



Cindy Chan
Sales Representative
(416) 890-3691
cindychan@livingrealty.com

Sheppard/Victoria Park, Toronto
TRIDEL+ Parfait*: 1 Bedroom+Den parking included. A great investment opportunity! Conveniently located on Sheppard Avenue east of the 404. Located Close to Major Shops and Public Transit!

\$299,000

Kennedy/Carlton, Markham
Well Maintained Cozy 3 Br Townhouse In The Prestige And Highly Demanded Unionville Location. Bright East-West Facing Backs On To Carlton Park With Direct Access From Backyard. Walk to Schools, Park Toogood Pond And Historic Main St. Public Transit A Door-Top Ranked Schools William Berczy Public School And Unionville High School. Perfect Starter

Call for details



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

Yonge/Eglinton, Toronto
Only 1 Left Spacious 1Br+Den 628Sq.ft. w/ 10' Ceiling, Laminate Floors, Granite & Caesar Stone Counters w/ Undermount Sink, Steel Appliances. 1 Parking included. Occupancy: Feb/2017.

Call for Details

St. Clair Ave W, Toronto
ZiGGi Condos In Luxury Forest Hill Area, an Upscale 11-Storeys Condo, 9 Ft Floor-Ceiling Windows, Modern Designer Finishes, Natural Stone Countertops & Smooth Ceilings. Spacious 2BR+den Corner Unit, 908 Sq.ft. w/ Large Balcony. Now Under Construction. Occupancy: Dec 2017. *Only 10% Deposit Required.

From \$595,900



Shirley Leung
Sales Representative
(416) 318-8844
info@shirleyleung.ca

Midland/Sheppard - Commercial/Retail
Dynasty Centre - Good For End User or Investor. South Facing The Best Location In The Complex. Good For All Kind Of Business. Total Area Approx. 850 Sq.Ft. With One Parking Space.

\$168,800

Bayview/Highway 7, Richmond Hill
Like Brand New Luxury & Spacious 1+1 Unit With Unobstructed North View. Modern Kitchen With Granite Countertop & 5 Stainless Steel Appliances. Parking & Locker Included. Steps To Plazas & Public Transits.

\$338,000



Helen Lee
Sales Representative
(647) 712-1282
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Front/Bathurst, Toronto
Spacious One-Bedroom + Den with Parking. Unobstructed Park & CN Tower View. 9' ceiling. Steps To TTC, Rogers Centre, Waterfront, Park, Library & Hwy Access! Amenities incl. Pool, Gym, Guest Suites, 24-Hr Security, Hi-Speed Internet.

\$1850/month



Eddie Cheng
Sales Representative
(416) 618-6290
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Markham / 16th, Markham
4 Bdrms With 2 car Garage Backing to Private Green Area & Stream. Finished Basement with Kitchen & Washroom. Renovated Kitchen and Hardwood Floor (2015). Close To ET Crowie PS, Brother Andre Catholic HS & Markham District SS.

\$869,000



Call for Details

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Raymond So
Sales Rep. MBA, BSc

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



SOLD EXCLUSIVE 16% OF ASKING

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

From \$1,038,800

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



EXCLUSIVE

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

\$518,000

Assignments 樓花轉讓
Semi Detached 半獨立屋
ONLY 2 LEFT
Aurora (Bayview / Wellington)



EXCLUSIVE

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

From \$828,000

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LIVING REALTY INC., BROKERAGE

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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

Summer 2016

North Markham Fun Fair Grows Again in 2016

After the appearance of some rainfall at 2015's North Markham Fun Fair, the forecast for this year's event on May 28 - a hot day with plenty of sunshine - helped bring out another impressive turnout for the annual event's fourth straight year.

Organized once again by a partnership of neighbourhood businesses (others include Kumon, TD, and CIBC, to name a few), the event took place in its usual venue: the parking lot outside of Living Realty's North Markham Branch, just northeast of where Major Mackenzie Drive meets Woodbine Avenue.

Having helped organize the fair since its first year, Living Realty expanded its usual family-friendly offerings, adding a new balloon popping contest for kids. Inside the branch office, a popcorn machine was set up for those seeking a break from the heat.

One of the branch's visitors was Markham Ward 2 Councillor Allan Ho, who stopped in to pose for photos and check out a copy of the Living in Markham newsletter.

"I've come every year over the past few years," said Ho. "This event has brought a lot of students coming out to enjoy the sunshine, and a lot of fun games. I think it's great."

Other activities included inflatable bouncing castles and mazes, basketball games, and the always-popular appearance of Carlton the Bear.

"We've partnered with Living for three years in sponsoring this event," said Samuel Chan, who works at the plaza's TD branch and was a key organizer of this year's fair.

"This year there's a great turnout, and great weather. We're seeing lots of young families, and new families to the area, getting to know each other."

