



NEIGHBOURHOOD GUIDE

Bayview Hill, Richmond Hill

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Bayview Hill is an established executive neighbourhood known for large lots, mature landscaping and consistent demand from move-up buyers.

Kaitlynn Martins, Sales Representative

RE/MAX Your Community Realty Inc., Brokerage

(647) 556-0121 | kaitlynn.martins@martinsrealtygroup.ca



AT A GLANCE

About Bayview Hill

Bayview Hill is an established executive neighbourhood known for large lots, mature landscaping and consistent demand from move-up buyers.

KNOWN FOR

Landmarks across Richmond Hill

- David Dunlap Observatory - Protected observatory lands and park in the middle of the city.
- Mill Pond Park - The heritage heart of Richmond Hill and its most walkable pocket.
- Lake Wilcox - Oak Ridges' lakefront community with its own price tier.
- Richmond Green Sports Centre - Arenas, fields and the north-end family draw off Elgin Mills.
- Yonge Street corridor - Restaurants, transit and the future subway extension alignment.

LIFESTYLE

Everyday life in Bayview Hill

HOUSING

Large detached homes, many custom-built or substantially renovated.

SCHOOLS

Served by well-known YRDSB schools; verify catchment by address.

PARKS & RECREATION

Bayview Hill Community Centre, Russell Farm Park and nearby ravine trails.

TRANSIT & COMMUTING

YRT and Viva service on Bayview and Highway 7, with 404 access nearby.

SHOPPING & AMENITIES

Bayview and Highway 7 retail, Hillcrest Mall and Times Square.

THE UPSIDE

What buyers like about Bayview Hill



- Large executive homes
- Established, mature streetscapes
- Strong long-term demand

WEIGH CAREFULLY

What to know before you commit

- Higher price band with a narrower buyer pool
- Older homes may need mechanical updates

ASK FOR THE CURRENT MONTH

How the Richmond Hill market is behaving

Board figures for Richmond Hill are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Bayview Hill

If you're buying

School catchment drives a large share of Richmond Hill buyer behaviour, which means demand can be concentrated on a handful of streets. Kaitlynn tracks which pockets are actually seeing multiple offers so you can budget realistically and avoid overpaying in areas where competition has already cooled.

If you're selling

Richmond Hill sellers often benefit from marketing that reaches beyond the immediate area - a meaningful share of buyers relocate from Toronto and Markham. Kaitlynn's launch strategy focuses on presentation quality, accurate catchment information and reaching agents representing move-up buyers.

COMMON QUESTIONS

Bayview Hill questions answered

How should I price a Bayview Hill home?

Precision matters in executive price bands. Kaitlynn prepares a comparable analysis limited to similar lot sizes and finish levels rather than city-wide averages.



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NEXT STEP

Get your free home valuation

Every street in Bayview Hill trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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Email: kaitlynn.martins@martinsrealtygroup.ca

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