



王先楚 Andrew Wang 416-993-2600 realtorkings@gmail.com

www.torontorealtorking.com Sales Representative 8 STEELCASE RD., WEST, MARKHAM, ON L3R 1B2

# EXCLUSIVE LISTINGS 心所安处即我家 Richmond Hill 9s My Home



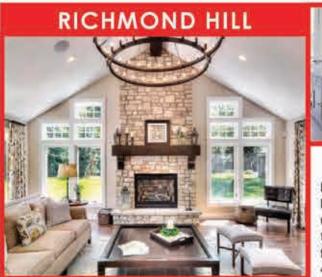
ASKING \$429,990

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. Pirce includes 1 underground parking and 1 big locker. Don't miss and please contact me at 416-993-2600

這段時間全球經濟有下行的壓力,實體經濟沒有明顯的改善。歐盟和美國以及中國一直在 量化寬鬆。全球資本在沒有找到新的增長點的情況下·只有流入資產市場·導致各國資產扶 搖直上·匯率動盪。按照凱恩斯的觀點·經濟總是按照一個週期來調整的·在這種理論的 支持下·許多經濟學家·地產專家和資深投資人在過去幾年都悲觀的預測·房價要調整 更有悲觀的甚至說房價會下調。

我沒有一個水晶球·不能夠預測未來·但是我有一套嚴謹的固定資產的投資行動計劃· 為每個人的固定資產做一個個性化的規劃·以求在規避風險的前提下·追求最大的會報

地產買賣是一門生意·一種藝術。我相信價值·共贏·共同成就。歡迎各位地產愛好者和我 聯繫。在這充滿挑戰和機遇的年代,讓我們的互信和執著, 帶領我們為我們深愛的家人創 造更多的財富



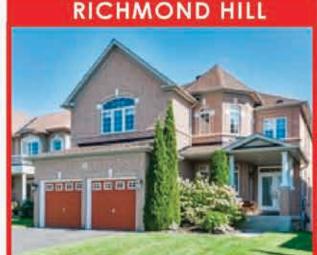


ASKING \$1,299,990 Brand New Detached home over 3000 sf located at Richmond Hill. 10" ceiling on main floor with tons of upgrade, premium kitchen cabinets, Granite counter top, upscale oak staircase, Premium direct vent gas iresplace and much more. Please contact Andrew at



### ASKING \$599,000

A Unique 2.5 Acre Property In The Country, On A Fabulous 5 Bedrooms Townwood Built Home Located In Paved Road Including A 55X30 Ft Barn Set Up For Prime Jefferson Forest. Over 3300 Sq. Ft. Walk Out Basement, Horses. Legal Duplex Of Raised 2 Bdroom Bungalow 9Ft Ceiling, Circular Wood Stair With Iron Pickets, Customized W/ An Attached 6 Yr Old 2-Storey, 6 Bdroom Homes (4 & Upgraded Kitchen, Hardwood Floors On Main/2nd Floor, Bdrm W/ Ensuites). An Attached 2 Car Garage. A Large Deck. Roof(2015), Fence(2014), 43 Pot Lights On Main Combined Total Of Over 7000 Sqft Living Space. This Fl., City View From Master Bdrm & Ensuite Windows, Famous Ppty Would Suit A Bed & Breakfast Or A Hobby Farm Richmond Hill High School Zone, Close To Public Transit, W/ Plenty Of Room For Extended Family.



### ASKING \$990,000

Parks, Shopping, Easy Access To 404.

EXCLUSIVE LISTING FROM YOUR RICHMOND HILL REALTOR

\* Not intended to solicit properties or clients currently under contact







Basement.

## Ease & Nature, Best of 2 Worlds.

Yonge Street / Finch Ave



Private Elevator).

Record Feb. for GTA Real Estate Market: Sales up by 21%, Avg. Selling Price up by 8% to \$685k. 免費物業估值 FREE EVALUATION @647.686.8380 metric facebook.com/FannyLee.ca Segmethat

www.livingrealty.com





Like us on Facebook:

**Follow us @LivingRealtyInc** 



Golf Course with Unobstructed View. 9 ft. ceiling. Oak Staircase. Newly 3 year new. Approx. 3200 s.f. 9 ft. Upgraded Kitchen. Walk Up Floor thru out, Ungraded Kitchen w/ Ceiling Great Room w/ French Doors Contemporary Kitchen. Fresh Paint. Finished Walk-out Basement. Ravine View. Professionally Finished Walk Out to Huge Terrace. Wide Lot. Near Main Roads, GO Train, Malls,

Close to Amenities.

Sweet Home to Grow & Prosper.

