

Welcome To

## 61 St. Clair Ave. W #1408

### Granite Place

Foyer	15'9" x 8'6" 4.84 x 2.62m	<ul style="list-style-type: none"><li>➤ Mirrored Double Closet</li><li>➤ Pot Lights</li><li>➤ Hardwood Floors</li></ul>
Powder Room		<ul style="list-style-type: none"><li>➤ 2-Piece</li></ul>
Living Room	25'6" x 23'4" 7.80 x 7.13m	<ul style="list-style-type: none"><li>➤ Wall-to-Wall Windows</li><li>➤ Crown Moulding and Baseboards</li><li>➤ Electronic Blinds</li><li>➤ Broadloom</li><li>➤ Walk-Out to Balcony with Unobstructed South-East Views of City Skyline</li></ul>
Dining Room	25'6" x 23'4" 7.80 x 7.13m	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Crown Moulding and Baseboards</li><li>➤ Broadloom</li><li>➤ Walk-Out to Balcony with Unobstructed South-East Views of City Skyline</li></ul>
Balcony	25' x 8' 7.62 x 2.43m	<ul style="list-style-type: none"><li>➤ South-East Exposure</li></ul>
Kitchen	12' x 9' 3.65 x 2.74m	<ul style="list-style-type: none"><li>➤ Updated</li><li>➤ Stone Countertop and Butcher Block</li><li>➤ Glass Tile Backsplash</li><li>➤ Cork Floor</li><li>➤ Plentiful Cabinetry &amp; Counter Space</li><li>➤ Display Shelving</li><li>➤ Pot Lights</li></ul>
Breakfast Area	12' x 10'	<ul style="list-style-type: none"><li>➤ Large Eastern View Window</li><li>➤ Cork Floor</li></ul>
Primary Bedroom	20'10" x 13' 6.37 x 3.96m	<ul style="list-style-type: none"><li>➤ Walk-In Closet</li><li>➤ Walk-Out To Balcony with East Views</li><li>➤ Crown Mouldings and Baseboards</li><li>➤ Broadloom</li><li>➤ Sheer Window Coverings</li></ul>

Primary Ensuite

- 4-Piece
- Built-in Vanity with Sink and Glass Shelving
- Separate Shower Stall, Tub and Toilet

2nd Bedroom

16'7" x 11'2"  
5.09 x 3.41m

- Two Double Closets and a Linen Closet
- Wall-to-Wall Windows
- Crown Mouldings and Baseboards
- Broadloom

2<sup>nd</sup> Bedroom Ensuite

- 4-Piece
- Tub, Shower, Sink, and Toilet

3rd Bedroom

18'9" x 11'  
5.76 x 3.35m

- Built-In Bookcase
- Built-In Dry Bar
- Opens to Combined Living and Dining Room
- Crown Mouldings and Baseboards
- Window Draperies
- Broadloom
- Walk-Out To Balcony with South Views

Ensuite Laundry

- Stacked Washer and Dryer
- Built-In Drawers and Shelving

Balcony

24' x 8'  
7.31 x 2.43m

- Southern Exposure

## Additional Information

Inclusions

- Subzero Refrigerator
- Frigidaire Stove
- Separate Warming Oven
- Miele Dishwasher
- Maytag Stacked Washer and Dryer
- Electric Light Fixtures
- Window Coverings. Draperies and Electronic Blinds
- Broadloom Where Laid

Legal Description

- MTCC 543
- Level 13, Unit 8

Maintenance Fee	<ul style="list-style-type: none"> <li>➤ \$2,201.97 per month</li> <li>➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, and Two Parking Spaces</li> </ul>
Taxes	<ul style="list-style-type: none"> <li>➤ \$9,568.47 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>➤ Two Owned Parking Spaces</li> <li>➤ Known As Level A, Unit 10 and Level A, Unit 50</li> </ul>
Locker	<ul style="list-style-type: none"> <li>➤ One Out-Of-Suite Exclusive Use Locker</li> <li>➤ Known As Level C, Unit L43</li> <li>➤ Approximately 10' x 8'</li> </ul>
Possession	<ul style="list-style-type: none"> <li>➤ 30-60 Days 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.

