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EXCLUSIVE LISTINGS

心所安处即我家 *Richmond Hill Is My Home*



TORONTO



ASKING \$429,990

Amazing investment opportunity for either investor or yonge family. Brand new Modern Townhouse complex, close Highway, transit, subway. Adjacent to million homes. Asking price is only \$429,990. Price includes 1 underground parking and 1 big locker. Don't miss and please contact me at 416-993-2600

MIDLAND



ASKING \$599,000

A Unique 2.5 Acre Property In The Country. On A Paved Road Including A 55X30 Ft Barn Set Up For Horses. Legal Duplex Of Raised 2 Bdrm Bungalow W/ An Attached 6 Yr Old 2-Storey, 6 Bdrm Homes (4 Bdrm W/ Ensuites). An Attached 2 Car Garage. A Combined Total Of Over 7000 Sqft Living Space. This Ppty Would Suit A Bed & Breakfast Or A Hobby Farm W/ Plenty Of Room For Extended Family.

RICHMOND HILL



ASKING \$1,299,990

Brand New Detached home over 3000 sf located at Richmond Hill. 10" ceiling on main floor with tons of upgrade, premium kitchen cabinets, Granite counter top, upscale oak staircase, Premium direct vent gas fireplace and much more. Please contact Andrew at 416-993-2600

RICHMOND HILL



ASKING \$990,000

Fabulous 5 Bedrooms Townhome Built Home Located In Prime Jefferson Forest. Over 3300 Sq. Ft. Walk Out Basement, 9 Ft Ceiling, Circular Wood Stair With Iron Pickets, Customized & Upgraded Kitchen, Hardwood Floors On Main/2nd Floor, Large Deck, Roof(2015), Fence(2014), 43 Pot Lights On Main Fl. City View From Master Bdrm & Ensuite Windows, Famous Richmond Hill High School Zone, Close To Public Transit, Parks, Shopping, Easy Access To 404.



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恒生地產



FANNY LEE
& THE TEAM

FANNY LEE 647.686.8380
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一切從家開始。

DAN CHAN 647.866.8647

Salesperson B.Sc., President's Award 2014-15

KARL WONG 647.999.1117

Salesperson, President's Award 2012-15

THOROUGH. PROFESSIONAL. 專業賣房, 妥貼周詳. Getting It Done!

Bathurst / Jefferson Side Rd

Tenth Line / Main Street

Donald Cousens / Major Mac

Jefferson Forest Dr / 19th Ave



\$1,500,000

JEFFERSON Richmond Hill Executive Detached w/ Double Garage back on Golf Course with Unobstructed View. 3 year new. Approx. 3200 s.f.. 9 ft. Ceiling. 4 Beds & 5 Baths. Hardwood Floor thru out, Ungraded Kitchen w/ Ravine View. Professionally Finished Basement.

Ease & Nature, Best of 2 Worlds.



SOLD Over Asking in 3 Days

STOUFFVILLE Beautiful Hoover Park 4 Beds Detached. Open Park View. 9 ft. ceiling. Oak Staircase. Newly Upgraded Kitchen. Walk Up Basement. 2nd floor Soaring 13 ft. Ceiling Great Room w/ French Doors Walk Out to Huge Terrace. Wide Lot. Close to Amenities.

Sweet Home to Grow & Prosper.



\$699,000

GREENSBOROUGH 2 Year New, 1800 s.f. Townhome in a Young and Vibrant Community. 4 Beds, 4 Baths. Open Concept. 9ft. Ceiling. Many Huge Windows, Bright & Spacious. Contemporary Kitchen. Fresh Paint. Near Main Roads, GO Train, Malls, Schools and Parks.

Great Fit for Young Family.



\$1,350,000

JEFFERSON 3500 s.f. Detached in Prestigious Neighbourhood. 5 Beds (3 Ensuites, 2 w/ Jack & Jill Bath). Just Renovated w/ Hardwood Floor on Main & 2nd Fl. Professionally Finished Walk-out Basement. Minutes to Top Schools. Parks, Shoppings.

Much Sought After, Don't Miss!

Yonge Street / Finch Ave

Bayview / Sheppard Ave

Baytree Townhomes + Detached (Bayview / York Mills)



\$1,200,000

WILLOWDALE EAST Unique, Luxury, Townhome at a Top Prime Location. Approx. 2600sq.ft. 3 Beds 3 Ensuites. 9ft.Ceiling. Hardwood Floor thru out. Oak Staircase. Skylight. Many Quality Upgrades & Tasteful Finishes. Plenty of Storage Space (could convert to Private Elevator).

Rare Gem at Yonge & Finch!



