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www.cindychanhomes.com

COMING SOON



Milliken
High Demand Milliken Location! One of The Largest Corner Unit 2 Bedrooms 2 Bathrooms + Den Convertible To A 3rd Bedroom. Walk To All Amenities: Plaza, Supermarket, Restaurants, Library, Schools & 24 Hrs TTC.

COMING SOON



Bayview/16th, Richmond Hill
Located In Desirable Bayview Hill! This Massive Home Is Over 5,000 Sq.Ft. On A Large 70.5' x 141' Lot! This 5 Bedrooms 5 Bathrooms Home Is Currently Under Complete Renovation For A Brand New Look That Features A Finished Basement For Extra Square Footage.

Call for details

Call for details



David Lam
Sales Representative
(416) 728-1685
david.lam@rogers.com



Kingston Road, Scarborough
4 Bdrms Detached Home. 2,200 sq.ft. Cathedral Ceiling w/ Gas Fireplace. Walk-Out To Deck & Gazebo. Master Br w/ Walk-In Closet. Updated Kitchen w/ California Lighting. Double Garage. Finished Basement With Kitchen & Separate Entrance.

Call for details



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



Yonge/North of Steeles, Markham
New Indoor Mall "Shops On Yonge" - A Complex With 4 Condo Buildings & A 20 Storey Office Tower & Hotel Has Many Anchor Tenant Banks, Supermarket & Food Courts. Lots Of Underground Parking. Great for Retail or Professional Service Business.

\$218,000

Call for details



May Liang
Sales Representative
(416) 918-9800
realtor.mayliang@gmail.com

Investment Property



Victoria Park/Lawrence, Scarborough – Investment
Brand New Restaurant With 5 Years New Lease Inside A Busy Plaza. Ample Parking Space; Good & Worried Free Return On Investment. Call For Details! 中餐館物業出售, 現成租客, 5年租約, 淨租金收入, 回報高, 詳情請致電查詢!

\$599,980

New Listing



Woodbine/16th, Markham
Updated 2 Storey Home, 4 Bdrms 4 Whrms, Finished Basement With Separate Entrance From Side Yard; Steps To School, Park, Supermarket & Plaza; Move In Condition. 四睡房雙車房全磚獨立屋, 步行至學校, 公園和超市, 全屋豪華裝修, 全新電器和大量水晶燈和射燈, 全新廚房和地磚, 人見人愛。

\$1,188,800


Business & Property



Restaurant Business & Property
Located In The Busy Intersection Of Hwy 6 And Hwy 89; Buffet Style With 110 Seats, Liquor License; 2 Separated Dining Rooms; Big Kitchen With 2 Walk-In Coolers; 5 Bedrooms On The 2nd Floor For Family & Employees. 位於旺市餐館上層下層, 約110座位, 自助餐有酒牌, 位於大角, 特大廚房, 二樓5睡房, 兩浴室; 合勤勞家庭經營, 請電約看!

\$699,900

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Raymond So
Sales Rep. MBA, BSC
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Happy Chinese New Year! 恭喜發財! 猴年如意! 身體健康!

Compliments from Sellers & Buyers 買家及賣家的稱讚和評價

Property: Greenshore Drive, Markham - Seller: Ms. Chen



SOLD JULY 2015

“Raymond 把我的房子在幾天內叫價10%賣出! 事實上, 這是在我家附近相似的房屋有史以來最高的賣出價紀錄。Raymond 是非常專業和地產知識豐富。”

“Raymond sold my property for 110% of my asking price!! In fact, this is the highest sold price recorded for similar properties in my neighborhood. Raymond is exceptionally professional and knowledgeable.”

Property: Thornwood Chase Rd., Markham - Buyer: Mr. Liu



BOUGHT SEPT 2015

“我們是來自中國的新移民, 很幸運, 我們有 Raymond 在買屋過程中盡心幫助我們, 為我們找到理想的家。Raymond 真的是知識豐富, 勤奮和耐心。作為加拿大的新移民和擁有兩項專業能力, Raymond 都能詳細地解釋一切, 從買屋到按揭的申請, 到稅務化, 房屋貸款, 裝修, 律師, 等等。都盡心盡力做到最好! 可以稱上是最優秀的「一應俱全」服務! Raymond 肯定會獲得我們更多的生意和朋友轉介!”

