



Ken Mair Sales Rep.
(647) 230 7249
ken.mair@gmail.com

Woodbine/Major Mackenzie
Beautiful Detached Approx. 2700 Sq Ft 5-bedroom Home Is Located In Desirable Cachet Fairways, On An Over-Sized Lot. It Boasts A 6-car Driveway & A Huge South-Facing Backyard That Could Be Your Oasis, Perfect For Entertaining. Upgrades Include Main Floor 9-ft Smooth Ceilings, 2-way Fireplace, Upgraded Kitchen, Iron Pickets, Hardwood On Main Floor, 2nd-floor Hallway & Master bedroom. Too Many Upgrades To Mention. New Roof & Energy-efficient Windows Installed Spring & Fall 2015. Steps To Shopping & Restaurants, min. to Hwy 404. Act Fast! Will Not Last!



Call for details



Nancy Guo Sales Rep.
(416) 562-9882
nancyxguo@hotmail.com

Brimley/Finch, Toronto
Scarborough Bright Spacious Great Layout Town Home. Beautiful Renovated Eat-in Kitchen, New Roof(2015). Direct Access To 2 Underground Parking. Move In Condition, Step To TTC, Close To All Amenities, Very Convenient.




Call for details

Yonge/Jefferson, Richmond Hill
Gorgeous Brand New 2,165 Sq.Ft., End Unit Luxury Townhome: Step To Yonge St, Very Bright & Spacious, 4 Large Bedrooms. Hardwood floor, 9 ft Ceiling on Main Floor.




\$2,200/month



Vivien Liang
Sales Representative
(416) 568-6549
vivienliang@livingrealty.com


Bloomington/ Yonge, Richmond Hill
3-Bedroom Royal Richmond Townhomes, 1800-2100 sqft, Single or Double Garage, from 700s. Ravine Lots Available. Pre-Register with Vivien for VIP Discount.



Call for details

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

McCowan/Castlemore, Markham
4 Bedrooms 3 Washrooms Detached Home In The Sought After Wisner Community; Well Maintained Original Owner; Spacious; Sun Filled 9' Ceiling; Main Floor Library; Access From Garage; Close To Schools & Amenities.



Call for details

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Featured Listings : 獨家精選樓盤

Assignments 樓花轉讓
Detached 獨立屋 (2 available)
Aurora
(Leslie / St John Sideroad)



From \$1,038,800

* Occupancy: Spring/Summer 2017
* 38' Detached; Double Garage
* 9 Ft ceiling; 4 Bedrooms; Ensuite Baths
* Fully Upgraded; from 2050 sq ft

Exclusive
(市中心自用或投資)
King West - Liberty Village



\$498,800

* 2 Years New
* 2 Bedrooms + Den; 25th Floor; SE corner unit
* ~900 sq ft; 9 Ft ceiling
* 2+ 4pc bedrooms
* 1 parking, 1 locker, 5 appliances

Assignments 樓花轉讓
Semi Detached 半獨立屋
(3 available)
Aurora (Bayview / Wellington)



From \$828,000

* Occupancy: Spring 2017
* Semi Detached; Single Garage
* 9 Ft ceiling; 4 Bedrooms; Ensuite Baths
* Fully Upgraded; from 1950 sq ft



Marjan Shirali
Sales Representative
(416) 779-1353
marjan.shirali@gmail.com

Woodbine/Major Mackenzie, Markham
Gorgeous Immaculate Home In Victoria by Monarch 4bed/4bath+Loft **Approx 3500 sqft** Over \$100,000 in upgrades.



Call for Details



Adrienne Kong
Sales Representative
(647) 972-8785
adriennekong111@gmail.com

Major Mackenzie / Bathurst
Luxury New Home In The Prestige Upper West Thornhill. 10' High Ceiling on Main Floor. Gourmet Kitchen with High End Appliances. 9' High Ceiling on 2nd Floor. Walkout on All 4 Levels.