Bayview / Sheppard Ave

Minutes to Top Schools. Parks,

Great Fit for Young Family. Much Sought After, Don't Miss!

Shoppings.

ST. ANDREW-WINFIELDS Pre-construction Opportunities in Millionaires'

\$1,865,000 LOT + PLAN

Schools and Parks.

Baytree Townhomes + Detached (Bayview / York Mills)

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 Richmond Hill is also one of the top GTA municipalities for green space and recreational family. Potential buyers have the freedom to pick and choose between townhomes and facilities. Rouge Woods and Bayview Hill are no exception, featuring a multitude of semi-detached houses in the north near Elgin Mills, single-garage detached homes in the parks for kids to safely enjoy such as Headford Park, Silver Stream Park, and Bayview southwest, or even larger detached homes backing onto a scenic ravine in the middle of Hill Park. the neighbourhood. Continue on Page 2..







• Own Homes • Grow Wealth • Pass It On • 📳 📷 🗾 🌆 📰 🔝 🐻 🕙 w w w . f a n n y l e e . c a

UNIT 4 (3,800 s.f.)

Vibrant Community, 4 Beds, 4 Baths. (3 Ensuites, 2 w/ Jack & Jill Bath). Open Concept. 9ft. Ceiling. Many Just Renovated w/ Hardwood Floor Ceiling. 4 Beds & 5 Baths. Hardwood Basement. 2nd floor Soaring 13 ft. Huge Windows, Bright & Spacious. on Main & 2nd Fl. Professionally

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 The ravine's natural beauty is complemented by an excellent selection of schools and Homes, who built 32 executive homes in the area with the help of Metrus Developments parks designed with kids in mind. The homes in this area – many of which are only about Homes in Bayview Hill are renowned for their expansive yards - lot frontage ranges from a decade old – generally boast all brick and stone exteriors – giving the area gorgeous 50 to 120 feet – and a wide selection of high-end homes. curb appeal, while making it an attractive destination for real estate buyers and investors.

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**





\$1,999,000

Row of Toronto. Unparalleled location: Near 401, TTC, Shops at Don Mills, Bayview Village Shopping Centre, York Mills C.I., Toronto French School. 9ft.Ceiling. Hardwood Floor thru out. Connect to TTC and Public Transport Crescent School, Granite Club, Rosdale Golf Club, Sunnybrook Hospital. Ceiling: Bsmt. & Main =10' 2 & 3 Fl. =9' Lot: 62' x125'; Main+2nd = 5,012 sq.ft. Upgrades & Tasteful Finishes. Plenty Upscaled Bayview Village Shopping 4 Beds. Private Elevator. Double Garage. 4 Beds (with 5 Ensuites). Double Garage. Ceiling: Main=10' 2nd FI=9' \$2,075,000

Urban Living at Its Best! UNIT 5 (3,800 s.f. End) \$2,050,000 LOT + PLAN + BUILD \$3,790,000



Rare Gem at Yonge & Finch!



# **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 Bavview) and Bayview Hill immediately to the south.

#### **Bayview Hill: An Enclave of Executive-Style Living**



#### 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.

www.livingrealty.com

#### **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.

#### Jean Vanier Catholic High School

Located a couple of blocks north of Bayview S.S on Bayview Avenue, Jean Vanier Catholic Secondary School has many student-friendly features like a double gymnasium stage, art/tech rooms, and even a chapel. The school has grown significantly since its establishment in 1985, and now boasts more than 650 students as well as more than 40 staff members.





# www.livingrealty.com

## February 2016

"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-overyear. The average selling price was up by 14.9 per cent annually to \$685,278.

"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.

February 2016

Detached Semi - Detached Townhouse Condo Apartment

# Market Watch

#### **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

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.

## Sales & Average Price By Major Home Type

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

## For All TREB Member Inquiries: (416) 443-8152 For All Media/Public Inquiries: (416) 443-8158

Average Price

\$315,231

\$335,907

\$351,941

\$376,236

\$379,347

\$395,460

\$431,276

\$465,014

\$497,130

\$522,958

\$566,624

\$552,925

\$596,320

\$613,875

\$636,089

\$649,648

\$639,300

\$608,875

\$603,451

\$627,818

\$630,213

\$632,908

\$608,644

\$622,116

HISTORIC ANNUAL STATISTICS

Sales

83,501

84 145

83,084

93,193

74,552

87,308

85,545

89,096

85,496

87.049

92,782

or historic annual sales and average price data over a longer time frame go to: b://www.torontorealestateboard.com/market\_news/market\_watch/historic\_stat

