

# Living in Markham

## The Real Estate Market Watch

Summer 2014

### Second Annual North Markham Fun Fair a Huge Success

For residents of Markham's newer communities like Cachet, Victoria Square, and Cathedral-town, neighbourhood events provide an opportunity for new residents to get together, relax, and meet other families living in this exceptional part of York Region.

With growing popularity and a dedicated team of volunteers from the local business community, the annual

North Markham Fun Fair is quickly becoming one of the most anticipated and well-attended events presented for (and by!) residents of the city's northern neighbourhoods. This year's fair was held on Saturday, May 31st, and turned out to be an even bigger success than last year's inaugural addition. Plenty of sunshine, tasty treats and lots of kid-friendly activities helped bring a huge number of local families to the northwest corner of Major Macken-

zie Drive and Woodbine Avenue for a full afternoon of family fun. Living Realty's North Markham branch once again played a major role in helping to organize the event, which takes place just outside the office at the northwest corner of Major Mackenzie Drive and Woodbine Avenue. This year our tent was a huge hit, offering a face painting station and custom balloon animals for the many kids in attendance. "This year, the weather is a little bit nicer and I think that helped to attract even more visitors," said branch manager Chris Tam, noting that setup also

went even more smoothly this year than in 2013.

Despite the afternoon's high temperatures, our trusty fair volunteers were on hand from 1 PM to 5 PM to hand out water bottles, supervise kids' activities, and man the various booths and displays. Once again, the inflatable bouncy castles, obstacle course and basketball challenge were a huge hit.

With this year's fair turning out to be an unmitigated success, families across Markham can likely look forward to a

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Helen Lee\*



Flora Lau\*



Yanny Lee\*



Shirley Leung\*



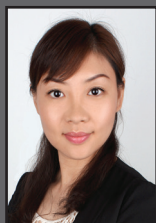
Victor Lai\*



Steven Yiu\*



Sylvia Chen\*



Maggie He\*



Adrienne Kong\*



Cheryl Kwan\*

### Directions To Successful Living

Real estate sales representative WANTED!

Join the North Markham Branch of Living Realty Inc, Brokerage

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

For more information, contact:

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



\*sales representative \*\*broker



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

[northmarkham@livingrealty.com](mailto:northmarkham@livingrealty.com)

(905) 888-8188





third annual edition in the summer of 2015. Thinking about buying or selling a home in North Markham, or simply curious to meet the team and see what we're all about? There's no need to wait until next year's fair – we invite you to drop by our branch office at 735 Markland Street, or call us at (905) 888-8188.

Living in Markham also spoke with the event's lead organizer, Mr. Yusuf from Kumon Math and Reading Centre, to talk about the success of this relatively new community event. "It was a great turnout. We had all the schools from the community come out to this event. We had a fire

truck that brought out a lot of people," said Yusuf. "We only had one last year, and you know what? It's getting bigger and better." In addition to face-painting, bouncy castles and balloons, there were a few other attractions on display:

- Appearances from one of the York Regional Police's cruisers and even a real-life fire truck.
- Tons of food, including burgers from Montana's Cookhouse and Saloon, ice cream treats from Marble Slab, and cronut sticks from Sugar Tiers Cake and Sugar Artistry.
- Helpful information booths from RBC, Kumon and more.



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





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

**New Downtown Condo**  
This unique 20+ storey glass & stone tower, less than 10 minutes walk to subway station; Bus stop is at door; Very close to U of T & High Park. All suites come with spacious layout & modern kitchen. Price starts from \$450/sq.ft. Deposit is as low as 15% until final closing. \$5,000 discount on parking for the first 5 buyers. For investment, please ask about the rental guarantee program.



One bedroom + Den, 571 sq.ft. from \$254,900, 15% deposit until final closing, Guaranteed Monthly Rent: \$1,300  
**\$254,900**



One bedroom + Den with 2 full bath, 658 sq.ft. a "junior 2 bedroom suite"  
**\$270,900**



One bedroom + Den, 564 sq.ft., with a lot of windows, very bright south facing unit  
**\$257,900**





# NORTH MARKHAM FUNFAIR 2014



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



**SOLD** **\$6.65 Million**  
Undiscovered Gem of Richmond Hill. Grand Home Offering a Fusion of Classic and Contemporary Elegance

