

# Living in Markham

## The Real Estate Market Watch

Winter/Spring 2014



### The Residences of Bishop Gate:

LiVante builds on its popular Victoria Square community with an exclusive release of 20 executive townhomes

Tucked away in a scenic, convenient and family-friendly section of Markham's historic Victoria Square neighbourhood, Bishop's Gate by LiVante Developments has truly become a home-grown success story, and of the most sought-after low rise communities in the city.

This master-planned community's first release – LiVante's first major project in York Region – offered home buyers a wide se-

lection of unit types and floorplans, as well as the ability to take a "hands on" approach in customizing their own home with the help of the LiVante Developments Décor Centre on Woodbine Avenue. Following immense interest from the public – including home buyers from all over the GTA – the initial release sold out in early 2012.

While those initial homes – a mix of freehold products including singles, semi-detached, and townhouse units– began to close

as early as February 2013, they certainly do not represent the final chapter in the growth and development of this exciting Markham neighbourhood.

Brand new for 2014, Living Realty Inc., Brokerage's North Markham office is proud to present The Residences of Bishop's Gate – a contemporary offering of 20 executive townhomes, all located in the same fantastic neighbourhood that helped make the project's first phrase such a resounding success.

Starting at just \$569,900, the Residences' freehold townhomes (with common element) are tentatively scheduled to begin closing in August of this year. Ranging from 1,796 to 1,931 square feet, every townhome features three bedrooms – with the option of

including a fourth bedroom and ensuite. In each Residences of Bishop's Gate home, you can also expect to find the same quality features and finishes that Bishop's Gate has built its reputation on, including gorgeous brick and stone and stucco exteriors, hardwood flooring, oak stairways, and more.

While LiVante's new homes have developed a strong reputation for their quality and innovative design, one of the most exciting aspects of this new release is its exceptional location. Extending northwest from LiVante court, adjacent to the Woodbine Avenue Bypass, a Residences of Bishop's Gate address puts homeowners within easy access of Highway 404, Woodbine Avenue, and Elgin Mills Road.



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Jin Song\*



Maggie He\*



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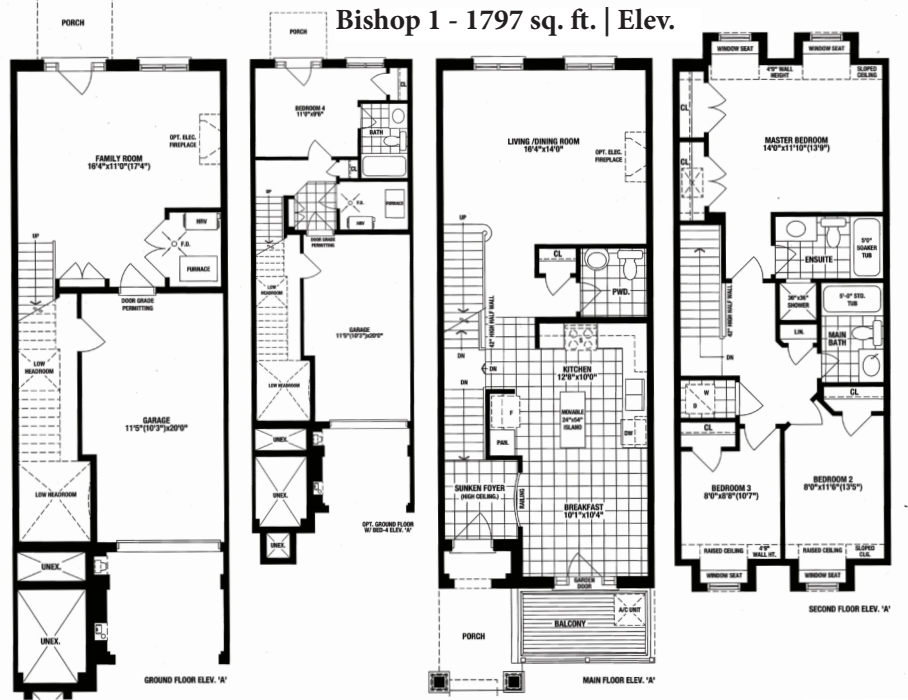
The Residences of Bishop's Gate is also just a short drive away from Sir Wilfrid Laurier Public School, one of only a handful of elementary schools in York Region that offers immersive French-language learning for its students.

North Markham Branch Hosts Launch for Residences of Bishop's Gate. On January 26th and 27th, our branch had the distinct honour of hosting the official Sales Launch Event for the Residences of Bishop's Gate. We had a great time meeting prospective buyers and sharing some of the exciting de-

tails for the project! Living Realty Inc., Brokerage is proud to be the exclusive listing brokerage for the Residences of Bishop's Gate, so if you are interested in taking advantage of this special new home opportunity, we encourage you to get in touch with the North Markham branch today. We can be reached by phone at (905) 888-8188, or feel free to visit our branch office in person at 735 Markland Street – we are just a short drive south of Bishop's Gate, so you can drop by our office and take a look at the neighbourhood all in one trip!