2015 MONTHLY STATISTICS

4,318

6,294

8,888

11,255

11,640

11,907

9,813

7,946

8,149

8,760

7,339

4,921

101,230

Year

2004

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014

January

February

March

April

May

June

July

August

September

October

November

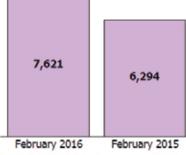
Decembe

Annual

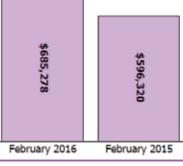
f/TREB historic statistics.pdf



**TREB MLS® Sales Activity** 

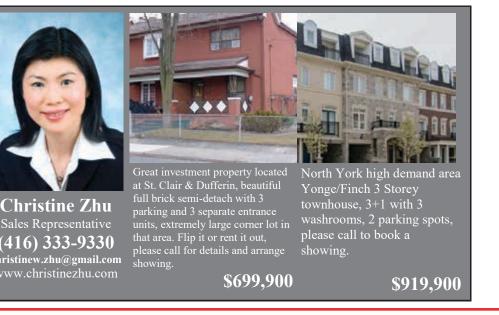


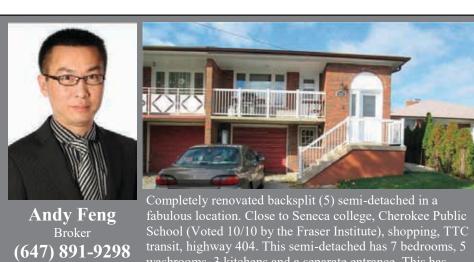
**TREB MLS® Average Price** 



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	\$685,278	\$596,320	14.9%
Average DOM	21	23	-8.7%





nool (Voted 10/10 by the Fraser Institute), shopping, TT Insit, highway 404. This semi-detached has 7 bedrooms, ashrooms, 3 kitchens and a separate entrance. This has reat income potential. Do not miss this rare opportunity!

\$900,000



**Eddie Ngan Sales Representative** 647-996-3838 eddiengan08@gmail.com

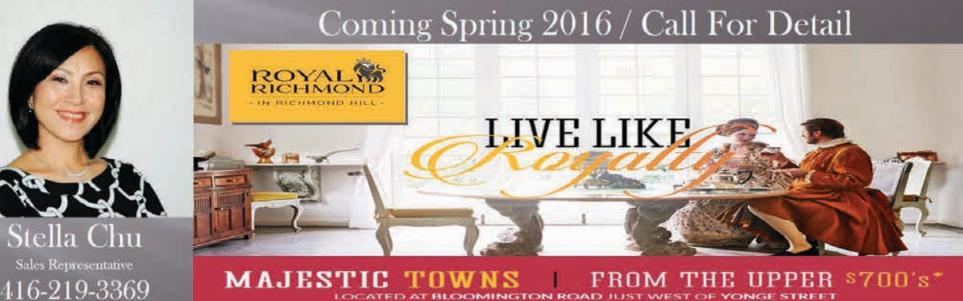
## Luxury Detatched Home in Berzcy Community

近期罕見超值荀盤,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 小學。勢必熱賣。 tury detached home in a prestigious "Berzcy unity". Premium lot, (42.52' x 117') approx 2700

ft, 9' ceiling, marble floor entrance, new roof installed 2012, oak staircase, 2 minutes drive to Angus Glen golf urse, double garage, walking distance to Pierre Elliot udeau High School and Castlemore Elementary School, tached house in this area are in high demand so do not

\$1,199,000

3 Castlemore Avenue–Markham



# www.livingrealty.com





FOR MORE INFORMATION, CONTACT OUR BRANCH MANAGERS:

MARKHAM - ICI: KELVIN WONG\*\* 905.474.1772 | kelvin@livingrealty.com 8 Steelcase Road West, Unit C Markham, Ontario L3R 1B2

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



MISSISSAUGA: TONY LI\* 905.896.0002 | tonyli@livingrealty.com 1177 Central Parkway W, Suite 32 Mississauga, Ontario L5C 4P3

WOODBINE: DAVID WONG\* 905.474.0500 davidwong@livingrealty.con 8 Steelcase Road West, Unit A Markham, Ontario L3R IB2

WWW.LIVINGREALTY.COM

NORTH YORK: ALAN WU\*\* 416.223.8833 awu@livingrealty.com 685 Sheppard Ave East, Suite 501, Toronto, Ontario M2K IB6

**NORTH MARKHAM: CHRIS TAM\*** 905.888.8188 | christam@livingrealty.com 735 Markland St Markham, Ontario L6C 0G6

# www.livingrealty.com