



Welcome to  
**61 St. Clair Avenue West #103**  
**Granite Place**

Foyer	8'9" x 5'6"	2.71 x 1.77m	<ul style="list-style-type: none"><li>➤ Closet</li><li>➤ Hardwood Floor</li></ul>
Powder Room			<ul style="list-style-type: none"><li>➤ 2-Piece Bath</li><li>➤ Renovated (2015 approx)</li></ul>
Living Room	16'9" x 13'8"	5.15 x 4.20m	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Engineered Maple Floors</li><li>➤ Built-In Bookshelf</li><li>➤ Floor-to-Ceiling Windows</li><li>➤ Walk-Out to Private Lush Terrace</li></ul>
Dining Room	16'9" x 13'8"	5.15 x 4.20m	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Engineered Maple Floors</li><li>➤ Overlooks the Garden</li></ul>
Kitchen	8' x 8'	2.44 x 2.44m	<ul style="list-style-type: none"><li>➤ Renovated (2016 approx)</li><li>➤ Breakfast Bar</li><li>➤ Caesarstone Counter-Tops</li><li>➤ Granite Floor</li><li>➤ Tile Backsplash</li><li>➤ Pot Lights</li><li>➤ Plentiful White Cabinetry</li></ul>
Master Bedroom	17'6" x 11'8"	5.36 x 3.60m	<ul style="list-style-type: none"><li>➤ Three Double Closets</li><li>➤ Broadloom</li><li>➤ Built-In Wall Unit</li></ul>
Master Ensuite Bath			<ul style="list-style-type: none"><li>➤ 4-Piece</li><li>➤ Renovated</li></ul>
Second Bedroom	14'3" x 10'3"	4.36 x 3.14m	<ul style="list-style-type: none"><li>➤ Engineered Maple Floors</li><li>➤ Built-In Bookcase</li><li>➤ Floor-to-Ceiling Windows</li><li>➤ Overlooking the Garden</li></ul>
Terrace	37'6" x 14'9"	11.46 x 4.54m	<ul style="list-style-type: none"><li>➤ South Views</li><li>➤ Private and Lush</li></ul>

## Additional Information

Inclusions	<ul style="list-style-type: none"><li>➤ Maytag Refrigerator</li><li>➤ Beaumark Stove</li><li>➤ Goldstar Microwave</li><li>➤ Bosch Stainless Steel Dishwasher</li><li>➤ GE Stacked Washer and Dryer</li></ul>
Inclusions Continued	<ul style="list-style-type: none"><li>➤ Electric Light Fixtures</li><li>➤ Window Coverings</li><li>➤ Broadloom Where Laid</li><li>➤ Closet Organizers</li></ul>
Legal Description	<ul style="list-style-type: none"><li>➤ MTCC 543</li><li>➤ Level 1, Unit 3</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>➤ \$1,124.86 per month</li><li>➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, 1 Parking Space and Locker</li></ul>
Taxes	<ul style="list-style-type: none"><li>➤ \$3,804.23 per Annum (2022)</li></ul>
Parking	<ul style="list-style-type: none"><li>➤ One Owned Parking Space</li><li>➤ Known As Level B, Unit 70</li></ul>
Locker	<ul style="list-style-type: none"><li>➤ One Exclusive Use of Locker</li><li>➤ Known As CL1</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>