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




**707 Dovercourt Road**  
Brand New Lofts at Bloor/Dovercourt. 1Br Units, 459-565 Sq.Ft. 9Ft Ceiling, Stainless Steel Appliances, Washer & Dryer, laminated floors, 1 parking 1 locker. Price from \$319,900! Walk To Ossington Subway, Steps To Dufferin Mall.

**Yanny Lee**  
Sales Representative  
(416) 910-0833

**Call for details**



**\*EXCLUSIVE\*** Brand New Luxury Home in Aurora Woods on Bayview, Premium Ravine Lot, 4 Bedrooms+ 2 Garages; 3500 sq ft. 10' Ceiling on Main Floor, 9' Ceiling on 2nd Floor, Granite Countertop in Kitchen, Smooth Ceiling, 200amp etc. Option for Interior Features Selection.

**Minna Lu**  
Sales Representative  
(905) 888-8188

**\$ 1,102,999**



**33 Charles Street East #3503**  
Luxury Condo at Yonge & Bloor: Spacious Corner Unit w/ 2 Bedrooms+Den, Wrap Around Balcony, Panoramic City View and Lake. Engineered Hardwood Floors, 9"ft Ceilings, Granite Counter. 24h Concierge. Steps to U of T, Subways

**Aron and Eva**  
Sales Representatives  
(416) 520-3353

**Call for details**



**Bayview/16th**  
Prestigious Bayview Hunt Club, rare find 60' south facing ravine lot, 4 bedrooms with 3 ensuite, main floor library, 3 car-garage. Approx. 4,500 sq.ft., Separate entrance to finished basement with marble flooring.

**Flora Lau**  
Sales Representative  
(416) 727-5524

**\$1,480,000**



**Bayview/Hwy 7 - Brand New Condo**  
2 Bedrooms 2 Bathrooms Corner Unit Facing East, Open Concept Kit. w/ Granite Counter Top, Stainless Steel Appliances, Laminate Floors Throughout, Walk to VIVA & YRT, Supermarket & Restaurants, 1 Parking, Move in Anytime.

**May Liang**  
Sales Representative  
(905) 888-8188

**\$1680/Month**



**Spadina/Queens Quay-Luxury Water-front Condo.** 1 Bedroom + 1 Parking + 1 Locker. Spacious Layout with Lots of Upgrades 9.6' Ceiling. Minutes to Hwy/ Public Transit/ACC/Rogers Centre. Great Opportunity to Own Before the Water-front Revitalization Project is Complete

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

**\$ 329,900**



**Bayview & Sheppard - 'Rockefeller' by Daniels!** Spacious 1 Bedroom + Den, Open Concep. Kitchen W/Granite Countertop & Breakfast Bar, Laundry W/Additional Storage Space. Move-In Condition. Walk To Subway & Bayview Village Mall. Easy Access To Highways.

**Victor Lai**  
Sales Representative  
(416) 930-0387

**Call for details**

**Profitable Business for Sale**

Well Established Garment Manufacturing Business


Operated for more than 16 Years in Toronto. Int'l Organization w/China Production Line. Fully equipped including more than 50 sewing machines & computer designing system at a total cost w/ more than \$100,000.

Very Stable and Famous Brand Customers. 4,500 Sq Ft at Low Rent at \$3,680 per Month. Total sales in 2013 on book approx. \$500,000

Net Profit Approx. \$80,000 per year. Owner Retired. Only ask for \$159,000.00. No Garment Experience Necessary.

**Eddie Cheng**  
Sales Representative  
(905) 888-8188

**Call for details**



**Sheppard/Kennedy**  
Occupancy Fall 2014, 1 Bed, 1 Bed + Den; 2 Bed; 2 Bed + Den. High Ceilings; Granite Countertops; In-Suite Laundry; 24/7 Concierge, Indoor Pool + Guest Suite. Desirable Location, Attractive Amenities, Fine Features and Remarkable Price

**Ivan He**  
Sales Representative  
(416) 419-8808

**Call for details**





程婉玲

Cynthia Ching

Sales Rep.

416-567-7578

cynthiaching@livingrealty.com



Your Neighborhood Realtor



**Luxury "Centro" South Building**

1 Bedroom + Den Approx 589 Sq.Ft + 58 Sq.Ft Balcony, 24 Hrs Concierge, Indoor Pool, Whirlpool, Walk To Scarborough Town Centre, Transit, Close To Hwy 401 & All Amenities.

**\$263,900**



**Dry Clean Plant + Retail Business for Sale at Richmond Hill** – Yonge & 16th Ave. in busy plaza with offices, restaurants, pharmacy, bank and surrounded by high rise condos.

