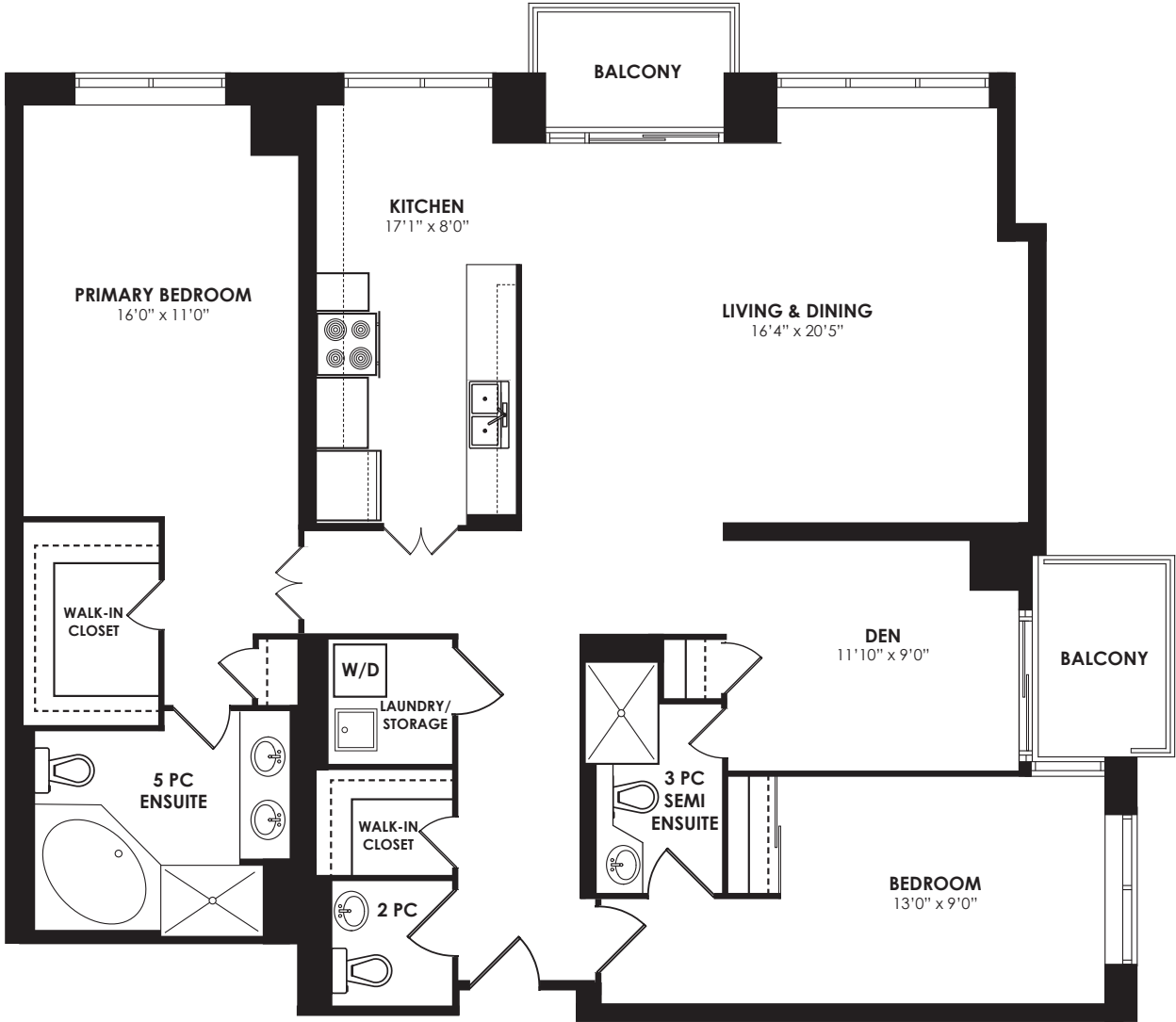


Floor Plan



TAXES: \$5,043.51/2020

BATHROOMS: 1x5, 1x3, 1x2

BEDROOMS: 2+1

PARKING: 2 underground side-by-side spots (PB-063 & PB-064)

POSSESSION: Immediate/TBA

LOCKERS: 2 (LB-235 & LB-236)

MAINTENANCE FEES: \$1,346.58/month (includes heat, hydro, water, basic cable & internet, central air conditioning, parking, building insurance & common elements).

