



<b>38 William Carson Cres 310</b> <b>Toronto Ontario M2P 2H2</b> Toronto C12 St. Andrew-Windfields Toronto % Dif: 98 <b>Taxes:</b> \$2,989.91 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 5		
Condo Apt Apartment <b>Unit#:</b> 10 <b>Corp#:</b> TSCC / 1758	<b>#Shares%:</b> <b>Locker#:</b> 170 <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 170 <b>Level:</b> 3	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1 1x4xMain
<b>Dir/Cross St:</b> Yonge St & York Mills <b>Directions:</b> Yonge St & York Mills <b>Prop Mgmt:</b> FirstService Residential		

**MLS#:** C12468826 **Sold Date:** 10/22/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Sqft Source:</b> MPAC <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$807.10 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed <b>Exterior Feat:</b> Controlled Entry, Landscape Lighting, Landscaped, Privacy, Recreational Area, Security Gate <b>Interior Feat:</b> Auto Garage Door Remote, Guest Accommodations, Primary Bedroom - Main Floor, Sauna, Separate Heating Controls, Storage, Trash Compactor	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 104 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Indoor Pool, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.09	x 10.6	Combined W/Dining Fireplace W/O To Balcony
2	Dining	Main	19.09	x 10.6	Combined W/Dining Open Concept Crown Moulding
3	Kitchen	Main	10.17	x 7.84	O/Looks Dining Breakfast Bar Stone Counter
4	Prim Bdrm	Main	17.85	x 10.01	W/I Closet California Shutters O/Looks Ravine
5	Den	Main	9.15	x 8.99	Separate Rm Closet Pot Lights

**Client Remks:** Welcome to Hillside at York Mills - a private, gated community nestled within a serene and coveted neighbourhood. From the moment you enter this distinguished enclave, you'll feel the luxury and exclusivity. This well appointed one bedroom plus den unit, with private ravine side views, provides the perfect blend of tranquility and city living. Bright and spacious layout features open concept living and dining room with walk out to a private balcony. The kitchen boasts stone countertops, plenty of storage and a laundry nook with washer and dryer. Oversized primary bedroom features a large walk in closet and overlooks mature trees, providing privacy. The separate and spacious den can be used as a second bedroom or a private home office. Luxurious and stylish finishes include stone countertops, cove ceilings, crown moulding, California shutters and a fireplace. Includes one parking space and one locker. Hillside is a very well maintained low rise complex and offers exceptional amenities including 24 hour concierge, indoor pool, gym, putting green, party room and guest suite. Maintenance fees include utilities and high speed internet. Pet friendly building with restrictions. Don't miss this opportunity to live in an upscale community conveniently located close to shops, restaurants, services, top rated schools and golf course. Steps to subway and transit and easy access to 401. Please note that some photos have been virtually staged. Property and inclusions are being sold "as is, where is".

**Inclusions:** Stove, refrigerator, dishwasher, OTR microwave, stackable washer and dryer. Existing window coverings and ELFs.  
**Listing Contracted With:** ORION REALTY CORPORATION 416-733-7784



**38 William Carson Cres 115**  
**Toronto Ontario M2P 2H2**  
 Toronto C12 St. Andrew-Windfields Toronto % Dif: 105  
**Taxes:** \$3,076.67 / 2025 **For:** Sale **SPIS:** N **DOM:** 22  
**Sold:** \$630,000  
**List:** \$599,500  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** B190 **Bedrooms:** 1 + 1  
**Unit#:** 14 **Locker Lev/Unit:** B **Washrooms:** 1  
**Corp#:** tssc / 1758 **Locker Unit:** 190 1x4xFlat  
**Level:** 1  
**Dir/Cross St:** Yonge & York Mills  
**Directions:** East of Yonge  
**Prop Mgmt:** Crossbridge Condo Services

**MLS#:** C12253800 **Sold Date:** 07/22/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> - <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$813 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B-8 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level B, Unit 8 <b>Bldg Amen:</b> Concierge, Exercise Room, Gym, Indoor Pool, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.16	x 10.4	Combined W/Dining	Laminate	W/O To Patio
2	Dining	Ground	19.16	x 10.4	Combined W/Living	Laminate	
3	Kitchen	Ground	10.3	x 7.87	Modern Kitchen	Granite Counter	Ceramic Floor
4	Prim Bdrm	Ground	18.44	x 10.04	Laminate	W/I Closet	B/I Shelves
5	Den	Ground	9.02	x 8.23	Laminate	French Doors	Closet

