

THE MILLS TEAM

is proud to present

18 WILLIAM CARSON CRESCENT

SUITE 612



18WilliamCarson612.com



WELCOME HOME

A designer's eye. A surprisingly spacious floor plan. And a treetop view that makes the city feel a world away.

This 1,245 sq. ft. suite at Hillside is the kind of condo that reveals its thoughtful details the longer you linger. A designer's own home where every decision reflects a lovely combination of style and function.

The split-wing layout gives you **two genuinely generous bedrooms**, each with excellent separation and privacy, and both easily large enough to serve as a primary. Two full, neutral bathrooms make the arrangement particularly practical. The separate den is a real room and comfortably fits a queen-size bed, making an ideal third bedroom, guest room or home office.

The updated kitchen is designed to work as beautifully as it looks, with an abundance of granite counter space, breakfast bar seating, stainless steel appliances and custom-built open shelving. A tucked-away prep zone keeps the mess out of sight while the kitchen stays connected to the generous living and dining spaces. **Exactly how an open-concept kitchen should work.**

Light oak hardwood floors, large bright windows and black-painted interior trim give the suite a crisp, contemporary feel. And then there's the balcony: private, wonderfully green and perfectly positioned among mature trees, with one gorgeous tree at balcony height.

One parking space and locker included, with additional parking available for rent. Residents of Hillside enjoy an impressive array of amenities including **24-hour concierge, indoor pool, sauna, hot tub, gym, recently renovated party room, guest suites and ample visitor parking.** High-speed internet, cable TV and all utilities are included in the maintenance fees, making monthly budgeting refreshingly simple.

The location is hard to beat: Steps to York Mills Subway and the GO Bus Station, with quick access to the 401, top-rated schools, Don Valley Golf Course, scenic walking trails and an off-leash dog park. Walk to Tim Hortons, Swiss Chalet, Auberge du Pommier and The Miller Tavern, then come home to quiet luxury.

There's a reason the owners fell in love with this quiet little enclave the moment they saw it. Hillside has a wonderful community feel, with neighbours out walking their dogs, community events at the nearby fire hall and a great mix of ages and cultures. It's a hidden gem in North Toronto—peaceful, connected and remarkably easy to get anywhere from.

A stylish, thoughtfully designed home in one of Toronto's most desirable neighbourhoods.

