

The WestClair

47 St. Clair Avenue West #406

Foyer			<ul style="list-style-type: none"> ➤ Mirrored Closet ➤ Laminate Floors
Living Room	18' x 12'	5.49 x 3.66m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Laminate Floors ➤ Walk-Out to Balcony with Treed South-East Views
Dining Room	12' x 9'	3.66 x 2.74m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Laminate Floors ➤ French Doors Lead to Kitchen
Kitchen	14'6" x 9'	4.45 x 2.74m	<ul style="list-style-type: none"> ➤ Eat-In ➤ White Cabinetry ➤ Quartz Counter-Top ➤ Tile Backsplash ➤ Tile Floor ➤ 2 Picture Windows with Treed South-East Views
Master Bedroom	15' x 10'6"	4.57 x 3.23m	<ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Large Picture Window with East Views ➤ Hardwood Floors
Master Ensuite			<ul style="list-style-type: none"> ➤ 4-Piece with Vanity (2017) and Toilet (2016) ➤ Tile Floor
Second Bedroom	10'2" x 9'4"	3.11 x 2.86m	<ul style="list-style-type: none"> ➤ Mirrored Closet ➤ Large Picture Window ➤ Hardwood Floors
Main Washroom			<ul style="list-style-type: none"> ➤ Renovated 3-Piece with Shower Stall (2017) ➤ Tile Floor
Ensuite Laundry			<ul style="list-style-type: none"> ➤ Stacked Washer and Dryer
Balcony	13' x 7'	3.96 x 2.13m	<ul style="list-style-type: none"> ➤ South-East Views

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Maytag Refrigerator➤ Maytag Stove➤ Maytag Dishwasher➤ Nutone Exhaust Fan➤ LG Stacked Washer and Dryer➤ All Existing Electric Light Fixtures➤ All Existing Window Coverings
Exclusions	<ul style="list-style-type: none">➤ Dining Room Fixture➤ 2 T.V.'s and 2 T.V. Brackets➤ Microwave
Taxes	<ul style="list-style-type: none">➤ \$3,479.39 per annum (2018)
Legal Description	<ul style="list-style-type: none">➤ MTCC 778➤ Level 4, Unit 7
Maintenance	<ul style="list-style-type: none">➤ \$1,388.08 per month➤ Includes Heat, Water, Hydro, Central Air Conditioning, Building Insurance, Common Elements and Parking
Parking	<ul style="list-style-type: none">➤ One Owned Underground Parking➤ Known As Level A, Unit 22
Locker	<ul style="list-style-type: none">➤ One Owned Out-of-Suite Locker➤ Known As Level B, Unit 3
Possession	<ul style="list-style-type: none">➤ Late April 2019 or To Be Arranged
Pet Policy	<ul style="list-style-type: none">➤ 1 Pet/No Weight Restriction
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ Exercise Room➤ Sauna➤ Party/Meeting Room➤ Library➤ Outdoor Patio



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 furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.