The Fun Fair's inaugural edition, held in 2013, was originally conceived as a way for new arrivals in Cachet and Cathedraltown -- two of Markham's newest and most quickly-growing subdivisions-- to mingle, learn more about neighbourhood businesses, and develop a stronger sense of community.




continued on page 2



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LIVING REALTY INC., BROKERAGE



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735 Markland Street Unit 12, Markham, Ontario L6C 0G6 **northmarkham@livingrealty.com** **(905) 888-8188**

continued from page 1

This year's edition was, of course, another busy day for Living Realty's North Markham branch manager Chris Tam.

"Every year, we always invite families at the fun fair to come into the branch and meet the members of our team," Tam said. "This year, our balloon animals were still popular but it was nice to see lots of visitors come into the branch, have some popcorn and take a break from the sunshine."

You don't need to wait until the Fun Fair to visit Living Realty's North Markham branch, which is located at 735 Markland Street (units 12 and 13) and open to visitors Monday to Friday, 9 AM to 9 PM. To set up an appointment or get in touch with a member of the sales team, the branch can be reached by phone at (905) 888-8188.

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



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Sales Representative
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\$899,000



Bathurst/Clark, Thornhill
House for Lease, 4 beds & 3 baths, Fenced Backyard, Double Garage. Located in a Private Court, Approx 2000 Sq.Ft. Closed to all Amenities. 1 Bus to York University, Downsview Subway, Finch Subway.

\$2,400/month



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



Bayview/Elgin Mills, Richmond Hill
Beautiful 6 Year Old House, Back to Ravine, Finished Walk Out Basement Apartment, Custom Made Kitchen with Granite B/I and Stainless Steel Appliances. 4+1 Bed rooms, 3+1 Bathrooms, Hard wood floor throughout.

Call for details



Yonge / Queensville Side Road, East Gwillimbury
Magnificent And Very Unique 12 Years Bungalow View And Access Of Holland River A Short Ride To Lake Simcoe. Close To 404.

Call for details



Woodbine/Major Mackenzie, Markham
Gorgeous immaculate Home in Victoria by Monarch. 4bed/4bath+1 Loft. Approx 3500 sqft. Over \$100,000 in upgrades.

Call for details



Victoria Park / Danforth, Toronto
Large/Bright 2 Bedroom Condo at Victoria Park Subway Station. Open Balcony with CN Tower and Lake View. Cabinets Upgraded, Close to School, Day Care, Park Shopping Plaza, Library etc., 24 Hour Security.

\$256,000



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nancyxlguo@hotmail.com



Brimley Road / McNicoll Avenue, Toronto
Rear 38' 4 Bdrm Town-Home in A Community Toronto to Area. Renovated Main Floor and Bath. Finished Basement With 2 Bdrms, 3 Pc Washroom and Sep Entrance. Access to 2 Underground Parking. Move in Condition. Close to Amenities: TTC, Shopping & Schools.

\$435,200



Kennedy / 16th, Markham
2 Year Old Detached Home in Most Sought after Upper Unionville. Almost 3400 sq. ft. 5 Bedrooms, Corner Lot. One of the Largest Floorplans. Ideal Layout. Short Walk to Top Ranked Pierre Elliott Trudeau High School.

Call for details



Bathurst / Major Mackenzie, Vaughan
Stunning & Extraordinary Elegance in Vaughan, 5000sqft with 3 Garages Walkout Basement! 60' Frontage, Interior & Exterior Upgraded.

Call for details



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@ruby_laukayan



Yonge / Jefferson Forest, Richmond Hill
Over 3,000 Sq.Ft. Luxury Modern Smart Home (2 yrs) in Jefferson Forest Community. Designer Home with Ravine Facing Lot and CN Tower View in Master Bedroom. Owner Spent Over \$300,000 on Renovation. Spectacular Chef's Dream Kitchen with Build-In Appliances, Quartz Countertop from Kitchen to Washrooms. Home Theatre on 3rd floor LOFT with 120" Screen 1080p 3D Projector, 7.1 Surround sound. Smart Home Control System Throughout With the Ability to Easily Control All Security, Heating, Light, and Entertainment with IPAD or Smart-Phone! Truly Your DREAM Home! 獨家監造: 設計師精心打造, 三十萬豪華升級, 全屋所有家電配備先進智能裝置, 方便手機操作。前庭面向翠綠園林, 主人套房能遠眺CN塔, 保證絕無僅有。

\$1,650,000



EXECUTIVE TOWNHOMES
Highway 7 / Warden, Markham
New 3-Storey Luxury Freehold Townhome. Occupancy in 2017 Spring. 2,600+ Sq.Ft. Total Living Area with Double Garage, 9' Ceiling on Main, 2nd & 3rd Floor. Build-in Elevator, Miele Appliances, etc. Over \$200,000 Upgrade INCLUDED! This won't last long, contact me today. 全新豪華雙車庫兩層樓花, 超過二十萬元升級裝置包括升降機和Miele廚具, 三層全部樓高九尺, 位於萬錦市市內大村Highway 7甲級地段, 2017三月入伙。歡迎查詢。