“We are new immigrants from China & we are very lucky to have Raymond helped us throughout the entire process in finding our lovely home. Raymond is really knowledgeable, hard working and patience. As new comers to Canada and with very limited capacity in English, Raymond explained everything to us in details. From showing of the areas & properties, offer negotiation, mortgage financing, house inspection, lawyer, etc. Excellent!!! Raymond will definitely get more business and referrals from us!!”

Property: 220 Duncan Mill Road, Toronto - Buyer: Ms. Rumina



BOUGHT MARCH 2015

“這是我的第一套商業地產投資, 隨著 Raymond 的專業知識和經驗 (無論是在商業地產專業或作為一個工商管理碩士), Raymond 幫助我投資我的商業地產, 並讓我對商業地產分析清楚, 特別是對風險和收益的考慮因素。Raymond 還為我建議和選擇適合我的商業投資。事實已經證明, Raymond 的經驗, 知識和真誠的客戶服務, 確實突顯出 Raymond 和很多其他代理商之間的真正差別。極力推薦!”

“It was my first investment in commercial real estate. With Raymond's experience and knowledge (both in commercial real estate and as an MBA), Raymond analysed all aspects of my investment and at all levels, in particular risk factors against returns. Raymond also sourced the best financial option for me. Raymond has proven that his experience, knowledge, and customer services really made the real differences and absolutely outstanding (from many other agents. Strongly recommended!”

Property: Sunmount Road, Toronto - Seller: Mr. Ye



BOUGHT OCT 2015

“Raymond 幫我找到了我的夢想家園! 當這房子剛掛牌的第一天他便帶我們去看, 並拿到一個非常好的價錢給我們。我們百份百滿意他的五星級服務, 肯定會全力推薦給我的親戚和朋友。”

“Raymond found my dream home!! He showed me the property on the first day when the property came to the market; and Raymond got an extremely good price for us. We are totally satisfied with his services. Five Stars!! Will surely recommend to my relatives and friends”

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Living in Markham

The Real Estate Market Watch

Spring 2016

Celebrating Chinese New Year 2016: Year of the Monkey

With the Year of the Monkey very nearly upon us, it is once again time to wear red, enjoy some traditional food, and celebrate Chinese New Year with friends and family.



For the team here at Living Realty, the Year of the Horse will be a tough one to beat -- after all, the year not only marked our brokerage's 35th-year anniversary, but also saw the GTA break annual sales records for both real estate sales activity and average home price.

Luckily, however, the Year of the Monkey - which begins on Thursday, February 19 - is widely regarded as an ideal time for personal advancement. This is especially true when it comes to innovation, invention, and entrepreneurial ventures.

Characteristics of the Monkey
Those born in the year of the Monkey (1932, 1944, 1956, 1968, 1980, 1992, 2004, or 2016) tend to bear the key traits of their animal namesake: namely intelligence, charisma,

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and curiosity. Rarely lacking a sense of mischief, those born in the Monkey year are also highly talented when it comes to practical jokes and elaborate pranks.

Like the other signs of the Chinese Zodiac, there are four types of Monkeys attributed to the calendar. 2016, and 1956 before it, are years of the Fire Monkey. It is said that people born in Fire Monkey years possess all of the traits above, as well as exceptional degrees of intensity and ambition.

While Fire Monkeys may be prone to burnout and fatigue - and must make the time to occasionally relax - they also tend to approach projects with an unusual degree of passion and resolve, making them highly sought-after as innovators. Famous Canadians born in the year of the Fire Monkey include actress Wendy Crewson (born May 9, 1956), who starred alongside Harrison Ford in Air Force One, and television journalist John Roberts (born November 15, 1956).

Famous Figures Born in the Year of the Monkey

- Ryan Gosling, Canadian actor (1980)
- George Lucas, filmmaker (1944)
- Joel "Deadmau5" Zimmerman, music producer (1981)
- Oscar de la Renta, fashion designer (1932)
- Michael Smith, Canadian chemist and Nobel Prize winner (1932)
- Will Smith, actor and musician (1968)

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




Vivien Liang
Sales Representative
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vivienliang@gmail.com

Front/Spadina, Toronto
1+1 CityPlace Condo On High Floor Facing Lake Ontario & CN Tower. Close to Rogers Centre, UofT, Ryerson, Union Station & Financial District. Den & 2 Bdrm. SE facing Balcony. 1 locker included. Super Building Amenities.

