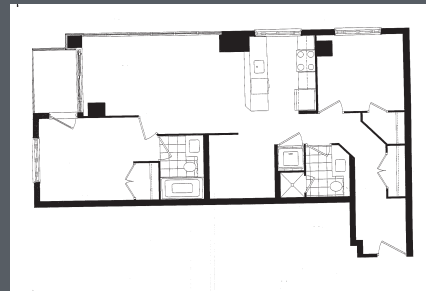
Richmond Hill: Bayview & Hwy 7
1 Bedroom + Den, Approx. 650 sp. ft. + Balcony, 1 x 4pc Bathroom, 1 Parking, 5 Appliances, Occupancy Oct 2013, 8th & 9th floor

\$293,800



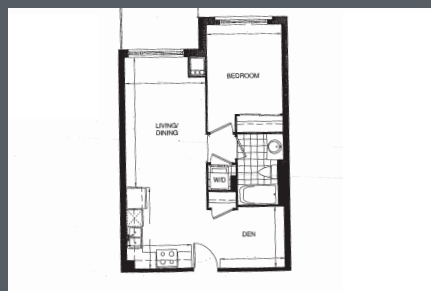
North York: Sheppard & Hwy 404
1 Bedroom, Approx. 540 sp. ft. + Balcony, 1 x 4pc Bathroom, 1 Parking, 1 Locker, 5 Appliances Occupancy Spring 2014, 9th Floor

\$249,800



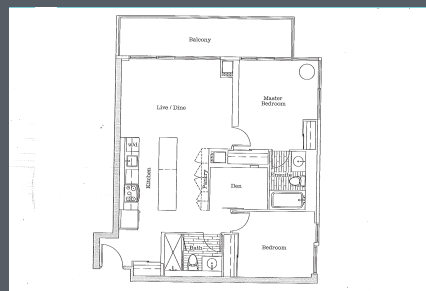
King West (Liberty Village): King & Strachan
2 Bedroom; SE Corner Unit, Approx. 900 sq. ft.; 9 ft ceiling, 2 x 4pc bathroom, Occupancy January 2014, 25th Floor

\$459,800



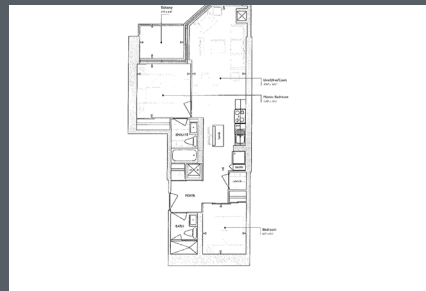
Markham: Kennedy & Hwy 7
1 Bedroom + Den, Approx. 610 sq. ft. + Balcony, 1 x 4pc Bathroom, 1 Parking, 1 Locker, 5 Appliances, Occupancy Spring 2014, 3rd Floor

\$262,000



North York: Leslie & Sheppard
2 Bedroom + Den; NE Corner Unit, Approx. 900 sq. ft. + Balcony, 2 x 4pc Bathroom, 1 Parking, 1 Locker, 5 Appliances, Only 1 Year New, 8th Floor

\$388,800



College Park: Yonge & College
2 Bedroom, Approx. 800 sq. ft.; 9 ft. Ceiling, 2 x 4pc Bathroom, 1 Parking, 1 Locker, 5 Appliances, Occupancy Spring 2014, 33th Floor

\$619,800

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