



Welcome To

63 St. Clair Ave. W. #306

Granite Place

Foyer	12' x 4' 3.65 x 1.21m	<ul style="list-style-type: none">➤ Double Closet➤ Linen Closet➤ Utility Closet➤ Pot Lights➤ Dark Stained Parquet Flooring
Living Room	23' x 19'6" 7.01 x 5.97m	<ul style="list-style-type: none">➤ Open Concept➤ Dark Stained Parquet Flooring➤ Track Lighting➤ Electronic Blinds➤ Floor-to-Ceiling Windows➤ Walk-Out to Large Balcony
Balcony	33'6" x 8' 10.24 x 2.43m	<ul style="list-style-type: none">➤ Northeast Treed Views
Dining Room	23' x 19'6" 7.01 x 5.97 m	<ul style="list-style-type: none">➤ Combined with Living Room➤ Dark Stained Parquet Flooring➤ Floor-to-Ceiling Windows➤ Walk-Out to Large Balcony
Kitchen	17' x 10'6" 5.18 x 3.23m	<ul style="list-style-type: none">➤ Eat-In Area➤ Dark Stained Parquet Flooring➤ Mosaic Backsplash➤ Stone Counter-Tops➤ Under Cabinet Lighting
Primary Bedroom	17'10" x 12' 5.42 x 3.65m	<ul style="list-style-type: none">➤ Spacious Walk-In Closet with 3 Dressers➤ Wainscoting➤ Dark Stained Parquet Flooring➤ Bulkhead Pot Lights➤ Floor-to-Ceiling Window➤ Electronic Blinds

Primary Ensuite Bathroom		<ul style="list-style-type: none"> ➤ 4-Piece ➤ Renovated ➤ Pot Lights ➤ White Square Tile Flooring ➤ Tub with Shower, Toilet and Granite Countertop Vanity with Sink
Second Bedroom	14'6" x 10'3" 4.45 x 3.13m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Dark Stained Parquet Flooring ➤ Wainscoting ➤ Floor-to-Ceiling Window ➤ Electronic Blinds
Main Bathroom		<ul style="list-style-type: none"> ➤ 3-Piece ➤ Renovated ➤ Tub, Toilet and Stone Countertop Vanity with Sink

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Amana Refrigerator ➤ Frigidaire Stove ➤ Whirlpool Dishwasher ➤ Microwave ➤ Electric Light Fixtures ➤ Electronic Blinds, Window Coverings and Draperies ➤ 3 Dressers in Primary Bedroom Walk-In Closet
Exclusions	<ul style="list-style-type: none"> ➤ Kitchen Light Fixture
Legal Description	<ul style="list-style-type: none"> ➤ MTCC 472 ➤ Level 3, Unit 6
Maintenance Fee	<ul style="list-style-type: none"> ➤ \$1,478.69 per month ➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, Parking Space and Locker
Taxes	<ul style="list-style-type: none"> ➤ \$4,167.10 per annum (2021)
Heating/Cooling	<ul style="list-style-type: none"> ➤ Forced Air Gas Heating ➤ Central Air Conditioning
Parking	<ul style="list-style-type: none"> ➤ One Deeded Underground Parking Space ➤ Known As Level B, #15



Locker

- One Exclusive Use Out-of-Suite Locker
- Known As Level AL, Unit 26

Possession

- 60 Days or To Be Arranged

Building Amenities

- 24 Hr. Concierge
- On-Site Property Manager
- Large Heated Indoor Pool
- Hot Tub
- Exercise Room
- Renovated Party/Meeting Room with Full Kitchen
- Beautifully Landscaped Grounds with Private Parkette
- 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 furnished by principals and sources which we believe are reliable, but for which we assume no responsibility.