Call for Details



William Fok
Sales Representative
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wfok@rogers.com

Bayview/Wellington, Aurora
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\$2900/month

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735 Markland St
Markham, Ontario L6C 0G6

1. Some conditions apply and subject to the registrant's gross earnings. Contact a branch manager for more details. E.& O.E. | *Sales Representative **Broker

Living
in Markham

The Real Estate Market Watch

Special Edition 2016

Bidding Wars and “Bully” Offers: A Quick Buyer’s Guide

With warm spring temperatures beginning to return to Greater Toronto, chances are you may find yourself resuming your real estate hunt to take advantage of the “spring market” -- when many owners list or re-list their homes after leaving them off the market for the winter.

However, in a competitive market like ours here in Markham, chances are you won't be alone. In fact, with demand for GTA low rise homes higher than ever, it's best to be prepared for multiple other offers to be submitted on the same home you're interested in.

The Offer-Making Process

When a buyer makes an offer on a home, they are generally doing so with the guidance and assistance of a real estate sales representative, with whom they should already have signed a Buyer Representation Agreement.

The Code of Ethics accompanying the Real Estate and Business Brokers Act (2002) dictates that as soon as your written offer has been submitted to the sellers

attached conditions, or a different number of days before expiry. Because those variables are dependent on the situation, it is very important to rely on the help and guidance of your buyer's representative when drafting an offer on a home.

Two key changes to Ontario's offer process took effect on July 1, 2015. Firstly, all offers submitted in Ontario must now be signed and in writing - verbal offers are no longer considered valid, as they cannot be kept on file by the brokerage.

Secondly, you as a buyer are now entitled to see how many other offers have been made on a property for which you have submitted one.

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*sales representative **broker

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

northmarkham@livingrealty.com

(905) 888-8188

continued from page 1

While you are not entitled to see the specifics of those offers, this can arm you with a clearer picture of how much competition the listing has drawn.

A Quick Primer on "Bully Offers"

In today's competitive market, it is common for a home seller to set a specific date for the submission of offers on that property. This allows the seller to go over all of the property's offers at one time, and get a better idea of how much buyers may be willing to pay.

The term "bully offer" simply refers to an offer that is made before the offer date initially set by the seller(s) and their agent. Generally (but not necessarily), bully offers present a sum higher than the asking price, and are submitted by competitive buyers with a serious interest in the listed property.

While the term "bully" can carry a negative connotation, bully offers are legal and, in some cases, may even be beneficial for both the buyer and seller. The best way of knowing whether or not

to make one is to ask your real estate sales representative - they have the experience and expertise to be able to read the situation, and figure out when to time submitting your offer on a property.

The same advice applies to sellers, who should check with their agent before setting an offer date, and before choosing to entertain any offers that come in earlier.

