

47 St. Clair Ave. W. #503

The Westclair

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| Foyer | | <ul style="list-style-type: none"> ➤ Slate Flooring ➤ L-Shaped |
| Living Room | 17'6" x 15'6" 5.33 m x 4.72 m | <ul style="list-style-type: none"> ➤ Track Lighting ➤ Mirrored Wall ➤ Picture Window ➤ Walk-out Balcony |
| Dining Room | 8'2" x 9'0" 2.49 m x 2.74 m | <ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Mirrored Wall |
| Kitchen | 8'4" x 7'6" 2.54 m x 2.29 m | <ul style="list-style-type: none"> ➤ Slate Floors ➤ Tile Backsplash ➤ Stainless Steel Appliances ➤ Gallery Kitchen |
| Primary Bedroom | 15' x 10'6" 4.57 m x 3.2 m | <ul style="list-style-type: none"> ➤ Mirrored Picture Window ➤ Two Double-Closets ➤ Walk-in Closet |
| Primary Bathroom | | <ul style="list-style-type: none"> ➤ 4-Piece Ensuite |
| Secondary Bedroom | 10'5" x 10'0" 3.18 m x 3.05 m | <ul style="list-style-type: none"> ➤ Picture Windows ➤ Mirrored Closet |
| Main Bathroom | | <ul style="list-style-type: none"> ➤ 3-Piece |
| Balcony | | <ul style="list-style-type: none"> ➤ West Views |

Additional Information

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| Inclusions | <ul style="list-style-type: none"> ➤ Kenmore Stainless Steel Fridge ➤ GE Stainless Stovetop ➤ GE Stainless Oven ➤ Kenmore Dishwasher ➤ Kenmore Stack Washer/Dryer ➤ Electric Light Fixtures ➤ Window Coverings |
| Legal Description | <ul style="list-style-type: none"> ➤ MTCC 778 ➤ Level 5/Unit 5 |
| Heating/Cooling | <ul style="list-style-type: none"> ➤ Forced Air Gas ➤ Central Air |
| Maintenance Fees | <ul style="list-style-type: none"> ➤ \$1,520.41 per month ➤ Includes: <ul style="list-style-type: none"> ○ Heat ○ Hydro ○ Water ○ Central Air Conditioning ○ Common Elements ○ Building Insurance ○ Parking |
| Taxes | <ul style="list-style-type: none"> ➤ \$3,204.78 per annum (2023) |
| Parking & Locker | <ul style="list-style-type: none"> ➤ 1 Deeded Parking Space ➤ Known as Level B/#10 ➤ 1 Deeded Locker ➤ Known as Level C/#10 |
| Possession | <ul style="list-style-type: none"> ➤ 45 Days/TBA |
| Building Amenities | <ul style="list-style-type: none"> ➤ Party/Meeting Room ➤ Security System ➤ 24-Hour Concierge ➤ Serene Outdoor Patio ➤ Sauna ➤ Well-Equipped Gym |