**Client Remks:** Your Search Ends Here! Absolutely Stunning Recently Renovated 1+1 Unit In Prime, Triple A, Prestigious Neighbourhood. Close To York Mills Station And Highway 401! Includes All Existing Appliances. Fantastic Building With 24 Hr Concierge, Pool, Party Room, Exercise Room.Great Open Concept Layout With Large Living/Dining Area. Full Oversized Den, Eat In Kitchen With Granite Counters And Stainless Steel Appliances. Large Bedroom With Walk-In Closet With Organizers. Private Terrace Provides Plenty Of Outdoor Space. Crown Moulding, Freshly Painted, Ready To Move In And Enjoy!

**Inclusions:** All Existing S/S Appliances. All Existing Lighting fixtures and All Existing Window covers.Fees include all Utilities + High Speed Internet & Premium Cable, Meticulously maintained building w/24 Hrs Concierge, Putting Green, Indoor Pool, Sauna, Excise Room, Billiard Room, Media Room, Gym, Party Room, Guest Suites, car Charging Station.

**Listing Contracted With:** RE/MAX REALTRON BARRY COHEN HOMES INC. 416-223-1818



**38 William Carson Cres 202**  
**Toronto Ontario M2P 2H2**  
 Toronto C12 St. Andrew-Windfields Toronto % Dif: 94  
**Taxes:** \$3,174.71 / 2025 **For:** Sale **SPIS:** N **DOM:** 28  
**Sold: \$580,000**  
**List: \$618,000**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 202 **Locker Lev/Unit:** 2 **Washrooms:** 1  
**Corp#:** TSCC / 1758 **Locker Unit:** 186 1x4xMain  
**Level:** 02  
**Dir/Cross St:** Yonge/York Mills  
**Directions:** Yonge / York Mills  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** C12422080 **Sold Date:** 10/21/2025  
**PIN#:** 127580027

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 16-30 <b>Year Built:</b> 2005 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 753 SqFt + 81 SqFt Balcony <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$834.89 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Golf, Pets Allowed with Restrictions, Public Transit, Ravine <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 54 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P2 <b>Bldg Amen:</b> Concierge, Exercise Room, Games Room, Guest Suites, Gym, Indoor Pool <b>Com Elem Incl:</b> Y
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**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.01	x 10.5	O/Looks Garden Open Concept W/O To Balcony
2	Dining	Main	20.01	x 10.5	Combined W/Living Laminate Open Concept
3	Kitchen	Main	9.32	x 7.55	Stainless Steel Appl Breakfast Area Backsplash
4	Prim Bdrm	Main	13.78	x 10.5	W/I Closet Large Window O/Looks Garden
5	Den	Main	9.68	x 9.68	B/I Bookcase B/I Desk Pot Lights

**Client Remks:** Welcome To The Highly Sought-After Gated Community Known As Hillside Ravin, The Hidden Gem Of York Mills. Peaceful, Serene, And Surrounded By Nature, This Boutique Building Offers Coveted Ravine-Side Living With 24-Hour Concierge Service. This Impeccably Maintained Suite Features An Open-Concept Layout, Perfect For Modern Living. Enjoy A Spacious Living And Dining Area With Walk-Out Access To A Private Balcony, Ideal For Relaxing Or Entertaining. The Generous Bedroom Includes A Walk-In Closet, While The Oversized Den Complete With A Desk And Book-Shelves Can Easily Function As A Home Office Or Guest Room. The Eat-in Kitchen Is Fitted With Stainless Steel Appliances. Freshly Painted In Parts, The Suite Is Welcoming And Family-Friendly, Making It A Perfect Fit For Both Children And Seniors. Prime location: Just A Short Walk To TTC And York Mills Station, Prestigious School District St. Andrews MS & York Mills Cl. Enjoy Nearby Yonge Street Bistros, Loblaws, Don Valley Golf Course, And Quick Access To Highway 401. Move-In Ready To Start Your Beautiful And Peaceful Life At Hillside Ravin!

**Inclusions:** All Existing S/S Appliances, Lighting Fixtures, Window Covers. Common Element Fees Include All Utilities And High Speed Internet And Premium Cable. Fabulous Amenities: Putting Green, Indoor Pool, Sauna, Billiard Room, Media Room, Library, Gym, Party Room, Guest Suites.

**Listing Contracted With:** CENTURY 21 THE ONE REALTY 905-604-6006

			<b>38 William Carson Cres 207</b>			<b>Sold: \$600,000</b>		
			<b>Toronto Ontario M2P 2H2</b>			<b>List: \$639,000</b>		
			Toronto C12 St. Andrew-Windfields Toronto			<b>% Dif:</b> 94		
			<b>Taxes:</b> \$3,011.37 / 2024 <b>For:</b> Sale			<b>SPIS:</b> Y <b>DOM:</b> 67		
Condo Apt			<b>#Shares%:</b>			<b>Rms:</b> 5		
Apartment			<b>Locker#:</b> A178			<b>Bedrooms:</b> 1 + 1		
<b>Unit#:</b> 207			<b>Locker Lev/Unit:</b> A			<b>Washrooms:</b> 1		
<b>Corp#:</b> TSCC / 1758			<b>Locker Unit:</b> 178			1x4		
			<b>Level:</b> 2					
<b>Dir/Cross St:</b> Yonge & York Mills								
<b>Directions:</b> East								
<b>Prop Mgmt:</b> First Service Residential								
<b>MLS#:</b> C12322751 <b>Sold Date:</b> 10/09/2025								
<b>PIN#:</b> 101030216								
<b>Kitchens:</b> 1			<b>Pets Perm:</b> Yes-with Restrictions			<b>Balcony:</b> Open		
<b>Fam Rm:</b> N			<b>Locker:</b> Owned			<b>Ens Lndry:</b> Y		
<b>Basement:</b> None			<b>Maint:</b> \$807.10			<b>Lndy Lev:</b>		
<b>Fireplace/Stv:</b> Y			<b>A/C:</b> Central Air			<b>Exterior:</b> Concrete		
<b>Heat:</b> Forced Air / Gas			<b>Central Vac:</b> N			<b>Gar/Gar Spcs:</b> Underground / 1		
<b>Apx Age:</b>			<b>UFFI:</b>			<b>Park/Drive:</b>		
<b>Apx Sqft:</b> 700-799			<b>Elev/Lift:</b>			<b>Drive:</b>		
<b>Lot Size Source:</b> MPAC			<b>Retirement:</b>			<b>Park Type:</b> Owned		
<b>Sqft Source:</b> 753 Sf + 81 Sf Balcony			<b>HST Applicable to</b> Not Subject to HST			<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1		
<b>Exposure:</b> E			<b>Sale Price:</b>			<b>Park \$/Mo:</b>		
<b>Assessment:</b> 2024			<b>Taxes Incl:</b> <b>Water Incl:</b> Y			<b>Prk Lvl/Unit:</b>		
<b>Spec Desig:</b> Unknown			<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y			<b>Bldg Amen:</b>		
<b>Survey Type:</b> Unknown			<b>Cable TV Incl:</b> Y <b>CAC Incl:</b>			<b>Com Elem Incl:</b> Y		
<b>Phys Hdcap-Eqp:</b>			<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y					
			<b>Cert Level:</b> <b>Energy Cert:</b>					
			<b>GreenPIS:</b>					
			<b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions					
			<b>Exterior Feat:</b> Privacy, Recreational Area, Controlled Entry, Landscaped, Patio, Security Gate					
			<b>Interior Feat:</b> Auto Garage Door Remote, Guest Accommodations, Separate Heating Controls, Sauna, Storage Area Lockers					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Living	Flat	10.53	x 11.55	Hardwood Floor	Open Concept	W/O To Balcony	
2	Dining	Flat	10.53	x 7.38	Hardwood Floor	Combined W/Living	Open Concept	
3	Kitchen	Flat	10.53	x 7.84	Porcelain Floor	Granite Counter	Stainless Steel Appl	
4	Prim Bdrm	Flat	13.09	x 10.07	Hardwood Floor	W/I Closet	Closet Organizers	
5	Den	Flat	9.09	x 9.02	Hardwood Floor	B/I Bookcase	Closet	
<b>Client Remks:</b> Located in a neighborhood with well-maintained roads and easy access to public transportation, especially this condo is boasting with top-notch schools for elementary/middle and high school, (both public and Catholic) and amenities just a stones throw away. And this home offers the ideal blend of suburban living and urban accessibility. One-Bedroom plus Den in the exclusive, private gated community of Hillside Ravines. This bright and modern unit features: gorgeous hardwood floors throughout, a contemporary kitchen with pot lights, granite countertops, stainless steel appliances, porcelain flooring, and a breakfast bar. Open-concept living space with neutral decor, walk-out to a very private balcony oasis. Spacious primary bedroom with a walk-in closet complete with built-in organizers, versatile den with closet, built-in shelves, cabinets, and desk - perfect for a home office or guest space. Don't miss out the opportunity to make this stunning and well-maintained condo your home. fees include all Utilities + High Speed Internet & Premium Cable, Meticulously maintained building w/24 Hrs Concierge, Indoor Pool, Putting Green, Sauna, Gym, Guest Suites, car Charging Station.								
<b>Inclusions:</b> S/S Appliances, kitchen sink & faucet, custom blinds, custom built ins, Washer, Dryer, Hardwood floors, Granite Countertop & Matching Backsplash, Lighting fixtures.								
<b>Listing Contracted With:</b> HOMELIFE NEW WORLD REALTY INC. 416-490-1177								





