

Welcome To

## 61 St. Clair Ave. W #305

### Granite Place

Foyer	8'3" x 8' 2.52 x 2.43m	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ High Recessed Ceiling</li><li>➤ Dark Parquet Floor</li><li>➤ Utility Closet</li></ul>
Living Room	22'6" x 12' 6.88 x 3.65m	<ul style="list-style-type: none"><li>➤ Large Window</li><li>➤ Dark Parquet Floor</li><li>➤ Walk-Out to Large Balcony</li></ul>
Dining Room	22'6" x 12" 6.88 x 3.65m	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Dark Parquet Floor</li><li>➤ Walk-Out to Large Balcony</li></ul>
Kitchen	7'10" x 6'6" 2.35 x 1.98m	<ul style="list-style-type: none"><li>➤ Double Doors</li><li>➤ Recessed Ceiling</li><li>➤ Stainless Steel Double Sink</li><li>➤ Under Cabinet Lighting</li><li>➤ Plentiful Cabinetry &amp; Counter Space</li><li>➤ Original</li></ul>
Primary Bedroom	17'6" x 10'4" 5.36 x 3.16m	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ Dark Parquet Floor</li><li>➤ Double Doors Opening to Combined Living &amp; Dining Room</li><li>➤ Walk-Out to Large Balcony</li></ul>
Main Bathroom		<ul style="list-style-type: none"><li>➤ 4-Piece</li></ul>
Ensuite Laundry		<ul style="list-style-type: none"><li>➤ Washer and Dryer</li></ul>
Balcony	8'3" x 8' 2.52 x 2.43m	<ul style="list-style-type: none"><li>➤ Northern Exposure</li></ul>



## Additional Information

Inclusions	<ul style="list-style-type: none"><li>➤ KitchenAid Refrigerator</li><li>➤ KitchenAid Stove</li><li>➤ KitchenAid Dishwasher</li><li>➤ KitchenAid Microwave Oven</li><li>➤ Maytag Washer and GE Dryer</li><li>➤ Electric Light Fixtures</li><li>➤ Window Coverings</li></ul>
Legal Description	<ul style="list-style-type: none"><li>➤ MTCC 543</li><li>➤ Level 3, Unit 5</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>➤ \$846.34 per month</li><li>➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, and One Parking Space.</li></ul>
Taxes	<ul style="list-style-type: none"><li>➤ \$2,719.00 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 C, Unit 8</li></ul>
Locker	<ul style="list-style-type: none"><li>➤ One Out-of-suite Exclusive Locker</li><li>➤ Known As Level B3, Unit 11</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.

