

# Living in Markham

## The Real Estate Market Watch

Spring/Summer 2013

### Bishop's Gate: A Life of Luxury in the Heart of North Markham

**M**ARKHAM – As LiVante Developments continues to complete the construction of its sold-out first release of homes in Victoria Square, at this point it's safe to say that Bishop's Gate is one of the hottest new neighbourhoods in North Markham.

Located just south of where Woodbine Avenue meets the Woodbine Avenue bypass, Bishop's Gate is a mix of townhouses, semi-detached and detached homes, where the buyer is in control through every step of the building process. Established in 2011 by a group of principals with over 30 years of real estate experience, LiVante Developments is committed to pursuing a vision of family, superior design and quality construction. For LiVante's Director of Construction Morris Durante, Bishop's Gate – the company's first major project in Markham – has received strong interest from home buyers due in part to its prime Victoria Square location.

"The shopping, the convenience – the 404 is right there, the GO station is not too far from it," Durante says. "It's so centralized, and yet you feel like you're in the country." Another one of the development's distinguishing characteristics is each house's building and customization materials, which were selected by LiVante's construction experts



for their durability and visual appeal. Durante is particularly proud of the high-quality hardwood floors found in each standard model. "We're not using conventional wood," Durante says. "It's all engineered floors, so the floors don't squeak. It's a much, much better product." At the heart of LiVante Developments' Markham headquarters on Woodbine Road is a fully-furnished Décor Centre, which offers buyers a chance to view many of the customizations available to them in their own new homes. "We wanted to give people a choice," explains Durante. "It's not a huge décor centre, but we wanted to at least give people the option of what type of floors, what type of tiles, and so on – and give them the freedom to make their home their own."

Some of the other upgrades and customizations available to Bishop's Gate home buyers include:

- Home automation systems including Wi-Fi, phone and cable, which are being installed in almost every Bishop's Gate home thanks to a partnership between LiVante Developments and Rogers.
- Individualized hardwood flooring – buyers are able to select not only their flooring colour, but also type and treatment.
- Frameless glass showers and a range of faucets.
- Extended height on upper cabinets.
- Granite countertops.
- A broad selection of porcelain and ceramic tiles.
- Oak stairs and railings.



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With the Décor Centre open to the public on a regular basis, buyers are welcome to participate fully in the decision-making aspect of their home's construction. The architecture firm for Bishop's Gate, Hunt Design, were asked by LiVante to focus on giving the neighbourhood a sophisticated, classic look, while optimizing space and brightness inside each home. "There are more details and more windows," explains Durante, "So as you're coming in from the street, it's a grander looking house." Special attention was also paid to finer exterior details for various units. "Many of the houses that are on a corner or in an area where they're in a public view, they're upgraded in the rears a little bit, or in the corner – by muntin bars, or freeze boards, or other things like that."

With 25-foot frontage included standard on semi-detached and semi-linked homes, and 32-foot to 42-foot frontage featured at each detached home, special focus was also dedicated to the brickwork and façade of each Bishop's Gate home.

"The façade of the houses gives you that sense that you're somewhere special," Durante says. "They're not like anywhere else – they're nicely done." With many of the Bishop's Gate closings already finished, the company is working hard to get more buyers settled into their new homes after a long and unforgiving winter.

Durante says that even though construction crews were on-site even during the snowier months – the first closing took place in January – the builders should have an easier time now that the weather has improved.

"We've done our best to push it, but you can't fight Mother Nature," says Durante. The location, design freedom and high standard of construction quality resonated strongly with GTA home buyers, who took a keen interest in Bishop's Gate right from the launch of the project – currently, all 180 units of the initial release are sold out. The developers are planning on releasing a second set of approximately 24 executive townhomes, but Durante says that's a concept that is still in the very early stages at this point and exact details are forthcoming.

For more information on Bishop's Gate and other upcoming projects, you can visit LiVante Developments online at <http://www.livantedevelopments.com>. As always, Living Realty's GTA Real Estate News website also has the latest info on new real estate developments over at <http://news.livingrealty.com>.



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




**\*EXCLUSIVE\*** Leslie/St John's Sideroad: Brand New Ravine Lot, 3500 sq.ft. Detached Home in New Market, 5 Bedrooms+Over \$20000 in Upgrades. 5 mins Drive to HWY 404 & 10 mins to GO Train Station.

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**\*EXCLUSIVE\*** Markham Brand New Custom Built Detached Home, 4000 Sf, 73 Ft Lot, 4 Bedrooms, Hardwood Floor Thru Out 1st & 2nd Floor, 10 Ft Ceiling Main Floor, Granite Kitchen Counter Top, Circular Driveway.

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2013 Renovated Top to Bottom 1900Sf Gorgeous End Unit Freehold Townhouse Located In Famous Bayview Secondary School Boundary. 3 + 2 Bdrms, Hardwood Flooring Throughout Main & 2nd Floor, Quartz Kitchen Counter-top, Iron Picket Stairs & etc. Finished Basement.

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(905) 888-8188

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Freehold Townhouse: approx 1700 sq.ft. 3 Bedrooms, Corner Unit at Major Mackenzie/McCowan. 5 Appliances. Large Kitchen, Upgraded Hardwood in Living/Dining Room. Main Floor Laundry. Good Rating School Zone Area.

