

Living in Markham

The Real Estate Market Watch

Fall 2015

Mount Joy: Markham's Newest Development Hotspot

While many York Region residents likely associate the proper pronoun "Mount Joy" with the eponymous GO station or community centre - both located along Highway 48 between 16th Avenue and Bur Oak Boulevard - what some may not know is that the Mount Joy name and neighbourhood both date back to the late 1800s.

Originally settled around several staple businesses including a pump factory, planning mill, and even an early cancer treatment centre, Mount Joy was appointed a "police village" in 1907 before becoming a part of Markham on January 27, 1915.

Over the course of the century that has followed - and especially during the last decade - the Mount Joy area has blossomed from a predominantly agricultural area, to one of Markham's busiest real estate epicentres for both low- and high-rise development.

Indeed, access to the nearby Mount Joy GO Station (at the southeast corner of Bur Oak Avenue and Highway 48) and to plenty of nearby schools, combined with a newly abundant inventory of condos and townhomes, have helped make the area one of 2015's most sought-after real estate hubs for York Region home buyers.

New Homes in Mount Joy

North of 16th Avenue, the east side of Highway 48 is predominantly taken up by commercial properties - featuring a mix of convenient retail staples like No Frills and The Beer Store, and more specialized destinations like Markham's Long and McQuade music shop.

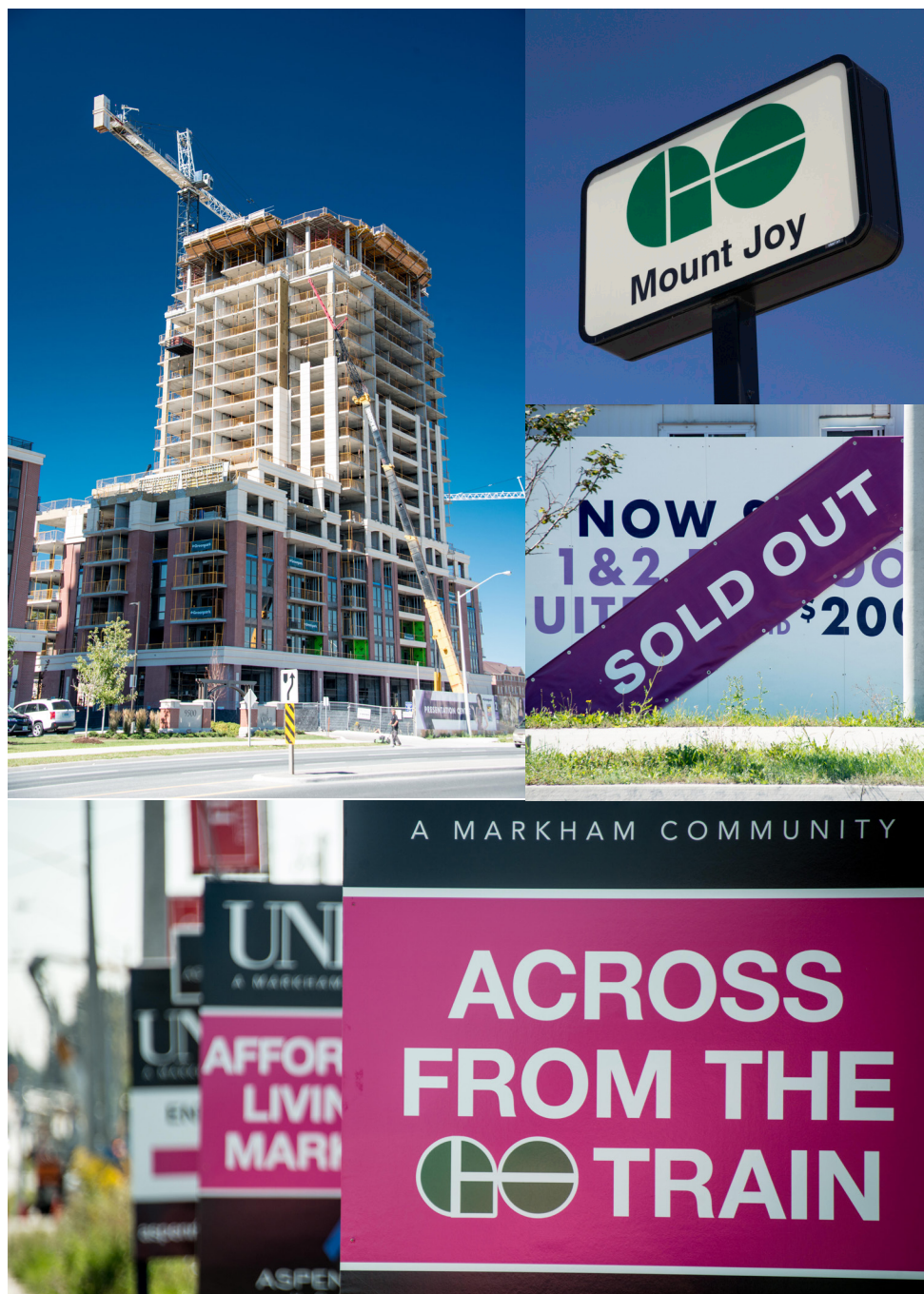
On the west side of the highway, however, a number of exciting residential projects have already started construction - and others still are accepting preconstruction registrations, offering home buyers an exceptional opportunity to buy in one of Markham's most quickly-growing communities.

The Mark Condos:

9560 Markham Road

Now fully sold out, The Mark Condo (developed by Empire and Pace) is already on its way to becoming one of Markham's most recognizable architectural designs. Designed with discerning buyers in mind, The Mark's suites offer luxurious touches like 9' ceilings, cultured marble window sills, and glass-tile backsplashes.

continued on page 2



Chris Tam*
Manager
(416) 505-6625



Shirley Leung*
(416) 318-8844



Ken Mair*
(647) 230-7249



Abraham Lim*
(416) 797-7002



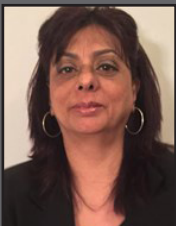
Fanny Jim*
(416) 318-9928



Annie Ip*
(416) 315-2121



Flora Lau*
(416) 727-5524



Munira Dewji*
(416) 509-5175



Ruby Lau*
(647) 818-8181



Tammy Lim*
(416) 660-8989



Zenaida Baluyot*
(416) 820-3085



Sonia Chun*
(416) 889-9588



Michael Leung*
(416) 564-1180

*sales representative **broker



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

northmarkham@livingrealty.com

(905) 888-8188

ArtHouse Condos:
9582 Markham Road

Under construction and rising up just north of The Mark, ArtHouse (by Flato Developments) was designed with creative buyers in mind and features a set of special amenities to match, including a digital arts studio and lobby gallery. While construction on the ArtHouse tower has already begun, a limited number of suites are still available for sale (as of September 22).

The Upper Village: UV2
9500 Markham Road

Building upon the success of the fully sold-out first phase of Greenpark's popular Upper Village community, the second phase, entitled "UV2," has also sold out and is currently under construction just a short distance south of ArtHouse.

One of UV2's biggest draws is its sleek and modern amenity spaces, including a 24-hour concierge, private parkette, and spacious rooftop terrace.

UNION Condos and Towns
9500 Markham Road

Starting in just the mid-\$200,000s and developed by Aspen Ridge Homes, UNION's collection of 101 towns and mid-rise condos - which launched sales earlier this year - presents buyers with arguably the best selection of new homes in the area. One of UNION's biggest perks -

especially for commuters with jobs downtown - is its exceptional location at the southwest corner of Bur Oak Avenue and Markham Road, right across the road from the GO station.

For those seeking a low-rise home in a more established part of the neighbourhood, there is an abundance of them in the nearby neighbourhoods of Wismer to the west, and Greensborough to the east.

Neighbourhood Amenities
in Mount Joy

One of the reasons for Mount Joy's newfound status as a high-density community is its exceptional range of nearby parks, schools, recreational areas, and retail options.