**SOLD** **\$2.68 Million**  
100ft x 300ft Unlimited Potential to develop. The "Bridlepath" of Uptown GTA



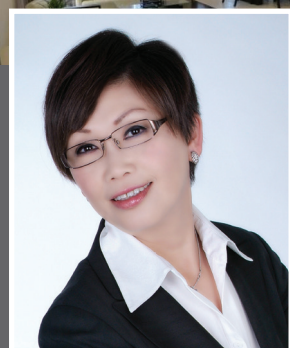
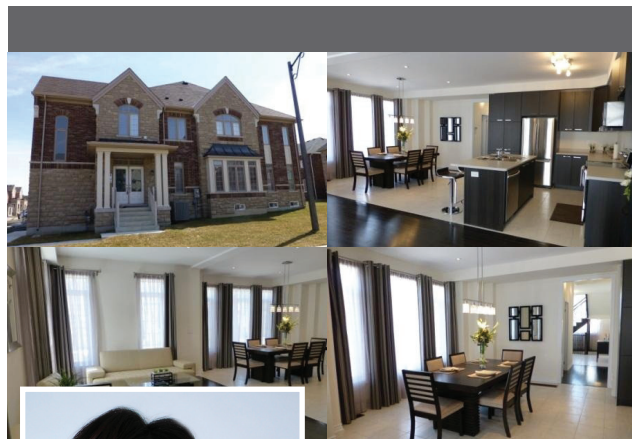
**Highway 404 & Major Mackenzie**  
5 Big-Bank Plaza  
Affluent Neighbourhood  
Turn-key Operation  
Licensed "Green Earth" Cleaner  
**\$565,000**



**Highway 7 & Warden**  
Pristine and Well Maintained 1+1, Leed Certified Building Located in the Heart of Unionville. Steps from Public Transit, Unionville H.S., Markham Theatre, First Markham Place, Shopping, Restaurants and 404/407. All the luxurious recreational facilities & 24 hour concierge and security. Fridge, Stove, Microwave, Dishwasher, Washer & Dryer are included.  
**\$316,000**



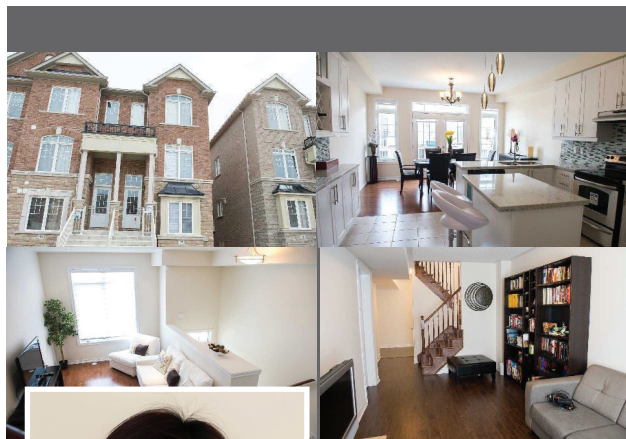
# Real Estate Market Watch: What They Got



**Cynthia Cheng**  
Sales Representative  
(416) 567-7578  
cynthiacheng@livingrealty.com

**Location:** Zeng Cheng Drive  
(Elgin Mills and Woodbine By-pass)  
**Asking Price:** \$739,000  
**Selling Price:** \$730,000  
**Approx. Size:** 2,000-2,500 sq.ft.  
**Frontage:** 32.56 ft  
**Year Built:** 2013  
**Taxes:** To be assessed  
**Bedrooms:** 3  
**Washroom:** 1x5, 1x4, 1x2  
**Days on the Market:** 48

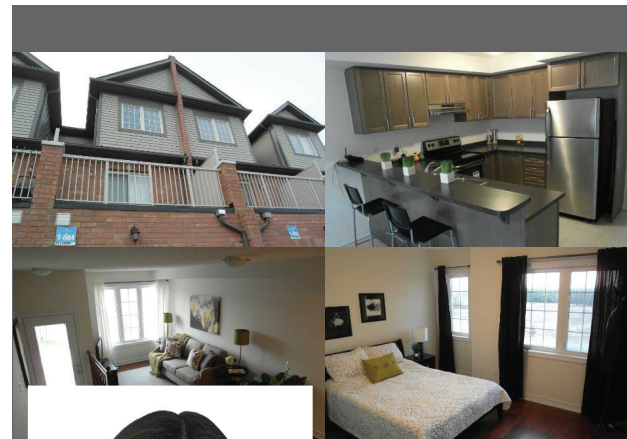
Bright Semi-detached on a Corner Lot; 9' Ceiling over \$60,000 upgrades; ceiling; Open Concept Kitchen with Stainless Steel Appliances



