



Kennedy/Castlemore \$899,900
Spacious Detached Home in High Demand Community. Large Lot 60X87, 3400 sq.ft. Well kept, nice floor plan, 4 bedroom+4 bath. Walk in distance to Pierre Trudeau HS. Castlemore PS home area. Don't miss it. Please visit: www.ChristineZhu.com
Christine Zhu* (416) 333-9330



Leslie/Finch \$1,288,000
Fabulous stone/brick executive house with 3 ensuites* 9ft ceiling*Huge Open Concept Kitchen/Family Rm*Spacious and bright basement* Easy access to Hwy404/401*One Bus to Subway, Pride of Ownership.
Sherry Leung* (416) 618-8717



Yonge/Finch \$399,000
Large SE corner unit (1,267') with open Balcony, head to toe SSS just renovated, new chandeliers and light fixtures new bathrooms, new kitchen with new appliances. Engineering Hard Wood Floor. 2 car parks can fit 3 cars. One large locker in the basement, tenant just move in and pay \$26,400 a year. More pictures at www.e-show.com or www.homephotos.com
Charles Chow** (416) 418-4184



MajorMac/McCowan \$766,000
Gorgeous H&R Built, 4Mths New Home, Approx 2811 Sq Ft. Dblt Dr Entry Covered Front Porch, Over 55K In Custom Upgrades, New Modern Paint, Upgraded Extended Kit Cabinets & Large Pantry, Centre Island W/ Granite, Customtop, Slap 16 W/ On Main Flr W/ Matching Stair W/Runner & Iron Tickets, Marble Backsplash, Diamond Shape Ceramic Flr, 9ft Ceilings, Appliances, Modern Blinds & Shutters, 19 Pnt Lites, Custom Made Wood Shelves in Garage & Culinary in Laundry, 3Pc Rough-In-Butt
Theresa Yan* (416) 520-3878

Living

in York Region

The Real Estate Market Watch

Winter 2013

Viva NEXT: The Future of Community Planning in York Region

Edited by Christopher Cooper

There can be no doubt that York Region is growing.

In fact, with an estimated population of over one million residents, this vibrant area – featuring charming communities like Markham, Richmond Hill and Vaughan – this diverse region north of Toronto is developing a strong reputation as a great place to live, work, and play. As York Region's communities continue to flourish and diversify, there is a growing need for world-class transit service north of Toronto. That emphasis on transit will only become more important as developers in the area continue to shift their focus away from detached homes, and towards townhouses and high-rises, in order to accommodate the growing number of residents.

That need was what triggered the creation of Viva, York Region's own rapid transit system, in 2005. Phase 1 – which focused on rolling out buses and the routes themselves – has been fully implemented over the last seven years. Now, the stage has been set for Phase 2 (Viva NEXT): a visionary system of subway routes, dedicated bus lanes and mixed-use urban centres that will put York Region on the map as a leader in rapid transit and environmentally-friendly urban planning.



1 - Dedicated lanes and state-of-the-art stations, like the planned Vaughan Metropolitan Centre station pictured above, will allow Viva buses to deliver world-class service to York Region commuters. (Image courtesy of the Viva Next online media centre)

Connectivity, culture and comfort: the new look for Highway 7

As Highway 7 becomes an increasingly popular route for commuters – connecting the City of Markham to other major communities in Thornhill and Richmond Hill – steps are being taken to make this major roadway a leading example of environmentally responsible and efficient public transit:

- A subway extension to the TTC's Spadina line has already been approved and is currently underway. Scheduled for completion in 2015, this crucial project will expand subway service all the way to Highway 7 at the Vaughan Metropolitan Centre.
- Another TTC subway extension for the Yonge line has been planned and is in the initial stages of approval. Once funded and implemented, this extension would provide subway service to Highway 7 in Richmond Hill.
- A Viva transit Rapidway, offering dedicated lanes and roadways specifically for buses, is already being implemented along Highway 7. The first fully functional segment is already in service at the intersection of Warden Avenue and Enterprise Boulevard in Markham.



2 - An illustration showing Rapidway transit in action at Highway 7 and Valleyville. (Image courtesy of the Viva Next online media)

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Can a great transit system increase your home value?

