

Welcome to

61 St. Clair Avenue West #103

Granite Place

Foyer	8'9" x 5'6"	2.71 x 1.77m	<ul style="list-style-type: none">➤ Closet➤ Hardwood Floor
Powder Room			<ul style="list-style-type: none">➤ 2-Piece Bath➤ Renovated (2015 approx)
Living Room	16'9" x 13'8"	5.15 x 4.20m	<ul style="list-style-type: none">➤ Open Concept➤ Engineered Maple Floors➤ Built-In Bookshelf➤ Floor-to-Ceiling Windows➤ Walk-Out to Private Lush Terrace
Dining Room	16'9" x 13'8"	5.15 x 4.20m	<ul style="list-style-type: none">➤ Combined with Living Room➤ Engineered Maple Floors➤ Overlooks the Garden
Kitchen	8' x 8'	2.44 x 2.44m	<ul style="list-style-type: none">➤ Renovated (2016 approx)➤ Breakfast Bar➤ Caesarstone Counter-Tops➤ Granite Floor➤ Tile Backsplash➤ Pot Lights➤ Plentiful White Cabinetry
Master Bedroom	17'6" x 11'8"	5.36 x 3.60m	<ul style="list-style-type: none">➤ Three Double Closets➤ Broadloom➤ Built-In Wall Unit
Master Ensuite Bath			<ul style="list-style-type: none">➤ 4-Piece➤ Renovated
Second Bedroom	14'3" x 10'3"	4.36 x 3.14m	<ul style="list-style-type: none">➤ Engineered Maple Floors➤ Built-In Bookcase➤ Floor-to-Ceiling Windows➤ Overlooking the Garden
Terrace	37'6" x 14'9"	11.46 x 4.54m	<ul style="list-style-type: none">➤ South Views➤ Private and Lush

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Maytag Refrigerator➤ Beaumark Stove➤ Goldstar Microwave➤ Bosch Stainless Steel Dishwasher➤ GE Stacked Washer and Dryer
Inclusions Continued	<ul style="list-style-type: none">➤ Electric Light Fixtures➤ Window Coverings➤ Broadloom Where Laid➤ Closet Organizers
Legal Description	<ul style="list-style-type: none">➤ MTCC 543➤ Level 1, Unit 3
Maintenance Fee	<ul style="list-style-type: none">➤ \$987.13 per month➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, 1 Parking Space and Locker
Taxes	<ul style="list-style-type: none">➤ \$3,594.87 per Annum (2019)
Parking	<ul style="list-style-type: none">➤ One Owned Parking Space➤ Known As Level B, Unit 70
Locker	<ul style="list-style-type: none">➤ One Exclusive Use of Locker➤ Known As CL1
Possession	<ul style="list-style-type: none">➤ Immediate 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