

# Living in Markham

## The Real Estate Market Watch

Autumn 2014

### Thanksgiving: A Festive Tradition with Canadian Roots

The origin of Thanksgiving is often associated with early pilgrims living in Massachusetts, but what many do not know is that the holiday's first North American iteration actually took place two centuries prior, in the part of Canada now known as Newfoundland.

The year was 1578, and English-born naval explorer Martin Frobisher decided to organize a religious gathering of thanks for not only his crew, but also an assortment of early Canadian settlers. This early, formal observance was in the tradition of European harvest feasts, but in both its location and its menu – salt beef with crackers and peas – it was a distinctly Canadian affair. During the early 1600s, Sam-

uel de Champlain was also known to enjoy an annual harvest feast in modern-day Quebec.

The tradition was brought to Nova Scotia in the 1750s, and subsequently spread out to other parts of the country, where it was celebrated during the autumn season with no specific date. In 1879, Thanksgiving became an official Canadian holiday, and in 1957, it was granted an official date: the second Monday of every October.

Taking place nearly a full month before American Thanksgiving, the Canadian date was selected in order to prevent any conflict with our nation's annual Remembrance Day observations on November 11th.



Over the centuries, Canadian Thanksgiving has transformed to reflect our country's increasingly diverse blend of cultures. That process has been largely helped by initiatives such as Share Thanksgiving, a Toronto-founded program that matches new Canadians with host families to experience an authentic North American Thanksgiving celebration.

#### Thanksgiving in the City of Markham: A Guide for 2014

For any family, the perfect Thanksgiving dinner is a result of plenty of preparation – from sourcing fresh produce and seasonal decorations, to keeping the kids busy while they work up an appetite for the big dinner. Luckily, the City of Markham has plenty of October events and attractions to help you cross off each item on the list! Here are a few of our suggestions for October:

- Whittamore's Farm, east of Steeles Avenue East and Reesor Road, offers two special attractions that run daily between 10 AM and 5 PM, from

mid-September to Halloween. The seasonally-decorated Farm Shop sells Thanksgiving-friendly offerings like apple cider and baked goods, while outside, kids can enjoy the "Pumpkinland" autumn amusement park – featuring wagon rides, a corn maze, and even a Jumbo Pumpkin Jumper.

- The Stiver Mill Farmer's Market, held Sundays during the fall, will be doing its last market of 2014 on Thanksgiving Sunday, October 12. The market is centrally located right on Main Street Unionville, and starts at 10:00 AM – giving you an opportunity to grab those last-minute fresh produce items you might need for the big dinner. No matter how you're celebrating Thanksgiving this year, please accept our best wishes for the season. We hope all of our readers' upcoming long weekend is safe, relaxing and enjoyable!

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

### Directions To Successful Living

Real estate sales representative WANTED!

Join the North Markham Branch of Living Realty Inc, Brokerage



- ❖ Living will subsidize the licensing and insurance expenses for successful candidates.
- ❖ NO FEES! No franchise fees. No monthly fees. No desk fees.
- ❖ Personal coaching and group training to jump start your career.

For more information, contact:

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735 Markland Street Unit 12, Markham, Ontario L6C 0G6

[northmarkham@livingrealty.com](mailto:northmarkham@livingrealty.com)

(905) 888-8188



# Real Estate Market Watch: What They Got



**May Liang**  
Sales Representative  
(905) 888-8188  
realtor.mayliang@gmail.com

**Location:** Times Avenue  
(Bayview and Highway 7)  
**Asking Price:** \$328,000  
**Sold Price:** \$311,000  
**Approx. Size:** 1,000-1,200 sq.ft.  
**Bedroom:** 2  
**Washroom:** 2

Convenient Location, Bright Corner Unit with W/SE View. One Locker & 2 Parking Spaces Included. Stainless Steel Appliances.



**Angela Fong**  
Sales Representative  
(905) 888-8188  
angelahfong@gmail.com

**Location:** Staglin Court  
(Woodbine and Major Mackenzie)  
**Asking Price:** \$818,000  
**Sold Price:** \$808,000  
**Approx. Size:** 1,860 sq.ft.  
**Bedroom:** 3  
**Washroom:** 4

Heart of Cathedral Town. Hardwood Staircase Basement to 2nd Floor. Smooth Ceiling, Quartz Lights. Stainless Steel Appliances.



