

# 61 St. Clair Ave. W. #504

## *Granite Place*

Foyer	10' 6" x 5' 3" 3.20 m x 1.60 m	<ul style="list-style-type: none"> <li>➤ Tray Ceiling</li> <li>➤ Closet</li> <li>➤ Ensuite Laundry</li> <li>➤ Baseboards</li> <li>➤ Parquet Floors</li> </ul>
Powder Room		<ul style="list-style-type: none"> <li>➤ 2-Piece</li> </ul>
Living Room	28' x 14' 8.53 m x 4.27 m	<ul style="list-style-type: none"> <li>➤ Walk-Out to Balcony (North Views)</li> <li>➤ Picture Windows</li> <li>➤ Baseboards</li> <li>➤ Parquet Floors</li> </ul>
Dining Room	28' x 14' 8.53 m x 4.27 m	<ul style="list-style-type: none"> <li>➤ Combined with Living Area</li> <li>➤ Parquet Floors</li> <li>➤ Baseboards</li> </ul>
Kitchen	10' 3" x 8' 3.12 m x 2.44 m	<ul style="list-style-type: none"> <li>➤ Tray Ceiling</li> <li>➤ Plentiful Cabinetry</li> <li>➤ Tile Backsplash</li> <li>➤ Under-Counter Lighting</li> <li>➤ Tile Floors</li> </ul>
Primary Bedroom	18' 8" x 11' 7" 5.69 m x 3.53 m	<ul style="list-style-type: none"> <li>➤ Walk-in Closet</li> <li>➤ New Broadloom</li> <li>➤ Picture Windows</li> <li>➤ Walk-out to Balcony (North Views)</li> <li>➤ Baseboard</li> </ul>
4-Piece Ensuite		<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Toilet</li> <li>➤ Bathtub</li> <li>➤ Glass Shower Enclosure</li> <li>➤ Accordion French Doors</li> </ul>
Second Bedroom	14' 9" x 9' 10" 4.50 m x 3.00 m	<ul style="list-style-type: none"> <li>➤ Closet</li> <li>➤ Parquet Floors</li> <li>➤ Baseboards</li> <li>➤ Walk-Out to Balcony (North Views)</li> </ul>

## *Additional Information*

### Inclusions

- Whirlpool Stainless Steel Refrigerator
- LG Stainless Steel Stove
- Panasonic Microwave
- Ascenta Dishwasher
- Amana Washer
- Kenmore Dryer
- Window Coverings
- Electrical Light Fixtures
- Broadloom Where Laid

### Legal Description

- MTCC 543
- Level 5 Unit 4

### Heating/Cooling

- Gas / Forced Air
- Central Air Conditioning

### Maintenance Fees

- \$1,616.75 per month, includes:
- Heat
- Hydro
- Water
- Cable TV
- Central Air Conditioning
- Common Elements
- Building Insurance
- Parking

### Taxes

- \$5,343.50 per annum (2023)

### Parking/Locker

- 1 Deeded Parking
- Known as:
- Level B / #31
- 1 Exclusive Locker
- Known as Level B / #29

### Possession

- 30-60 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



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.