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服務號

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(416) 230-6888

Email: [danwan@bonniewan.com](mailto:danwan@bonniewan.com)  
[www.TheRightWans.com](http://www.TheRightWans.com)

Bonnie Wan & Daniel Wan

Broker of Record Sales Rep

Testimonials 感謝信

**Daniel & Bonnie Wan,**  
We just wanted to say thank you so much for your work in the sale of our house, 18 Clarendon Drive. The whole process ran very smoothly and was much easier and stress-free than we had ever expected it to be. **Bonnie**-we really appreciated your advice on the renovations and upgrades needed to make the house appealing to buyers. You were very good at representing our interests with all of the trades involved and making sure that we got the best deal available.

**Daniel**-you were wonderful in the actual negotiation of the sale agreement. You were very calm and steady and really ensured that our interests were represented to the fullest.

We also wanted to thank the staff at your office. They were always very polite, considerate of our time, and prompt in returning calls. They were also very helpful in our search for a rental property.

Thank you again for all the work and effort you did for us. You are both great negotiators and would recommend your services to anyone looking for a real estate agent in the Bayview Hill area.

Kindest regards,  
*Rex & Alex Verschuren* 18 Clarendon Dr, Bayview Hill

非常感謝你們售出我們的房屋：18 Clarendon Dr所做的工作。整個銷售過程極其開心順暢，遠較我們所預期的簡捷並且毫無壓力。

**Bonnie**-我們由衷感激你，為了吸引買家，模擬了房屋所需要的翻新裝潢及改建升級等等有效的建議。你傑出巧妙地在各方方面替我們節源及倍增了我們的投資回報，處處為我們的利益著想，讓我們可以獲得最大的利潤。

**Daniel**-你在銷售協議中實際的談判協商技巧堪稱完美。你沉著冷靜，有條不紊，真正確保了我們的利益被完美地擴大到極限。

我們還要感謝你們團隊的員工。他們總是彬彬有禮，對我們的時間安排顧慮周全，及時地給我們回應電話。他們為我們尋找出租房源也提供了非常好的幫助。

再次感謝所有你們為我們付出的工作和努力。你們都是傑出的談判協商專家，真誠推薦你們的服務給所有在富豪山莊尋找房屋買賣經紀的人。

*Rex & Alex Verschuren* 18 Clarendon Dr, Bayview Hill

Thank You!

Recently Listed 炙熱靚盤

獨家代理

\$2,690,000

21 Elyssa Dr, Bayview Hill

\$1,900,000

201 Strathearn Ave, Bayview Hill

\$2,600,000

33 Northgate Cres, Bayview Hill

\$2,998,000

29 Brimwood Cres, Bayview Hill

\$1,398,000

162 Valley Mede Dr, Richmond Hill

\$998,000

61 Cathedral High St, Markham

\$5,500,000

9 Mandarin Crt, Bayview Hill

\$4,780,000

43 Brookhill Cres, Bayview Hill

\$2,890,000

21 Offord Cres, Aurora

North Lake Rd, Richmond Hill

Hillhurst Dr, Bayview Hill

Goldring Cres, Markham

Cassandra Cres, Bayview Hill

Bowhill Dr, Bayview Hill

Glenayr Rd, Bayview Hill

Not intended to solicit any current contract

As per MLS Nov 2016

LIVING REALTY INC., BROKERAGE

恒生地產

FANNY LEE & THE TEAM

FANNY LEE 647.686.8380

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

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DAN CHAN 647.866.8647

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

KARL WONG 647.999.1117

Salesperson, President's Award 2012-15

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Unit 2 - 4100 s.f. • 20+ interior width • Bedrooms (2 with Ensuite) • Double Garage • Private Elevator • 3 Balconies • 370 s.f. Rooftop Terrace • Cedar-look Designer Shingles • 9' and 10' Smooth Ceilings • Premium Waffle Ceiling • 36" Gas Fireplace with Marble Surround • Frameless Glass shower Doors & Enclosure • Master Suite bathroom with in-floor heating • Single/Double sided Gas Fireplace in Master Suite • Wolf gas Range • Sub-Zero Refrigerator & Dishwasher • 200 amp Electrical Service • Free 10 Hour Consultation with Interior Designer • First Year Common Fee included •

Promotional Price: \$2,299,000 (valid only in 2016)

Target Completion: Fall 2017

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@ Kevi Cres, Doncrest

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@ Jefferson Forest Dr, Jefferson

Record High

@ Alpaca Dr, Jefferson

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Living in York Region

The Real Estate Market Watch

Living Realty Returns to Downtown Toronto

Edited by Christopher Cooper

TORONTO—Since it was established in 1980, Living Realty Inc., Brokerage has maintained an active presence in all areas of the GTA.

