

63 St. Clair Ave. W. #1401

Granite Place

Foyer	12' 4" x 5' 7" 3.77m x 1.7m	<ul style="list-style-type: none"> ➤ Pot Lights ➤ Herringbone Hardwood Floors
Living Room	23' 1" x 19' 0" 7.01m x 5.79m	<ul style="list-style-type: none"> ➤ Pot Lights ➤ Open Concept ➤ Floor-to-Ceiling Windows ➤ Walk Out to Balcony with West & Unobstructed South Views of the Skyline ➤ Herringbone Hardwood Floors ➤ Baseboards
Dining Room	23' 1" x 19' 0" 7.01m x 5.79m	<ul style="list-style-type: none"> ➤ Combined with Living Room ➤ Open Concept ➤ Floor-to-Ceiling Windows ➤ Walk Out to Balcony with West & Unobstructed South Views of the Skyline ➤ Herringbone Hardwood Floors ➤ Baseboards
Den	13' 0" x 10' 0" 3.96m x 3.05m	<ul style="list-style-type: none"> ➤ Pot Lights ➤ Floor-to-Ceiling Windows with West Views ➤ Herringbone Hardwood Floors ➤ Baseboards
Kitchen	8' 4" x 8' 0" 2.53m x 2.43m	<ul style="list-style-type: none"> ➤ Granite Countertops ➤ Tile Backsplash ➤ Hardwood Floors
Eat-In Breakfast Area	10' 7" x 7' 7" 3.23m x 2.31m	<ul style="list-style-type: none"> ➤ Hardwood Floors ➤ Floor-to-Ceiling Windows with Unobstructed South Views of the Skyline
Primary Bedroom	19' 0" x 14' 4" 5.79m x 4.36m	<ul style="list-style-type: none"> ➤ Floor-to-Ceiling Windows with Unobstructed South Views of the Skyline ➤ Spotlights ➤ Herringbone Hardwood Floors ➤ Large Walk-In Closet ➤ Wall of Built-In Closets and Drawer

Primary 5-Piece Ensuite		<ul style="list-style-type: none"> ➤ Double Sink Vanity with Stone Countertop ➤ Toilet ➤ Bidet ➤ Tub with Showerhead ➤ Tile Floors ➤ Mirrored Walls
Second Bedroom	15' 9" x 11' 0" 4.81m x 3.35m	<ul style="list-style-type: none"> ➤ Track Lights ➤ Floor-to-Ceiling Windows with Unobstructed South Views of the Skyline ➤ Broadloom ➤ Double Closet
3-Piece Main Washroom		<ul style="list-style-type: none"> ➤ Sink ➤ Toilet ➤ Shower Stall
Ensuite Laundry		<ul style="list-style-type: none"> ➤ Washer & Dryer

Additional Information

Inclusions	<ul style="list-style-type: none"> ➤ Whirlpool Refrigerator ➤ GE Stove ➤ Bosch Dishwasher ➤ Maytag Washer/Dryer (Stacked) ➤ Window Coverings ➤ Electrical Light Fixtures ➤ Broadloom Where Laid
Exclusions	<ul style="list-style-type: none"> ➤ 2 Sconces in Primary Bedroom
Legal Description	<ul style="list-style-type: none"> ➤ YCP 472 ➤ Level 13 / Unit 1
Heating/Cooling	<ul style="list-style-type: none"> ➤ Forced Air Gas ➤ Central Air Conditioning
Maintenance Fees	<ul style="list-style-type: none"> ➤ \$2,250.81 per month, includes: <ul style="list-style-type: none"> ○ Heat ○ Hydro ○ Water ○ Cable TV ○ Central Air Conditioning ○ Common Elements ○ Building Insurance ○ Parking



- Taxes
 - \$8,041.92 per annum (2023)
- Parking/Locker
 - 2 Deeded Underground Parking
 - Known as Level A/#16 & Level A/#17
 - 1 Exclusive Locker
 - Known as Level LB / #49
- Possession
 - 30 Days / TBA
- Building Amenities
 - 24-Hr Concierge & Doorman
 - Events Room w/ Kitchen
 - Exercise Room & Yoga Studio
 - Indoor Pool
 - Whirlpool
 - Sauna
 - Visitor Parking
 - On-Site Property Management

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