\$268,000

BAYVIEW VILLAGE Iconic ARC Studio Condo with Stunning View. 9 ft. Ceiling. Open & Versatile. Connect to TTC and Public Transport Network. Right Next Door to Upscaled Bayview Village Shopping Centre, Supermarkets, Restaurants, Cafes and Library.

Urban Living at Its Best!



Exclusive

ST. ANDREW-WINFIELDS Pre-construction Opportunities in Millionaires' Row of Toronto. Unparalleled location: Near 401, TTC, Shops at Don Mills, Bayview Village Shopping Centre, York Mills C.I., Toronto French School. Crescent School, Granite Club, Rosdale Golf Club, Sunnybrook Hospital. Ceiling: Bsmt. & Main =10' 2 & 3 Fl. =9' 4 Beds. Private Elevator. Double Garage.

Unit 2 (4,100 s.f.) \$2,075,000

Unit 4 (3,800 s.f.) \$1,865,000

Unit 5 (3,800 s.f. End) \$2,050,000



Exclusive

Lot: 62' x125'; Main+2nd = 5,012 sq.ft. 4 Beds (with 5 Ensuites). Double Garage. Ceiling: Main=10' 2nd Fl=9'

LOT + PLAN \$1,999,000

LOT + PLAN + BUILD \$3,790,000

Record Feb. for GTA Real Estate Market: Sales up by 21% , Avg. Selling Price up by 8% to \$685k.

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Living

in York Region

The Real Estate Market Watch

Spring 2016

Neighbourhood Profile: Rouge Woods—Bayview Hill

Edited by Christopher Cooper

RICHMOND HILL – Like many GTA real estate brokerages, we have certain neighbourhoods that are a pleasure for our agents and brokers to work in. Often, they offer just the right balance of location, amenities, and home quality.

One of the biggest ones for us is the Richmond Hill neighbourhood surrounding the intersection of Bayview Avenue and Major Mackenzie Drive – a mix of two residential enclaves known as Rouge Woods (north of Major Mackenzie, east of Bayview) and Bayview Hill immediately to the south.

Bayview Hill: An Enclave of Executive-Style Living

Bayview Hill is an elegant master-planned community that began development in the 1990s and has attracted development interest from upscale builders such as Cachet Homes, who built 32 executive homes in the area with the help of Metrus Developments. Homes in Bayview Hill are renowned for their expansive yards – lot frontage ranges from 50 to 120 feet – and a wide selection of high-end homes.

In the neighbourhood of Bayview Hill, real estate is about more than just a home. Residents are treated to safe school walking routes, mature trees, a vibrant community centre and a convenient selection of local amenities for shopping, dining and recreation.

Rouge Woods: A Diverse Selection of Quality Homes

A result of innovative and thoughtful work by various developers – such as renowned GTA builders Aspen Ridge Homes – Rouge Woods offers a perfect home for any size of family. Potential buyers have the freedom to pick and choose between townhomes and semi-detached houses in the north near Elgin Mills, single-garage detached homes in the southwest, or even larger detached homes backing onto a scenic ravine in the middle of the neighbourhood.



The ravine's natural beauty is complemented by an excellent selection of schools and parks designed with kids in mind. The homes in this area – many of which are only about a decade old – generally boast all brick and stone exteriors – giving the area gorgeous curb appeal, while making it an attractive destination for real estate buyers and investors.

Area Amenities: Education, Recreation and Convenience

Residents of Bayview Hill and Rouge Woods can enjoy shopping, a quick meal or even a relaxing Starbucks coffee at Richmond Hill's SmartCentre, a conveniently located shopping plaza on the northwest corner of Major Mackenzie and Bayview. Just a few blocks to the east, there's also the Leslie Centre, offering favourite stops like Hero Certified Burgers and the LCBO.

Richmond Hill is also one of the top GTA municipalities for green space and recreational facilities. Rouge Woods and Bayview Hill are no exception, featuring a multitude of parks for kids to safely enjoy such as Headford Park, Silver Stream Park, and Bayview Hill Park.

Continue on Page 2...



* sales representative **broker

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

Bayview Secondary School

As a specially-designated International Baccalaureate (IB) World School, Bayview Secondary School is one of the most esteemed and sought-after in York Region and the GTA. It is also one of the top-ranked secondary schools, year after year, in the province of Ontario.

Bayview SS's academic-enrolled grade nine math students outperformed students across the province on EQAO testing in 2011-12, with a remarkable 96 per cent of eligible students meeting or exceeding provincial standards. The school's first-time-eligible Grade 10 students performed admirably on the Ontario Secondary School Literacy Test (OSSLT) the same year, enjoying a 95 per cent success rate.





