

Welcome To

## 61 St. Clair Ave. W. #507

### Granite Place

Foyer	9'3" x 6'9" 2.83 x 2.10m	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ Broadloom</li><li>➤ Recessed Ceiling</li></ul>
Living Room	23'9" x 13'9" 7.28 x 4.24m	<ul style="list-style-type: none"><li>➤ L-Shaped</li><li>➤ Broadloom</li><li>➤ Floor-to-Ceiling Windows</li><li>➤ Walk-Out to Private Large Balcony</li></ul>
Dining Room	11'7" x 11'6" 3.57 x 3.53m	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Broadloom</li><li>➤ Built-In Shelves and Cabinets</li><li>➤ Floor-to-Ceiling Windows</li></ul>
Kitchen	11'9" x 10' 3.63 x 3.05m	<ul style="list-style-type: none"><li>➤ Parquet Floor</li><li>➤ Plentiful Cabinetry &amp; Counter Space</li><li>➤ Eat-In Area</li></ul>
Primary Bedroom	17'6" x 12'3" 5.36 x 3.75m	<ul style="list-style-type: none"><li>➤ 4x Double Closets</li><li>➤ Broadloom</li><li>➤ Walk-Out to Private Large Balcony</li></ul>
Primary Ensuite Bathroom		<ul style="list-style-type: none"><li>➤ 4-Piece</li><li>➤ Renovated</li></ul>
Second Bedroom/ Den	18' x 11' 5.49 x 3.35m	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ Broadloom</li><li>➤ Floor-to-Ceiling Windows</li><li>➤ Currently Open to Living Area</li></ul>
Main Bathroom		<ul style="list-style-type: none"><li>➤ 3-Piece</li></ul>
Ensuite Laundry		<ul style="list-style-type: none"><li>➤ Stacked Washer and Dryer</li></ul>
Balcony	25' x 8' 7.62 x 2.44m	<ul style="list-style-type: none"><li>➤ North-East Views</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>➤ Maytag Refrigerator</li><li>➤ GE Stove</li><li>➤ Maytag Dishwasher</li><li>➤ Maytag Stacked Washer and Dryer</li><li>➤ Electric Light Fixtures</li><li>➤ Window Coverings</li><li>➤ Broadloom Where Laid</li></ul>
Legal Description	<ul style="list-style-type: none"><li>➤ MTCC 543</li><li>➤ Level 5, Unit 7</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>➤ \$1,392.44 per month</li><li>➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, Parking Space and Locker</li></ul>
Taxes	<ul style="list-style-type: none"><li>➤ \$5,413.58 per Annum (2021)</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>➤ Forced Air Gas Heating</li><li>➤ Central Air Conditioning</li></ul>
Parking	<ul style="list-style-type: none"><li>➤ One Owned Parking Space</li><li>➤ Known As Level B, Unit 1</li></ul>
Locker	<ul style="list-style-type: none"><li>➤ One Exclusive Use of Locker</li><li>➤ Known As BL30</li></ul>
Possession	<ul style="list-style-type: none"><li>➤ Immediate or To Be Arranged</li></ul>
Building Amenities	<ul style="list-style-type: none"><li>➤ 24 Hr. Concierge</li><li>➤ On-Site Property Manager</li><li>➤ Large Heated Indoor Pool</li><li>➤ Hot Tub</li><li>➤ Exercise Room</li><li>➤ Renovated Party/Meeting Room with Full Kitchen</li><li>➤ Beautifully Landscaped Grounds with Private Parkette</li><li>➤ Outdoor Patio Area</li><li>➤ Visitor Parking</li><li>➤ One Guest Suite</li></ul>

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.