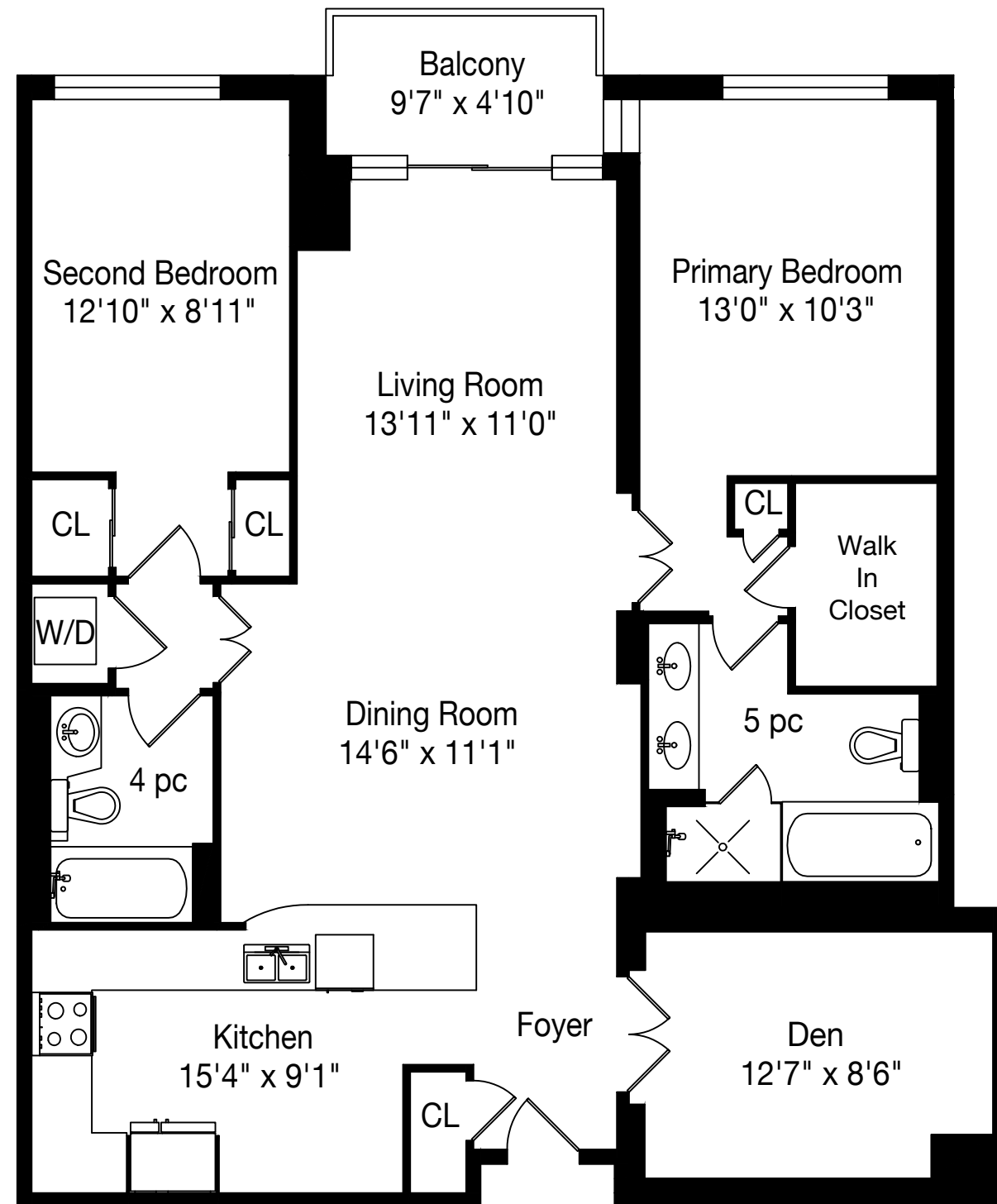


ADDITIONAL INFO

Property Taxes:	\$4,304.61 (Annual in 2026)
Possession:	60 Days/TBD
Maintenance Fee:	\$1,339.36 (monthly 2026)
Includes:	Heat, Water, Hydro, Central Air Conditioning, Common Elements, Building Insurance, Rogers Infinity High Speed Internet and Cable, Parking and Locker
Parking:	1 owned parking space (Level B, Unit 5 - PB-005) Plus ample rental parking available in the building ranging between \$90.00 - \$100 per month
Locker:	1 owned locker (Level B, Unit 185 - LB-185)
Heating:	Gas/Forced Air
Square Footage:	Approximately 1,245 sq ft as per MPAC
Amenities:	Concierge, security, exercise room/gym, putting green, library, billiards, guest suites, indoor pool, hot tub, sauna, party/meeting room, bike storage, and visitor parking
Pet Restrictions:	One pet per suite, not exceeding 25 lbs; dog, cats, fish or caged bird permitted
Exposure:	East
Property Manager:	First Service Residential
Condo Manager:	416-733-3318 / 416-733-3738 Melanie.pinto@fsresidential.com
Concierge:	416-733-1803
Inclusions:	Refrigerator (LG), Stove (LG), Dishwasher (LG), Microwave, Hood Fan, Stacked Washer and Dryer (LG), White Open Shelving Unit (Kitchen), All built-in and attached Shelving, Television Wall Mount, Balcony Flooring, All Electric Light Fixtures, and All Window Coverings
Exclusions:	Attached Television
Rental Items:	None

E & OE







SCHOOLS

With excellent assigned and local public schools near 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 3 parks and 9 recreation facilities within a 20 minute walk from this address.



Don Valley Golf Course
4200 Yonge Street

5 mins

Stuart Greenbelt
15 Stuart Ave

10 mins

Tournament Park
40 Tournament Dr

8 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 7 minute walk away.

Nearest Rail Transit Stop
York Mills Station

7 mins

Nearest Street Level Transit Stop
Yonge St At William Carson Cres

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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ROYAL LEPAGE Signature
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