

Living in York Region

The Real Estate Market Watch

Fall 2014

Living Realty Moves to New Head Office at 8 Steelcase Road West

Edited by Christopher Cooper

MARKHAM – For more than 30 years Living Realty Inc., Brokerage’s head office operations, as well as its Woodbine and I.C.I. branches, have all been headquartered right here in York Region.

Living Realty’s accessible location right beside one of Markham’s busiest intersections – where Woodbine Avenue meets Steeles Avenue, just off of Highway 404 – has helped the brokerage provide efficient, convenient service to our clients since we first moved into the third floor of 7030 Woodbine Avenue during the early 1980s.

As the brokerage’s growth continued into the 21st century, it became clear that Living Realty would soon need a permanent head office “home” to call its own. This year, we’re proud to announce that we’ve finally made the move – into a brand new, state-of-the-art head office location just a short distance away, on Steelcase Road West.

The new headquarters is located immediately west of Woodbine Avenue, right across from LiVante Developments – a trusted local developer that oversaw the new headquarters’ development from the planning stage, right through to completion in July 2014. Living Realty took occupancy on the weekend of July 19th, along with its fellow Living Group of Companies members: Living Properties Inc. and the International Home Marketing Group.

The new head office location boasts a huge array of features and design touches, which will allow Living Realty to provide an even higher level of client service for decades to come:

- An accessible ground-level entrance leads into a bright, spacious reception area for clients and visitors – complete with comfortable seating, natural light, and nearby private meeting rooms for your convenience.
- Brand new, state-of-the-art office technology – from heavy duty scanners and copiers, to an upgraded agent computer lab – will allow Living Realty to offer better value and faster service to clients as well as members of our growing sales team.
- A newly-installed high-tech surveillance system will allow us to monitor and safeguard each point of entry, ensuring that confidential data is always in safe hands.
- Dedicated parking area will be reserved solely for the use of the Living Group of Companies’ staff, clients, and visitors.



“This is a move that doesn’t happen very often, and it’s a very exciting step for the brokerage and other companies within the group,” said the Living Group of Companies’ President, Mr. William Lau. “Our successful relocation was all made possible due to extensive planning, as well as the hard work of our Move Supervisory Group and head office staff.”

While the phone numbers for the Woodbine and I.C.I. branches have not changed, we encourage our Living in York Region readers to take note of our new mailing address:

8 Steelcase Road West
Markham, Ontario
L3R 1B2

We also encourage you to come see us at the new office and take a look for yourself! To get there from Highway 404, proceed north on Woodbine and keep going until you have passed the Steelcase Building on your left. Take a quick left turn, and you’ll be able to see our one-story building on the right.

With the big move complete and our dedicated Woodbine & I.C.I. branch agents all settled in, Living Realty Inc., Brokerage is ready to provide Buyers and Sellers with an even better real estate experience – give us a call any time at (905) 474-0500 to speak directly with a member of our team and find out more about how we can help you.

Living Realty: Where Homes and Owners Connect.



David Wong* - Manager
Woodbine Branch



Fanny Lee*



Dan Chan*



Karl Wong*



Alice Au-Yeung**



Andy Feng*



Sherman Kao*



Kelvin Wong** - Manager
ICI Branch



Christine Zhu*



Janmei Ng*



Weddy Wat*



Wendy Wang*



Dickson Wong*



Theresa Yan*



Bonnie Wan**



Daniel Wan*



Patrick Zhu*



Sherry Leung*



Tommy Ngo*



Grace Chiu*



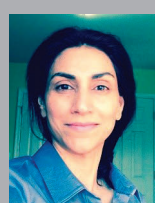
David Lam*



Perry Destounis*



Stella Chu*



Shagufta Khawaja*

* sales representative

**broker



Bright spacious reception area for our valuable clients, guests and agents



Fully equipped Board Room for meetings and training



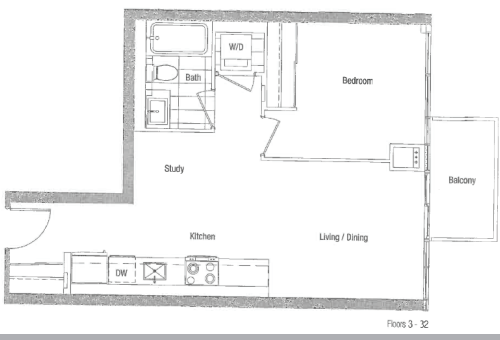
State-of-the-art upgraded Agent Computer Lab



Modern and spacious staff lounge



Andy Feng
Sales Representative
(647) 891-9298



Leslie/Sheppard 1 bedroom plus study for assignment. 570sf middle high floor. East facing unit. Close to subway, shopping centre, Hwy 401, hospital.
Good investment property and own use.
Occupancy November 2014.

\$259,000



Stella Chu
Sales Representative
(416) 219-3369



2 storey 4 bdrm detached in "Cachet" 2500sf on a quiet street, sunny South facing, many upgrades, extended maple kitchen cabinets, cornice mouldings, pantry, top of the line S/S appliances: brand new gas stove, fridge and powerful range hood. Glass block tile backsplash, custom built cabinetry in laundry with direct access to house, potlights, stained bleach wood stairs rail and pickets. Frameless shower enclosure in Mbr. Interlock driveway and porch, multi-level deck at rear yard and beautifully landscaped.