**Fanny Jim**  
Sales Representative  
(416) 318-9928  
puilanjim@hotmail.com

**Location:** Edward Jeffreys Avenue  
(16th and McCowan)  
**Asking Price:** \$659,900  
**Sold Price:** \$682,800  
**Approx. Size:** 1,850 sq.ft.  
**Bedroom:** 3 + 1  
**Washroom:** 3

Great Location. Professionally Landscaped Front and Backyard with interlocking patio. Single Garage.



**Sheby Chan** Sales Rep.  
(905) 888-8188  
chansheby@gmail.com



**Sheppard & Leslie**  
Exclusive Ravine Neighbourhood! Exquisite 2-year old Townhome in North York. 2 Car Garage 3 Bdrms w/ finished walk-out basement. Signature Kitchen: Deluxe Cabinetry, Granite Countertop & Sleek Appliances. 9' Ceiling on Main & 2nd Floor. Access to Aria Condo amenities

**Call for details**



**Yonge & Sheppard**  
Luxurious 2+1 Suites in The Spectacular Atrium 2 Unobstructive East View from High floor. Full renovated inside over 1500 sf living space. Great condo amenities with 24hr concierge and security. Earl Haig, Mckee and Claudewatsons school district

**Call for details**



**Highway 401 & Sheppard**  
Monarch master planned condo one bedroom very low maintenance fee, super convenient location, magnificent view. Quality finished with extra builder upgrade. Free shuttle bus from condo lobby. Can assume tenant or arrange otherwise.

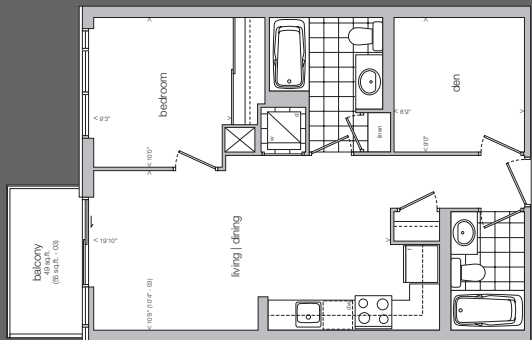
**Call for details**



**Sally Kwok**  
Sales Representative  
(416) 779-9933

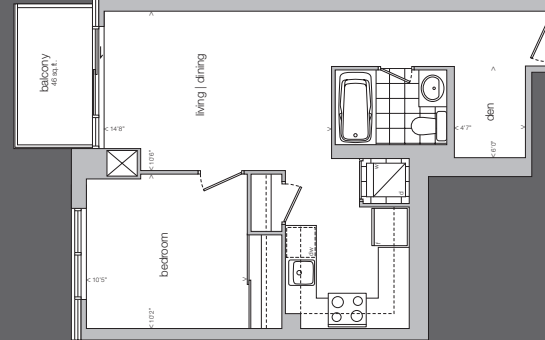
## New Downtown Condo

This unique 20+ storey glass & stone tower, less than 10 minutes walk to subway station; Bus stop is at door; Very close to U of T & High Park. All suites come with spacious layout & modern kitchen. Price starts from \$450/sq.ft. Deposit is as low as 15% until final closing. \$5,000 discount on parking for the first 5 buyers. For investment, please ask about the rental guarantee program.



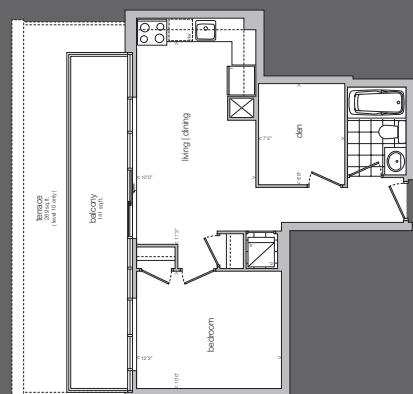
One bedroom + Den with 2 full bath, 658 sq.ft. a "junior 2 bedroom suite

**\$270,900**



One bedroom + Den, 571 sq.ft. from \$254,900, 15% deposit until final closing, Guaranteed Monthly Rent: \$1,300

**\$254,900**



One bedroom + Den, 564 sq.ft., with a lot of windows, very bright south facing unit

**\$257,900**





## Living Realty Moves to New Head Office at 8 Steelcase Road West

For more than 30 years Living Realty Inc., Brokerage's head office operations, as well as its Woodbine and I.C.I. branches, have all been headquartered at a central GTA location in the City of Markham.

Living Realty's accessible location right beside one of the city's busiest intersections – where Woodbine Avenue meets Steeles Avenue, just off of Highway 404 – has helped the brokerage provide efficient, convenient service to our clients since our head office first moved into the third floor of 7030 Woodbine Avenue during the early 1980s.

As the brokerage's growth continued into the 21st century, it became clear that Living Realty would soon need a permanent head office "home" to call its own. This year, we're proud to announce that we've finally made the move – into a brand new, state-of-the-art head office location just a short distance away, on Steelcase Road West.

The new headquarters is located immediately west of Woodbine Avenue,

right across from LiVante Developments – a trusted local developer that oversaw the new headquarters' development from the planning stage, right through to completion in July 2014. Living Realty took occupancy on the weekend of July 20th, along with its fellow Living Group of Companies members: Living Properties Inc. and the International Home Marketing Group.

The new head office location boasts a huge array of features and design touches, which will allow Living Realty to provide an even higher level of client service for decades to come:

- An accessible ground-level entrance leads into a bright, spacious reception area for clients and visitors – complete with comfortable seating, natural light, and nearby private meeting rooms for your convenience.

- Brand new, state-of-the-art office technology – from heavy duty scanners and copiers, to an upgraded agent computer lab – will allow Living Realty to offer better value and faster service to clients as well as members of our growing sales team.

- A newly-installed high-tech surveillance system will allow us to monitor and safeguard each point of entry, ensuring that confidential data is always in safe hands.

- Dedicated parking area will be reserved solely for the use of the Living Group of Companies' staff, clients, and visitors.

"This is a move that doesn't happen very often, and it's a very exciting step for the brokerage and other companies within the group," said the Living Group of Companies' President, Mr. William Lau.

"Our successful relocation was all made possible due to extensive planning, as well as the hard work of our Move Supervisory Group and head office staff."

While the phone numbers for the head office have not changed, we encourage our Living in Mississauga readers to take note of its new mailing address:

8 Steelcase Road West  
Markham, Ontario  
L3R 1B2

We also encourage you to come see us at the new office and take a look for yourself! To get there from Highway

404, proceed north on Woodbine and keep going until you have passed the Steelcase Building on your left. Take a quick left turn, and you'll be able to see our one-story building on the right.

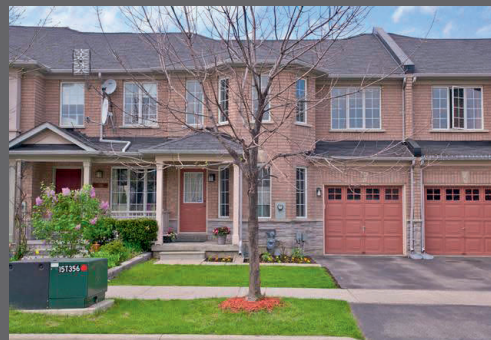
For all of your City of Markham property needs, our North Markham Branch is always ready to provide Buyers and Sellers with an even better real estate experience – give us a call any time at (905) 888-8188 to speak directly with a member of our team and find out more about how we can help you.