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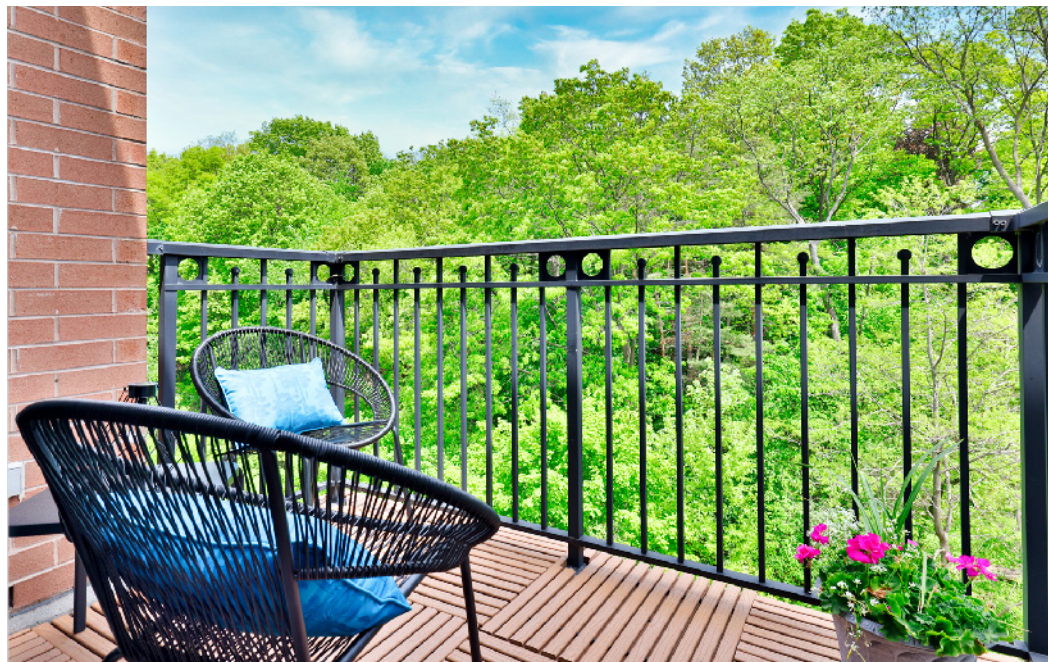
Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

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William Carson Cres.
SUITE 914



HILLSIDE AT YORK MILLS III









FOYER

- Crown moulding
- Marble floors
- Coffered ceiling
- Walk-in closet with built-in organizers
- Two crystal chandelier sconces

LAUNDRY ROOM

- Stacked Whirlpool washer & dryer
- Built-in laundry sink
- Built-in shelving

2 PIECE POWDER ROOM

- Marble flooring
- Pedestal sink

BEDROOM

- Broadloom
- Wall-to-wall bookcases with built-in storage cabinets
- Sliding double door closet
- Large sun windows

3 PIECE SEMI-ENSUITE

- Ceramic tile flooring
- Walk-in shower with glass door

DEN

- Laminate flooring
- Sliding glass door walk-out to balcony
- Large storage unit with two stained glass accent doors & custom sliding hideaway storage.
- Closet with built-in shelving

LIVING/DINING ROOM

- Open concept
- Crown moulding
- Laminate flooring
- Wall-to-wall windows
- Sliding glass door walk-out to balcony
- Ravine views

KITCHEN

- Double door entry
- Breakfast nook
- Ravine views
- Ceramic tile flooring
- Wall-to-wall windows
- Granite countertops
- Large five-door pantry with sliding drawer storage
- Sliding pot drawers
- Two glass door storage cabinets
- Built-in corner cabinet shelving
- Built-in cookbook shelving
- Halogen lighting
- Mirrored backsplash
- KitchenAid built-in stainless-steel stove
- Panasonic built-in stainless-steel microwave
- KitchenAid built-in stainless-steel dishwasher '20
- Whirlpool stainless-steel double door bottom mount fridge '16

PRIMARY BEDROOM

- Double door entry
- Broadloom
- Ravine views
- Large sun window
- Pot lights
- Built-in shelving
- Walk-in closet with built-in organizers & safe
- Linen closet

5 PIECE ENSUITE

- Marble flooring
- Ceramic tile surround
- Walk-in shower
- Vanity with marble countertop and two inlay sinks
- Large soaker tub
- Pot lights

AMENITIES

- Indoor pool
- Concierge
- Visitor parking
- Guest suites
- Exercise room
- Party room
- Sauna
- Mini putt outdoor greens

IN YOUR NEIGHBOURHOOD

- The Cricket Club
- Don Valley Golf Course
- Rosedale Golf Club
- Yonge Street subway line & TTC
- York Mills Go Terminal
- Highway 401
- Steps to Yonge Street restaurants & boutique shops
- Jolly Miller Tavern (now Miller Tavern) 1857, site of James Hogg Tavern 1853
- Auberge du Pommier Restaurant - former mill workers cottage
- St.John's Anglican Church 1844
- York Mills Plaza (now York Mills Shopping Centre) 1
- York Mills Centre - a transit hub, office building, and commercial centre.
- 4111 Yonge Street - home to Canadian artist C.W. Jeffrey
- York Mills Collegiate Institute (local high school)
- École Secondaire Étienne-Brûlé (French Immersion high school that serves the Greater Toronto Area)
- Community centre and green space