**May Liang**  
Sales Representative  
(905) 888-8188  
realtor.mayliang@gmail.com

**Location:** Gadani Drive  
(Major MacKenzie and Donald Cousens)  
**Asking Price:** \$499,900  
**Selling Price:** \$495,000  
**Approx. Size:** 1,500-2,000 sq.ft.  
**Frontage:** 15 ft  
**Year Built:** 2013  
**Taxes:** To be assessed  
**Bedrooms:** 3  
**Washroom:** 2x4, 1x2  
**Days on the Market:** 15

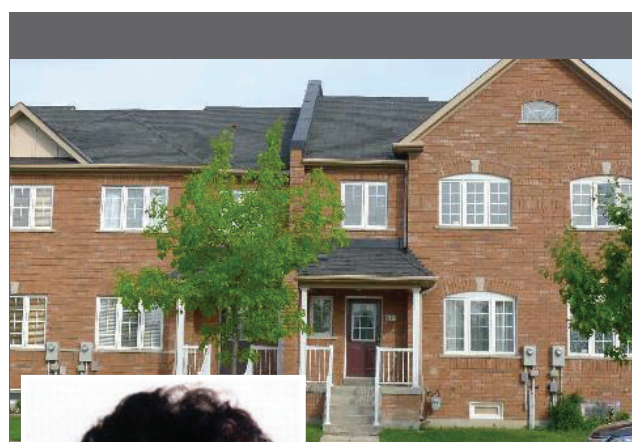
Bright End Unit Freehold Townhouse; Over \$35,000 Upgrades; Upgraded Kitchen with Granite Countertop and Stainless Steel Appliances, Walkout to Wood Deck



**Wendy Lee**  
Sales Representative  
(905) 888-8188

**Location:** Major Mackenzie Drive  
(Major Mackenzie and McCowan)  
**Asking Price:** \$458,000  
**Selling Price:** \$460,000  
**Approx. Size:** 1,500-2,000 sq.ft.  
**Frontage:** 13 ft  
**Year Built:** 2013  
**Taxes:** To be assessed  
**Bedrooms:** 2+1  
**Washroom:** 1x4, 1x3, 1x2  
**Days on the Market:** 4

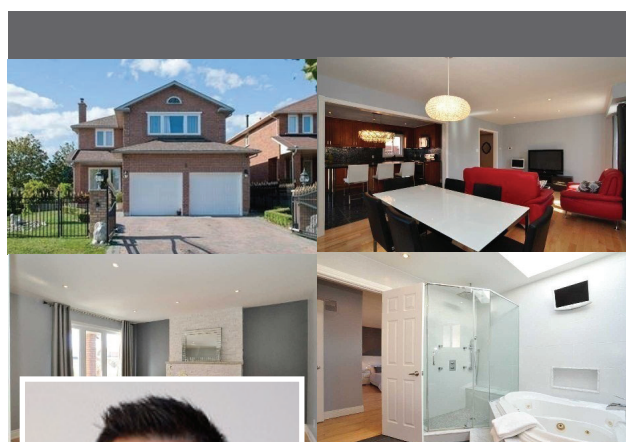
Freehold Townhouse in Pierre Trudeau High School Zone; Family Room on Main Floor; Modern Kitchen with Stainless Steel Appliances and Breakfast Bar



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

**Location:** South Unionville Avenue  
(McCowan and Highway 7)  
**Asking Price:** \$502,000  
**Selling Price:** \$550,000  
**Approx. Size:** 1,500-2,000 sq.ft.  
**Frontage:** 20ft  
**Year Built:** 2003  
**Taxes:** 3,077.75/2014  
**Bedrooms:** 3  
**Washroom:** 2x4, 1x2  
**Days on the Market:** 8

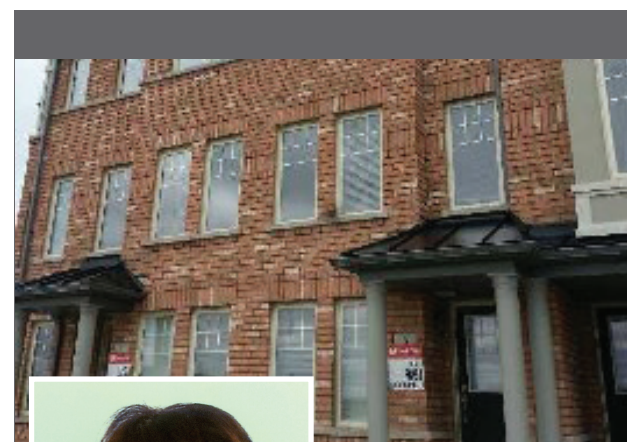
Executive Freehold Townhouse with 9' Ceiling; New - Hardwood Floor/Broadloom/ Kitchen Counter-top/Granite Counter Vanity; Move-in Condition



