

#1 In Bayview Hill For 25 Years

www.BonnieWan.com
www.TheRightWans.com
Email: danwan@bonniewan.com

647-500-2808
416-230-6888

Bonnie/Daniel Wan
Brokers

Happy Father's day!

Testimonials 感謝信

Bonnie & Daniel Wan were selected as our realtor for a number of reasons but first and foremost it was because of their incredible sales success in the Bayview Hill community. Their approach to marketing and selling our home was unique and well thought out. They have an incredible grasp of how to ensure that we as sellers get market value for our property and that buyers know exactly what they are going to have to pay to be in this market.

Bonnie & Daniel were successful in selling our home within 5 days of listing it on MLS for well over asking price. They and their team worked with us to prepare for

選擇 **Bonnie & Daniel** 作為我們房屋的經紀有很多原因，尤其是他們在富豪山莊中卓越不凡的銷售業績。**Bonnie & Daniel** 在房產銷售市場及房屋買賣方面均具有獨到的見解及銳利的眼光，並可以精準的掌握賣家的房屋價值，因而讓買家更明確地了解市場價位。

我們的房子上市僅5天，**Bonnie** 和 **Daniel** 遠超我們希望將房子超叫價31%成功地售出。雲生雲太和他們的團隊高效率及專業，結果更超乎我們想象地完美。

由衷感謝 **Bonnie & Daniel** !

Rene & Elaine Dupuis
502 Palmer Ave. Bayview Hill
Bayview Hill Residents for over 25 years.
居于富豪山莊超過25年業主

Thank You!

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獨家代理

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 Walnut Glen Place, Markham	 Clarendon Dr., Bayview Hill	 Country Heights Dr., Richmond Hill	 Northdale Rd., Toronto	 Boake Tr., Bayview Hill	 Hillsborough Ct., Bayview Hill
 Hillhurst Dr., Bayview Hill	 King's Cross Ave., Bayview Hill	 Black Walnut Cres., Richmond Hill	 Goldring Cres., Markham	 Frank Endean Rd., Richmond Hill	 Moses Cres., Markham

Not intended to solicit any current contract

As per MLS May 2016

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FANNY LEE & THE TEAM

FANNY LEE 647.686.8380
Broker, B.A. Hons, President's Award 2010-15

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 120% 超叫價 賣出! WISMER, Markham	 117% 超叫價 賣出! AURORA HIGHLANDS, Aurora	 113% 超叫價 賣出! JEFFERSON, Richmond Hill	 111% 超叫價 賣出! CATHEDRALTOWN, Markham
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Want to Know How Much would Your Home Sell for in Current Market? **CALL FANNY @ 647.686.8380**

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Living in York Region

The Real Estate Market Watch

Summer 2016

York Region Cycling Routes Receive \$1.3M Boost

Edited by Christopher Cooper

QUEEN'S PARK – Transportation options are often regarded as the ultimate real estate selling point, but in 2016, most GTA sales representative are likely to agree: roads alone may fail to impress.

In fact, as organizations like the Canada Green Building Council continue to put sustainability in the public spotlight, increasingly eco-friendly home buyers have begun to include greener transportation options – such as bike trails or rapid mass transit access – in their lists of neighbourhood must-haves.

That demand for green infrastructure was what drove York Region to invest heavily in rapid bus transit over the past few years, and now the region is set to focus on expanding its cycling networks – thanks to a \$1.3 million funding injection announced by the Ministry of Transportation on April 1.

"Cycling is a critical part of our overall transportation network in York Region," explained Wayne Emmerson, Chairman and CEO of the Regional Municipality of York. "It's not only great exercise, but during much of the year cycling provides residents and visitors with a viable alternative to driving which helps reduce both traffic congestion and greenhouse gas emissions."

Made possible via the \$10M Municipal Cycling Infrastructure Program, the new funding boost will see \$325,000 allocated towards each of four major regional projects.

- Richmond Hill: Installation of a new 2.26-kilometre cycling and pedestrian path adjacent to busy Leslie Street.
- Markham: Significant upgrades, and addition of three new bridges, to two kilometres of cycling/walking paths in Milne Conservation Park – part of a "key active transportation route" that will provide a cycle-friendly connection between Markham and Unionville.