\$313,000



Wendy Lee
Sales Representative
(647) 885-0665
wendylee@hotmail.com

Yonge/Major Mackenzie, Richmond Hill
Luxurious Boutique Style Condo By Tridel: 1050 Sq Ft 2 Br + 2 Bath, Huge Terrace W/ West View, Stainless Appliances, 2 Parking Spots & 1 Locker.

\$475,000



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

Wellington/Blue Jays Way, Toronto
830 sq ft + 52 sq ft Balcony 1 Bdrm Plus Den + 1 Parking In Core Downtown Area; Den Can Be 2nd Bedroom. Steps To Fine Dining Restaurants & Entertainment! Fin. District. Currently Leased With AAA Tenant; Great Income Property!

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www.yyhomes.com

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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



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

671 HUNTINGWOOD DR.
BIRCHMOUNT / HUNTINGWOOD, SCARBOROUGH
A Must-See! 1500 sqft! 3 Bdrms with Finished Basement. Well Maintained Townhome In The High Demand Complex, Located In Heart Of Scarborough. Stylish & Spacious, Quiet Backyard, Steps From Ravine. Renovated Eat-In Kitchen W/New Backsplash, Steps To TTC, Plaza, School, Park, & Golf Club At Tam O'Shanter. Nice Neighbourhood.

Call for Details

Walk to University of Toronto, Scarborough
Two Single-detached Luxury Urban Homes Built By Glen Rouge Homes. Situated On Magnificent 50 ft x 313 ft deep lots, Backing Onto The Highland Creek Ravine. Homes At This Premium Ravine Location Are over 4,300 sq. ft. With Finished Basement. 13 mins walk to University Of Toronto - Scarborough. Closing in 2016 March.

\$1,695,000

From \$750,000+



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

Hwy 7/Leslie, Markham
Luxury 2Br 2 Baths. 9 ft Ceiling. Engineered Hardwood Floors, Split-Bdrm design, Large Windows with Balcony & Unobstructed South View. 24-Hr Concierge, Gym, Indoor Pool, Party Room, Etc. 2 Parking & 1 Locker Included.

\$1,920/month



Maggie Lam
Sales Representative
(416) 509-2322
maghylam2@gmail.com

Bayview/Major Mackenzie
Short Term Sub Lease (April to Sept), Bright Detached Home in "Rouge Woods", 5 Bdrm +4 Wshrm, Mins to 404, Park, Library, Shops. Steps to Top Ranking Schools (Silver Stream P.S. & Bayview Ss).

\$2,800/Month



Ting Sun Ng
Sales Representative
(416) 567-3612
tsng@livingrealty.com

Bayview/Highway 7 E "Royal Gardens"
Corner Unit 790 sq ft. Balcony; 2 Bdrms, 2 Baths; Kitchen w/ Stainless Steel Appliances, Granite Counters; 1 Parking and Locker Included; 24-hr Concierge; Close to Public Transit, Schools, Shops, Mins Drive to GO Station.

\$362,000



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

Bayview & Elgin Mills, Richmond Hill
Prime Location 4 Br End Unit Townhouse Assignment for Mid 800's only! 2690 sqft included 576 sq ft. of Lower Area with 3-pc Bathroom, Hardwood Floor Throughout Main and 2nd Floor, Stone Counter Top in Kitchen and Bathrooms. No Sidewalk, Mid 2017 closing.

Call for details



Yonge/Finch - Luxury Tridel 3 Br + Den
High Floor Around 1500 sq ft, Gated Community With Excellent Facilities: Pool, Recreation Room, Billiard Room, Sauna...etc; Newly Installed Hardwood Flooring; Well Maintained by Original Owner; Walk to Metro Supermarket, Subway, Library, School and Restaurants. 1 Parking and 1 Locker Included.

\$595,000



Leslie & Highway 7, Markham
High Demand Located at Leslie and Highway 7 With All Amenities Surrounding. Steps Away From Viva / YRT, Direct Bus to York University. Well Maintained With New Laminate Flooring and Fresh Painted. 1 Parking and 1 Locker Included.

