

Welcome To

# *61 St. Clair Ave. W. #1504*

## Granite Place

Foyer	2.77 x 1.32m 9'1" x 4'4"	<ul style="list-style-type: none"><li>➤ Double Closet</li><li>➤ Recessed Ceiling</li><li>➤ Light Stained Grey Laminate Floors</li></ul>
Powder Room		<ul style="list-style-type: none"><li>➤ 2-Piece</li><li>➤ Light Stained Grey Laminate Floors</li></ul>
Living Room	8.43 x 4.26m 27'8" x 14'	<ul style="list-style-type: none"><li>➤ Open Concept</li><li>➤ Cornice Mouldings and Baseboards</li><li>➤ Light Stained Grey Laminate Floors</li><li>➤ Floor-to-Ceiling Windows</li><li>➤ Walk-Out to Large Balcony</li></ul>
Dining Room	8.43 x 4.26m 27'8" x 14'	<ul style="list-style-type: none"><li>➤ Combined with Living Room</li><li>➤ Cornice Mouldings and Baseboards</li><li>➤ Light Stained Grey Laminate Floors</li></ul>
Kitchen	3.15 x 2.44m 10'4" x 8'	<ul style="list-style-type: none"><li>➤ Renovated</li><li>➤ Streamlined Euro Design Cabinetry with Frosted Glass Accents by Selba Kitchen Design</li><li>➤ Stone Counter-Tops</li><li>➤ Under-Cabinet Lighting</li><li>➤ Recessed Ceiling</li><li>➤ Tile Backsplash</li><li>➤ Track Lights</li><li>➤ Light Stained Grey Laminate Floors</li><li>➤ French Doors Open to Living/Dining</li></ul>
Primary Bedroom	5.56 x 3.51m 18'3" x 11'6"	<ul style="list-style-type: none"><li>➤ Walk-In Closet</li><li>➤ Single Closet with Drawers</li><li>➤ Light Stained Grey Laminate Floors</li><li>➤ Custom Wall of Built-Ins</li><li>➤ Pot Lights Over Headboard</li><li>➤ Floor-to-Ceiling Windows</li><li>➤ Walk-Out to Large Balcony</li></ul>

Primary Ensuite Bathroom

- 3-Piece
- Renovated
- Limestone Walls and Floors
- Pot Lights
- Custom Single Sink Vanity, Toilet and Enclosed Shower

Second Bedroom

4.52 x 2.97m  
14'10" x 9'9"

- Light Stained Grey Laminate Floors
- Closet
- Floor-to-Ceiling Windows
- Walk-Out to Large Balcony

Ensuite Laundry

1.75 x 1.52m  
5'9" x 5'

- Side-by-Side Washer and Dryer

Balcony

7.42 x 2.26m  
24'4" x 7'5"

- North-West Views

## Additional Information

Inclusions

- KitchenAid Stainless Steel Refrigerator
- LG Stainless Steel Stove
- Bosch Dishwasher
- Samsung Microwave
- LG Washer
- LG Dryer
- Electric Light Fixtures
- Window Coverings

Exclusions

- 85" TV and Bracket Primary Bedroom
- 75" TV Samsung
- Dining Room Fixture

Legal Description

- MTCC 543
- Level 14, Unit 4

Maintenance Fee

- \$1,691 per month
- Includes: Heat, Water, Hydro, Cable TV/Internet, Central Air Conditioning, Common Elements, Building Insurance, Parking Space and Locker



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|--------------------|--|
| Taxes              | ➤ \$5343.51 per Annum (2022)   |
| Heating/Cooling    | ➤ Hydronic Radiant Heating<br>➤ Central Air Conditioning   |
| Parking            | ➤ One Owned Underground Parking Space<br>➤ Known As Level C, Unit 53   |
| Locker             | ➤ One Exclusive Use Out-of-Suite Locker<br>➤ Known As Level AL, Unit 30  |
| Possession         | ➤ 60 Days or To Be Arranged  |
| Building Amenities | ➤ 24 Hr. Concierge<br>➤ On-Site Property Manager<br>➤ Large Indoor Heated Saltwater Pool<br>➤ Hot Tub<br>➤ Exercise Room<br>➤ Renovated Party/Meeting Room with Full Kitchen<br>➤ Beautifully Landscaped Grounds with Private Parkette<br>➤ Outdoor Patio Area<br>➤ Visitor Parking<br>➤ One Guest Suite |

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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 which we believe are reliable, but for which we assume no responsibility.