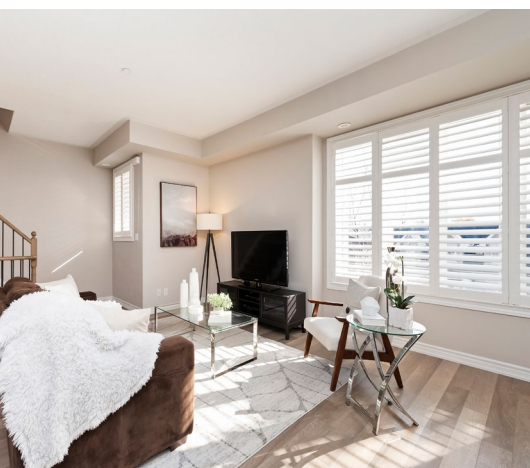


30 CARNATION AVE., UNIT 74

TORONTO, ONTARIO



30 CARNATION AVE., UNIT 74 | TORONTO, ONTARIO

Nested in a quiet residential neighbourhood in South Etobicoke is the award winning townhouse community of Minto Southshore. A perfect place for a first time buyer, or small family looking for the best in quality and finishes in an inspiring location. Welcome home to 30 Carnation Ave., Unit 74.

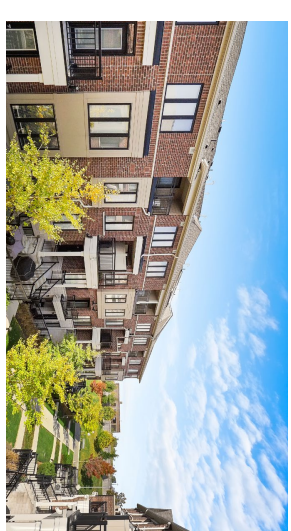
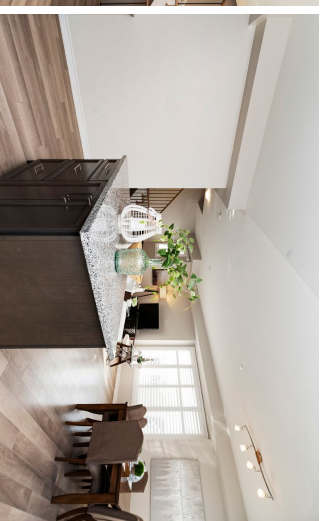
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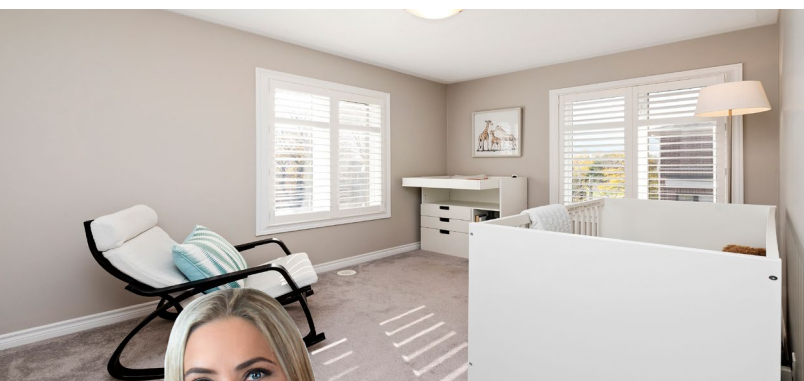
- 'Chartreuse' Model with the largest layout at 1612 sq ft + 153 sq ft outdoor space = 1765 sq ft total
- 3 bedrooms, 2.5 baths in a 2 storey design and the most desirable upper corner layout
- Open concept and wide layout offers a spacious living and dining room with ample space to relax or entertain
- Beautiful kitchen with extended height contemporary cabinetry, granite counters, glass tile backsplash, newer stainless-steel appliances, and custom centre island with storage and breakfast bar seating
- Corner unit with large windows in all rooms for an abundance of natural light
- Gorgeous wide plank engineered hardwood flooring on the main floor and upper hallway in a light neutral colour
- Stylish California shutters throughout
- Two private balconies include a large walk-out from the kitchen/dining area
- BBQ's permitted on the balcony
- Smooth 9ft ceilings on the main level & freshly painted throughout
- Contemporary staircase with wrought iron pickets
- Upgraded berber broadloom on the staircase
- Master bedroom features a spacious walk-in closet & 3 piece en-suite bath in neutral spa-tones
- 2nd bedroom included a private outdoor balcony
- Convenient 2 piece powder room for guests
- 2nd floor laundry with front loading washer/dryer and storage area
- 1 underground parking spot included
- Beautiful townhouse complex with lovely curb appeal and attractive landscaping

Maintenance fee of \$432.91. Property taxes \$3305.93/2019

The Long Branch neighbourhood has become a great place to call home with its easy going, family friendly vibe and pretty tree lined streets. It's situated near the waterfront with many wonderful parks in the area including Marie Curtis Park, and there's a wide assortment of cafes and restaurants along the revitalized Lakeshore Blvd West including Food Network favourite 850 Degrees Pizzeria and of course a local Starbucks. We love the recent addition of a Farm Boy grocery store to the 'hood, and if you're a commuter - Long Branch is a great location as you're a short distance downtown via the TTC streetcar or the Long Branch GO.

Purchase includes all appliances: stainless steel fridge, microwave/range-hood, stove, dishwasher, front loading washer/dryer, all electrical light fixtures, window coverings, and 1 parking spot.





For additional pictures & property info please visit:
www.30CarnationAve74.com

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All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Realty Solutions, Brokerage. All measurements are approximate.