

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 301–6 Crescent Town Road, a bright and functional two-bedroom condo in the heart of East York. This well-designed suite offers a practical layout that makes everyday living comfortable and efficient, with generous living spaces and plenty of natural light streaming into the living room.

The unit features two spacious bedrooms, and one full bathroom. The living and dining area flows naturally, creating a welcoming space for relaxing or entertaining. Step outside to the covered patio, a great spot to enjoy fresh air in any season.

Located in a vibrant and convenient neighbourhood, the building is just steps from Victoria Park Subway Station, making commuting to downtown Toronto quick and easy. Residents enjoy close proximity to parks, schools, grocery stores, pharmacies and a variety of everyday amenities within walking distance. Nearby shopping options include Victoria Park Square and Eglinton Square, while Taylor Creek Park offers beautiful trails and green space for outdoor enthusiasts.

With easy access to the Don Valley Parkway and major roads, getting around the city is simple whether you commute by transit or car. This home offers a fantastic opportunity to enjoy comfort, convenience and connectivity in a well-established East York community.

Property Details

ADDRESS: 301-6 Crescent Town Rd East York, M4C 5L3

TYPE: Residential Condominium

LEGAL DESCRIPTION: UNIT 1, LEVEL 3BD4, YORK CONDOMINIUM PLAN NO. 76 ; PT BLK A PL 1227, PTS 2, 3 & 6 66R5887, AS IN SCHEDULE 'A' OF DECLARATION B339024 AS AMENDED BY D184953 ; S/T B328761 EAST YORK , CITY OF TORONTO

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|----------------|-------------------------------------|
| SQ. FT: | 1,055 sqft. (MPAC). |
| BEDROOMS: | 2 bedrooms. |
| BATHS: | 1 full bath. |
| LAUNDRY: | In building. |
| AGE: | 54 YO (1972) (MPAC). |
| ELECTRICAL: | Breaker Panel |
| FLOORS: | Parquet, tile. |
| CEILINGS: | Drywall, stucco. |
| WINDOWS: | Aluminum. |
| EXTERIOR: | Brick. |
| INTERIOR: | Drywall. |
| PARKING: | Available (rental). |
| GARAGE: | Condo parking garage. |
| ZONING: | R3 |
| TAXES: | \$1,350 (2025) (MPAC). |
| CONDO FEES: | \$687.10/month |
| MANAGEMENT CO: | York Condominium Corporation No. 76 |
| STORAGE UNIT: | Available (rental). |

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| PET FRIENDLY: | Yes, with restrictions. |
| ROLL #: | 190601201002025 |
| PIN #: | 110761377 |
| HIGH SPEED INTERNET: | Available. |
| HEATING: | Electric. |
| COOLING: | None. |
| RENTALS: | None known. |
| WATER: | Municipal. |
| WASTE: | Municipal. |
| STATUS CERTIFICATE: | Available. |
| AMENITIES: | Exercise room, indoor pool, recreation room, visitor parking. |
| CONDO FEE INCLUDES: | Heating, hydro, water, building insurance, common elements. |
| CHATELS INCLUDED: | Microwave, stove, dishwasher, fridge. |
| FIXTURES EXCLUDED: | None. |
| SUGGESTED DEPOSIT: | 5% of sale price. |
| SUGGESTED CLOSING: | Immediate. |

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour