

61 St. Clair Hve. W. #1706

Granite Place

9' 3" x 9' 3" Foyer High Ceiling 2.83m x 2.83m Closet Ensuite Laundry Baseboard Living Room 20' 1" x 14' 3" Parquet Floors Picture Windows 6.12m x 4.35m ➤ Walk-out Balcony North Views Mouldings & Baseboards 20' 1" x 14' 3" Dining Room Combined with Living 6.12m x 4.35m 8' 11" x 7' 11" Kitchen Parquet Floors 2.74m x 2.43m Granite Counters > Tile Backsplash Cabinetry and Storage 17' 10" x 11' 2" Picture Windows Primary Bedroom 5.45m x 3.41m Parquet Floors ➤ Walk-out to Balcony > Two Double Closets **Mouldings and Baseboards** 3-Piece Ensuite > Sink Toilet **Shower Enclosure**

Additional Information

Inclusions

Kenmore Refrigerator

Kenmore Stove

> Kenmore dishwasher

Kenmore Washer & Dryer

Blinds

Electrical Light Fixtures

Legal Description > MTCC 543

Level 16 Unit 6



Heating/Cooling Gas / Forced Air Central Air Maintenance Fees \$1,120.19 per month, includes: Heat Hydro o Water Cable TV o Central Air Conditioning o Common Elements o Building Insurance o Parking **Taxes** \$3,258.08 per annum (2023) 1 Deeded Parking **Parking** o Known as: Level C / #61 1 Exclusive Locker o 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

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Beautifully Landscaped Grounds with Private Parkette
 Outdoor Patio Area
 Visitor Parking
 One Guest Suite

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