

THE MILLS TEAM

is proud to present

28 WILLIAM CARSON CRESCENT
SUITE 601



28WilliamCarson601.com



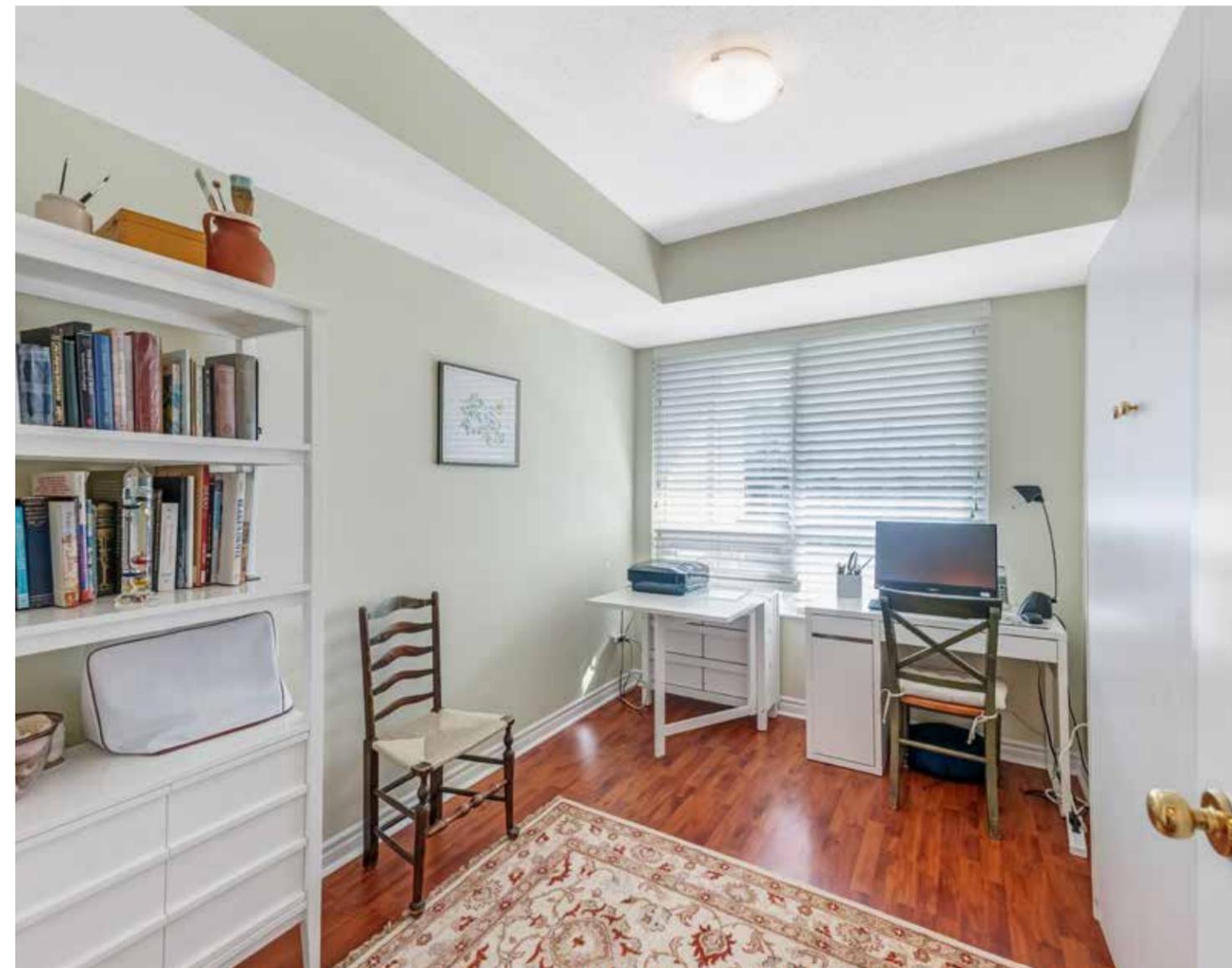
WELCOME HOME

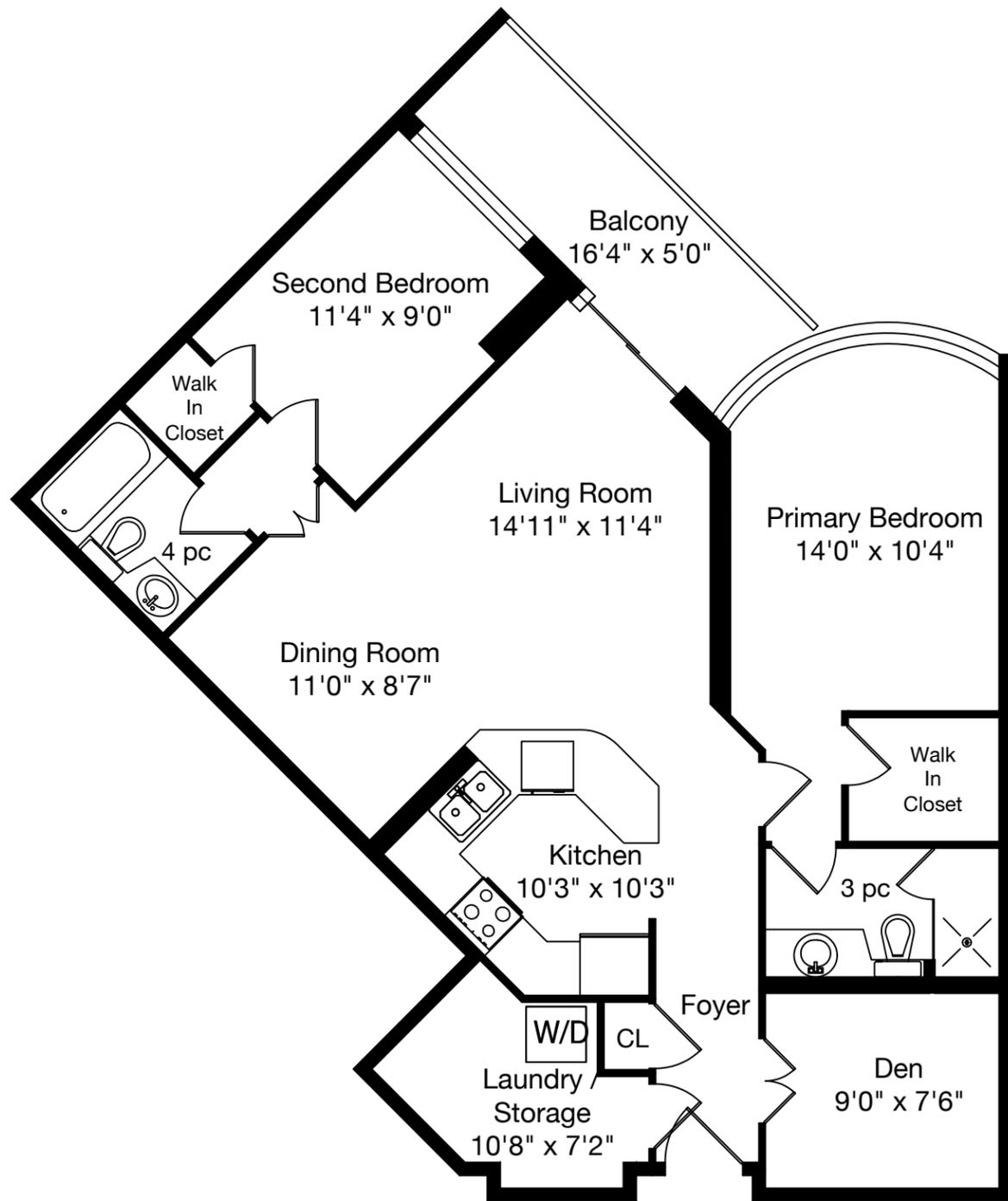
- Nestled in the heart of Toronto's coveted Hoggs Hollow neighbourhood
- Pristine 2-bedroom plus large den, 2-bath suite offers 1,016 sq ft of refined living space, meticulously designed for comfort and style
- Soaring 9-ft ceilings and a desirable split-bedroom layout, this home is filled with natural light from its sunny southeast exposure
- Expansive windows and a large balcony overlooking serene treetops create the perfect setting to enjoy your morning coffee or unwind at the end of the day
- Open concept living and dining area flows seamlessly into a contemporary kitchen featuring stone countertops, stainless steel appliances, modern cabinetry, and a convenient breakfast bar
- A versatile den with doors that is ideal for a home office
- Don't miss the rare extra-large pantry and storage space!
- Residents enjoy exceptional amenities including a 24-hour concierge, indoor pool, sauna, hot tub, gym, party room, guest suites, and ample visitor parking
- Ideally located just a 5-minute walk to York Mills Subway and GO Bus Station
- Steps to top-rated schools, the prestigious Don Valley Golf Course, scenic walking trails, an off-leash dog park, and quick access to Hwy 401