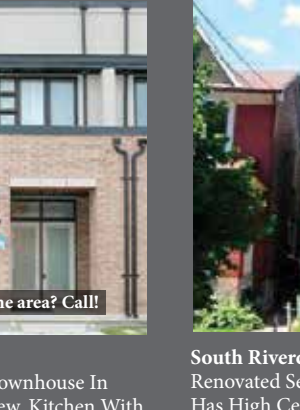
\$355,000



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

Kettle Lakes Club, Bayview
Luxury 3 Bdrm 3 Wshroom Prechord Townhouse In Prestigious Kettle Lakes Club On Bayview. Kitchen With Stainless Steel Appliances/Granite Counters. Main Floor has Dark Hardwood Floor/9 Ft Smooth Ceiling/Pot Lights, 2/F Features 3 Bedroom/Laundry.

Call for details



South Riverdale/Leslieville
Renovated Semi-Detached Located In Leslieville 1st Floor Has High Ceiling, Modern Kitchen w/ Stainless Steel Appliances, Quartz Counters. 2nd Floor Has 3 Spacious Bdrms. All Hardwood Floor. 3rd Floor Becomes 4th Bdrm/Office! Vacant Property, Ready For Possession!

Call for details



Yonge/Bloomington, Richmond Hill
Location! Location! Location! New Townhouse Development By LiVante Developments Currently In Pre-construction Stage At Bloomington Road West Of Yonge Street, Richmond Hill. Only 44 Units Available, Single And Double Garage Available!

Call for details



Best Interior Design Private Residence Americas 2015

The Crown Jewel of South Richvale
A remarkable and unprecedented masterpiece has arrived in South Richvale, one of the most luxurious neighbourhoods of the Greater Toronto Area. From the moment you walk through the 9 foot double mahogany entrance you will feel like royalty. Ultra high-end finishes, carefully thought-out design elements, and a beautiful aura complete a home too exquisite for words. Think large outdoor soirees, or entertaining in style in your own movie theatre. The open concept main floor is perfect for a cocktail party or an intimate family evening alike.

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

Live the dream in over 14,000 sqft 12,700sq.ft. of beautifully crafted living space completed with a one-of-a-kind south facing backyard. A cascading, resort style pool and gazebo are the perfect addition to the outdoors. Prestige, privacy, and opulence were kept in mind when designing the home. If you are looking for a home that feels just like you've set foot in heaven, look no further. The final finishing touches and the designer furniture package create an atmosphere in the home that you will instantly fall in love with. THIS is the crown jewel of South Richvale.

Call for details



祝大家在新的一年里身体健康！万事如意！

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

Kennedy/Bur Oak, Markham
Bright & Lovely Townhouse in Desired Berczy Park. Steps to top ranking Pierre Elliott Trudeau H. S. Well Maintained and New Hardwood Floors on All Main, 2nd and 3rd Level. New Furnace (2015). Walk to plaza, restaurants, banks, parks, and playground.

SOLD

Don Mills/Finch, North York
Corner Suite With Split Bdrm Design In Luxurious "Tridel" Built Zenith SkyPark Complex! Approx. 1711 Sq ft North Westerly Views! Facilities Offering Indoor/Outdoor Pools, Tennis, Squash, Billiards, Lounge, Etc. Close to TTC, Hwy 404, Fairview Mall, Seneca College and Supermarket.

SOLD



Sonia Chun Sales Rep.
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soniachung@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!

\$49,000

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/Month; Rent \$6,937 with TMI & 2nd Floor 3 Beds 2 Wshrms & Basement. Great Opportunity To Start Your Own Business.

\$214,900

Yonge/South of Major Mackenzie, Richmond Hill
Japanese & Korean Restaurant @ H-mart Food Court. High Traffic, Best Exposure with Excellent Kitchen Set-up. Easy To Operate. Extra income: Cater To Four Other Locations of H-mart.

\$89,000



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

McCowan / Major Mackenzie, Markham
Quality Built 1840sq ft Approx 3 Years New Prechord Townhouse. Nicely Finished Basement. Facing Park And In Top Ranked Schools- Pierre Elliott Trudeau HS & Stonebridge PS. Ready To Move In.

\$680,000

Brimley / Sheppard, Scarborough
5,315 Sq Feet Zone Commercial Corner Lot With Rebuild Potential Offer Amazing Opportunity For Investment / Development.

Call for Details

Tutoring That Works!!

Back To School

Your Child's Future
Is there anything more important to you?

Academy for Mathematics & English

Successful Tutoring Franchise Business Opportunity Across The GTA With 20+ Years Of Positive Growth. Call For Information On Franchising!