

Welcome to
63 St. Clair Avenue West #1403
Granite Place

Foyer	3.96 x 2.01m	13' x 6'6"	<ul style="list-style-type: none"> ➤ Two Double Closets with Mirrored Doors ➤ Dark Stained Parquet Floors
Powder Room			<ul style="list-style-type: none"> ➤ 2-Piece
Living Room	7.01 x 6.27m	23' x 20'6"	<ul style="list-style-type: none"> ➤ Open Concept ➤ Dark Stained Parquet Floors ➤ Floor-to-Ceiling Windows
Dining Room	7.01 x 6.27m	23' x 20'6"	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Dark Stained Parquet Floors ➤ Floor to Ceiling Windows ➤ Walk-Out to Balcony with Tree-Top Views
Kitchen	3.05 x 2.44m	10' x 8'	<ul style="list-style-type: none"> ➤ Eat-in ➤ Linoleum Floors
Breakfast Area	3.66 x 2.56m	12' x 8'4"	<ul style="list-style-type: none"> ➤ Combined with Kitchen ➤ Linoleum Floors ➤ Floor to Ceiling Windows ➤ Walk-Out to Balcony with Tree-Top Views
Master Bedroom	5.79 x 3.55m	19' x 11'6"	<ul style="list-style-type: none"> ➤ Broadloom with Dark Stained Parquet Floors Underneath ➤ Two Double Closets with Mirrored Doors ➤ Walk-Out to Balcony with Tree-Top Views
Master Ensuite Bath			<ul style="list-style-type: none"> ➤ 4-Piece includes shower stall, tub, sink and toilet
Second Bedroom	4.27 x 3.05m	14' x 10'	<ul style="list-style-type: none"> ➤ Dark Stained Parquet Floors ➤ Closet ➤ Walk-Out to Balcony with Tree-Top Views
Ensuite Laundry			<ul style="list-style-type: none"> ➤ Stacked Washer and Dryer

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Beaumark Refrigerator➤ Maytag Stove➤ Viking Dishwasher (Non-Functional)➤ Maytag Stacked Washer and Dryer➤ Electric Light Fixtures➤ Window Coverings➤ Broadloom Where Laid
Legal Description	<ul style="list-style-type: none">➤ MTCC 472➤ Level 13, Unit 3
Maintenance Fee	<ul style="list-style-type: none">➤ \$1,695.28 per month➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, 2 Parking Spaces and Locker
Taxes	<ul style="list-style-type: none">➤ \$5, 188.97 per Annum (2017)
Parking	<ul style="list-style-type: none">➤ Two Owned Parking Spaces➤ #B44 in 63 St. Clair Ave W➤ #A69 in 61 St. Clair Ave W (separate deed)
Locker	<ul style="list-style-type: none">➤ One Exclusive Use of Locker #BL51
Possession	<ul style="list-style-type: none">➤ 90 Days or To Be Arranged➤ Application for Certificate of Appointment of Estate Trustee is in Progress
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ 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

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