

# *61 St. Clair Ave. W. #204*

## *Granite Place*

Foyer	10'6" x 6'3" 3.20m x 1.91m	<ul style="list-style-type: none"> <li>➤ Raised Ceiling</li> <li>➤ Powder Room</li> <li>➤ Closet</li> <li>➤ Hardwood Floors</li> <li>➤ Ensuite Laundry</li> </ul>
Powder Room		<ul style="list-style-type: none"> <li>➤ 2-piece</li> </ul>
Living Room	28' x 14' 8.53m x 4.27m	<ul style="list-style-type: none"> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Walk Out to Balcony</li> <li>➤ Hardwood Floors</li> <li>➤ Mirrored Wall</li> </ul>
Dining Room	28' x 14' 8.53m x 4.27m	<ul style="list-style-type: none"> <li>➤ Combined with Living Room</li> </ul>
Kitchen	10'3" x 8' 3.12m x 2.44m	<ul style="list-style-type: none"> <li>➤ Raised Ceiling</li> <li>➤ Tile Backsplash</li> <li>➤ Marble Countertop</li> <li>➤ Under-Cabinet Lighting</li> <li>➤ Tile Floors</li> </ul>
Primary Bedroom	18'8" x 11'7" 5.69m x 3.53m	<ul style="list-style-type: none"> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Walk Out to Balcony</li> <li>➤ Walk-In Closet</li> <li>➤ Side Lamps</li> <li>➤ Broadloom</li> </ul>
4-Piece Ensuite		<ul style="list-style-type: none"> <li>➤ Sink</li> <li>➤ Toilet</li> <li>➤ Tub with Shower</li> </ul>
Second Bedroom	14'9" x 9'10" 4.50m x 3.00m	<ul style="list-style-type: none"> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ Hardwood Floors</li> <li>➤ Opens to Living/Dining Area</li> </ul>

## *Additional Information*

### Inclusions

- KitchenAid Stainless Steel Stove
- Samsung Stainless Steel Microwave
- Samsung Stainless Steel Refrigerator
- Miele Dishwasher
- Whirlpool Stacked Washer/Dryer
- Inventory List of all Furniture Provided is on a Separate Sheet

### Legal Description

- MTCC 543
- Level 2 Unit 4

### Heating/Cooling

- Forced Air / Gas
- Central Air Conditioning

### Parking

- 1 Parking Space
  - Known as Level B / # 57

### Possession

- Immediate / TBA

### 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

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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