

Living in Markham

The Real Estate Market Watch

Winter 2013



The United Church - Built in 1880

Victoria Square: Modern Living in a Charming Historic Neighbourhood

Situated around the intersection of Woodbine Avenue and Elgin Mills Road, Victoria Square also straddles the figurative “crossroads” between past and present – in this unique community, treasured remnants of a bygone era stand alongside comfortable and modern residential neighbourhoods. Connected to major regional roads as well as Highway 404, and serviced by York Region Transit, Victoria Square has truly stepped into the 21st century as a popular residential area for commuting professionals, young families and anyone else seeking all the charm of a quaint, historical neighbourhood right here in the GTA.

A Rich Historical Legacy: As one of York Region’s oldest and culturally significant neighbourhoods, Victoria Square boasts a rich history that dates back to the 1830s and 1840s, when Methodist churches were established in the area. Eventually, the community grew to include an inn, stores, blacksmith’s shops and other businesses. One of the most notable landmarks in Victoria Square is the United Church, which was built in 1880 in the Gothic Revival style in order to replace a smaller Wesleyan Chapel – originally erected in 1845. In 2003, the original chapel was returned to the Elgin Mills property where the church still stands to this day. The church isn’t the only historical property that’s still standing in Victoria Square. In May of 2012, YorkRegion.com reported that 22 other properties were listed on the town’s Register of Property of Cultural Heritage Value, with two more scheduled to be added that same month.

With an aim to protect these significant historical sites and the area’s cultural heritage, community members in the Victoria Square hamlet are working with the City of Markham to have the area designated as a Heritage Conservation District. This special arrangement would not be intended to halt residential development, but rather to ensure that any future developments embrace and contribute to Victoria Square’s historical character and architecture.

A Haven for Home-Buyers: Contemporary Low-Rise Residential Developments in Victoria Square

Modern low-rise residential communities began to pop up in the Victoria Square during the 1990s – and with brand-new units scheduled to close in 2013, this development trend shows no signs of stopping anytime soon.

Boasting a mix of charming town homes and detached family houses, these developments blend the area’s distinctive historical architecture with all the modern amenities you would expect from a new home.



Newly Developed Townhouses and Detached Homes



Chris Tam* - Manager
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Bishop's Gate Under Construction



Community Centre



Historic Building

Bishop’s Gate (LiVante Developments)

Located just south of where Woodbine Avenue meets the Woodbine Avenue Bypass, this brand-new project by LiVante Developments is well under construction with closings slated for 2013. 200 units – a mix of semi-detached, semi-linked towns and detached homes – are already sold out, with another block of at least twenty condominium town homes planned for future release.

Combining an environmentally conscious development approach with a commitment to customer care, LiVante is offering a wide range of upgrades and special touches to its new home buyers in Victoria Square – allowing new home buyers to make their detached house or town home truly personalized and special.

2012 Victoria Square Real Estate Transactions*

1st Quarter (January-March)

House Types	Detached	Semi-detached	Freehold Townhouse
No. of Transactions	5	0	2
Average Price	\$988,938	-	\$ 585,250
Average DOM*	31	-	6
Average \$ List/Sold	98%	-	102.5%

3rd Quarter (July-September)

House Types	Detached	Semi-detached	Freehold Townhouse
No. of Transactions	2	0	1
Average Price	\$1,845,000	-	\$645,000
Average DOM*	75	-	25
Average Sold/List %	87.5%	-	97%

*Days on the Market

Why Buy a Home in Victoria Square?

With its mix of historical tradition and contemporary residential design, Victoria Square offers a rich community atmosphere unique from any other community in Markham.

It’s also a great place to raise a family, offering an abundance of green space including the gorgeous Victoria Square Park. It’s also close to excellent schools such as Wilfred Laurier Public School, and the Victoria Square Schoolhouse Montessori School – a restored version of a historic schoolhouse originally erected in 1877.

With northern Markham and the Cathedraltown area growing in popularity as a destination for home buyers, there has never been a better time to buy in a neighbourhood like Victoria Square – you can count on enjoying a comfortable lifestyle and a valuable home for years to come.

2nd Quarter (April-June)

House Types	Detached	Semi-detached	Freehold Townhouse
No. of Transactions	13	0	2
Average Price	\$943,692	-	\$ 596,000
Average DOM*	17	-	4
Average Sold/List %	99%	-	96.5%

4th Quarter (October-December)

House Types	Detached	Semi-detached	Freehold Townhouse
No. of Transactions	2	1	0
Average Price	\$1,121,500	\$555,000	-
Average DOM*	35	5	-
Average Sold/List %	97.5%	101%	-

♦ All information from the Toronto Real Estate Board



Yanny Lee
Sales Representative
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Markham Rd/Sheppard Ave East
1 Bedroom + den, Open concept w/granite countertop, den with closets can be used as 2nd bedroom, quiet East view, steps to TTC /shops/hwy401, great for 1st-time buyer

\$212,800



May Liang
Sales Representative
(905) 888-8188



Yonge/Steeles, on steps to Centerpoint Mall, Steeles Ave. Near Subway, 4 Years New Custom Built Home Large Corner Lot: Interlocking Driveway, 4 Bedrooms with 3 Ensuite, Huge Open Foyer, Oak Stairs, Hardwood Floors. Separate Entrance to Finished Basement with Huge Rec Room. 1 Bedroom and Bathroom; Potential In-Law Suite.

\$1,299,900



Raymond So
Sales Representative
(416) 720-3838



Luxury "Royal Gardens" at Prime HWY 7
Location. High Floors, From 600 to 680 sq. ft., Open Concept & Fully Upgraded. Close To Shopping, Restaurants, YRT Transit. Parking & Locker included, Occupancy Summer 2013.

\$278,000



Sotirios Chortogiannos
Sales Representative
(905) 888-8188



Kennedy/Hwy 401-Stunning 2 bdrm + den penthouse. Close to Hwy and all amenities. This condo offers a full size kitchen, breakfast area, Two balconies, walk in closet and a master bedroom ensuite. A must see.

Call For Details!



William Fok
Sales Representative
(416) 617-8932



Spacious And Corner Unit In High Demand Area. Close To 1000 Sq. Ft. Den Can Be Used As 3rd Bedroom. New Laminate Floor, Fresh Paint, New Kitchen Counter Top, Cabinet Cover, Double S.S. Sink, Faucet & Range Hood, Direct Underground Access To Subway. Earl Haig High School Area.

\$419,000



Sally Kwok
Sales Representative
(416) 779-9933



Warden/Hwy7 - Luxurious Tridel Condo with 5 stars amenities,Modern & spacious,1100+sq ft:2+1 bdrms,2 baths & 1 Parking w/ stunning South view from the 16th fl. Within top ranked school zone: UHS, Coledale & St. Justin.

\$459,990