ADDITIONAL INFO

- Property Taxes:** \$4,117.32 (Annual in 2025)
- Possession:** 60 days or to be arranged
- Parking:** One owned parking space - Level A, Unit 112
- Locker:** One owned locker - Level A, Unit 186
- Maintenance Fee:** \$1,014.11 (monthly 2025)
- Includes:** Water, hydro, central air conditioning, common elements, building insurance, parking and locker
- Heating:** Gas/Forced Air
- Square Footage:** Approximately 1,016 sq ft interior per MPAC
- Amenities:** Concierge, security, exercise room, guest suites, indoor pool, party/meeting room, visitor parking
- Pet Restrictions:** Household pets welcome - maximum 2 dogs or 2 cats or 1 of each
- Exposure:** Southeast
- Property Mngmnt:** First Service Residential
416-733-3318
- Property Manager:** Melanie Pinto
melanie.pinto@fsresidential.com
- Inclusions:** All Appliances In "As Is" Condition - Refrigerator (Fisher & Paykel), Stove (LG), Hood Exhaust (Kitchenaid), Dishwasher (Whirlpool), Washer and Dryer (LG), Upright Freezer (Koolatron), All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures, Primary Bedroom Cupboards and Laundry Room Cupboards
- Exclusions:** Attached television and television wall mount
- Rental:** None







SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Owen Public School

Designated Catchment School
Grades PK to 5
111 Owen Blvd

St. Andrew's Middle School

Designated Catchment School
Grades 6 to 8
131 Fenn Ave

York Mills Collegiate Institute

Designated Catchment School
Grades 9 to 12
490 York Mills Rd

ÉS Étienne-Brûlé

Designated Catchment School
Grades 7 to 12
300 Banbury Rd

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

Other Local Schools

Claude Watson School for the Arts

Grades 4 to 8
130 Doris Ave

Bannockburn Public School

Grades PK to 4
12 Bannockburn Ave

PARKS & REC

This home is located in park heaven, with 4 parks and 11 recreation facilities within a 20 minute walk from this address.

Don Valley Golf Course
4200 Yonge Street

6 mins

Stuart Greenbelt
15 Stuart Ave

9 mins

Tournament Park
40 Tournament Dr

6 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Dog Park
4 Tennis Courts
1 Golf Course
1 Trail



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away, and the nearest rail transit stop is a 9 minute walk away.

Nearest Rail Transit Stop
York Mills Station

9 mins

Nearest Street Level Transit Stop
Yonge St At Lord Seaton Rd South Side

3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
10 William Carson Cres

Police Station
30 Ellerslie Ave

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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Prospective purchasers should satisfy themselves as to 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. * Sales Representative