**28 William Carson Cres 601**  
**Toronto Ontario M2P 2H1**  
 Toronto C12 St. Andrew-Windfields Toronto % Dif: 100  
**Taxes:** \$4,117.32 / 2025 **For:** Sale **SPIS:** N **DOM:** 6  
**Sold: \$775,000**  
**List: \$775,000**  
 Condo Apt **#Shares%:** **Rms:** 6 + 1  
 Apartment **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 24 **Locker Lev/Unit:** A **Washrooms:** 2  
**Corp#:** TSCC / 1484 **Locker Unit:** 186 1x4xFlat, 1x3xFlat  
**Level:** 4  
**Dir/Cross St:** Yonge St & York Mills Rd  
**Directions:** Type "28 William Carson Cres" into Waze!  
**Prop Mgmt:** First Service Residential - (416) 733-3318

**MLS#:** C12455325 **Sold Date:** 10/15/2025  
**PIN#:** 124840099

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2002 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1000-1199 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> 1,016 Sq Ft per MPAC <b>Exposure:</b> Se <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b> Y	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,014.11 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>Accessibility</b> <b>Feat:</b> Bath Grab Bars,Elevator,Shower Stall <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Golf, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed <b>Interior Feat:</b> Primary Bedroom - Main Floor, Carpet Free, Storage Area Lockers, Storage <b>Security Feat:</b> Concierge/Security, Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A/112 <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	14.93	x 11.32	Hardwood Floor Combined W/Dining W/O To Balcony
2	Dining	Flat	10.99	x 8.6	Hardwood Floor Open Concept W/O To Balcony
3	Kitchen	Flat	9.32	x 10.24	Breakfast Bar Ceramic Floor Stainless Steel Appl
4	Prim Bdrn	Flat	14.01	x 10.33	3 Pc Ensuite Hardwood Floor Closet
5	2nd Br	Flat	11.32	x 8.99	Hardwood Floor Closet Window
6	Den	Flat	8.99	x 7.51	Hardwood Floor Pot Lights

**Client Remks:** Nestled in the heart of Torontos coveted Hoggs Hollow neighbourhood, this pristine 2-bedroom plus large den, 2-bath suite offers 1,016 sq ft of refined living space, meticulously designed for comfort and style. With soaring 9-ft ceilings and a desirable split-bedroom layout, this home is filled with natural light from its sunny southeast exposure. The 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. The 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. The versatile den with doors is ideal for a home office. The primary suite offers a walk-in closet and private ensuite washroom, while the second bedroom is bright and includes a Murphy Bed perfect for guests or family. This suite features a rare extra-large pantry and storage space! The tasteful finishes, neutral tones, and thoughtful upgrades throughout make this home move-in ready. One parking space and locker included and additional parking spaces available for rent. Residents enjoy exceptional amenities including a 24-hour concierge, indoor pool, sauna, hot tub, gym, party room, guest suites, and ample visitor parking. High-speed internet and cable TV are included in the maintenance fees for added convenience. Ideally located just a 5-minute walk to York Mills Subway and GO Bus Station, and 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, this is a rare opportunity to own a stylish, turnkey condo in one of Torontos most prestigious neighbourhoods.

