

GRANITE PLACE

63 St. Clair Avenue West, Suite 302

Foyer	3.66 x 1.22m	12' x 4'	<ul style="list-style-type: none"> ➤ Closet ➤ Dark Stained Parquet Floors
Living Room	7.01 x 5.97m	23' x 19'6"	<ul style="list-style-type: none"> ➤ Dark Stained Parquet Floors ➤ Horizontal Blinds and Draperies ➤ Crown Moulding ➤ Floor-to-Ceiling Windows ➤ Combined with Dining Room ➤ Walk-Out to South-West Balcony
Dining Room	7.01 x 5.97m	23' x 19'6"	<ul style="list-style-type: none"> ➤ Dark Stained Parquet Floors ➤ Crown Moulding ➤ Floor-to-Ceiling Windows ➤ Combined with Living Room ➤ Walk Out to South-West Balcony
Kitchen	5.36 x 3.23m	17'6" x 10'6"	<ul style="list-style-type: none"> ➤ Eat-In Kitchen ➤ Dark Stained Parquet Floors ➤ Renovated ➤ Granite Counters ➤ Floor-to-Ceiling Windows ➤ Horizontal Blinds ➤ Walk-Out to South-West Balcony
Master Bedroom	5.42 x 3.66m	17'8" x 12'	<ul style="list-style-type: none"> ➤ Dark Stained Parquet Floors ➤ Walk-In Closet with Mirrored Doors ➤ Crown Moulding ➤ South View
Master Ensuite			<ul style="list-style-type: none"> ➤ 4-Piece Renovated (2001) ➤ Single Sink ➤ Stall Shower and Tub
2 nd Bedroom/Den	4.45 x 3.14m	14'6" x 10'3"	<ul style="list-style-type: none"> ➤ Dark Stained Parquet Floors ➤ Sheers and Draperies ➤ Crown Moulding ➤ South View
Main Bathroom			<ul style="list-style-type: none"> ➤ 4-Piece
Balcony	7.31 x 2.43m	33'6" x 8'	<ul style="list-style-type: none"> ➤ South-West Views

ADDITIONAL HIGHLIGHTS

- Inclusions:**
- Refrigerator
 - Stove
 - Dishwasher
 - Electric Light Fixtures
 - Window Coverings
- Exclusions:**
- Breakfast Room Fixture
 - Dining Room Fixture
- Legal Description:**
- YCP 472,
 - Level 03, Unit 02
- Maintenance Fee:**
- \$1,380.16 Per Month
 - Includes: Heat, Water, Hydro, Cable TV, Central Air Conditioning, Building Insurance, Common Elements, Parking, Locker
- Amenities:**
- Concierge
 - 24-Hour Security
 - 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
- Taxes:**
- \$5,221.71 Per Annum (2016)
- Parking:**
- Two Owned Parking Spaces
 - A38 and A46
- Locker:**
- One Exclusive Use Locker AL20
- Possession**
- 30 Days/To Be Arranged

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.