

Welcome To

63 St. Clair Ave. W. #1106

Granite Place

Foyer	12' x 4' 3.65 x 1.21m	<ul style="list-style-type: none">➤ Double Closet, Linen Closet and Utility Closet➤ Granite Floors➤ Wainscoting➤ Pot Lights➤ Mirrored Wall and Ceiling
Living Room	23' x 19'6" 7.01 x 5.97m	<ul style="list-style-type: none">➤ Open Concept➤ Parquet Floors➤ Built-In Electric Fireplace With Mantle and Track Accent Lighting Above➤ Floor-to-Ceiling Wall-to-Wall Windows➤ Walk-Out To Expansive Balcony Offering North, East and South Views
Dining Room	23' x 19'6" 7.01 x 5.97m	<ul style="list-style-type: none">➤ Combined with Living Room➤ Parquet Floors➤ Floor-to-Ceiling Wall-to-Wall Windows With Northeast Views
Kitchen	17' x 10'6" 5.18 x 3.23m	<ul style="list-style-type: none">➤ Renovated➤ Parquet Floors➤ Tumbled Marble Backsplash➤ Kitchen Island With Storage Drawers➤ Crown Mouldings➤ Combined with Breakfast Area➤ Track Lighting
Breakfast Area		<ul style="list-style-type: none">➤ Combined With Kitchen➤ Corner Windows With A Walk-Out To The Balcony➤ Built-In Corner Display Cabinet With Glass Doors



Primary Bedroom	17' x 12' 5.18 x 3.65m	<ul style="list-style-type: none">➤ Two Double Closets with Mirrored Doors➤ Parquet Floors➤ Floor-to-Ceiling Window With North Views Over Courtyard➤ Crown Mouldings and Baseboards
Primary Ensuite Bathroom		<ul style="list-style-type: none">➤ 4-Piece➤ Vanity with Stone Counter-Top, Sink, Drawers and Cabinets, Tub With Shower, Toilet➤ Medicine Cabinet With Mirror➤ Tile Floors
Second Bedroom	14'6" x 10'3" 4.45 x 3.14m	<ul style="list-style-type: none">➤ Double Closet➤ Large Picture Window Offering North Views Over Courtyard➤ Parquet Floors
Main Bathroom		<ul style="list-style-type: none">➤ 3-Piece➤ Renovated➤ Vanity with Sink, Glass Enclosed Shower Stall, Toilet
Balcony	33'6" x 8' 10.24 x 2.43m	

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Maytag Stainless-Steel Refrigerator➤ GE Stainless-Steel Stove➤ Microwave➤ Maytag Dishwasher➤ Window Coverings and Draperies➤ Electric Light Fixtures➤ Electric Fireplace
Exclusions	<ul style="list-style-type: none">➤ Wall Scones in Living Room➤ Dining Room Fixture
Legal Description	<ul style="list-style-type: none">➤ YCP 472➤ Level 11, Unit 6



Maintenance Fee	<ul style="list-style-type: none">➤ \$1,570.21 per month➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, Parking and Locker
Taxes	<ul style="list-style-type: none">➤ \$4,739.50 per annum (2022)
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, #7
Locker	<ul style="list-style-type: none">➤ One Exclusive Use Out-of-Suite Locker➤ Known As Level BL, Unit 41
Possession	<ul style="list-style-type: none">➤ March or To Be Arranged
Building Amenities	<ul style="list-style-type: none">➤ 24 Hr. Concierge➤ On-Site Property Manager➤ Complimentary Laundry Facilities on Same Level➤ 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

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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.