- Newmarket: Construction of a new 5.280-kilometre bikeway (including both bike lanes and paths) that will run east-west through several neighbourhoods.
- Region-wide: Construction and improvements to complete a 3.7-kilometre section of the Lake to Lake Cycling and Walking Path, connecting Highway 7 cycling infrastructure in Markham to the East Don River trail in Toronto.

York Region's cycling investments also come hot on the heels of a recently-completed \$128.9 million Queen's Quay East revitalization that incorporated safe, user-friendly thoroughfares for cyclists, pedestrians, and transit riders.

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EXCLUSIVE LISTINGS
心所安处即我家 *Richmond Hill Is My Home*

加拿大的房市似乎停不下來，所有的經濟學家一方面都不懂，另一方面普遍都表示有點擔憂。作為從業人員，我看到的是另外一種現象，好的房子很快就賣掉了，人們對好房子開出了許多的標準，例如青蔥綠地山谷，室內空間要敞開式，內部裝修要合潮流等等。買家開始對發展商的要求越來越個性化。為了滿足所有的條件，足夠的資金是不可少的。作為大部分的中產階級來說，我們怎麼樣能魚和熊掌兼得呢？我的團隊已經摸索出一套可行的方案去幫助大家去在瞬息萬變的市場中，規避風險，不斷積累財富。只要您家庭收入超過6位數，所住房子沒有貸款，請與我聯繫，查詢詳情，預祝大家在積累財富的過程中，更上一層樓！

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Elfs, Broadloom Wil, 2 Fridays. Stove B/I Cook Top, Stainless Steel (B/I Dishwasher, B/I Microwave, B/I Oven), 20 B&E, Hwt (9), Cvac, 2 Cac, Circuit Breaker, Water Softener, Security Sys (9), Garden Shed

城市中的绿洲，世外桃源，占地超过50英亩，曾是加拿大显赫家族的夏宫。全屋是由圆木建造而成，家中各种摆设和装饰物，有屋主从世界各地采购而来，件件均属收藏品级别，欢迎预约，一饱眼福。



NEWMARKET -- STONEHAVEN

ASKING \$1.65M

A master piece built by renown builder located at the heart of Newmarket -- Stonehaven. Over 4000 square feet home with unbeatable Ravinlot. Lots of upgrade such hardwood floor throughout, granite counter top with 5 pieces of stainless appliances. 5 bedrooms with fully walk-out basement. Don't miss out this great opportunity to own a detached home in such prestigious area.

全新独立房，位于Newmarket -- Stonehaven 社区，人称新市富豪山庄，超过4,000 尺，走出式地库，背靠绿地小溪，明年春天交房，预售价\$1.65M

STOUFFVILLE

ASKING \$1.50M

Exclusive Listing: 10 detached Estate Home (One a Acre Land) located at Stouffville area, over 7,000 living space with pricing starting from \$1.5M

Stouffville独家代理占地超过1英亩超级豪宅，第一期首推10间，起售价\$1.5 M。房子超过7,000 尺居住面积，极尽奢华，应有尽有，数量有限，心动不如行动！





EXCLUSIVE LISTING FROM YOUR RICHMOND HILL REALTOR

* Not intended to solicit properties or clients currently under contact

Market Watch

May 2016

Strong Sales Growth Continues in May

TORONTO, June 3, 2016 – Toronto Real Estate Board President Mark McLean announced that there were 12,870 home sales reported through TREB's MLS® System in May 2016. This result represented a new record for the month of May and a 10.6 per cent increase over the same period last year. In contrast, the number of new listings was down over the same time frame by 6.4 per cent. The decline in listings was experienced in both the low-rise and condominium apartment market segments.

"Whether we're talking about existing homeowners or people looking to purchase for the first time, there is no shortage of buyers in the marketplace today. So, while the record number of home sales through the first five months of 2016 is not necessarily surprising, it does sometimes mask the larger story in the GTA: the shortage of listings, which has resulted in strong upward pressure on home prices," said Mr. McLean.

The MLS® Home Price Index Composite Benchmark was up by 15 per cent year-over-year in May 2016. Similarly, the average selling price for all home types combined was up by 15.7 per cent over the same period. Low-rise home types, which remained in short supply in many GTA neighbourhoods, experienced the strongest price growth.