**Inclusions:** See Schedule B.  
**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



<b>38 William Carson Cres 621</b> <b>Toronto Ontario M2P 2A1</b> Toronto C12 St. Andrew-Windfields Toronto % Dif: 98 <b>Taxes:</b> \$4,087.15 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 14			<b>Sold: \$770,000</b> <b>List: \$789,000</b>
Condo Apt Apartment <b>Unit#:</b> 20 <b>Corp#:</b> TSCC / 1484	<b>#Shares%:</b> <b>Locker#:</b> B156 <b>Locker Lev/Unit:</b> P2 <b>Locker Unit:</b> 156 <b>Level:</b> 5	<b>Rms:</b> 5 + 1 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x3xFlat, 1x4xFlat	
<b>Dir/Cross St:</b> Yonge/York Mills <b>Directions:</b> East <b>Prop Mgmt:</b> Crossbridge			

**MLS#:** C12459910 **Sold Date:** 10/28/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 16-30 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> as per builder floor plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,077.05 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free, Storage, Primary Bedroom - Main Floor, Storage Area Lockers	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B99 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Exercise Room, Indoor Pool, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.98	x 10.99	Combined W/Dining	W/O To Balcony	Laminate
2	Dining	Ground	19.98	x 10.99	Combined W/Living	Laminate	
3	Prim Bdrm	Ground	14.01	x 10.33	W/I Closet	3 Pc Ensuite	Laminate
4	2nd Br	Ground	11.52	x 8.99	Window	Closet	Laminate
5	Den	Ground	10.14	x 8.14	Double Doors	Closet	Laminate
6	Kitchen	Ground	15.32	x 8.5	Open Concept	Breakfast Area	Ceramic Floor

**Client Remks:** Discover this beautifully updated, sun-filled 2-bedroom + den suite in the sought-after St. Andrew-Windfields community located at Yonge & York Mills. Move right in and enjoy the brand-new wide-plank hardwood floors, fresh paint throughout, and a spacious 1000sqft+ open-concept layout that flows seamlessly to a private balcony surrounded by lush greenery. The expansive kitchen offers granite countertops and a breakfast bar, while the large versatile den with closet space can easily serve as a third bedroom or a private home office. 1 parking and 1 locker included. Enjoy peace of mind with all utilities, high-speed internet, and premium cable included in your maintenance fees. This impeccably managed condo offers exceptional amenities: 24-hour concierge, indoor pool, gym, sauna, party room, putting greens, EV car charging stations, and more. Perfectly located just steps from York Mills Subway and minutes to Hwy 401/404/Dvp, Don Valley Golf Course, parks, trails and top-rated schools, this home offers both comfort and convenience in one of Torontos most desirable communities. Don't miss your chance to make this elegant and move-in-ready condo your next home.

**Inclusions:** Fridge, stove, dishwasher, hood vent, washer, dryer, all window coverings, all light fixtures. 1 parking and 1 locker included.  
**Listing Contracted With:** LANDPOWER REAL ESTATE LTD. 905-305-9669



**18 William Carson Cres 711**  
**Toronto Ontario M2P 2G6**  
 Toronto C12 St. Andrew-Windfields Toronto % Dif: 93  
**Taxes:** \$4,260.59 / 2025 **For:** Sale **SPIS:** N **DOM:** 66  
**Sold: \$915,000**  
**List: \$988,800**  
 Comm Element Condo **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 191 **Bedrooms:** 2 + 1  
**Unit#:** 11 **Locker Lev/Unit:** P2 **Washrooms:** 2  
**Corp#:** MTCC / 1324 **Locker Unit:** 1x4xFlat, 1x5xFlat  
**Level:** 7  
**Dir/Cross St:** Yorkmills/Yonge  
**Directions:** North of York Mills Rd, East of Yonge Street  
**Prop Mgmt:** Crossbridge Condominium Services Ltd.