Bur Oak Secondary School

Completed in 2007 and located conveniently at Bur Oak Avenue and Dogwood Street, Bur Oak Secondary School is one of a limited selection in York Region that offers a Core French program - focusing on culture and history as well as language. The school has a student population of roughly 1,500, and features a diverse athletic program that includes active cricket and badminton programs.

St. Brother Andre Catholic High School

Located just around the corner on



16th Avenue, Brother Andre has been serving the area's Catholic families since 1984. The school - once attended by NHL star Steven Stamkos - offers an Advanced Placement academic program, as well as numerous councils and a robust athletics program.

Recreation Options in Mount Joy

Located conveniently northwest of Brother Andre, the Mount Joy Community Centre is one of the neighbourhood's busiest spots, hosting soccer, lacrosse, and more on both indoor and outdoor fields. The facility also boasts an arena with an 85' by 200' ice surface, complete with seating for up to 300 people.

At the northwest corner of Markham Road and 16th Avenue, the venerable Markham Museum is another neighbourhood favourite, featuring a collection of heritage buildings for you and your family to explore.

Buying a Home in the Mount Joy Neighbourhood

Whether you are looking to purchase a low-rise home, townhouse, or condo, the best way to start your research is by speaking with a real estate professional who brings plenty of experience buying and selling homes in the area.

We recommend starting by getting in touch with a member of our North Markham sales team, by email at northmarkham@livingrealty.com or by phone at (905) 888-8188.

The Mount Joy historical details at the beginning of this article were obtained with help from the City of Markham's online "Heritage" database, readable via the official city website at www.markham.ca.

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



Ruby Lau Sales Rep.
(647) 818-8181
rubylau@livingrealty.com



@realtor.rubylau



@ruby_laukayan



@realtor.rubylau



@ruby_laukayan



Yonge / Worthington, Oak Ridges Lake Wilcox
A stunning 2-storey Detached Home in the High Demand Area. Lot Size: 55' x 133'; Bedrooms: 4+3!! Finished Basement with Separated Entrance + 3 Bedrooms, Kitchen, Bathroom and Rec Room = TOTAL OVER 4000 sq.ft! Bathrooms Renovated With a Modern Touch in 2015.

\$ 1,000,000



18 Uptown Drive, Birchmount/Hwy7
Brand New Uptown Markham River Walk Condo! 1 Bedroom plus Den!! Never been lived in!! 9' Ceiling, Modern Wood Floor Throughout. Very Spacious And Bright. Easy Access To Hwy 404/407, Shopping, Restaurants, Park and Public Transit.

\$1,450/Month



Pier 27 Tower, Yonge and Queens Quay
The New Tower at Pier 27 is a Celebration of Life on Toronto's Harbour. The New Tower Features an Unrivalled Collection of Top Building Amenities, Spectacular Suite Designs and the Finest Waterfront and City Views in Toronto. Price Starts From \$309,900. Occupancy Date: Spring 2020

Call for Details



Leslie/Finch, Don Valley Village
4+1 Bedrooms, Double-car Garage, Premier Lot on Quiet St. Renovated Kitchen with Granite Counter Top; Remodelled Breakfast Area Walkout to South-facing Deck; A Modern Decorating Living & Dining Rooms; Finished Basement + Ensuite.

\$965,000

Real Estate Market Watch: What They Got



Sally Kwok
Sales Representative
(416) 779-9933
sallykwok@yahoo.com

Location: Warden and Major Mackenzie

Prestigious Custom Built Home. 21' Cathedral Ceiling Grand Foyer; 10' Ceiling On Main Floor; 9' Ceiling On 2nd Floor; 4 Bedrooms w/ Ensuites; Designer Kitchen; 3-Car Garage; Finished Basement W/ Great Entertainment Space

Asking Price: \$2,350,000
Sold Price: \$2,230,000



Derek To
Sales Representative
(647) 972-2008
derekto14@gmail.com

Location: Markham Road and 16th

Immaculate 4 Bedrooms With 3 Bathrooms Detached House. Over 2,100 Sq.ft; Main Floor 9' Coffered Ceiling; Over \$50K Upgrades: New Kitchen + Granite Counter Top; Newly Finished. Basement; Top School District: Wismer P.S., Bur Oak S.S.