Call for Details



Regina Cheng
Sales Representative
(416) 618-8228

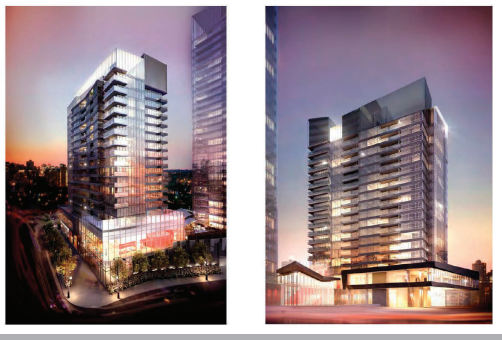


Spectacular custom built bungalow, Only 4 years old, Over 3000 sf, Spacious 4 bedrooms, Walk up basement, Luxury stylish features, Remarkable top quality finishes, Elegantly decorated and tastefully upgraded, Must view to appreciate, Call now!

Call for Details



Susanna Lam
Sales Representative
(647) 889-3298



Exciting Pre-construction Newton Condo program with 2-year leaseback, 7% gross return exclusive with Living Realty.
- Ideal for serious property investors
- Premium Finishes with Premium roller Blinds at no extra cost
- 15% down: 5% on signing, 5% in 120 days and 5% in 210 days

Call for Details



Sam Liu 廖文輝
Sale Representative



\$1,485,000
Fabulous investment corner property in Southern Etobicoke which is going through exciting transformation! Fully rented 3 retail stores plus 7 apartment units. Right across Humber College, excellent potential!



Coming Soon! Register Now!
Brand new 40' & 50' Lot executive estate homes in North York at McNicoll Ave. and Don Mills Rd. Top rated schools and private cul-de-sac community. Call now to register!



\$59,000 Only
Japanese Teriyaki and Chinese food restaurant business in a busy plaza in Newmarket! Just 20 mins. North of Richmond Hill. Affordable turn key operation. Owner retiring. Call now!

FREE Online Home Evaluation
免費網上物業估價
www.YorkRegionFreeEvaluation.com
samliu@livingrealty.com
www.samliu.ca

→ **Cell: 416-358-0088**
→ **Bus: 905-474-0500**
→ 精通國、粵、英語



www.livingrealty.com (905) 474-0500

Wins Lai

賴穎思 Sales Representative

416.903.7032

wins_lai@hotmail.com www.winslai.com

7 Percy Reesor

Listed at: \$549,000

Sold for: \$566,000

SOLD ABOVE ASKING PRICE

SOLD IN 7 DAYS

LIVING



Your Best Friend in Real Estate

- 親切友善
- 專業買賣建議
- 免費房屋評估
- 誠懇尊重，你安心我放心

- Extremely friendly and fantastic services
- Free home estimate
- Professional advices
- Honest, respect, partnership



拖延的代價是很昂貴的! 時間就是金錢!
你還在想什麼?
現在就讓我為你安排買賣房屋的細節!

Procrastination is costly!
Why are you still thinking?
Take action and call me now!

Christina Cheung

Real Estate Sales Representative

647-294-8138

christina.sui.cheung@outlook.com

www.christinacheung.ca



Steve Chui

Sales Representative

647-979-2285



183 Tamarack Drive, Thornhill
Semi-Detached \$619,900



132 Tamarack Drive, Thornhill
Row House \$521,500



36 Niles Way, Thornhill
Townhouse \$387,500

Specialized in Thornhill Area

www.TownHouseWithSteve.com

www.livingrealty.com (905) 474-1772



REALTY INC., BROKERAGE



Check out our News web site:
news.livingrealty.com



Like us on Facebook:
facebook.com/LivingRealtyInc



Follow us [@LivingRealtyInc](https://twitter.com/LivingRealtyInc)

FANNYLEE & TheTeam 一切從家開始

FANNY LEE 李惠芬 (647) 686-8380 fanny@fannylee.ca
Sales Rep., B.A. Hons. President's Award 2010 - 2013



THOROUGH . PROFESSIONAL . 專業賣房, 妥貼周詳。



Brumwell Lane



Blackmore Avenue



Maffey Crescent



Colonel G McLaren Dr



George Heenan St.



Lucient Street



Devonsleigh Blvd.



Cynthia Jean Street



Strathern Avenue



Golden Meadow Dr.



The Fairways



Reflection Road



Pine Bough Manor



Pulpwood Crescent



Gesher Crescent

顧客滿意, 誠意推薦。 Watch our CLIENT TESTIMONIALS on www.fannylee.ca or YOUTUBE



"... Respond 快, 好 Prepared ..."



"... Care What We Need ..."



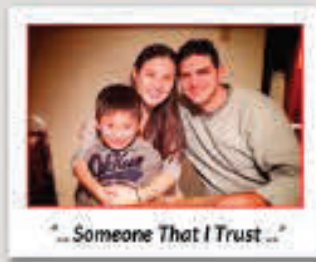
"... 用個心聽緊你做嘢 ..."



"... Pleasure Working With ..."



"... Hardworking ..."



"... Someone That I Trust ..."



"... Give Us Good Advices ..."



"... 好有心機 ... 服務好好 ..."



"... Outstanding Negotiator ..."



"... 很熱情, 很專業 ..."



KARL WONG 黃嘉林

Sales Rep President's Award 2012 - 2013

(647) 999-1117 karl@fannylee.ca



DAN CHAN 陳俊賢

Sales Rep., B.Sc.

(647) 866-8647 dan@fannylee.ca

• Own Homes • Grow Wealth • Pass It On •



www.fannylee.ca

*Not intended to solicit Buyers or Sellers under contract with a Brokerage