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**May Liang** Sales Rep.  
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mliang@trebnet.com

**\$598,800**



Yonge & Steeles Brand New Freehold Townhouse with 2 Parking Spaces & 9' Ceilings. Granite Kitchen Counter-top w/Stainless Steel Appliances, Oak Staircase w/Sky-light, Huge Master bedroom w/Nice Ensuite Bathroom, Two Other Bedrooms on 2nd Floor, Basement Access to Parking Spaces. Steps to Steeles Ave, Shops, Transit and One Bus to Subway.

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Bathurst & Steeles Beautiful upgraded Detached Home with Lots of Lights and Windows Around the House. South Facing Yard with Big Deck, Flagstone Front Patio, All Hardwood Floor Throughout and Nicely Finished Basement with Big Windows... Excellent Move-in Condition! Steps to Park, Schools, Shops and Transportation.

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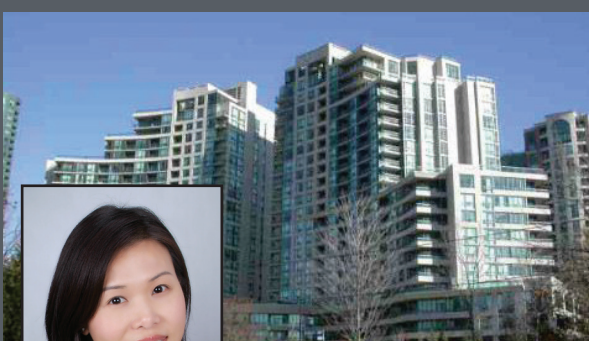


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**\*EXCLUSIVE\*** Victoria Square  
Townhouse, Woodbine & Elgin Mills,  
4 Bedrooms + Loft, Over 2,300 Sq.Ft.,  
Occupancy 2013



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Yonge / Finch Condominium High Floor  
One Bedroom + Den, 650 sq ft with Lots  
of Upgrades. Top Amenities, Steps to  
Finch Subway Station, Shops and Restau-  
rants. 1 Parking and 1 Locker.

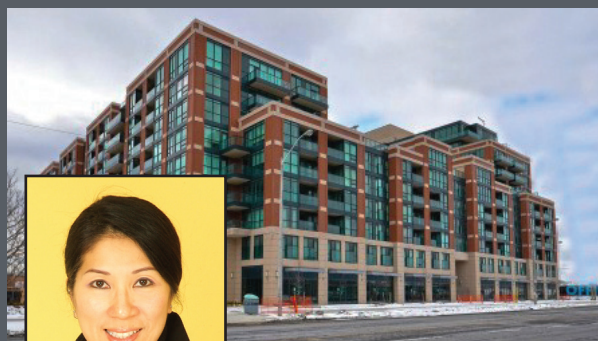
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Stainless Steel Appliances, 1% Credit at  
the Closing Day. Negotiable Price Includ-  
ing Parking and Locker.

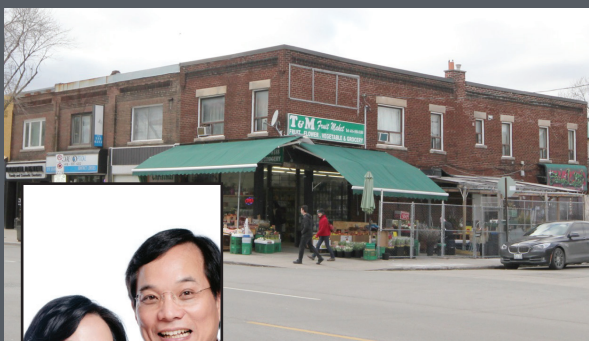
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Surrounded by Quality Residential Areas.

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Which Can Be Used as 3rd Bedroom. 1  
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**\*EXCLUSIVE\*** McCowan / Castlemore Brand New  
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Park. 1,529 sq ft, 3 Bedrooms, 9' Ceiling on Main Floor,  
Hardwood Flooring, Oak Stairs. Move in July.

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**\*EXCLUSIVE\*** Woodbine Bypass/Major Mac Quality  
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Superbly Designed with Large Kitchen, Stainless Steel  
Appliances, Hardwood Flooring on Main Floor & Direct  
Access to Garage.

**\$559,900**



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Hours Concierge. Minutes to Hwys/Bus Stop/Subway/  
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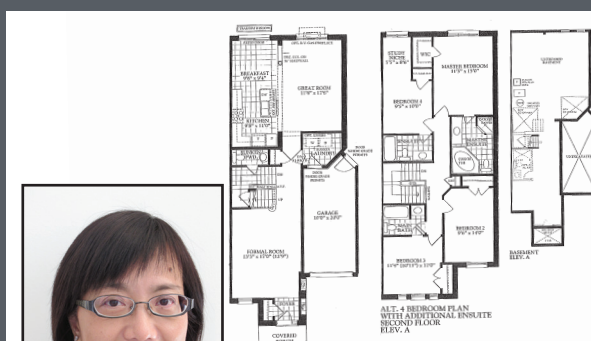
**\$639,000**



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Kennedy and Ellesmere, 3 Bedroom Condo Townhouse, Great Starter Home, Open Concept Living/Dining Room, Family Size Kitchen, Hardwood Floors, Walk-Out Basement, Direct Access to Garage, Steps to Supermarket, Shopping, Schools, Public Transit and Hwy 401.

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**\*EXCLUSIVE\*** Woodbine Bypass/Elgin Mills Townhouse. 4 Bedrooms, 4 Washrooms, 3 Ensuite on 2nd Floor. Unfinished Basement, Hardwood on Ground Floor, Central Air Conditioning, Appliances Included. Minutes to Hwy 404, Richmond Green S.S.: High Rental Income.

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