Asking Price: \$798,000
Sold Price: \$865,000



Amy Lai
Sales Representative
(416) 627-6181
amylai63@gmail.com



Bayview/Eglin Mills, New Townhouse
Prime Location 4 Br End Unit Townhouse Assignment For Mid 800's Only!!! Approx 2,700 Sq.Ft; Finished Lower Area With 3-pc Bathroom, Maple/Oak Hardwood Floor Through Out Main & 2nd Floor, Nature Stone Counter Top For Both Kitchen & Bathrooms. No Sidewalk, Mid 2017 Closing.

Call for details



Victor Lai Sales Rep.
(416) 930-0387
victorlai@livingrealty.com



Prestigious Doncrest Neighbourhood
Sun Filled Bright House (4,457 Sq Ft As Per Mpac); Features 4 Spacious Br, Main Flr Library; Finished Basement W/ 3 Extra Bedrooms. Extra Wide 62' Lot, Interlock Driveway Can Fit 6 Cars. Large Eat-In Kitchen. Mins To Restaurants, Supermarket & Hwy!

Call for details



Bayview/Major Mackenzie
At Highly Desirable Rouge Wood Community! Walking Distance To: Top Ranking Schools: Richmond Rose PS/ Bayview SS., Walmart, Shops, Banks & Hwy404. New Stove & Fridge; Newly Painted W/Brand New Carpet. Finished Basement. 3-Car Parking Driveway

\$ 712,900



Downtown Bay/College "Murano" Condo For Rent!
One Br + A Good Size Den That Could Be Used As 2nd Bedroom With Unobstructed NE View! Laminate Flooring; 9 Ft Ceiling; Modern Kitchen W/ Granite Countertop, S/S Appliances! Close To U Of T, Financial District, Subway, Restaurants, Etc. Move In Condition!

\$1,950/Month



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

Woodbine/Major Mackenzie
Immaculate South Facing Home; All 4 Bedrooms With 4-Pc Ensuites; Approx. 2,600 Sq.Ft.; \$\$\$ Upgrades: Newer Granite Kitchen Countertop, Water Softener & Furnace; New Shingles; Close To All Amenities & Hwy 404. Act Fast, Won't Last!

\$1,098,000

Call for details!



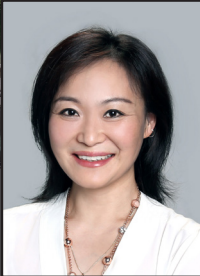
Warden/Highway 7
Total Renovated House with Huge Lot On A Quiet Street; 4 Bedrooms and 4 Bathrooms; Approx. 3,000 Sq.Ft.; Professional Finished Basement; New Oak Staircases; New Roof; New Front Door; Marble Gas Fireplace; Cornice Mouldings; New Custom Made Blinds & Draperies.

\$1,388,888



Warden/ Highway 7
Premium 60' Lot On A Quiet Crescent; 4+1 Bedrooms With 4 Bathrooms; Over 3,000 Sq.ft. + Finished Basement; Newer 5 Appliances and Central Air; Huge Deck With Gazebo; Minutes to Highways 404 & 407, Shopping Mall & Supermarket.

\$1,088,000



Sonia Chun
Sales Representative
(416) 889-9588
soniachun@livingrealty.com

Unionville Main Street/Highway 7
Located In The historic village of Unionville With Thousands Of Visitors Each Year; This Japanese Sushi Restaurant Opens 6 Days With Liquor Licence; A Total Of 70 Seats w/ Huge Patio Area. Turn Key Operation!

Call for details



Eddie Cheng
Sales Representative
(416) 618-6290
edcheng@trebnet.com

McCowan/Bur Oak
New Condo Under Construction; 2 Bedroom + Den; 944 Sq.Ft.; Unobstructed South West View; 9' Ceiling; 2 Parkings + 1 Locker; Top Rated Stonebridge PS & Pierre Elliot Trudeau HS; Occupancy Nov 2015.

