

WELCOME TO #617 AT 38 WILLIAM CARSON CRESCENT, TORONTO  
2 PARKING SPOTS, 2 LOCKERS! RAVINE VIEW!



**Presented by:**



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# Location. Location. Location !

Step to Yonge, TTC, Subway, 401 & shopping.

Bright full of light two bedrooms plus a DEN condo unit on 6th floor at 38 William Carson Crescent with 2 washrooms, 2 parking spots, 2 lockers and balcony. Balcony provides beautiful panoramic East ravine view. Just 10 min walking distance to subway on Yonge street. Condo complex has 24 hours concierge, indoor swimming pool and sauna.

Maintenance includes water, hydro, insurance, heating, cable TV, snow removal service, grass care service, common elements, visitor parking, 2 lockers and 2 parking spots. Pets are permitted at this complex.

This unit benefits : granite countertop with under mounted double S/S sink and marble tile flooring at kitchen, foyer and den; engineered maple hardwood throughout the unit; crown mouldings, spotlights, closet organisers, balcony.

“Kitchen Aid” Fridge, “MIELE” dish washer, “Dacor” ceramic oven, Over-stove “Panasonic” microwave with exhaust, “Rain Soft” water purifier system are included to the price. Check out the virtual tour at [www.GTAproperty.info](http://www.GTAproperty.info)

Taxes: \$ 3859.33 (2009) Maintenance: \$ 787.44

