

Welcome To

111 St. Clair Ave. W. #724

Living Room	16'6" x 13'10" 5.06 x 3.99m	<ul style="list-style-type: none">• Open Concept• Wide Plank Engineered Hardwood Floors• High Ceilings• North Treed Views
Dining Room	16'6" x 13'10" 5.06 x 3.99m	<ul style="list-style-type: none">• Combined with Living Area• Wide Plank Engineered Hardwood Floors• High Ceilings
Kitchen	12'6" x 9'7" 3.86 x 2.98m	<ul style="list-style-type: none">• Open Concept• Wide Plank Engineered Hardwood Floors• Integrated Appliances• High Ceilings• Stone Counter-Tops
Primary Bedroom	10'6" x 10' 3.23 x 3.05m	<ul style="list-style-type: none">• Two Closets• Wide Plank Engineered Hardwood Floors• Sliding Glass Doors
Den	11'9 x 8'6" 3.63 x 2.62m	<ul style="list-style-type: none">• Wide Plank Engineered Hardwood Floors• Frosted Sliding Glass Doors
Bathroom		<ul style="list-style-type: none">• 4-Piece

Additional Information

Legal Description	<ul style="list-style-type: none">• TSCC 2565• Level 7, Unit 23
Inclusions	<ul style="list-style-type: none">• Liebherr Refrigerator• Cooktop Stove• AEG Stainless Steel Oven• GE Stainless Steel Microwave• Porter & Charles Stainless Steel Dishwasher• Whirlpool Stacked Washer and Dryer• Window Blinds• Electric Light Fixtures Except Where Excluded

Exclusions

- Kitchen Fixture
- Magnifying Mirror
- Small Shelves in Bathroom
- Shower Curtain Rod & Curtain
- Front Foyer Hooks
- Medicine Cabinet in Bathroom
- Wall Mirror in Foyer
- All Items Belonging to the Tenant

Property Taxes

- \$2,926.75 per annum 2021

Maintenance Fee

- \$643.90 per month
- Includes: common elements, building insurance and parking

Heating/Cooling

- Forced Air Gas Heating
- Central Air Conditioning

Parking/Locker

- One Deeded Underground Parking
- Known As Level C/#13
- One Deeded Out-of-Suite Locker
- Known As Level 2/#115

Possession

- October 4, 2021 or To Be Arranged

Building Amenities

- 24 Hr. Concierge
- Exercise Area
- Indoor Pool
- Sauna
- Games Room
- Golf Simulator
- Theatre Room
- Yoga Studio
- Squash & Basketball Courts
- Outdoor Lounge



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