

Welcome To

*61 St. Clair Ave. W. #409*

Granite Place

Foyer	8'9" x 8' 2.71 x 2.43m	<ul style="list-style-type: none"> <li>➤ Double Closet</li> <li>➤ Ceramic Tile Floors</li> <li>➤ New Slab Doors with European Hinges and Soft Close Feature and Door Hardware</li> <li>➤ Tray Ceiling</li> </ul>
Living Room	23' 3" x 14'3" 7.10 x 4.35m	<ul style="list-style-type: none"> <li>➤ Open Concept</li> <li>➤ Wall-to-Wall Broadloom</li> <li>➤ Floor-to-Ceiling Windows</li> <li>➤ New Wood Valance to Window and Patio Door Opening</li> <li>➤ Hunter Douglas Solar Shades</li> <li>➤ Walk-Out to Large Balcony</li> </ul>
Dining Room	23'3" x 14'3" 7.10 x 4.35m	<ul style="list-style-type: none"> <li>➤ Combined with Living Room</li> <li>➤ Wall-to-Wall Broadloom</li> </ul>
Kitchen	10' x 9'6" 3.05 x 2.92m	<ul style="list-style-type: none"> <li>➤ Granite Countertops and Backsplash</li> <li>➤ 6x20-amp Receptacles in Backsplash</li> <li>➤ New Wiring for Under Cabinet Lighting</li> <li>➤ 4 Zenon Under Counter Light Fixtures</li> <li>➤ Ceramic Tile Floors</li> <li>➤ Custom Base Cabinets with Slab Doors, European Hinges Complete with Soft Close Feature. Drawers Have Full Extension Sliders, with Soft Close Feature. Upper Cabinets Have an Applied Light Valence</li> <li>➤ Track Lights</li> <li>➤ New Stainless Steel Under Counter Mount Sink with KW Faucet</li> </ul>

Primary Bedroom

19'9" x 12'  
6.06 x 3.66m

- Walk-In Closet
- Wall-to-Wall Broadloom
- Closet Organizers and Heavy Duty 1 1/4" Chrome Hanging Rods
- New Light Fixture in Closet
- Floor-to-Ceiling Windows
- Hunter Douglas Solar Shades
- Walk-Out to Large Balcony

Primary Ensuite Bathroom

- 3-Piece
- Granite Shower Threshold
- Kohler Pressure Balancing Shower Valve Complete with Bar, Hose and Hand Spray.
- Ceramic Shower Floor Tiles
- Shower Wall Tiles to Walls and Ceiling
- Custom "Rain Water" Tempered Glass Shower Enclosure with Double Swing Door with "D" Handles
- 40" Custom Vanity with 2 Doors and Toe Kick, and Two Pullouts, and Door Hardware
- Granite Vanity Top Complete with Undermount Kohler Sink
- Kohler Vanity Faucet
- New Mirrored Medicine Cabinet with a Scone Light on Each Side
- Kohler One Piece Toilet
- Kohler Bath Accessories Including ' Tissue Holder, Towel Bar, Surface Mounted Shower Shelf and Grab Bars

Second Bedroom/  
Den

18' x 10'2"  
5.48 x 3.10m

- Double Closet
- Wall-to-Wall Broadloom
- New Steel Studs and Drywall to Restore Existing Closet Area and Create a Niche for Built-in Desk
- Niche Counter with Granite Top
- New Closet Organizers and Heavy Duty 1 1/4" Chrome Hanging Rods
- Floor-to-Ceiling Windows
- Walk-Out to Large Balcony

## Main Bathroom

- 3-Piece
- Wider Opening to Shower created. (apx. 36")
- New Granite Shower Threshold
- New Kohler Pressure Balancing Shower Valve Complete with Bar, Hose and Hand Spray
- Ceramic Shower Floor Tiles
- New Shower Wall and Ceiling Tiles
- New Custom Frosted Tempered Glass Door Complete Single Swing Hinges and Double "D" Handles
- New Ceramic Tile Floor and Half Way Up on Walls
- New 40" Vanity with 2 Doors and Toe Kick. New Door Hardware
- Granite Vanity Top Complete with Kohler Undermount sink
- Kohler Vanity Faucet
- Kohler Toilet
- Kohler Bathroom Accessories including Tissue Holder, Towel Bar, Surface Mounted Shower Shelf and Grab Bars
- Vanity Mirror and Sconce Lights

## Ensuite Laundry

- Stacked Washer and Dryer
- Ceramic Tile Floor
- Custom Cabinets in Laundry Closet with Interiors with Adjustable Shelves

## Balcony

20'3" x 8'  
6.18 x 2.43m

- Unobstructed South Views

## *Additional Information*

### Inclusions

- Subzero Stainless-Steel Refrigerator
- Viking Professional Stainless-Steel Stove
- Viking Microwave/Convection Oven
- KitchenAid Stainless Steel Dishwasher
- Whirlpool Stacked Washer and Dryer
- Electric Light Fixtures
- Window Coverings
- Broadloom Where Laid



Legal Description	<ul style="list-style-type: none"><li>➤ MTCC 543</li><li>➤ Level 4, Unit 9</li></ul>
Maintenance Fee	<ul style="list-style-type: none"><li>➤ \$1,721.83 per month</li><li>➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, Parking Space and Locker</li></ul>
Property Taxes	<ul style="list-style-type: none"><li>➤ \$5,736.62 per annum (2024)</li></ul>
Heating/Cooling	<ul style="list-style-type: none"><li>➤ Forced Air Gas Heating</li><li>➤ Central Air Conditioning</li></ul>
Parking	<ul style="list-style-type: none"><li>➤ One Owned Underground Parking Space</li><li>➤ Known As Level B, Unit 13</li></ul>
Locker	<ul style="list-style-type: none"><li>➤ One Exclusive Use Out-of-Suite Locker</li><li>➤ Known As Level BL, Unit 21 (P2 Room 5)</li></ul>
Possession	<ul style="list-style-type: none"><li>➤ 45 Days or To Be Arranged</li></ul>
Additional Updates	<ul style="list-style-type: none"><li>➤ Removed All Existing "Stucco" From Ceilings and Installed Plaster to Skim and Smooth Out Ceilings</li><li>➤ Replaced All Interior Doors with New Solid Doors, New Hinges and hardware</li><li>➤ "Decora" Off-White Switches, Receptacles, Cable Outlets and Cover Plates Throughout</li><li>➤ 2 New Programmable Thermostats</li><li>➤ Replaced All Baseboards Throughout</li><li>➤ All Walls, Trim, Doors and Ceiling Painted</li><li>➤ Two New AC Units</li></ul>
Building Amenities	<ul style="list-style-type: none"><li>➤ 24 Hr. Concierge</li><li>➤ On-Site Property Manager</li><li>➤ Large Heated Indoor Pool</li><li>➤ Hot Tub</li><li>➤ Exercise Room</li><li>➤ Renovated Party/Meeting Room with Full Kitchen</li><li>➤ Beautifully Landscaped Grounds with Private Parkette</li><li>➤ Outdoor Patio Area</li><li>➤ Visitor Parking</li><li>➤ One Guest Suite</li></ul>

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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.