

Welcome to
63 St. Clair Avenue West #503

Granite Place

Foyer	23'2" x 5'9"	7.06 x 1.75m	<ul style="list-style-type: none"> • Double Closet • Mirrored Walls • Marble Floors
Living Room	19'2" x 19'	5.84 x 5.79m	<ul style="list-style-type: none"> • North-West Corner • Marble Floors • Walk-Out to Balcony with West and South City Views
Den	16'9" x 11'	5.11 x 3.35m	<ul style="list-style-type: none"> • Combined with Living Room • Built In Media Cabinet • Wet Bar with Marble Counter and Bar Fridge • Marble Floors • Walk-Out to Balcony with West and South City Views
Balcony	32'7" x 7'5"	9.97 x 2.29m	<ul style="list-style-type: none"> • West and South City Views
Dining Room	20'5" x 11'2"	6.22 x 3.40m	<ul style="list-style-type: none"> • Separate • Marble Floors • Walk-Out to Balcony Overlooking the Park
Kitchen	14'6" x 8'	4.42 x 2.44m	<ul style="list-style-type: none"> • Marble Floors • Combined with Breakfast Room
Breakfast Room	16'2" x 10'4"	4.93 x 3.15m	<ul style="list-style-type: none"> • Marble Floors • Floor-to-Ceiling Windows • Overlooks the Park
Master Bedroom	19'6" x 16'4"	5.94 x 4.98	<ul style="list-style-type: none"> • Dark Stained Patterned Parquet Floors • Two Walk-In Closets • Built-In Shelves and Cabinets • Built-In Vanity • West Views
Master Ensuite Bath			<ul style="list-style-type: none"> • 6-Piece with Step-Up Tub, 2 Sinks, Shower Stall and 2 Toilets • Double Linen Closet
Second Bedroom	17' x 10'7"	5.18 x 3.23m	<ul style="list-style-type: none"> • Dark Stained Patterned Parquet Floors • Double Closet • Walk-Out to Balcony Overlooking the Park
Main Bathroom			<ul style="list-style-type: none"> • 4-Piece
Balcony	19'5" x 6'6"	5.94 x 2.01m	<ul style="list-style-type: none"> • North Views Over Park

Additional Information

Inclusions	<ul style="list-style-type: none">• Subzero Refrigerator• Thermador Stove-Top Range• 2 Miele Ovens• KitchenAid Dishwasher• Exhaust• Window Coverings• Electric Light Fixtures
Exclusions	<ul style="list-style-type: none">• 4 Dining Room Sconces• Dining Room Fixture• Breakfast Room Fixture• 1 Sconce in 2nd Bathroom• Corner Cabinet in Living Room• Wooden Shelves by Front Door• Brass Hexagon Mirror Over Sink in Master
Legal Description	<ul style="list-style-type: none">• YCC 472• Level 5, Unit 3
Maintenance Fee	<ul style="list-style-type: none">• \$2,493.74 per month• Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, 2 Parking Spaces and 2 Lockers
Taxes	<ul style="list-style-type: none">• \$8,874.21 per Annum (2019)
Parking	<ul style="list-style-type: none">• Two Deeded Parking Spaces• Level A, Unit 25 and Level A, unit 26• Known As PA-25 and PA-26
Locker	<ul style="list-style-type: none">• Two Exclusive Use Lockers• Known As Level AL35 and AL40
Possession	<ul style="list-style-type: none">• Late October 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