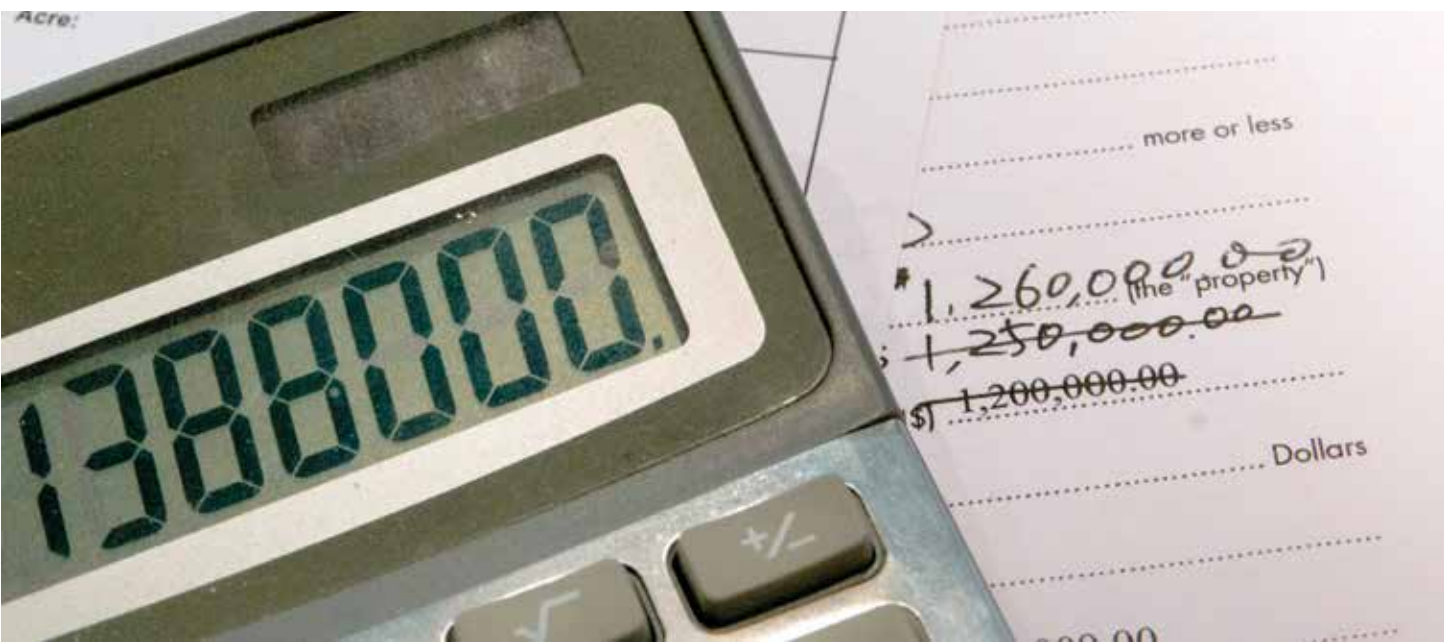
For more advice on offers, or

to begin your search for a buyer's representative, feel free to contact our North Markham branch office anytime at (905) 888-8188 or by email at northmarkham@livingrealty.com.

For detailed information on the regulations regarding competing offers, conveyance of offers, and the changes to the offer process effective July 2015, we encourage you to check out the official Real Estate Council of Ontario (RECO) website at <http://www.reco.on.ca/>.

Correction

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



SOLD OVER ASKING PRICE

Bayview / Major Mackenzie, Richmond Hill
Freesthold Townhouse: 3 Bedrooms 3 Bathrooms In Desirable Rough Woods; 12' Ceiling; 2 Bay Windows; Skylight; Prof. Finished Basement. Closed To Top Ranked Schools.

\$699,000

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EXCLUSIVE

Birchmount / Huntingwood, Richmond Hill
Welcome to this stylish, spacious and bright 3 Bedrooms Townhome with finished basement in the high demand complex. All the amenities at your doorstep, shopping mall, groceries, banks, elementary and high schools, 24 hr TTC to Finch Station. Fully Renovated from Top to Bottom like a New Home. (2016) Brand New High Quality Laminate (Made in Germany) Staircase & Flooring through 2nd floor. (2016) Brand New Tiles for both of the Washrooms. (2016) Brand New Paint throughout the Whole House. (2016) Brand New Automatic Garage Door Opener. (Oct 2015) New Roof installed. 士嘉堡共營鎮屋，全新裝修，隨時接受買家合約，機會難逢。

\$498,000

COMING SOON
Majestic TOWNS
FROM THE UPPER \$200s
ROYAL LEPAGE
LALOR

Bloomington/West of Yonge
New Townhome Development By LiVante Developments Currently In Pre-construction Stage At Bloomington Road and West Of Yonge Street, Richmond Hill. Start from 18' Lot, a minimum size of 1,880 Sq.Ft. Contact Me For More Information!
全城期待，位於 Bloomington 和 Yonge 的免費管理低密度鎮屋，恆生地產獨家預售日僅此一天，請即致電查詢，勿失良機。