\$1,250,000



Bayview/Elgin Mills, Richmond Hill
Over 3,400sqft 2 Car Garage 4 Bdrm 3 Ensuite Home Backing on Ravine. Rouge Woods Community, 9' Ceiling, On Ground Floor, Chef Kitchen with Granite Counters & Miele Appliances. Finished Walk-out Basement Suite with Fireplace & Kitchen, Stunning Landscaping with Walkway & Large Deck. Top School in Richmond Hill! Close to all Amenities!! 位於 Rouge Wood 地區, 超過三千四百呎雙車庫獨立屋, 樓高九尺, 地下室直通後院, 有獨立分門。後院背著森林小徑, 特大露台面向無敵麗林景觀。

Call for Details



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

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.

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

LIVING

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

This is not intended to solicit any listing currently under contract



Sonia Chun Sales Representative
(416) 889-9588
soniachun@livingrealty.com



King/John, Toronto
Price Reduced!! 1 Year Luxurious Studio In the heart of Entertainment Financial District. Perfect Walk score and Transit score. 411 sqft, 9 Ft Ceiling, 10,000 Sq' Terrace On 6th Floor. Great investment. Rent up to \$1400.

\$273,000



Woodbine / 16th, Markham
Highly anticipated commercial complex OPENING END OF 2016!! Stores for sale with tenants, 2-5 year term. 全城期待的 "王府井大型美食商場"。今年底隆重开业, 少量商舖出售, 带2-5年租约。签约免2个月租金, 投资创业良机!

Call for Details



COMPLIMENTS FROM BUYER:
"In the last 2 days of my business trip in Toronto, I decided to purchase my first investment property there. Vivien quickly analyzed my situation and customized a detailed plan based on my finance and preference. She found a perfect home for me within limited time and budget. Extremely efficient PROFESSIONAL!" -- William Z.



Norfinch Drive / Highway 400, Toronto
Business for Sale, Cash/Carry Take Out Restaurant, Fully Equipped, No Franchise Fee, Easy to Operate, Easy Menu and Low Food Cost. Total Area 3000 sqft, Net Rent \$6,300, Average Sale: \$700,000/Year Net Income: \$15,000-20,000

\$280,000



Maggie He

Sales Representative

(416) 843-5181

miaomaggie2003@hotmail.com



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.

SOLD



Kennedy/16th, Markham
High Demand Berczy Community! Premium Lot 117x42.52, Approx 2700 Sqft, 4 Bedrooms, Double Garage, Interlocking Backyard, and Upgraded Kitchen. Steps To Top Ranking Pierre Elliott Trudeau H.S. Close To Plaza, Parks, Playground and Angus Glen Community Center. Golf Course Nearby.

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.

SOLD



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



16th / Bur Oak, Markham
High Demand Location. Double Car Garage. End 2016 Closing. \$35000 Upgrade. About 2500' Living Space. Perfect Layout with 4 Bedrooms and 4 Washrooms

\$998,000



Markham Road / 16th, Markham
Markham Meade by Greenspark, South North Facing Township. Practical Floorplan with 3 Bedrooms and 3 Washrooms. High Ranking School Zone. High Ranking School Zone

\$729,000

Downtown Apparel Business for Sale
** Well Developed Wholesale and Retail Apparel Business with Stable Income
** Prime Location with 2 Income Rear Parking Spots
** \$60,000 Stocks

\$90,000

Queen's University, Kingston
**2 Bedroom Condo Assignment for Sale
**Excellent Investment in Kingston
**Walking Distance Queens University
**3 Years Rental Guarantee: Furniture Included

\$319,000



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



Kennedy / Highway 7, Markham
With YORK University Close by, TNT Supermarket and New Kennedy Square 新旺角 at Your Doorsteps, This Well Kept and Spacious Semi Detached is Sure to be a Place You Want to Call HOME. Coming to MLS

Call for Details



Don Mills/McNicoll, North York
North York Exclusive. Rarely on the Market with Such Huge 74'x120 sq ft 4 BR Corner Lot, Newly Renovated with Loads of Upgrades. Excellent Location Near Seneca College in Well Sought After Neighborhood on Don Mills. Call for Details Before the Bidding War.

Call for Details



Bayview/Sheppard, Toronto
North York Exclusive. 2400 sq ft 4+1 House Looking for a Reliable Family to Rent. Bayview and Sheppard in High Ranking Earl Haig Secondary School Area.

Call for Details



Warden / Finch Avenue, Toronto
Scarborough, Semi Detached with Rooms for Rental Income Conveniently Located Behind Bridlewood Mall.

Call for Details



Kennedy & Ellesmere, Toronto
Scarborough Commercial, 1 & Residential Exclusive. Live Work Newly Renovated 2 Bedrooms, Living Space on Second Floor with Separate Entrance. New Restaurant Space Set up on Ground Floor is Also Available. Kennedy & Ellesmere. Both for Rental and for Sale.

Call for Details

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