**\$ 198,000**

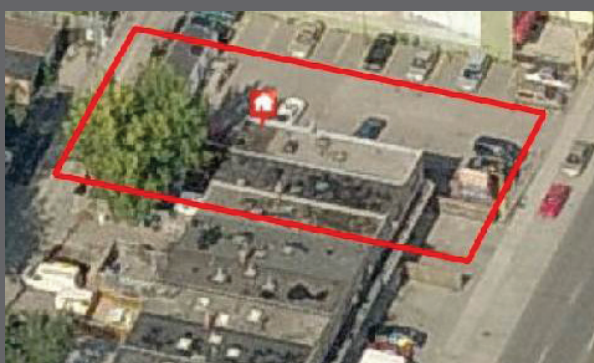


**New Kennedy Square – Indoor Retail Space for Lease**  
Well Established Plaza in Markham (Hwy 7/Kennedy) with Banquet Restaurants, Supermarket, Food Court, Doctors and Dental Services, Salon, SPA and more..Gross Rent from \$850 (Included TM)

**From \$850/Gross Rent**



## Commercial & Residential



**Residential and Commercial Land Development**

Highly visible location in Scarborough. Potential 8-11 storeys Condo building with ground floor retails/commercial space. Proposed plan & Drawings available.

**\$ 1,450,000**



**Esso Gas Station (including property)**

Gas station with convenience store + 3 bedroom apartments, located in Wainfleet (close to Welland). Call for details.

**\$429, 000**



**Yonge and Sheppard**

Direct Access to Subway. 1 Bedroom + Den, Approx 675 sq. ft. High Floor with East Facing View. Laminated Flooring, Appliances included: Cooktop, Fridge, Wall Oven, Microwave & Dishwasher. One Parking Included.

**\$ 439,000**

- **Markham Road & Hwy 401** - Free Standing Industrial Building on 1.8 Acres Lot. Approx. 22,000 SF, Asking \$2,900,000
- **Warden & Steeles** - Free Standing Industrial/Warehouse Building; Approx. 26,000 SF. on 1.1 Acres Lot. 2 Truck Level and 2 Drive-in. Asking \$3,600,000



**Ransome Yau**  
Sales Representative

**(416) 726-1211**

**cyau@trebnet.com**





**Cheryl Kwan**  
Sales Representative  
(416) 561-7838

**Bayview/Finch** - Tridel Luxury Condo. Spacious 2 Bedroom Unit with 2 Full Bathrooms Approx 1300 Sq. Ft. With Unobstructed North Exposure. Great Amenities: Tennis Court & Swimming Pool. 24 Hrs TTC. In Renowned A.Y. Jackson And Zion Heights School Zone.

**\$449,000**



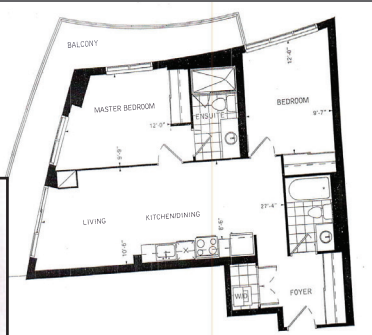
**Minna Lu**  
Sales Representative  
(905) 888-8188

**\*EXCLUSIVE\***-Stouffville, Hwy 48 & Stouffville Rd, Brand New 42'X99' lot Detached and With Look Out Basement By Geranium Homes, 5 Bedrooms + 2 Garage and 5 Full Washrooms, Granite Countertop in Kitchen etc etc, 3378 sf. Ready to move in!

**\$ 913,888**



**Mary Yuen**  
Sales Representative  
(416) 451-1266



New Luxury Condo in Thornhill for Lease. Facing East. 2 Bedrooms, 2 Washrooms, Open Concept Kitchen. Laminated Flooring, 9 ft Ceiling, Open Balcony. Ensuite Laundry, Granite Counter Top, Stainless Steel Appliances. 1 Parking Included. Close to All Amenities.

**835 sf - \$1850 /month**  
**925 sf w/den \$1950/month**



**ELGIN MILLS ROAD**



**CATHEDRALTOWN**



**NORTH MARKHAM OFFICE**



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**WOODBINE AVE BY-PASS**

**MAJOR MACKENZIE DRIVE E**

**VICTORIA SQUARE**

**WOODBINE AVE**

**VICTORIA MANOR**



\*including resale (MLS) & new home sales



**Real estate sales representative *WANTED!***  
Join the North Markham Branch of Living Realty Inc, Brokerage

**For New Agents:**

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

**For Experienced Agents:**

- ❖ Looking to move your existing real estate career to the next level?
- ❖ We offer competitive commission splits and special incentives for qualified agents
- ❖ Book an appointment to learn more about the packages. All appointments are on a confidential one-to-one basis.

Please contact: Chris Tam\* - Manager (905) 888-8188 christam@livingrealty.com



**Chris Tam\* - Manager**  
North Markham Branch

This is not intended to solicit any listing currently under contract