**Michael Lee**  
Sales Representative  
(905) 888-8188  
mike.a.lee@hotmail.com

**Location:** Muster Court  
(Woodbine and 16th Avenue)  
**Asking Price:** \$958,000  
**Selling Price:** \$948,000  
**Approx. Size:** 2,500-3,000 sq.ft.  
**Frontage:** 50 ft  
**Year Built:** 1988  
**Taxes:** \$4,704.35/2013  
**Bedrooms:** 4+2  
**Washroom:** 2x4, 1x3, 1x2  
**Days on the Market:** 8

Professional Landscaping; Electric Gate on Driveway; Newer Kitchen, Windows and Hardwood Floor; Update Bathroom with Skylights & Jacuzzi Tub; Top of the Line Appliances



**Fanny Jim**  
Sales Representative  
(905) 888-8188  
puilanjim@hotmail.com

**Location:** Truchard Avenue  
(Major Mackenzie and McCowan)  
**Asking Price:** \$515,000  
**Selling Price:** \$490,000  
**Approx. Size:** 1,500-2,000 sq.ft.  
**Frontage:** 13 ft  
**Year Built:** 2012  
**Taxes:** \$2,491/2014  
**Bedrooms:** 3  
**Washroom:** 2x4, 1x2  
**Days on the Market:** 22

Upgraded Kitchen Granite Countertop; Stainless Steel Appliances; Walkout to deck from Breakfast Area; Within Pierre Trudeau High School Zone



## Your Family Realtor "Mr. SOLD" 蘇世祐

Residential / Commercial / Investment



# Raymond So

Sales Rep. MBA, BSc

cell: 416-720-3838

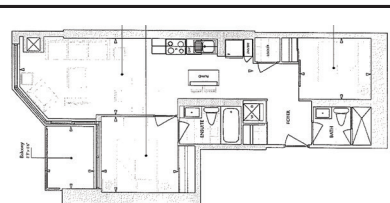
office: 905-888-8188

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Free Market Evaluation  
Free Real Estate and  
Property Management Consultation



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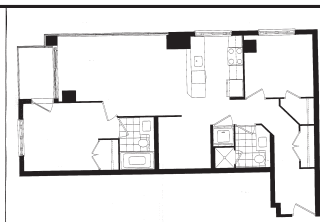
## Specials / Featured Listings



### College Park: Yonge & Gerrard

- 2 Bedroom
- 800 sq ft., 9 ft ceiling
- 2 x 4pc bathroom
- 1 Parking, 1 Locker, 5 Appliances
- Occupancy Summer 2014
- 33rd floor

**\$599,800**



### King West: King & Strachan

- Brand new, never lived-in
- 2 Bedroom + Den; SE Corner unit
- 900 sq ft; 9 ft ceiling
- 2 x 4pc bathroom
- 1 Parking, 1 Locker, 5 Appliances
- 25th floor

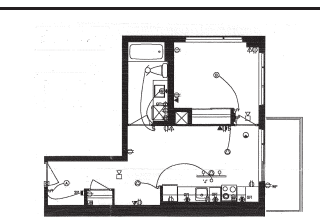
**\$488,800**



### Downtown: Bay & Bloor

- 1 Bedroom + Den
- 600 sq ft + Balcony
- 1 x 4pc bathroom
- 5 Appliances, 1 Bicycle Storage
- Occupancy Spring 2015
- 5th Floor

**\$438,800**



### North York, Sheppard & Highway 404

- 1 Bedroom
- 540 sq ft. + Balcony
- 1 x 4pc bathroom
- 1 parking, 1 locker, 5 appliances
- occupancy Spring 2014
- 9th Floor

**\$255,800**



### \*EXCLUSIVE\* Bayview & 19th Avenue

- Detached, Only 2 years old, 2600 sq ft, 9 ft ceiling
- 4 bedrooms with 2 ensuite bathroom
- Main floor laundry; Hardwood floor through out
- Modern kitchen, All Stainless Steel Appliances