Starting from the upper \$700,000s

COPPER HILLS PHASE IV NEW MARKET
Preston Homes

Leslie/Stonhaven, Newmarket
Located just off the Highway 404, at Leslie Street and Stonhaven Avenue, just south of Mulock Drive, its residents enjoy quick, convenient access to all of the GTA's major 400 highways, as well as the GO Train. Luxury Detached Homes on 40', 45' and 50' lots available. SPECIAL INCENTIVE (Up to \$30,000).
新市全新獨立屋社區，由一百萬起，獨家優惠高達三萬元，請即瞭解詳情。

Starting from \$1,019,900

Wendy Lee Sales Representative
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wendylee@hotmail.com

Spadina/Front, Toronto
Renovated 1+1 Corner Unit, 600+ sq. ft. Floor to Ceiling Windows. Unit is Freshly Painted with New Flooring and Granite Countertop. 1 min Walk to Streetcar and Sobey's. Short walk to Union Stn, Financial & Entertainment District & More!

\$338,900

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

Wanted
Leslie/Hwy 7, Markham
Eden Park Condo: 1+1 or 2 Br 2 Baths Unit WANTED! I Have Ready Buyers - Short or Long Closing! Special Commission Packages!

Call for Details

Helen Lee Sales Representative
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New!
Front/Sherbourne, Toronto
New Condo Comes w/ 2 Towers Rising 26 Storeys With Approx. 400 Suites; Short Walk To Subway, Union Station, St. Lawrence Market, George Brown College. Walk Score 99, Transit Score: 100. Sizes: From 443 to 1,054 Sq.Ft.

From \$300,000+

Edward Wong Sales Rep.
(416) 820-4200
edwardwong@livingrealty.com
facebook.com/edwardwongrealestate

Queen/McCaul, Toronto
A Proposed 14 Storey Building with 189 Units, at 50 McCaul Street in Downtown Toronto, by Tridel and Osmington Inc. It is Just Minutes to Nathan Phillips Square, Toronto City Hall, Toronto Eaton Centre, OCAD University, Art Gallery of Ontario and Chinatown.

From \$344,000

Yonge/Bloomington, Richmond Hill
A Pre-construction Development with a Total of 44 Luxury Townhouses, by LiVante Developments. Price Starting from High \$700,000's. Single Garage with Walkout Basement and Back on Ravine. Double Garage Model Also Available.

Call for Details

Yonge/College, Toronto
Location! Location! Location! Yonge & College KARMA Condos One Bedroom Unit Assignment Sale, 22nd Floor, Occupancy in August 2016. \$379,900 and Buyer Will Get a Free iPhone 6S.

Free iPhone 6S

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

Blue Jays Way
The "Element" by Tridel At Blue Jays Way! Bright Unit With 2 Bedrooms w/ Modern Kitchen! 730 Sq. ft. Parking Spot! Perfect For Starter Or For Investment! Building Features 24hr Concierge, Aqua Spa, The Element Club, Rooftop Terrace, Gym, Theater And Much More!

Call for details

Warden/Highway 7, Markham
1 Bdrm Unit w/ Parking And Locker/Balcony With Unobstructed "West View" Amenities: Indoor Pool, Gym, Sauna Etc. 24hr Concierge, YRT/Viva Buses @ Door Step. Walk To School, Banks, Restaurants & Minutes Drive Away From First Markham Place And Highway 404/407.

Call for details

Queen's Quay/Lower Simcoe, Toronto
South Facing 1 Bdrm Condo With Lakeview Located At 230 Queens Quay! 2nd Floor, 91' Ceilings, Kitchen With Granite Counters, Steps To TTC, Park, Groceries, Walk-In Clinic, Restaurants And More. Close To Entertainment District, Air Canada Centre & Rogers Centre!

Call for details

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

SOLD \$1,350,000

Bayview/16th, Richmond Hill
Prestigious Bayview Hunt Club; Detached 3 Bedroom Bungalow; Double Garage With Car Park Lift For Third Car; Walking Distance To YRT Bus. Direct To Finch Subway.

