

Welcome to
63 St. Clair Avenue West #1901

Granite Place

Foyer	2.96 x 2.13m	9'7" x 7'	<ul style="list-style-type: none"> ➤ Closet ➤ Marble Inlay Floor
Living Room	9.33 x 7.31m	30'6" x 24'	<ul style="list-style-type: none"> ➤ Open Concept ➤ Vaulted Ceiling ➤ Electric Fireplace with Stately Mantle ➤ Dark Stained Parquet Floors ➤ Floor-to-Ceiling Windows ➤ Pot Lights
Dining Room	9.33 x 7.31m	30'6" x 24'	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Dark Stained Parquet Floors ➤ Pot Lights ➤ Walk-Out to Balcony
Kitchen	3.48 x 3.41m	11'4" x 11'2"	<ul style="list-style-type: none"> ➤ Renovated ➤ Granite Counter-Tops ➤ Maple Coloured Cabinetry (Cameo Kitchen) ➤ Pot Lights ➤ Stone Floor
Breakfast Room	3.41 x 2.13m	11'2" x 7'	<ul style="list-style-type: none"> ➤ Combined with Kitchen ➤ Stone Floor ➤ Floor-to-Ceiling Window with West Views
Master Bedroom	5.21 x 5.21m	17'1" x 17'1"	<ul style="list-style-type: none"> ➤ 3 Double Closets plus Small Closet ➤ Broadloom ➤ Pot Lights ➤ Floor-to-Ceiling Windows with Unobstructed South Views
Master Ensuite Bath			<ul style="list-style-type: none"> ➤ Renovated 6-Piece with Jacuzzi Tub, Stall Shower and Bidet ➤ Marble Counter-Top
Second Bedroom	4.88 x 3.60m	16' x 11'8"	<ul style="list-style-type: none"> ➤ Walk-In Closet ➤ Dark Stained Parquet Floors ➤ Floor-to-Ceiling Windows
Main Bathroom			<ul style="list-style-type: none"> ➤ Renovated 4-Piece with Marble Counter-Top and Marble Inlay Floor
Ensuite Laundry			<ul style="list-style-type: none"> ➤ Side-by-Side Washer & Dryer

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Subzero Refrigerator➤ Stove-Top Range➤ KitchenAid Oven➤ KitchenAid Microwave➤ KitchenAid Dishwasher➤ Allure Exhaust➤ Kenmore Washer➤ Kenmore Dryer➤ Wine Refrigerator➤ Broadloom Where Laid➤ Electric Light Fixtures➤ Window Coverings
Legal Description	<ul style="list-style-type: none">➤ YCC 472➤ Level 18, Unit 1
Maintenance Fee	<ul style="list-style-type: none">➤ \$2073.24 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">➤ \$9,532.01 per Annum (2019)
Parking	<ul style="list-style-type: none">➤ Two Owned Parking Spaces➤ Known As Level B, Unit 80 and Unit 81
Locker	<ul style="list-style-type: none">➤ One Exclusive Use of Locker➤ Known As Level B, Unit 66
Possession	<ul style="list-style-type: none">➤ 60-90 Days or To Be Arranged
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