**MLS#:** C12345245 **Sold Date:** 10/19/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> As Per Builder <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,348.95 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Accessory Apartment	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> <b>2 Tot Prk Spcs:</b> 2 <b>#:</b> 48 <b>#:</b> 87 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P1 / P2 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Flat	14.99	x 10.33	W/I Closet	5 Pc Ensuite	Large Window
2	2nd Br	Flat	8.83	x 16.4	Large Window	East View	
3	Den	Flat	10	x 8.66			
4	Living	Flat	11.25	x 11.91	Combined W/Dining	W/O To Balcony	Window Flr to Ceil
5	Dining	Flat	17.49	x 11.98			
6	Kitchen	Flat	15.49	x 9.15			

**Client Remks:** Spacious 2+Den, 2-Bath Condo in Prestigious 18 William Carson Crescent. Discover the perfect blend of comfort, style, and convenience in this bright and spacious 2+Den bedroom, 2-bathroom unit, located in one of Toronto's most desirable neighborhoods. This well-designed home features an open-concept layout ideal for both daily living and entertaining. The versatile den is perfect for a home office or play area for the kids. Enjoy the convenience of two premium parking spaces and one locker for ample storage. Nestled in a beautiful, family-friendly neighborhood, 18 William Carson Crescent offers a serene setting with easy access to parks, top-rated schools, shopping, dining, and public transit. This unit is perfect for families looking for space, comfort, and an unbeatable location.

**Inclusions:** S/S Stove, S/S Dishwasher, Large washer/dryer, Window coverings, existing elf's, 2 parking, 1 locker,  
**Listing Contracted With:** FIRST CLASS REALTY INC. 905-604-1010



<b>11 William Carson Cres 306</b> <b>Toronto Ontario M2P 2G1</b> Toronto C12 St. Andrew-Windfields Toronto % Dif: 99 <b>Taxes:</b> \$5,107.16 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 34			<b>Sold: \$990,000</b> <b>List: \$999,900</b>
Condo Apt Apartment <b>Unit#:</b> 17 <b>Corp#:</b> MTCC / 1360	<b>#Shares%:</b> <b>Locker#:</b> 97 <b>Locker Lev/Unit:</b> C <b>Locker Unit:</b> <b>Level:</b> 3	<b>Rms:</b> 6 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x6xFlat, 1x2xFlat	
<b>Dir/Cross St:</b> Yonge/York Mills <b>Directions:</b> Yonge/York Mills <b>Prop Mgmt:</b> Crossbridge Condominium Services			

**MLS#:** C12434798 **Sold Date:** 11/03/2025  
**PIN#:** 123600083

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1400-1599 <b>Sqft Source:</b> As per MPAC <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,553.78 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Family Room, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine, School <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 78 <b>#:</b> 79 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C / C <b>Bldg Amen:</b> Bike Storage, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.26	x 12.14	Hardwood Floor	W/O To Balcony	O/Looks Ravine
2	Dining	Flat	10.37	x 9.74	Hardwood Floor	Combined W/Living	
3	Kitchen	Flat	10.27	x 10.33	Stainless Steel Appl	Ceramic Floor	
4	Breakfast	Flat	10.17	x 10.33	Combined W/Kitchen	Ceramic Floor	
5	Prim Bdrm	Flat	17.29	x 11.61	6 Pc Ensuite	W/I Closet	O/Looks Ravine
6	Family	Flat	12.07	x 8.27	Hardwood Floor	B/I Bookcase	O/Looks Ravine
7	2nd Br	Flat	16.83	x 10.63	Hardwood Floor	Large Closet	

**Client Remks:** Ravine views take center stage at this exceptional property, where nature meets elegance and warmth in a truly tranquil setting. Experience elegant living in this spacious 2+1 bedroom corner suite with 1460 sq ft (MPAC), 2 parking spots, a locker, and breathtaking ravine views in the prestigious Antiquary Condominium at Yonge and York Mills, Hoggs Hollow Enclave. This exceptional residence combines sophisticated design, quality finishes, wonderful amenities including 24/7 Concierge and security, Rogers Cable and 1 GIG Rogers Internet, indoor pool, sauna, whirlpool, bike rack, exercise room, party room, guest suite, visitors parking. Fabulous location includes steps to public transit, subway, shops and dining, quick access to 401 and DVP. Nestled in a serene ravine setting, this condominium offers an unparalleled living experience, perfect for enjoying a quiet meal or entertaining company amidst nature's beauty.