Bonnie/Daniel Wan
Broker Sales Rep
647-500-2808/416-230-6888

#1

**In Bayview Hill
For 26 Years**

**PROPERTIES SOLD @ BAYVIEW HILL
IN 2015**

TOTAL HOMES SOLD: 131*+5
SOLD BY BONNIE & DANIEL: 51 (46*+5**)**

*As per MLS 2015
** EXCLUSIVE LISTINGS

MAJESTIC TOWNS

FROM THE UPPER \$700's**
**E & OE

CONTACT FOR VVIP ACCESS



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• IN RICHMOND HILL •





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158 FRONT

CONDOMINIUMS






Market Watch

February 2016

Record February Sales

TORONTO, March 3, 2016 – Toronto Real Estate Board President Mark McLean announced Greater Toronto Area REALTORS® reported a record number of home sales through TREB's MLS® System in February 2016. There were 7,621 transactions reported this past February – up 21.1 per cent compared to February 2015.

The number of new listings entered into TREB's MLS® System was also up on a year-over-year basis, but by a lesser 8.2 per cent. The fact that the annual rate of sales growth outstripped the annual rate of new listings growth shows a tightening of market conditions compared to last year.

"Even after accounting for the leap year day, sales were above the previous record for February set back in 2010. Sales were up strongly from the 15th day of the month onward as well, despite the new federal mortgage lending guidelines coming into effect that require at least a 10 per cent down payment on the portion of purchase prices between \$500,000 and \$1,000,000," said Mr. McLean.

Seller's market conditions continued throughout the GTA in February. Strong competition between buyers resulted in a healthy growth in selling prices. The MLS® Home Price Index (HPI) Composite Benchmark was up by 11.3 per cent year-over-year. The average selling price was up by 14.9 per cent annually to \$395,278.

"Recent polling conducted for TREB by Ipsos suggested that GTA households will remain upbeat about purchasing a home in 2016. Early sales results for January and February certainly support this view. With strong sales up against a constrained supply of listings, home prices continued to trend strongly upward," said Jason Mercer, TREB's Director of Market Analysis.

For All TREB Member Inquiries:

(416) 443-8152

For All Media/Public Inquiries:

(416) 443-8158



Toronto Real Estate Board
SERVING GREATER TORONTO REALTORS®

HISTORIC ANNUAL STATISTICS

Year	Sales	Average Price
2004	83,501	\$315,231
2005	84,145	\$335,907
2006	83,084	\$351,941
2007	93,193	\$376,236
2008	74,552	\$379,347
2009	87,308	\$395,460
2010	85,545	\$431,276
2011	89,096	\$465,014
2012	85,496	\$497,130
2013	87,049	\$522,958
2014	92,782	\$566,624

*For historic annual sales and average price data over a longer time frame go to: <http://www.torontorealestatedata.com/real-estate-market-reports/market-statistics/2016/treb-historical-statistics.pdf>

TREB MLS® Sales Activity

Month	Sales	Average Price
February 2016	7,621	\$605,278
February 2015	6,294	\$596,320

2015 MONTHLY STATISTICS

Month	Sales	Average Price
January	4,318	\$552,925
February	6,294	\$596,320
March	8,888	\$613,875
April	11,255	\$636,089
May	11,640	\$649,648
June	11,907	\$639,300
July	9,813	\$608,875
August	7,946	\$603,451
September	8,149	\$627,818
October	8,760	\$630,213
November	7,339	\$632,908
December	4,921	\$608,644
Annual	101,230	\$622,116

Sales & Average Price By Major Home Type February 2016

	Sales			Average Price		
	416	905	Total	416	905	Total
2016 Detached	855	2,772	3,627	\$1,211,459	\$816,705	\$909,761
Semi - Detached	239	486	725	\$848,835	\$534,476	\$638,106
Townhouse	253	849	1,102	\$578,667	\$493,092	\$512,739
Condo Apartment	1,439	607	2,046	\$435,579	\$327,086	\$403,392

Year-Over-Year Summary

	2016	2015	% Chg.
Sales	7,621	6,294	21.1%
New Listings	11,275	10,421	8.2%
Active Listings	10,902	12,793	-14.8%
Average Price	\$605,278	\$596,320	14.9%
Average DOM	21	23	-8.7%



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\$699,900



\$919,900



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\$900,000



Eddie Ngan
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Luxury Detached Home in Berzcy Community



近期罕見超值荷盤，獨立屋，四睡房，二千七百多呎，雙車房，可泊四部車，名校區，步行到名中小學。勢必熱賣。

Luxury detached home in a prestigious "Berzcy Community". Premium lot, (42.52' x 117') approx 2700 sq ft, 9' ceiling, marble floor entrance, new roof installed in 2012, oak staircase, 2 minutes drive to Angus Glen golf course, double garage, walking distance to Pierre Elliot Trudeau High School and Castlemore Elementary School, detached house in this area are in high demand so do not miss out!

\$1,199,000

3 Castlemore Avenue—Markham

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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

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