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

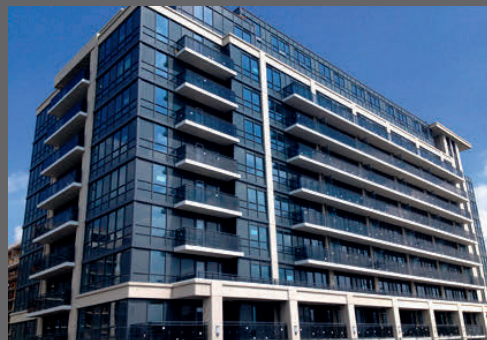


**Victor Lai** Sales Rep.  
(416) 930-0387  
vyklai@hotmail.com



**COMING SOON! Bayview & Highway 7**  
Spacious 3 Bedroom, 3 Bathroom Freehold Town Home In High Demand Richmond Hill Location. Steps To Go Train, Walmart, Canadian Tire, Restaurants, Entertainment, Highway, Etc... Do Not Miss This Great Property!

**Call for details**



**Bayview & Highway 7**  
Brand new condo! Ready To Move In! Limited Inventory From Builder, Located In Excellent Location That Is Close To All Amenities! Steps To VIVA Bus, Restaurants, Banks, Medical Centre! Special Incentives On Remaining Models!

**Call for details**



**Yonge & Eglinton**  
Brand New Project by Renowned Builder Menkes In Midtown! Prime Yonge/Eglinton intersection. Future HUB Destination. Close To Subway, Good Schools, Parks, Entertainment, Restaurants. Great Consideration For Self-use Or Investment!

**Call for details**



**Peter Poon** Broker  
(416) 616-7160  
peterpoon@livingrealty.com

### Want to Buy

Acre lot to build residential in  
Devil's Elbow or Cachet

Circa I mid floor with panoramic view facing south east 2 plus 1 bedroom upgraded cornice moulding in bedroom. Steps to Unionville High School

**\$449,000**



Rare opportunity to own 2/3 acre land at the hub of Peterborough ( highway 7 & Lindsay Road ) together with turnkey operation of Pizza & Chinese Food. Just next to future site of Tim Horton & existing gas station

**\$579,900**





# Garden Court Condos

- Monarch Built 4 Storey Condos located at beautiful Catherdraltown Neighbourhood
- Intersection: Major McKenzie & Woodbine
- Energy Efficient Building with Erosion & sedimentation Control Plan
- Easy access to Highway 404 and 407
- Close to All Amenities, Angus Glen Golf Course, Community Center, Walking Trails, Shopping Plaza, Schools
- Highly Desirable Neighbourhood



REALTY INC. • BROKERAGE

Helen Lee  
Sales Representative  
(647) 712 1282

Terry Chan  
Sales Representative  
(416) 818 5818



Brand New 2 Bedrooms Suite located on 3<sup>rd</sup> Floor For Sale. 906 Sq.Ft. Split Bedroom Floorplan, practical layout Facing West. Include S/S appliances, upgraded backsplash, Laminate Flooring throughout. One underground parking and one locker included.

Rent \$1,800/month

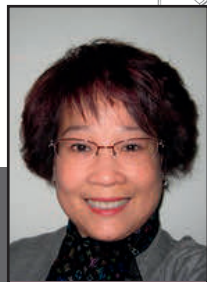


Brand New One Bedroom Penthouse Suite for sale/for rent

9' Ceiling height, 580 Sq.Ft. with Functional Layout. Include One Parking & One Locker. Individual suite Hydro & Gas metering.

Sale \$289,000

Rent \$1,450/month



Finch & Yonge  
CONDO ASSIGNMENT: Brand new one bedroom condo in a quiet neighbourhood close to Finch/Yonge. High floor. Occupancy March 2015.

Fanny Jim  
Sales Representative  
(416) 318-9928  
puilanjim@hotmail.com

\$ 328,000



Leslie & Sheppard  
1 Bdrm + Den Penthouse Suite. Unobstructed South View. 9' Ceiling. Open Concept Kitchen. Granite countertop; S/S appliances. 2 walkout exits to large balcony. Includes 1 Parking & 1 Locker. Walk to TTC & GO station

Helen Lee  
Sales Representative  
(905) 888-8188

\$332,800



19th & 9th Line, Whitechurch-Stouffville  
Close to GO train station and greenbelt. 2 years new detached on extra large corner lot. 3 bedroom, 3 washroom, computer space on the second floor with huge window. Bright and open concept for cozy living space. Great for first-time buyer.