Call for details

Woodbine/Major Mackenzie, Markham
Detached 2-Storey House With 4 Bedroom Double Garage; Walking Distance To Shoppers Drug Mart, Canadian Tire And 5 Major Banks, Restaurants, Dental Clinic, Montessori Kindergarten & Pre-school Nursery. Won't last!

Call for details

Maggie He Sales Rep.
(416) 843-5181
miaomaggie2003@hotmail.com

Sold Over Asking

Yonge/19th, Richmond Hill
Corner Detached Home with 5 Bdrms In Prime Jefferson Forest. Over 3500sq ft w/ Renovations & Landscaping. Stone Front and Custom Fence w/ Entrance Gate. Customized, Upgraded Kitchen, Hardwood Floors On Main & 2nd Floor (2015). Large Deck. Close to School, Parks, Shopping, Public Transit, and Hwy 404.

SOLD

Highway 7/Leslie, Markham
Bright & Spacious 2 Bedrooms Corner Unit With Unobstructed Panoramic View, Overlook Pond & Ravine Located at Hwy 7 And Leslie. Functional layout With Laminated Floor Through Out. Demanded Area, Mins To Hwy 7, Hwy404, Hwy 407, Via Transit, Shopping, Plazas And Restaurants.

Call for Details

McCowan/Ellesmere, Scarborough
High Demand North York Location! New Renovated Semi-Detached Home In Quiet Neighbourhood. 4 Bedrooms And Professionally Finished Basement With Its Own Kitchenette And 3 Pc Bathroom. Steps To Parks And Bike Trails. Close To Public Transit, Shopping, Schools, Hospital and Etc.

Call for Details

Finch/Bathurst, Toronto
High Demand North York Location! New Renovated Semi-Detached Home In Quiet Neighbourhood. 4 Bedrooms And Professionally Finished Basement With Its Own Kitchenette And 3 Pc Bathroom. Steps To Parks And Bike Trails. Close To Public Transit, Shopping, Schools, Hospital and Etc.

Call for Details

Kennedy/Bur Oak, Markham
Bright Detached Home, 4 Bdrms, Double Garage in Berczy Park. New Hardwood Flooring, Roofing (2015). Finished Basement and Professionally Finished Patio. Steps To Top Ranking Pierre Elliott Trudeau H.S. Close To Plaza, Restaurants, Parks, Angus Glen Community Center, Golf Courses.

Call for Details

Sonia Chun Sales Rep.
(416) 889-9588
soniachung@livingrealty.com

Major Mackenzie / Jane, Maple
Great opportunity to own this established sushi take out franchise inside the very well known supermarket. Easy to operate. You pay % rent which included TMI/ HST/Utilities. Stable income. Training can be provided!

\$85,000

Bloor/Bathurst St W., Toronto
Well Established Korean Restaurant Located In High Demand Downtown Area. Full Equipment; Move-in Condition. Sales 36,000-40,000/Monthly; Rent \$6,937 with TMI & 2nd Floor 3 Beds 2 Washrooms & Basement. Great Opportunity To Start Your Own Business.

\$214,900

Yonge/South of Major Mackenzie, Richmond Hill
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\$89,000

Serene Pang Sales Representative
(416) 930-9347
serenepang.realty@gmail.com

Pharmacy/McNicoll, Toronto
Excellent location in between Seneca College and Bridlewood Mall. Huge 65'x123 sq ft lot with 3 Bedroom, 2 Full Bath, 1 Half Bath. Great opportunity for investors or upgrade to suit your own style. Smaller lot in the area just sold for \$1.05 m. Don't miss the opportunity.

Call for Details

Bloomington/Yonge, Richmond Hill
Royal Richmond - New Townhouses in Richmond Hill
Bloomington Road & Yonge, across from Cardinal Carter IB School
From the upper \$700's+ Coming this Spring.

Call to Register

Brimley/Sheppard, Toronto
Excellent Busy Commercial Corner Lot at Brimley & Sheppard. 5315 sq feet with 12 parking spaces. Great opportunity for Redevelopment, Investment, Medical / Dental clinics and many other uses. Potential rental for 3 tenants.

Call for Details

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