

Welcome To

61 St. Clair Ave. W. #1001

Granite Place

Foyer	7'7" x 7'4" 2.31 x 2.24m	<ul style="list-style-type: none"> ➤ Double Closet ➤ Parquet Floors ➤ Tray Ceiling
Gallery	16'4" x 8'8" 4.98 x 2.64m	<ul style="list-style-type: none"> ➤ Mirrored Tray Ceiling ➤ Parquet Floors ➤ Track Lights
Powder Room		<ul style="list-style-type: none"> ➤ 2-Piece
Living Room	26' x 18'6" 7.92 x 5.64m	<ul style="list-style-type: none"> ➤ Electric Fireplace ➤ Open Concept ➤ Parquet Floors ➤ Track Lights ➤ Floor-to-Ceiling Windows ➤ Walk-Out to Large Balcony with Breathtaking Unobstructed South Views
Dining Room	13'7" x 9' 4.14 x 2.74m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Hardwood Floors ➤ Mirrored Wall ➤ Track Lights
Kitchen	11'8" x 9'2" 3.56 x 2.79m	<ul style="list-style-type: none"> ➤ White Cabinetry ➤ Hardwood Floors ➤ Built-In China Cabinet ➤ Tile Backsplash ➤ Pot Lights
Breakfast Area	21' x 7'4" 6.40 x 2.24m	<ul style="list-style-type: none"> ➤ Combined with Kitchen ➤ Hardwood Floors ➤ Track Lights ➤ Floor-to-Ceiling Windows ➤ Walk-Out to Large Balcony with Breathtaking Unobstructed South Views

Den/Could be Converted Back to 2 nd Bedroom	11'7" x 10'2" 3.53 x 3.10m	<ul style="list-style-type: none"> ➤ Open to the Breakfast Area ➤ Two Double Closets ➤ Broadloom
Ensuite Bathroom		<ul style="list-style-type: none"> ➤ 4-Piece
Primary Bedroom	21' x 13'8" 6.20 x 4.17m	<ul style="list-style-type: none"> ➤ 2 Walk-In Closets + Double Closet ➤ Linen Closet ➤ Hardwood Floors ➤ Floor-to-Ceiling Windows ➤ Walk-Out to Large Balcony with Breathtaking Unobstructed South Views
Primary Ensuite Bathroom		<ul style="list-style-type: none"> ➤ 6-Piece ➤ Double Sink Vanity, Tub, Separate Shower, Bidet and Toilet ➤ Tile Floors
Second Bedroom/Den	18'6" x 11' 5.64 x 3.35m	<ul style="list-style-type: none"> ➤ Floor-to-Ceiling Windows ➤ Walk-Out to Large Balcony with Breathtaking Unobstructed South Views
Ensuite Laundry	6'6" x 5'9" 1.98 x 1.75m	<ul style="list-style-type: none"> ➤ Side By Side Washer and Dryer ➤ Ceramic Tile Floor ➤ Shelves and Cabinet ➤ Laundry Sink
Balcony	21' x 7'7" 6.40 x 2.31m	<ul style="list-style-type: none"> ➤ Unobstructed South Views
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Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Amana Stainless Steel Refrigerator ➤ Whirlpool Stainless Steel Stove ➤ Panasonic Stainless Steel Microwave ➤ Whirlpool Stainless Steel Dishwasher ➤ Whirlpool Washer ➤ Kenmore Dryer ➤ Electric Light Fixtures ➤ Window Coverings ➤ Broadloom Where Laid
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Legal Description	<ul style="list-style-type: none">➤ MTCC 543➤ Level 10, Unit 1
Maintenance Fee	<ul style="list-style-type: none">➤ \$ 3,103.54 per month➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, 2 Parking Spaces and 1 Locker
Property Taxes	<ul style="list-style-type: none">➤ \$12,410.27 per annum (2024)
Heating/Cooling	<ul style="list-style-type: none">➤ Forced Air Gas Heating➤ Central Air Conditioning
Parking	<ul style="list-style-type: none">➤ Two Owned Underground Parking Space➤ Known As Level A, Unit 29 and Unit 30
Locker	<ul style="list-style-type: none">➤ One Exclusive Use Out-of-Suite Locker➤ Known As Level CL, Unit 36
Possession	<ul style="list-style-type: none">➤ 90-120 Days or To Be Arranged
Building Amenities	<ul style="list-style-type: none">➤ 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➤ One Guest Suite