This is particularly true for Toronto's downtown core, where the brokerage has taken the lead on helping buyers connect with many exciting high-rise development projects. Just this year, Living Realty had the privilege of being a VIP brokerage for a list of city core projects that includes HOME (Power + Adelaide) by Great Gulf Homes, AYC by Metropia and Diamond Corp, MAX by Tribute Communities, The St. Lawrence by Fernbrook and Cityzen, and many more.

The brokerage's downtown roots go back to 1986, when Living Realty expanded to bustling Spadina Street, in the heart of the city's historic "Chinatown" neighbourhood. While the Spadina branch has long since closed its doors, the Living team has continued to maintain an active presence in the core. This year, we are very pleased to announce that we are once again putting down roots in downtown Toronto with the opening of our Yonge & Bloor branch – located just steps away from the iconic intersection itself, and some of the city's most prestigious neighbourhoods such as Yorkville, Rosedale and Dundas Square.

With a team comprised of nearly 600 sales representatives and brokers, Living Realty is pleased to assist buyers, sellers, and investors with almost any type of property: new or existing; commercial or residential.

To provide maximum convenience for our downtown clients, Living Realty's newest branch will be located at 7 Hayden Street, just steps south of access to the Yonge & Bloor TTC station.

The Yonge & Bloor branch is anticipated to open its doors by December 2016, and will be ready to start accepting walk-in visitors at that time. A Grand Opening event in the works for early next year.

**What services can Living Realty offer?**

**For buyers:** In addition to professional and personalized service from one of our experienced agents or teams, buyers can take advantage of our online Open House calendar, as well as our New Releases development database (newhomes.livingrealty.com). Our goal is to connect you with as much information as possible – especially when it comes to new homes, for which Living can often offer access to early details, incentives, and promotional offers.

**For sellers:** In addition to marketing across traditional channels, Living Realty agents have access to digital training and specialized online tools – such as the Featured Listings at [news.livingrealty.com](http://news.livingrealty.com) – that will help ensure your listings receive the maximum possible exposure. Moreover, many of our agents bring years of dedicated neighbourhood experience and knowledge, and are prepared to help you get the best possible price for your property.

OUR NEWEST LOCATION OPENING SOON

WHAT LEAGUE ARE YOU IN?

JOIN OUR SALES TEAM

Pictured Above: Living Realty's new location at 7 Hayden St and interior design renderings

 Alex Ly* (416) 721-1078	 Damian Kah* (416) 880-7700	 Joo Hee Kang* (416) 662-4948	 Michael Leong* (647) 965-9393	 Paul Park* (416) 899-2757	 Ricky Wong* (647) 448-1388	 Tammy Lim* (416) 660-8989	 Andy Feng* (647) 891-9298	 Mindy Ko* (416) 802-8003	 Susan Jeon* (647) 882-2065	 Sam Liu* (416) 358-0088
 Aaron Ma* (416) 684-2236	 Judy Luo* (647) 782-6657	 Bernice Chan* (647) 891-3663	 Albert Kim* (416) 878-8048	 Arthur Chong* (647) 200-9549	 Chris Cheung* (416) 723-2316	 Christine Zhu* (416) 333-9330	 Kunho Kang* (647) 678-1009	 Ghazi Khattab* (647) 700-5049	 Justin Choi* (647) 447-1910	 Keith Chae* (416) 894-0500
 Jaebum Park* (647) 993-6301	 David Lam* (416) 565-2222	 Priscilla Wei* (416) 725-3882	 Runzhen Zhao* (647) 986-8427	 Joseph Hui* (416) 318-8080	 Sean Lee* (416) 899-7032	 William Chan* (647) 896-8939	 Andrew Chiang* (647) 704-2388	 Alfred Du* (647) 988-0157	 Cheryl Kwan* (416) 561-7838	 Cindy Heo* (647) 856-7333
 Dan Chan* (647) 866-8647	 Perry Desautels* (416) 879-9164	 Danny Yoon* (647) 309-9497	 Dickson Wong* (647) 296-9910	 Fanny Lee** (647) 686-8380	 Henry Kim* (647) 980-0982	 Harold Kim* (647) 504-4251	 John Chow* (647) 885-6333	 Karl Wong* (647) 999-1117	 Regina Cheng* (416) 618-8228	 Eddie Ngan* (647) 996-3838
 Janey Bu* (416) 627-9882	 Peter Wong* (416) 806-3399	 Murphy Lang* (416) 710-8860	 Sherman Kuo* (416) 456-3223	 Simon Tong* (647) 885-5606	 Mabel Chiu* (416) 930-0899	 Theresa Yan* (416) 320-3878	 Fahoon Oh* (416) 930-8588	 Tony Yum* (416) 312-5528	 Wendy Wat* (416) 726-3885	 Karin Yeung* (416) 829-3838

