

Welcome To
61 St Clair Avenue West – Penthouse 1908

Entry	11'1" x 6'2" 3.38 x 1.88 m	<ul style="list-style-type: none"> • Double Doors • Crown Mouldings & Baseboards • Patterned Tile Flooring • Mirrored Wall Accent • Access Door to Primary Bedroom Walk-In Closet
Foyer	13'7" x 10'8" 4.17 x 3.29 m	<ul style="list-style-type: none"> • Raised Landing • Recessed Ceiling with Perimeter Pot Lights • Crown Mouldings and Baseboards • Recessed Wall with Rounded Arch • Patterned Tile Flooring • Iron Gate Entry to Dining Room
Powder Room		<ul style="list-style-type: none"> • 2-Piece • Mirrored & Wallpapered Walls and Ceiling • Porcelain Vanity and Toilet • Pot Lights
Living Room	27'6" x 23'9" 8.41 x 7.28 m	<ul style="list-style-type: none"> • Ornate Gas-Burning Fireplace with Marble Surround • Light-Stained Oak Herringbone Hardwood Floors and Marble Floor Perimeter • Mirrored Wall Accent • Perimeter Pot Lights and Track Lighting • 8ft. Ceilings • Custom Blinds • 5-Window Panel Skylight • Decorative Columns • Floor-to-Ceiling Perimeter Windows Spanning the Width of the Room with Opening to the South-East Balcony • Unobstructed, Panoramic South, East and West Views of City Skyline
Balcony	9'4" x 7'6" 2.86 x 2.31 m	<ul style="list-style-type: none"> • 1st South-East L-Shaped Balcony with Unobstructed, Panoramic Views

Dining Room	18'9" x 18'3" 5.76 x 5.57 m	<ul style="list-style-type: none"> • Recessed Ceiling with Perimeter Pot Lights • Marble Flooring • 9.4ft. Ceilings • Enclosed Wet Bar with Bar Fridge • Crown Mouldings & Baseboards • Walk-Out to South Balcony Overlooking City Skyline
Balcony	24' x 7'8" 7.31 x 2.37 m	<ul style="list-style-type: none"> • 2nd South Balcony with Unobstructed, Panoramic Tree-Top and Toronto Skyline Views
Kitchen	20'3" x 20'1" 6.18 x 6.12 m	<ul style="list-style-type: none"> • Open Concept With Spacious Eat-In Area With Corner Window South-East Views • Oversized Centre Island with Integrated Stove-Top Range and Breakfast Bar • Stone Counter-Tops and Spanish-Inspired Tile Backsplash and Accent • Rich Oak Cabinetry With Sizable Pantry Closet • Oak-Panelled Refrigerator Façade • Integrated Appliances • Built-In Wine Storage and Display Shelving • Terracotta Tile Flooring • Walk-Out To L-Shaped South-East Balcony • Track Lighting
Family Room		<ul style="list-style-type: none"> • Terracotta Flooring • Combined with Kitchen • Large Corner Windows Overlooking South-East Cityscape
Primary Bedroom Suite	22'2" x 17'9" 6.76 x 5.45 m	<ul style="list-style-type: none"> • Situated on South-East Corner • Expansive Walk-In Closet with Doorway to Entryway • Crown Mouldings and Baseboards • Handsome Oak Built-In Wall Unit with Display Shelving and Gas-Burning Fireplace with Marble Surround • Floor-to-Ceiling Mirrored Wall Accent • Sheer Window Draperies • 2 Large Picture Windows With South-East Views • Broadloom
Primary Ensuite		<ul style="list-style-type: none"> • 4-Piece Ensuite • Separate Glass-Enclosed Shower Stall, Jacuzzi Tub, Toilet and Floating Vanity with Sink • Wall Scones on Mirror Above Vanity

		<ul style="list-style-type: none"> • Mirrored Wall Accent
Second Bedroom	18'9" x 10'7" 5.76 x 3.26 m	<ul style="list-style-type: none"> • Walk-In Closet • Crown Mouldings and Baseboards • Built-In Desk • Broadloom • Window Draperies • Floor-to-Ceiling Windows with Sliding Door Walk-Out to South-East Balcony
Third Bedroom	18'9" x 10'7" 5.76 x 3.26 m	<ul style="list-style-type: none"> • Closet • Crown Mouldings and Baseboards • Broadloom • Pot Lights • Floor-to-Ceiling Windows with Sliding Door Walk-Out to South-East Balcony
Balcony	20'9" x 8'1" 6.37 x 2.46 m	<ul style="list-style-type: none"> • 3rd South Balcony with Unobstructed, Panoramic Views of Parks & Cityscape
Main Washroom		<ul style="list-style-type: none"> • 4-Piece • Separate Glass-Enclosed Shower Stall, Toilet, Single Sink and Step-Up Tub With Tile Accent and Recessed Wall Arch With Mirror • Patterned Tile Flooring
Laundry Room	9'7" x 6'8" 2.95 x 2.07 m	<ul style="list-style-type: none"> • Built-in Storage Cabinets with Under Cabinet Lighting • Side-By-Side Washer & Dryer with Countertop • Stainless Steel Laundry Sink • Tile Floors • Double Storage Closet

Additional Information

Inclusions	<ul style="list-style-type: none"> • Sub-Zero Refrigerator • Dacor Stove-Top Range • GE Profile Oven • Panasonic Microwave • Subzero Bar Fridge • Maytag Washer and Dryer • Electric Light Fixtures • Central Vacuum and Related Attachments • Window Coverings • Built-Ins And Associated Hardware • Broadloom Where Laid
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Exclusions	<ul style="list-style-type: none">• All Chandeliers and Sconces
Legal Description	<ul style="list-style-type: none">• MTCC 543• Level 18, Unit 6
Parking/Locker	<ul style="list-style-type: none">• Three Deeded Underground Parking Spaces• Known As Level A, Unit 53, Level A, Unit #54, and Level A, Unit #55• Exclusive Use of One Out-of-Suite Storage Locker• Known As Locker Level A, Unit #9
Property Taxes	<ul style="list-style-type: none">• \$16,766.20 per annum (2021)
Maintenance Fee	<ul style="list-style-type: none">• \$3,585.43 per month• Includes: Water, Heat, Hydro, Cable T.V., Central Air Conditioning, Building Insurance, Common Elements, and Parking
Heating/Cooling	<ul style="list-style-type: none">• Forced Air Gas Heating• Central Air Conditioning
Possession	<ul style="list-style-type: none">• 120 Days or To Be Arranged
Building Amenities	<ul style="list-style-type: none">• 24-Hour Concierge• On-Site Property Manager• Large Heated Indoor Pool• Hot Tub• Sauna• Fitness Room• Renovated Party/Meeting Room with Full Kitchen• 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