**\$609,000**



### Yonge & Jefferson

- Detached, Brand new, never lived-in, Premium lot
- 2700 sq ft., 9 ft ceiling; 4 bedrooms with 2 ensuite bathrooms
- Main floor hardwood flooring; Stainless Steel Appliances
- No sidewalk

**\$889,800**

## Commercial & Residential



### Great Investment Opportunity - Welland, Niagara

Approx. 4.26 Acres land in proximity of Welland Canal. Linking Lake Erie to Lake Ontario, with provincially abattoir licensed 10,000 sq. ft. plant and retailer store of sausage and meat products, long history of business operation in surplus, business and property can be sold separately. Please call for details

#### 生意投資良機!!!

約4.26 畝農地位於尼加拉瓜區Welland Canal左近, 與安大略湖相連,水上運輸發達,持安省登記屠宰, 1萬呎廠房及零售店, 設備工具齊全, 生意歷史由久, 有穩定利潤, 歡迎致電查詢

### Retail Plaza in Scarborough

4 to 16 Acres land available for sale or build to suite for leasing, highly demanded location, suitable for all type of retails. Please call for details.

#### 仕嘉堡商場, 人氣旺地, 無限商機!!!

4至16畝商業用地可供出售, 商鋪租售亦可, 適合各行各業, 零售超市皆可, 歡迎致電查詢

### Investment for Land Development

Corner lot approx. 150 Acres, in vicinity of residential and city community development in beach area. Please call for details.

#### 土地發展投資良機!!!

約150畝農地交匯地段, 鄰近湖濱住宅社區, 土地發展潛質大, 歡迎大小投資家致電查詢

### Retail Space for Lease

Retail units sized from 10,000 to 50,000 sq. ft. are available at highly demanded location in Scarborough, Markham and Mississauga. Please call for details

#### 旺鋪出租!!!

仕嘉堡, 密市及各大城市現成旺鋪出租, 不同大小面積由1至5萬呎以供選擇, 即租即用, 適合各大超市及零售



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# Ransome Yau

Sales Representative

(416) 726-1211

cyau@trebnet.com





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

**Henderson & McClellan**  
Aurora Highlands - Quiet Cul De Sac.  
2760 SF - 4 Bdrms, 3 1/2 Baths, Newly  
Renovated with Hardwood Floor Thru-  
out. New Oak Staircase, Fresh Paint.  
Pro. Finished Basement with 2nd Kitch-  
en. Close to All Amenities.

**\$699,000**



**Angela Fong**  
Sales Representative  
(416) 722-6366

**Leslie & 16th Avenue**  
Professional Design Bridal Studio. Turn  
Key Operation: Furniture, Studio lights,  
Equipments and more...

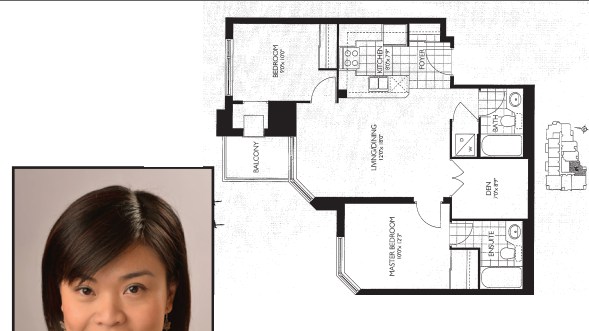
**\$99,000**



**Steven Yiu**  
Sales Representative  
(416) 624-6890

**60 Town Centre Court**  
Brand New Studio By Monarch. Steps  
To Scarborough Town Centre, TTC, Go  
Transit, Min To Hwy 401. High 37th  
Floor With View. Great Amenities. Price  
Includes Brand New Furniture, Sofa Bed,  
TV Bench, And Area Rug.

**\$188,000**



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

**Yonge & Sheppard 2Br+Den 885 Sq.Ft.**  
Split Bedroom Floorplan, With Cn Tower  
View. Den W/ Double Doors Can Be Ad-  
ditional Dining Area. Perfect For Small  
Family Or Tenants To Share The Unit.  
Direct Access To Sheppard TTC, Close to  
All Amenities. A Must-See!