www.livingrealty.com

www.fannylee.ca

\* based on TREB MLS data 2016.11.28

www.livingrealty.com

\* sales representative

\*\*broker

\*\*\*broker of record





**Dickson Wong**  
Sales Representative  
(647) 296-9910  
takshing@live.ca

**Assignment Opportunity at Concord Cityplace**



Please call or e-mail for info **\$335,000**

Rarely available pre-construction 1 bedroom suite in **Concord Cityplace FORWARD** project. 505 sq.ft unit with 50 sq.ft balcony on the high floor.. North facing unit selected in early project release to have a great view. Very high quality features and finishes in unit with marble backsplash in kitchen, upgraded integrated fridge and kitchen appliances, thermofoil cabinets, stainless steel undermount sink. Marble wall and floor tiles in washroom, stone countertop and integrated cabinet lighting. Roller blinds included in finishing as well as laminate flooring throughout. Early purchase option includes special incentives and caps that will be transferred upon assignment. Building includes the exclusive Cityplace Prima Club. Occupancy Spring 2018

**Assignment Opportunity at Bisha Hotels & Residences**



**SEBASTIAN**  
ONE BEDROOM + STUDY 500 sq.ft. + 100 sq.ft. balcony (100 sq.ft. balcony) **Contact for info \$599,000**

**WELCOME TO BISHA CONDOS**  
An exclusive new private residence and hotel property In the heart of Entertainment District, Toronto. Rising to 41 storeys and designed by award-winning Wallman Architects and Munge Leung Design Associates, Bisha will be a coveted new address in the heart of Toronto's Entertainment District. Glamorously forward and seductive, this one bedroom corner unit effectively utilizes all of 624 sq.ft of space to offer bright and spacious living experience.



**Stella Chu**  
Sales Representative  
416-219-3369

**Dufferin / Major Mackenzie, Vaughan**  
40' & 42' Single Detached Homes  
All Has Double Car Garage  
Size From 2,431 Sqft to 3,518 Sqft  
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Granite Countertops in Kitchen & Master Ensuite  
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PLUS \$30,000 In Upgrades (For Limited Time Only)



**Call for Details**

**Bloomington / 9th Line, Stouffville**  
Bungalow, Bungalow Loft, & 2 Storey Estate Homes  
All Models Come With Triple Car Garage  
Size From 2,705 Sqft to 6,144 Sqft  
All Houses Will Be Built on Premium Ravine Lot  
Lots Size From 1/2 Acre and Up To 1 Acre



**Call for Details**

**Highway 7 / 9th Line, Markham**  
\*\*\*\*\* NO MAINTENANCE FEE \*\*\*\*\*  
25' Lot Freehold Townhomes  
2 Storey Traditional Townhomes  
Size 1,682 Sqft to 2,365 Sqft  
3 to 4 Bedrooms Floor Plans  
Live/Work Townhomes 2,130 Sqft to 4,000 Sqft



