

Welcome To

63 St. Clair Ave. W. #1505

Granite Place

Foyer	12'8" x 11'9" 3.90 x 3.62m	<ul style="list-style-type: none"> ➤ Walk-In Closet with Built-Ins ➤ Hardwood Floors ➤ Crown Mouldings and Baseboards
Powder Room		<ul style="list-style-type: none"> ➤ 2-Piece ➤ Pedestal Sink ➤ Halogen Pot Lights ➤ Hardwood Floors
Living Room	22' x 19'2" 6.70 x 5.85m	<ul style="list-style-type: none"> ➤ Open Concept ➤ Hardwood Floors ➤ Built-In Media Unit with Electric Fireplace ➤ Cornice Mouldings and Baseboards ➤ Track Lights ➤ Floor-to-Ceiling Windows ➤ Unobstructed Panoramic Views of City Skyline to Lake Ontario
Dining Room	17'1" x 13' 5.21 x 3.71m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Hardwood Floors ➤ Floor-to-Ceiling Windows ➤ Cornice Mouldings and Baseboards ➤ Walk-Out to Approx. 32 ft. Large Balcony ➤ Unobstructed Panoramic Views of City Skyline to Lake Ontario
Balcony	32'10" x 7'6" 9.78 x 2.31m	<ul style="list-style-type: none"> ➤ South, East and West Views
Kitchen	17'11" x 12'2" 5.21 x 3.71m	<ul style="list-style-type: none"> ➤ Large Centre Island with Butcher Block Counter-Top ➤ Custom Cabinet and Drawer Space ➤ Granite Counter-Tops ➤ White Subway Tile Backsplash ➤ Built-In Desk with Drawers ➤ Separate Triple Door Pantry ➤ Combined with Breakfast Area ➤ Halogen Pot Lights ➤ Pocket Doors with Frosted Glass



Breakfast Area

13'3" x 9'5"
4.05 x 2.89m

- Combined with Kitchen
- Custom Built-In Cabinetry
- Sideboard with Granite Counter-Top & Glass Panels
- Halogen Pot Lights
- Walk-Out to Balcony
- Unobstructed Panoramic Views of City Skyline to Lake Ontario

Private Wing with Double Door Entry

Primary Bedroom

16'4" x 15'6"
4.99 x 4.75m

- Spacious Walk-In Closet with Wardrobes and Organizers, Halogen Pot Lights, Broadloom
- Crown Mouldings and Baseboards
- Built-In Glass Shelving with Halogen Accent Lights
- Broadloom
- Floor-to-Ceiling Window with South and East Views of City Skyline to Lake Ontario

Primary Ensuite Bathroom

- 3-Piece
- Custom Vanity with Marble Counter-Top, Drawers and Cabinets
- Enclosed Shower
- Halogen Pot Lights
- Double Linen Closet

Second Bedroom

16'2" x 11'7"
4.93 x 3.56m

- Double Closet with Folding Doors
- Broadloom
- Crown Mouldings and Baseboards
- Walk-Out to Private balcony with Unobstructed South City Skyline Views

Main Bathroom

- 4-Piece
- Custom Vanity with Granite Counter-Top, Cabinets and Drawers
- Built-In Four Door Linen Cabinet with Shelves

Third Bedroom

13'9" x 13'3"
4.23 x 4.05m

- Broadloom
- Crown Mouldings and Baseboards
- Corner South & West Facing Floor-to-Ceiling Windows



Balcony	12'9" x 7'3" 3.93 x 2.22m	➤ Unobstructed South City Skyline Views
Laundry	6'11" x 6'2" 1.86 x 1.88m	➤ Laundry Sink ➤ Tile Floor ➤ Storage Cupboards

Additional Information

Inclusions	➤ Amana Refrigerator ➤ Bosch Stove ➤ GE Oven ➤ Panasonic Microwave ➤ Bosch Dishwasher ➤ LG Side by Side Washer and Dryer ➤ Window Coverings ➤ Electric Light Fixtures ➤ Broadloom Where Laid ➤ Wine Refrigerator ➤ Electric Fireplace
Legal Description	➤ YCP 472 ➤ Level 14, Unit 5
Maintenance Fee	➤ \$2,825.49 per month ➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, Parking and Locker
Taxes	➤ \$10,780.70 per annum (2021)
Heating/Cooling	➤ Forced Air Gas Heating ➤ Central Air Conditioning
Parking	➤ Two Deeded Underground Parking Spaces ➤ Known As Level A, #18 and #19
Locker	➤ One Exclusive Use Out-of-Suite Locker ➤ Known As Level BL, Unit 58
Possession	➤ 30-60 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.