There are many factors that go into improving the desirability of a neighbourhood or community, but exceptional transit service is one of the most important. A sophisticated and robust transit network, such as the planned Rapidway system, provides numerous benefits to community residents:

- Easy and efficient transit options give you an alternative to using your own vehicle – residents of a transit-connected neighbourhood can choose to save on gas while continuing to enjoy an easy, comfortable ride to work.
- A sophisticated transit system doesn't just attract residents – it also attracts businesses, shops and employers to vibrant transit hub areas. This doesn't just improve quality of life – it also increases the value of area homes.

Staying Informed

Even if you don't regularly commute using public transit, it's a good idea to stay informed on the progress of these exciting projects – they will play a major role in the continuing growth of York Region and the changing look of its communities.

For any readers who are interested in following the progress of these projects, Viva has put together an excellent web site at vivanext.com that area residents can visit to stay on top of public transit developments and changes in York Region. You can even sign up for regular updates via email by visiting vivanext.com/signup.



With a mix of businesses, restaurants, shops, homes and beautiful outdoor spaces, Markham Centre will be both a transit hub and a lifestyle destination. (Image courtesy of the Viva Next online media centre)

Much of the information used to write this article was obtained from Viva's official information pages at vivanext.com, and the photos used in this article were downloaded from the Media Centre at vivanext.com/images. Information regarding Markham Centre was obtained from the City of Markham's official web site at www.markham.ca.

Paul Wong
Residential & Commercial
Sales Representative
(416) 388-9867

* Newton Square Plaza (Markham Rd/14th Ave) near Costco, Home Depot, McDonald's, Sunny FoodMart

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Yonge Hwy 7, Prestigious Hunter's Pt in South Richmond. Fully Detached 4 Bedrooms, Large Garage Premium Lot Backing onto Conservation Area - Fronting to the Park. Surrounded by Million \$ Homes.

\$728,000

Sam Liu
Sales Representative
(416)-358-0088

Prime location at Yonge/14th Ave in Richmond Hill. Beautiful Executive Home, excellent layout and well finished. Attached only 1/2 acre on one side! 4 bedrooms including master suite with separate entrance. Lighted kitchen and bathroom, new paint and new roof. Perfect showing.

\$488,000

Dick Tong
Sales Representative
(416)-889-2937

Kennedy/Major Mackenzie Angus Glen brand new home. Approx. 4,000sq ft, over \$200K spent in upgrades. One of the best community in Markham.

\$1,800,000

Bonnie & Daniel Wan
Broker
(647) 500-2808
(416) 230-6888

Bayview/16th N - \$1,998,000
Premium 30' lot facing south side view & park, 4 bedrooms & 7.5 bath, new kitchen, granite & stainless steel appliances, hardwood floors, 10' ceilings, 10' x 10' tile, all 11' x 9' windows, elegant granite kitchen, new jacket over 10' long 10' x 10' swimming pool, & new outdoor pool. (Call for more info) - granite top bar, bar, granite, semi suite, 2nd floor 10' x 10' bath. Attached including 10' long guest entry deck & swimming pool.

Bayview/16th N - \$1,590,000
Stunning new 4 bedroom, 4 bath, 2 floors, 2 car garage. All 11' x 9' windows, granite kitchen, numerous tile floors, 2nd floor over w/ amazing skylite, 8 new trendy baths. Lovely front w/ modern, mature, lawn and bath. Extra deep lot w/ enormous deck and park up to 10' car driveway. Walk to school, plaza and bus.

Bayview/16th N - \$3,380,000
6200sq ft - 111 W/O 1 level, 3 car garage, 3 ENS, 10' Ceiling, 10' x 10' tile on 2 F & in stunning design W/O front backing to speechless ravine view. Numerous luxury upgrades, state of the art 101 theatre, karaoke & svs. Best craftsmanship.

Bayview/19th N - \$2,598,000
Premium 60' lot w/ stone front, stunning granite finishes, 3 car garage, new 6000sq ft, 2150sq ft & 21' 10' ceiling, 19' ceiling on front. Modern granite kitchen, granite, moulding, long skylite. Sparkle front w/ modern, game rm, library, steam sauna & more... Incredible landscaping w/ ivy fence & stone garden table set.

Stella Lo (老太)
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