**From \$839,990**



**Edward Wong**  
Sales Representative  
416-820-4200



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

**York Living**  
New Listings Coming Soon

**Woodbine & Bloomington North**  
Back onto Preston Lake, approximately 2 acres

**London, Close to Western University**  
Richmond Street North, condominium townhouse 3 bedroom suite  
Rental income approximately \$2000 / month

**TRIDEL AQUA Phase III Assignment Sale**  
651 sq.ft, South facing lake view unit with large balcony

**\$4,500,000**

**\$340,000**

**\$610,000**

**Previous Sold Listings**

7805 Bayview Avenue

7525 Bayview Avenue

80 William Berczy

26 Dumfries Drive

45 Ardmore Crescent

33 Cox Boulevard

65 Skymark Drive

7822 Yonge Street

234 Valentina Drive

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**Christine Zhu**  
Sales Representative



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**王先楚**  
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**EXCLUSIVE LISTINGS**

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

多伦多地产经历了10多年的增长，大家都积累了一定的资产，聪明的你可能一直在寻找地产投资的机会，华人尤其钟情新房。于是各大发展商售楼处，人头涌涌。花了过百万的钱，还是买不到满意的房子。最主要是发展商为了节约成本，尽量限制户型、大小、装修规格。造成了所有房子大同小异，没有让我们感到有点激动的地方。其实你比10年先更富有！因为你的房子为你积累了可观的资产。你完全可以考虑购买一个特制的房子，作为准业主，您不仅可以最大限度去参与房子的设计，还可以精心挑选各种材料。为自己构建一个梦想家园！这听起来好像不可思议，但是你需要一个有眼光和有执行力的经纪去为你规划和设计这一切。


在此我谨代表我的团队向以下两位客户表示谢意，并恭喜他们找到了梦想家园！曾经有一个餐厅广告说“人一世，物一世，吃个鲍鱼最实际”。我说“人一世，物一世，拥有一个梦想家园最实际”

We have seen rapid and healthy growth in real estate market in the last 10 years. Lots of house owner have built adequate equity within their principal homes. I have been to many sales offices and often hear complain about house is small, floor plan is not ideal, interior decoration is not modern enough etc. Custom Home might be a good option for you.

You will be amazed to find out how affordable it is to build a custom home of your own. You will be thrilled to see how free you are when in comes to floor plan, layout, interior design etc. Most importantly you could have a chance to make your dream come true – To own a property that you are proud of!

Congratulation to two of my clients who had successfully purchased two parcels of lands. I take pride in finding good property in today's seller's market with reasonable price. I'm even happier to see that their dream has come true! Better be out of the world than out of fashion, please contact me to pursuit our dream together!

**ST. JOHN (Orillia)**



**Your Custom Home by the Lake**

I know properties with potential growth and lakefront homes will be unattainable dream for those who do not act soon. They are not making anymore Lakes. Absolutely exclusive community with 24 custom homes backing on private lakefront, starting from \$449,000. Cul de Sac with private boat ramp, huge lot from 40' to 72' wide up to 300' deep lots. Please contact me for your private VVIP preview. Completion date is Fall of 2017.

**EXCLUSIVE LISTING FROM YOUR RICHMOND HILL REALTOR**

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




**STOUFFVILLE STARTING \$1,789,900.00**



**Your Custom Home**

Welcome to this one of kind Estate Home community located at the heart of Town of Stouffville. Congratulations to all Phase I buyers who have successfully acquired your dream homes!

We are launching Phase 2 with 9 premium lots. All homes come with 3-car garage and the land size is over 1 Acre. You could build your own home up to 6000 square feet with starting price is as low as \$1.7M.

All 9 lots are Ravin lots and located at East of 9 Lines and South of Bloomington. Please contact me for your private VVIP showing.

# Market Watch

November 2016

## Tight Market Conditions in November

TORONTO, December 2, 2016 – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 8,547 home sales through TREB's MLS® System in November 2016. This result represented a 16.5 per cent increase compared to November 2015.

For the TREB market area as a whole, sales were up on a year-over-year basis for all major home types. The strongest annual rates of sales growth were experienced for the townhouse and condominium apartment segments.

"Home buying activity remained strong across all market segments in November. However, many would-be home buyers continued to be frustrated by the lack of listings, as annual sales growth once again outstripped growth in new listings. Seller's market conditions translated into robust rates of price growth," said Mr. Cerqua.