**Inclusions:** Stainless steel fridge, stove/oven, B/I dishwasher, B/I microwave, all existing electric light fixtures, all existing window coverings, alarm system in the unit monitored by the security desk, monitored smoke detector connected to building security desk, intercom that allows communication to the unit from security desk and additional carbon monoxide detector/smoke detector

**Listing Contracted With:** CENTURY 21 HERITAGE GROUP LTD. 905-883-8300





**11 William Carson Cres 520**  
**Toronto Ontario M2P 2G1**  
 Toronto C12 St. Andrew-Windfields Toronto % Dif: 97  
**Taxes:** \$5,436.97 / 2025 **For:** Sale **SPIS:** N **DOM:** 16  
**Sold: \$1,005,000**  
**List: \$1,038,000**  
 Condo Apt **#Shares%:** **Rms:** 5 + 1  
 Apartment **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 6 **Locker Lev/Unit:** P3 **Washrooms:** 2  
**Corp#:** MTCC / 1360 **Locker Unit:** 5 1x4xFlat, 1x6xFlat  
**Level:** 4  
**Dir/Cross St:** Yonge St & York Mills Rd  
**Directions:** North on Yonge St from York Mills Rd, East on William Carson Cres  
**Prop Mgmt:** FirstService Residential Ontario

**MLS#:** C12461465 **Sold Date:** 10/30/2025  
**PIN#:** 123600092

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2000 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1400-1599 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Per Builder <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,610 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Under Contract:</b> Other <b>HST Applicable to</b> <b>Sale Price:</b> Included In, Not Subject to HST <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Golf, Grnbelt/Conserv, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 5 <b>#:</b> 6 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P2 / P2 <b>Bldg Amen:</b> Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna, Elevator <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	11.58	x 17.26	Hardwood Floor
2	Dining	Flat	8.5	x 10.07	Hardwood Floor
3	Kitchen	Flat	9.74	x 9.51	Tile Floor
4	Breakfast	Flat	9.91	x 9.51	Tile Floor
5	Prim Bdrm	Flat	11.58	x 22.01	Juliette Balcony
6	Bathroom	Flat	11.42	x 10.33	Tile Floor
7	2nd Br	Flat	16.01	x 10.5	Hardwood Floor
8	Den	Flat	8.5	x 11.68	Hardwood Floor
9	Laundry	Flat	7.74	x 4.33	Tile Floor
10	Bathroom	Flat	8.17	x 5.09	Tile Floor

**Client Remks:** Welcome To The Antiquary, One Of York Mill's Most Coveted Residences Offering Refined Living Amid Lush Gardens And Resort-Style Amenities! This Elegant 2-Bedroom Plus Den, 2-Bath Suite Blends Timeless Sophistication With Everyday Comfort. Boasting Hardwood Flooring And Crown Moulding Throughout, The Spacious Living And Dining Areas Open To A South-West Facing Sun-Filled Balcony, Perfect For Morning Coffee Or Evening Sunsets, While The Juliette Balcony In The Primary Bedroom Invites Fresh Air And Natural Light. Step Into The Primary Bedroom Offering A 6-Piece Spa-Inspired Ensuite, Alongside A Walk-In Closet And Linen Closet For Thoughtful Storage. The Large Den With Double Doors And Two Bright Windows Offers Versatility Ideal As A Home Office Or Reading Lounge. All Appliances (Except Microwave) Have Been Updated Within The Past 5 Years, Complemented By Two New Heat Pump Units For Efficiency And Comfort. Enjoy Rare Convenience With Two Side-By-Side Parking Spaces And An Oversized Triple-Sized Locker (13 X 6). The Antiquary Pampers Residents With Concierge, Indoor Pool, Fitness Centre, Sauna, Party Room, Guest Suites, And Landscaped Walking Paths. All Just Steps To Yonge & York Mills Shops, York Mills Subway Station, Across The Street From Don Valley Golf Course And Scenic Ravine Trails.  
**Inclusions:** All Appliances (Fridge, Stove, Dishwasher, Washer & Dryer), All Electrical Light Fixtures, All Window Coverings, 2 Parking Spots And Triple Locker Included.

**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200