

61 St. Clair Ave. W. #1706

Granite Place

Foyer	9' 3" x 9' 3" 2.83m x 2.83m	<ul style="list-style-type: none"> ➤ High Ceiling ➤ Closet ➤ Ensuite Laundry ➤ Baseboard
Living Room	20' 1" x 14' 3" 6.12m x 4.35m	<ul style="list-style-type: none"> ➤ Parquet Floors ➤ Picture Windows ➤ Walk-out Balcony ➤ North Views ➤ Mouldings & Baseboards
Dining Room	20' 1" x 14' 3" 6.12m x 4.35m	<ul style="list-style-type: none"> ➤ Combined with Living
Kitchen	8' 11" x 7' 11" 2.74m x 2.43m	<ul style="list-style-type: none"> ➤ Parquet Floors ➤ Granite Counters ➤ Tile Backsplash ➤ Cabinetry and Storage
Primary Bedroom	17' 10" x 11' 2" 5.45m x 3.41m	<ul style="list-style-type: none"> ➤ Picture Windows ➤ Parquet Floors ➤ Walk-out to Balcony ➤ Two Double Closets ➤ Mouldings and Baseboards
3-Piece Ensuite		<ul style="list-style-type: none"> ➤ Sink ➤ Toilet ➤ Shower Enclosure

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Kenmore Refrigerator ➤ Kenmore Stove ➤ Kenmore dishwasher ➤ Kenmore Washer & Dryer ➤ Blinds ➤ Electrical Light Fixtures
Legal Description	<ul style="list-style-type: none"> ➤ MTCC 543 ➤ Level 16 Unit 6

Heating/Cooling

- Gas / Forced Air
- Central Air

Maintenance Fees

- \$1,120.19 per month, includes:
 - Heat
 - Hydro
 - Water
 - Cable TV
 - Central Air Conditioning
 - Common Elements
 - Building Insurance
 - Parking

Taxes

- \$3,258.08 per annum (2023)

Parking

- 1 Deeded Parking
 - Known as:
 - Level C / #61
- 1 Exclusive Locker
 - Known as Level AL / #43

Possession

- 30 Days / To Be Determined

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