



Welcome To

61 St. Clair Ave. W. #1102

Granite Place

Foyer	9'3" x 7'6 » 2.83 x 2.31 m	<ul style="list-style-type: none">➤ Double Closet➤ Mirrored Tray Ceiling➤ Dark Stained Parquet Floors
Living Room	24'3" x 18' 7.40 x 5.48 m	<ul style="list-style-type: none">➤ Open Concept➤ Dark Stained Parquet Floors➤ Crown Mouldings and Baseboards➤ Floor-to-Ceiling Windows➤ Walk-Out to Large Balcony
Dining Room	17'6" x 8'6" 5.36 x 2.62 m	<ul style="list-style-type: none">➤ Combined with Living Room➤ Dark Stained Parquet Floors➤ Crown Mouldings and Baseboards➤ French Door Open to Kitchen
Kitchen	10' x 9'1" 3.04 x 2.77 m	<ul style="list-style-type: none">➤ Galley➤ Dark Stained Parquet Floors➤ Eat-In Area➤ Backsplash➤ Tray Ceiling
Breakfast Area	9' x 9' 2.74 x 2.74 m	<ul style="list-style-type: none">➤ Dark Stained Parquet Floors➤ Crown Mouldings and Baseboards➤ Floor-to-Ceiling Windows➤ Unobstructed South Views
Primary Bedroom	19' x 13' 5.79 x 3.96 m	<ul style="list-style-type: none">➤ Two Mirrored Double Closets➤ Broadloom➤ Dark Stained Parquet Floors➤ Pot Lights➤ Floor-to-Ceiling Windows
Primary Ensuite Bathroom		<ul style="list-style-type: none">➤ 5-Piece➤ White Marble Tile Floors➤ Double Sink Vanity➤ Stone Counter-Tops➤ Pot Lights➤ Mirrored Walls

Second Bedroom	16'9" x 11' 5.15 x 3.35 m	<ul style="list-style-type: none">➤ Double Closet➤ Dark Stained Parquet Floors➤ Built-In Shelves➤ Floor-to-Ceiling Windows➤ Walk-Out to Large Balcony
Main Bathroom		<ul style="list-style-type: none">➤ 4-Piece➤ Stone Counter-Tops➤ White Marble Tile Floors
Ensuite Laundry		<ul style="list-style-type: none">➤ Side-by-Side Washer and Dryer
Balcony	24'9" x 8' 7.59 x 2.43 m	<ul style="list-style-type: none">➤ Unobstructed South and West Views

Additional Information

Inclusions	<ul style="list-style-type: none">➤ Kitchenaid Refrigerator➤ GE Profile Stove➤ Maytag Dishwasher➤ Kenmore Washer➤ Frigidaire Dryer➤ Electric Light Fixtures➤ Window Coverings➤ Broadloom Where Laid
Exclusions	<ul style="list-style-type: none">➤ Front Foyer Table and Mirror➤ Electric Light Fixtures in Dining Room
Legal Description	<ul style="list-style-type: none">➤ MTCC 543➤ Level 11, Unit 2
Maintenance Fee	<ul style="list-style-type: none">➤ \$2,251.57 per month➤ Includes: Heat, Water, Hydro, Basic Cable TV, Central Air Conditioning, Common Elements, Building Insurance, Parking Space and Locker
Taxes	<ul style="list-style-type: none">➤ \$7,988.63 per Annum (2023)
Heating/Cooling	<ul style="list-style-type: none">➤ Forced Air Gas Heating➤ Central Air Conditioning

Parking

- One Owned Underground Parking Space
- Known As Level B, Unit 38

Locker

- One Exclusive Use Out-of-Suite Locker
- Known As Level AL, Unit 14

Possession

- 30 Days or To Be Arranged
- Certificate of Appointment Has Been Issued

Building Amenities

- 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



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.