**\$419,000**



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

**Industrial Condo Unit For Sale**  
2,000 SF with One Truck Loading, Up-  
graded Electric Supply, Suitable for Nurs-  
eries; Education; Industrial Uses; Office;  
Warehouse, Convenience Close to Hwy  
401 & TTC, Can be Combined Together  
with Next Door Expands to 4,000 SF

**\$289,000/Unit**



**Yang Yang**  
Sales Representative  
(647) 501-6689

**19th & 9th Line, Whitchurch-Stouffville**  
Close to GO train station and greenbelt. 2  
years new detached on extra large corner  
lot. 3 bedroom, 3 washroom, computer  
space on the second floor with huge  
window. Bright and open concept for cozy  
living space. Great for first-time buyer.

**\$559,000**



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

**Bayview & Elgin Mills for Lease**  
European Style Freehold Townhouse!  
Close To School, 404, Shopping, Park  
And Recreation Centre. Main Floor 9ft  
Ceilings, Modern Kitchen. Finished Base-  
ment Great For Entertainment! Move-In  
Condition! Don't Miss This Beauty!

**\$2050/Month**



**May Liang**  
Sales Representative  
(905) 888-8188  
realtor.mayliang@gmail.com

**Leslie & Highway 7**  
2 bedrooms 2 bathrooms on 8th floor  
south facing corner unit. Across from  
plaza, Viva and YRT bus station; Close to  
Hwy 407 and 404; 2 parking spaces and  
1 locker included. Good for own use or  
investment. Reasonable price!

**\$ 328,800**



**Angela Fong**  
Sales Representative  
(416) 722-6366

**Bayview & Highway 7**  
Prime Location Beauty Salon business for  
Sale. Turn Key operation: Steam Room,  
Massage Beds, Cabinets, Washer/Dryer  
etc....

**\$128, 000**



**Minna Lu** Sales Rep.  
(905) 888-8188



**Aurora Woods, Brand New Luxury Detached**  
45ft X 100ft Premium Ravine Lot, 3500 sq ft with walk-  
out basement, 4 Bedrooms with 3 ensuite, 2 Car-Garag-  
es; 3500 sq ft. 10ft Ceiling on Main Floor, 9ft Ceiling on  
the 2nd Floor, Granite Countertop in Kitchen Smooth  
Ceiling, 200amp etc.. More than 50k upgrades.

**\$1,142,000**



**Whitchurch - Stouffville, Brand New Detached**  
5 Bdrms & 5 Full Washrooms, 3378 Sq Ft Geranium  
Home. Main Floor Library Can Convert To 6th Bdrm.  
Coffered Ceilings, Hardwood Floors & Oak Stairs, Gran-  
ite Countertop, Backsplash, Extended Upper Cabinets,  
Centre Island..Etc. Ready to Move in.

**\$873,000**

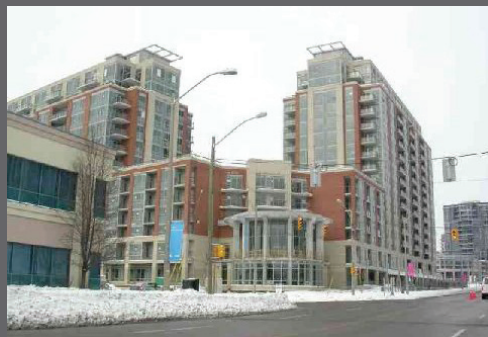


**Bloor & Bay - Exclusive Assignment**  
Prime Location, Approx. 500 Sq Ft Studio, 10 ft Ceiling,  
Fully Open Spacious, Engineered Hardwood Flooring,  
Mins Waking to Wellesley Subway Station, Universities,  
Hospitals, Banks & Restaurants. Take Advantage of this  
Unique Opportunity.

**\$310,000**



**Cynthia Ching** Sales Rep.  
(416) 567-7578  
cyching@rogers.com



**Highway 7 & Warden**  
large bright & clean 1Bedroom condo approx 620sq.ft. +  
parking, unobtrusive west view. Indoor pool & roof top  
garden. YRT & Viva at door. \$275,000

**\$275, 000**



**Major Mackenzie & Highway 404**  
3 years new large pie shade end unit 4 bedroom 2 story  
freehold townhouse for sale.

**Call for details**



**14th Avenue & Mccowan**  
Double garage 3 bedroom + finished basement, Inter-  
lock driveway, upgraded hardwood flooring throughout.  
Large eat in kitchen with unobtrusive view.

**Call for details**



735 Markland Street Unit 12, Markham, Ontario L6C 0G6 (905) 888-8188

*This is not intended to solicit any listing currently under contract*