"Widespread competition between buyers of singles, semis and townhouses across the GTA has underpinned the robust annual rates of price growth experienced so far this year. With this said, however, it is also important to understand that tighter market conditions for condominium apartments have resulted in price growth well above the rate of inflation in this market segment as well," said Jason Mercer, TREB's Director of Market Analysis.

Sales & Average Price By Major Home Type May 2016

	Sales			Average Price		
	416	905	Total	416	905	Total
2016						
Detached	1,565	4,935	6,500	\$1,285,693	\$891,870	\$986,691
Semi - Detached	406	804	1,210	\$834,883	\$586,849	\$670,074
Townhouse	486	1,376	1,864	\$628,305	\$627,603	\$653,370
Condo Apartment	2,137	919	3,056	\$442,520	\$347,431	\$413,925
Year-Over-Year Per Cent Change						
Detached	8.3%	12.8%	11.8%	15.2%	21.2%	18.9%
Semi - Detached	-13.6%	0.5%	-4.8%	7.1%	19.0%	11.8%
Townhouse	1.5%	2.2%	2.0%	12.9%	17.2%	15.8%
Condo Apartment	21.7%	22.5%	21.9%	5.0%	8.7%	5.9%

HISTORIC ANNUAL STATISTICS

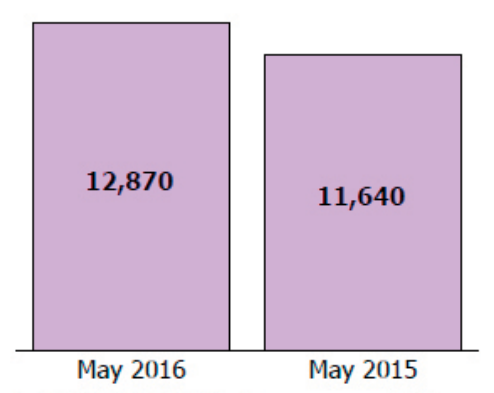
Year	Sales	Average Price
2004	83,501	\$315,231
2005	84,145	\$335,907
2006	83,084	\$351,941
2007	93,193	\$376,236
2008	74,552	\$379,347
2009	87,308	\$395,460
2010	85,545	\$431,276
2011	89,096	\$465,014
2012	85,496	\$497,130
2013	87,049	\$522,958
2014	92,782	\$566,624

*For historic annual sales and average price data over a longer time frame go to: http://www.torontorealestatedata.com/market_news/market_watch/historic_statistics/

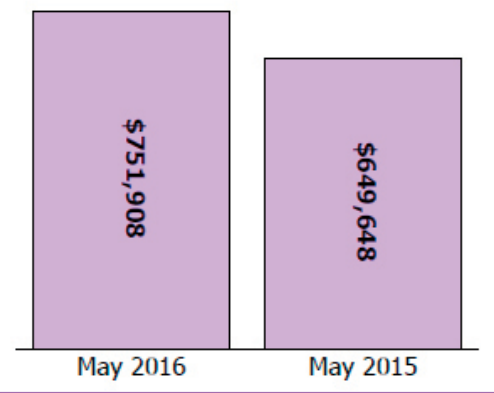
2015 MONTHLY STATISTICS

January	4,318	\$552,925
February	6,294	\$596,320
March	8,886	\$613,818
April	11,254	\$636,094
May	11,640	\$649,648
June	11,905	\$639,309
July	9,813	\$608,875
August	7,943	\$603,534
September	8,149	\$627,818
October	8,759	\$630,254
November	7,336	\$632,800
December	4,916	\$608,753
Annual	101,213	\$622,121

TREB MLS® Sales Activity



TREB MLS® Average Price



Year-Over-Year Summary

	2016	2015	% Chg.
Sales	12,870	11,640	10.6%
New Listings	17,412	18,611	-6.4%
Active Listings	12,931	18,585	-30.4%
Average Price	\$751,908	\$649,648	15.7%
Average DOM	15	18	-16.7%



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Luxury Detached Home in Bayview Hill



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• Total parking for 9 cars
• Large 11,580sq.ft corner lot

90 Stadium Road Toronto

Lake view 2 Bedroom suite with parking and locker
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\$580,000

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