

10 Delisle Ave. #607

The St. Clair

Foyer		➤ Closet
Living Room	11' x 9' 4" 3.35m x 2.84m	➤ Picture Windows ➤ Hardwood Floors ➤ Window Blinds ➤ Mouldings & Baseboards ➤ Combined with Dining Room ➤ Floor-to-Ceiling Window & Walk-Out to Balcony
Dining Room	13' 10" x 13' 7" 4.22m x 4.14m	➤ Open Concept ➤ Hardwood Floors ➤ Picture Windows ➤ Mouldings & Baseboards
Kitchen	12' 4" x 8' 3.76m x 2.44m	➤ French Doors ➤ Track Lights ➤ Tile Backsplash ➤ Eat-In Kitchen ➤ West View Window
Primary Bedroom	15' x 10' 4.57m x 3.05m	➤ Walk-in Closet ➤ Hardwood Floors ➤ Picture Window ➤ North Views
Primary Ensuite		➤ 4-Piece ➤ Tub with Shower ➤ Sink ➤ Toilet
Secondary Bedroom	12' x 9' 3.66m x 2.74m	➤ Double Closet ➤ Broadloom ➤ Picture Window ➤ West View

Main Bathroom

- 3-Piece
- Shower Enclosure
- Sink
- Toilet

Additional Information

Inclusions

- Whirlpool Refrigerator
- Frigidaire Stove
- Frigidaire Microwave
- Frigidaire Dishwasher
- Whirlpool Washer
- Frigidaire Dryer
- Broadloom Where Laid
- Electrical Light Fixtures

Exclusions

- Dining Room Wall Unit & Bookcase
- Wall Lamp (Primary Bedroom)
- Shelves in Closet (Primary Bedroom)
- Wall Cabinet (Primary Bathroom)

Legal Description

- TSCC 1591
- Level 6 / Unit #7

Heating/Cooling

- Electric Heat Pump
- Central Air Conditioning

Maintenance Fees

- \$1,222.32 per month
 - Heat
 - Water
 - Common Elements
 - Parking
 - Building Insurance

Property Taxes

- \$4,863.80 per annum (2023)

Parking

- 1 Deeded Underground Parking Space
- Known as Level D #78



Locker

- 2 Deeded Out-of-Suite Storage Lockers
- Known as:
 - Level 2 #23
 - Level 2 #121

Possession

- Late January 2024 / To Be Arranged

Building Amenities

- Full Service 24 Hr. Concierge
- Exercise Room
- Media/Games Room
- Party/Meeting Room
- Outdoor Lounge and Garden
- Visitor Parking – Green P
- Bike Storage



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 that we believe are reliable, but for which we assume no responsibility.