The MLS® Home Price Index (HPI) Composite Benchmark was up by 20.3 per cent compared to November 2015. The average selling price at \$776,684 was up by 22.7 per cent on a year-over-year basis.

"Recent policy initiatives seeking to address strong home price growth have focused on demand. Going forward, more emphasis needs to be placed on solutions to alleviate the lack of inventory for all home types, especially in the low-rise market segments," said Jason Mercer, TREB's Director of Market Analysis.

## Sales & Average Price By Major Home Type November 2016

	Sales			Average Price		
	416	905	Total	416	905	Total
2016						
Detached	1,009	2,881	3,890	\$1,345,962	\$957,517	\$1,058,273
Semi-Detached	263	515	788	\$396,353	\$610,860	\$720,915
Townhouse	943	975	1,918	\$674,761	\$371,581	\$568,432
Condo Apartment	1,718	691	2,409	\$471,256	\$374,792	\$443,586

Year-Over-Year Per Cent Change						
Detached	12.9%	13.6%	13.4%	32.3%	25.5%	27.6%
Semi-Detached	-3.1%	12.2%	6.3%	20.3%	22.5%	19.8%
Townhouse	15.1%	15.2%	15.2%	22.8%	24.1%	23.7%
Condo Apartment	27.9%	20.8%	25.8%	13.5%	18.9%	15.1%

## HISTORIC ANNUAL STATISTICS

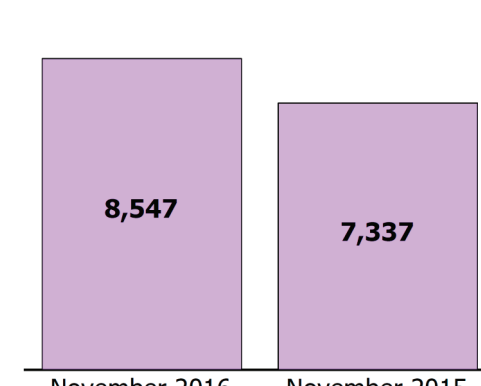
Year	Sales	Average Price
2004	83,501	\$315,231
2005	84,145	\$335,907
2006	83,084	\$351,941
2007	93,193	\$376,236
2008	74,552	\$379,347
2009	87,308	\$395,460
2010	85,545	\$431,276
2011	89,096	\$465,014
2012	85,496	\$497,130
2013	87,049	\$522,958
2014	92,782	\$566,624

\*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/treb-historic-statistics.pdf>

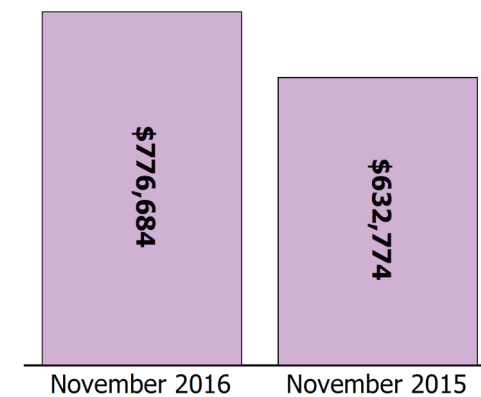
## 2016 MONTHLY STATISTICS

January	4,640	\$630,193
February	7,583	\$685,738
March	10,261	\$687,999
April	12,019	\$739,765
May	12,793	\$752,324
June	12,730	\$746,961
July	9,933	\$710,500
August	9,751	\$710,975
September	9,846	\$756,213
October	9,737	\$762,525
November	8,547	\$776,684
December	-	-
<b>Year to Date</b>	<b>107,840</b>	<b>\$729,849</b>

## TREB MLS® Sales Activity



## TREB MLS® Average Price



## Year-Over-Year Summary

	2016	2015	% Chg.
Sales	8,547	7,337	16.5%
New Listings	10,518	9,540	10.3%
Active Listings	8,639	13,454	-35.8%
Average Price	\$776,684	\$632,774	22.7%
Average DOM	17	26	-34.6%

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FOR MORE INFORMATION, CONTACT OUR BRANCH MANAGERS:

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