\$465,000



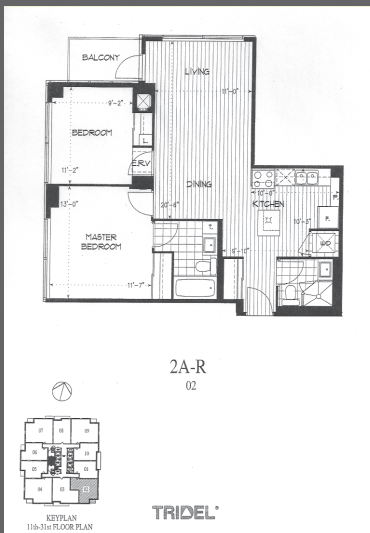
Angela Fong
Sales Representative
(416) 722-6366
angelahfong@gmail.com

Leslie/St. John's Side Road
45' Lot Greenpark Homes With 5 Bedrooms 4 Bathrooms; Over 3,600 Sq.ft.; 9' Ceiling; Upgraded Kitchen; Main Floor Library; Hardwood Flooring; Separate Stairway To Walkout Basement; Two-Tier Deck; Extra Long Driveway; Act Fast!

Call for details



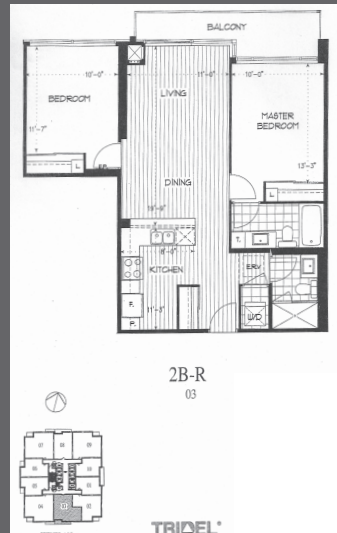
Mary Yuen Sales Rep.
(416) 451-1266
Myuen@trebnet.com



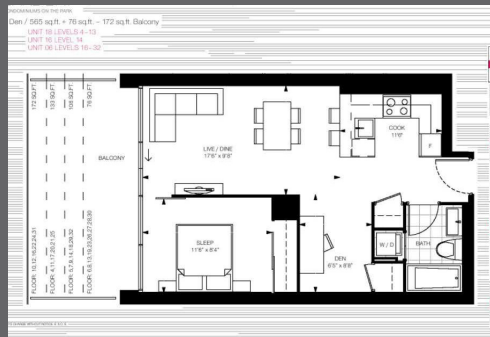
Don Mills/Wynford Drive

Luxurious Gold Leed Certified Building: The Accolade By Tridel. Breathtaking Unobstructed Panoramic City View; 9 ft. Ceiling; Very Bright And Spacious; 2 Bedrooms And 2 Full Bathrooms. Open Concept Kitchen, Stainless Steel Appliances, Granite Counter Top and Ceramic Back Splash. Wood Flooring In Both Living & Dining area; 24 Concierge; On Site Condo Management And Guest Suites. Minutes To DVP, Shops At Don Mills, Loblaws, TTC, Express Bus To Downtown Toronto.

Asking:
\$415,000 & \$439,000



Yang Yang Sales Rep.
(647) 501-6689
y.yangca66@gmail.com



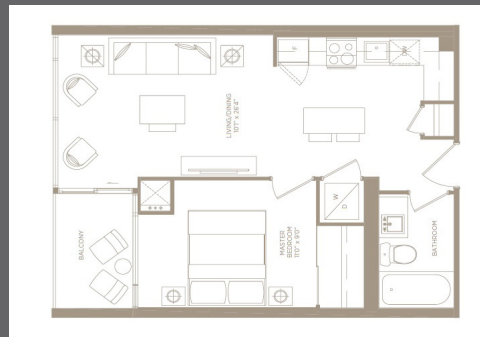
Bay/St. Joseph Street
Brand New Luxurious 1+1 Unit On 1000 Bay Street. High Floor Facing West; 565 Sq.Ft. Maintain Fee \$0.51/ Sq.Ft. Walk To Financial District, University Of Toronto, Subway, Parks And Hospitals. Occupancy: 2015.