Yang Yang  
Sales Representative  
(647) 501-6689

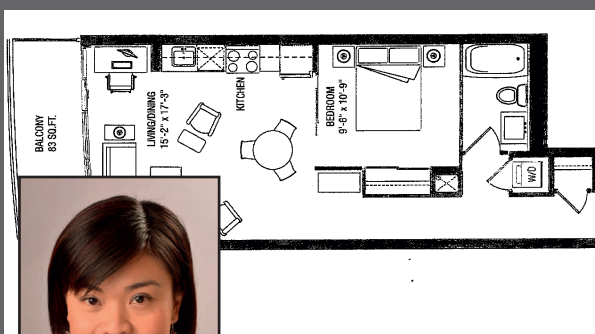
\$528,000



Highway 404  
48x105 feet lot. Detached Bungalow Double Garage with Loft. 3 Bedroom + Library. 2600 sq.ft. 2 Years New. 2 Master Ensuite. One on Ground Floor. Total 4 Bathroom. Open Concept. Few Minutes to New HWY 404 Future Extension.

Eddie Cheng  
Sales Representative  
(905) 888-8188

\$479,000



Leslie & Eglinton Pre-construction  
condo assignment: 1-bedroom, 600+ sq.ft. with 1 parking and 1 locker. Mid-floor with north exposure facing open green space. Occupancy 2016. Close to TTC, Science Centre, schools, grocery, etc. Great for first-time home buyers or investors.

Yanny Lee  
Sales Representative  
(416) 910-0833  
yannylee@live.com

\$299,000



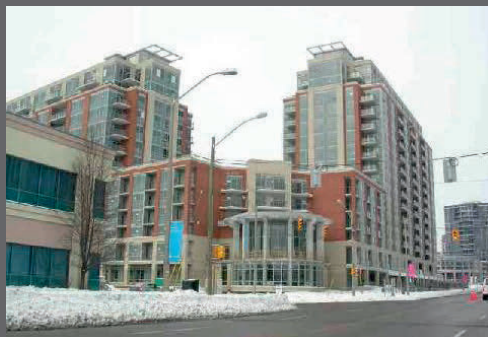
Yorkdale Mall & Allen Road  
New Condo Project. 100 Acres new development. Irreplaceable Location, Steps to TTC, Mins Walk to Yorkdale. Open Concept from only \$169,000 + and 1BR+Den \$199,000 +, Free Locker with Optional Parking.

Amy Lai  
Sales Representative  
(416) 627-6181

Call for details

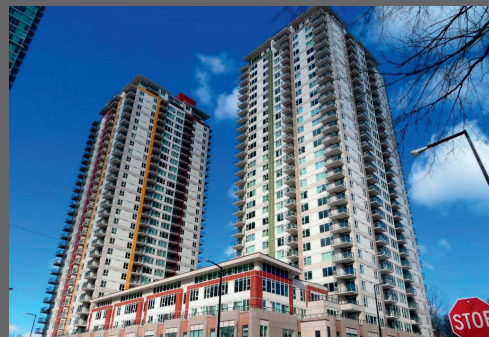


Cynthia Ching Sales Rep.  
(416) 567-7578  
cyching@rogers.com



Highway 7 & Warden  
Large bright & clean 1 bedroom condo approx 620sq. ft. + parking, unobtrusive west view, indoor pool & roof top garden, YRT & Viva at door. (60 South Town Centre Blvd. #501 \*office should have photo in file)

\$269, 000



Scarborough Town Centre  
1 bedroom + den + parking + locker. Den can be 2nd bedroom, south city view. 24 Hr Concierge, indoor pool, gym & 2 outdoor barbecue areas. Steps to all amenities, 401, TTC, RT, YMCA & Civic Centre. \$269,000

\$269, 000



The Enclaves of McNicoll - October 14, 2014  
Discover a private cul-de-sac community of 40' & 50' luxury estate homes at McNicoll Avenue, just west of Don Mills Road. Situated amongst the peaceful landscape of the Don Valley, this community constitutes North York's finest offering of executive million dollar

Call for details



735 Markland Street Unit 12, Markham, Ontario L6C 0G6 (905) 888-8188

This is not intended to solicit any listing currently under contract