

GRANITE PLACE

63 St. Clair Avenue West, Suite 902

Foyer	3.66 x 1.22m	12' x 4'	<ul style="list-style-type: none"> ➤ Mirrored Closet ➤ Light Stained Parquet Floors
Living Room	7.01 x 5.97m	23' x 19'6"	<ul style="list-style-type: none"> ➤ Light Stained Parquet Floors ➤ Floor-to-Ceiling Windows ➤ Track Lighting ➤ Combined with Dining Room ➤ Walk-Out to South-West Balcony
Dining Room	7.01 x 5.97m	23' x 19'6"	<ul style="list-style-type: none"> ➤ Light Stained Parquet Floors ➤ Floor-to-Ceiling Windows ➤ Combined with Living Room
Kitchen	5.36 x 3.23m	17'6" x 10'6"	<ul style="list-style-type: none"> ➤ Eat-In Kitchen ➤ Tile Floors ➤ Dark Cabinetry ➤ Floor-to-Ceiling Windows ➤ Horizontal Blinds ➤ Walk-Out to South-West Balcony
Master Bedroom	5.42 x 3.66m	17'8" x 12'	<ul style="list-style-type: none"> ➤ Light Stained Parquet Floors ➤ His and Hers Closets ➤ South View
Master Ensuite			<ul style="list-style-type: none"> ➤ 4-Piece
2 nd Bedroom/Den	4.45 x 3.14m	14'6" x 10'3"	<ul style="list-style-type: none"> ➤ Light Stained Parquet Floors ➤ Closet ➤ South View
Main Washroom			<ul style="list-style-type: none"> ➤ 4-Piece
Balcony	7.31 x 2.43m	33'6" x 8'	<ul style="list-style-type: none"> ➤ South-West Views

ADDITIONAL HIGHLIGHTS

- Inclusions:**
- Amana Refrigerator
 - Kitchenaid Stove
 - Miele Dishwasher
 - Electric Light Fixtures
 - Window Coverings
- Legal Description:**
- YCP 472
 - Level 9, Unit 2
- Maintenance Fee:**
- \$1,432.98 Per Month
 - Includes: Heat, Water, Hydro, Cable TV, Central Air Conditioning, Building Insurance, Common Elements, Parking, Locker
- Amenities:**
- Concierge
 - 24-Hour Security
 - On-Site Property Manager
 - Large Heated Indoor Pool
 - Hot Tub
 - Exercise Room
 - Renovated Party/Meeting Room with Full Kitchen
 - Beautifully Landscaped Grounds with Private Parkette
 - Outdoor Patio Area
 - Visitor Parking
 - One Guest Suite
- Taxes:**
- \$4,934.23 Per Annum (2017)
- Parking:**
- Two Owned Parking Spaces
 - A20 and A21
- Locker:**
- One Exclusive Use Locker BL21
- Possession**
- 30 Days/To Be Arranged

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information