Call for details



Queens Street East/Leslie
New 3-storey With Leading Edge Technology Condo Townhouse In Leslieville Community; 3 Bedrooms, 3 Washrooms, Contemporary Design with Brand Name Stainless Steel Appliances. Walk to TTC, Shopping Mall, Park & The Beach. Occupancy: 2015.

Call for details



Front /Cherry
Former Pan Am Village; 1 Bedroom Suite; East Facing With Park View; Walk To 18-Acre Corktown Common Park; Occupancy: April 2016.

Call for details

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Serene Pang BSc., MEd
Sales Representative

416.930.9347

SerenePang.LivingRealty.com

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SOLD Statistic JULY to SEPT 2015

| Community: Angus Glen | Detached | Semi Detached/Townhouse |
|-----------------------|-------------|-------------------------|
| # of Sold | 11 | 7 |
| Average Sold Prices | \$1,705,455 | \$783,686 |
| Low | \$1,116,000 | \$649,000 |
| High | \$2,600,000 | \$900,000 |

| Community: Unionville | Detached | Semi Detached/Townhouse |
|-----------------------|-------------|-------------------------|
| # of Sold | 65 | 6 |
| Average Sold Prices | \$1,351,284 | \$873,677 |
| Low | \$880,000 | \$665,000 |
| High | \$1,880,000 | \$1,200,000 |

| Community: Cachat | Detached | Semi Detached/Townhouse |
|---------------------|-------------|-------------------------|
| # of Sold | 29 | 4 |
| Average Sold Prices | \$1,658,023 | \$632,750 |
| Low | \$960,000 | \$555,000 |
| High | \$3,300,000 | \$748,000 |



Bay and College
618 Sq.Ft. One Bedroom Condo + Balcony And One Locker

\$1,900/ Month



Bathurst Street/ Weldrick Road
West
4,300 Sq.Ft. 3-Car Garage

\$2,380,000





SOLD OVER ASKING PRICE

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

Kennedy/Eglinton
Well-Maintained Oversized One Bedroom Unit Perfect For 1st Time Buyers! Walking Distance To Kennedy Station & All Amenities; Unobstructed South View; Breakfast Bar & Built-in Dining Table; Why Rent When You Can Own?

\$179,000



LEASED

Rossland/Audley, Ajax
Beautiful Spacious & Bright Urban Townhouse 2 Bedroom+Den & 3 Baths, Perfect For Young Couple Or Small Family. Extra Long Driveway: 2 Cars Parking, Newly Renovated Bsmt, Family Oriented Area In Mulberry Meadows. Close to Highways & Public Transportation

\$1,550/Month



McCowan /Steeles
JUST LISTED!!! High Demand Location; Approx. 900 Sq.Ft.; 2 bedroom; Very Well Kept! Walk To All Amenities: Plaza, Supermarket, Schools, Restaurants, 24 Hours TTC Service.

Cindy Chan
Sales Representative
(416) 890-3691
cindychan@livingrealty.com

Call for details



SOLD FOR TOP DOLLAR

Finch/Pharmacy
Newly Fully Renovated 4 Bedrooms Freehold Townhouse Located On A Quiet Street; Premium Lot With Extra Long Driveway. Functional Layout! 1st Time Homebuyer Delights!

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Helen Lee
Sales Representative
(647) 712-1282
helenlee@livingrealty.com

University/Adelaide

Welcome To ShangriLa Toronto, Luxury 5 Stars Hotel Residence In The Heart Of Downtown Toronto. This Stunning 1 Bedroom + Den & 1.5 Bath Suite Features A Spacious Open Concept Layout With Dark Stained Hardwood Flooring. South West Facing 9" Floor To Ceiling Glazing And The Balcony Allow You To Enjoy The Sunset And Overlooking The Toronto Skyline While Preparing Your Food In The Modern Gourmet Kitchen With Miele & SubZero Appliances & An Oversized Marble Countertop Island. 1 Parking & 1 Locker included.

位於多倫多市中心黃金地段 University and Adelaide，香格里拉酒店式豪華1+1睡房公寓近 1,100 呎, 9 尺樓底面向西南全景可望CN Tower。全單位選用頂級材料及開放式廚師 級器具。有車位貯物室, 五星級公寓設施, 交通購物極方便, 即可入住

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Featured Listings 本期樓盤精選


Markham 萬錦市 (81 Greensboro Dr.)



*** Kennedy & Dension**
* Linked; 4 Bedrooms ; 4 Baths ; Finished Basement
* Lot Size: 35 x 130 Ft
* Finished Basement with Kitchen & Bath
* Perfect home with income potential
* User or Investment 自用及投資

SOLD 110% 售出

Markham 萬錦市 (319 Milliken Meadow)



*** Kennedy & Dension**
* Linked; 3 Bedrooms ; 4 Baths; 9 Ft Ceiling Main Floor
* Lot Size: 30 x 110 Ft
* Hardwood, Pot Lights, Gas Fireplace, New Roof
* Interlock Driveway; No Sidewalk
* 近太古, 超市, 學校, 公園。

\$763,000


Commercial Space for Lease 旺舖寫字樓出租

*** MARKHAM - Kennedy & HWY 7**
* 1300 sq ft. Units, Lots of Parkings; Great HWY 7 Exposure
* Suitable for Professionals & Many Other Retails

*** RICHMOND HILL - Yonge & Major Mac**
* from ~450 to 700 sq ft. Units; Great Exposure
* Suitable for Office, Professionals

萬錦市, 烈治文山 旺舖寫字樓出租
* 寫字樓 400 呎起。旺舖 1300 至 10000 呎; 有大量泊車位


Toronto Store with Apt 多倫多上居下舖



*** Bloor St W & Ossington (Little Italy)**
* Ground Floor Commercial; 2 One Bedroom Apt Upstairs
* ~1600 sq ft . Fully Tenanted
* Over 5% Return plus Appreciation
* Great Investment with Steady Income
* Priced for Quick Sale 促銷價, 穩陣回報

\$1,200,000

Downtown Liberty Village 豪華 2+ 1 柏文



*** King & Strachan**
* One year new ; 2 + 1 South East Corner Unit, Approx 900 Sq Ft
* Floor To Ceiling Windows, Beautiful Lakeview
* S/S Appliances, 1 Parking, 1 Locker included
* Excellent Investment ; Tenant pays \$2300/month
* 有 AAA 租客 ; 穩定回報潛力高

\$488,000

Nails & Beauty Spa 賺錢美容美甲店

*** Eglinton & Allen Road**
* Very Profitable Nails & Beauty Spa ; Beautiful Set-Up
* Same Business for 5 Years ; Low Rent (\$3500 all inclusive)
* Get Your Investment Back in One Year
* Please Call for Details

美容美甲店平讓
* 多倫多 Eglinton 夾 Allen Road

\$68,000

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ICI: Kelvin Wong** | 905.474.1772 | kelvin@livingrealty.com

8 Steelcase Road West, Unit C, Markham, Ontario L3R 1B2

MISSISSAUGA: Alan Cheung** | 905.896.0002 | alancheung@livingrealty.com

1177 Central Parkway W, Suite 32, Mississauga, Ontario L5C 4P3

NORTH MARKHAM: Chris Tam* | 905.888.8188 | christam@livingrealty.com

735 Markland St, Markham, Ontario L6C 0G6

NORTH YORK: Alan Wu** | 416.223.8833 | awu@livingrealty.com

685 Sheppard Ave East, Suite 501, North York, Ontario M2K 1B6

WOODBINE: David Wong* | 905.474.0500 | davidwong@livingrealty.com

8 Steelcase Road West, Unit A, Markham Ontario L3R 1B2

www.livingrealty.com

*Sales Representative **Broker

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