



61 ST. CLAIR AVENUE WEST, SUITE 1507

This spacious suite at the highly desirable Granite Place has been extensively renovated. Well located above the neighbouring buildings, you can enjoy a south east view over Rosedale and down to the lake. North treetop views. New designer eat in kitchen with pass through to the living / dining room. Both bathrooms have been fully renovated. Spacious second bedroom. Large balcony with breathtaking views. In addition to the stylish design, this suite is fully wheelchair accessible. A very rare opportunity in the heart of the city. Building's amenities include 24 hour concierge, stunning indoor salt water pool, gym, party room with catering kitchen and hobby room. Steps to the many amenities of Yonge & St Clair.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely two bedroom suite in highly desirable Granite Place
- A sense of tranquility in a park like setting
- Northeast corner suite with city views
- Wall of windows provide an abundance of natural light
- 1,395 square feet plus 220 square foot balcony
- Ideal floor plan – great for entertaining
- New cork flooring throughout
- Renovated, eat-in kitchen
- Renovated bathrooms
- Large master bedroom with walkout to glass enclosed balcony
- Fully wheelchair accessible
- Wonderful balcony with views of the city skyline and Toronto waterfront
- Plenty of storage
- Underground parking
- Steps to the many amenities of Yonge & St. Clair
- Close proximity to TTC, restaurants and shops on Yonge Street
- Excellent school district: Brown Junior Public School, Jarvis Collegiate Institute, Northern Secondary School, De Sa Salle College and Upper Canada College
- Easy access to downtown

IMPROVEMENTS:

- New air conditioning motor (2015)
- Enlarged bedroom doorway (2014)
- Replaced closet doors (2014)
- Barn doors installed in ensuite bathroom (2014)
- Installed ½ inch soundproof wall on common wall of master bedroom (2014)
- New cork floor throughout (2011)
- Bathrooms completely renovated (2011)
- Kitchen renovated (2011)
- Pass through between kitchen and living room (2009)

SUPERB AMENITIES AT GRANITE PLACE INCLUDE:

- 24 hour concierge/doorman
- Recently renovated salt water indoor pool with walkout to patio and garden
- Hot tub
- Hobby Room (ideal for woodworking)
- Fully equipped gym
- Recreation Room with private dressing room and catering kitchen
- Sauna
- Library
- Visitor and valet parking for guests

ADDITIONAL INFORMATION:

Inclusions:	Whirlpool fridge with upper freezer, Whirlpool oven, Frigidaire dishwasher, Sharp microwave, Frigidaire stacked washer and dryer, storage closet in laundry room, all electric light fixtures, all window coverings and roller blinds, automatic door opener and two window air conditioning units and equipment.
Exclusions:	Murphy bed in office/second bedroom (negotiable, built-in drawers in master bedroom and plants and containers on balcony.
Maintenance:	\$1,271.65 includes heat, hydro, water, cable, central air conditioning, building insurance, common elements and parking.
Parking:	One owned underground parking space (Level C, #55).
Locker:	Exclusive use of locker AL-32.
Taxes:	\$4,822.69 (annual 2016).
Possession:	Mid July or to be arranged.

OFFERED FOR SALE AT \$1,175,000



Foyer

- Cork floor
- Coffered ceiling
- Double closet

Living Room/Dining Room

- Cork floor
- Floor to ceiling windows with custom roll down shades
- Crown moulding
- Open concept
- Sliding doors to spacious balcony with view of Lake Ontario and city skyline



Kitchen

- Renovated, eat-in kitchen
- Cork floor
- Pot lights
- Custom cabinetry with Corian countertops
- Ceramic and glass tile backsplash
- Double undermount sink
- Crown moulding
- Pass through to living room
- Large floor to ceiling windows with double exposure





Master Bedroom

- Very spacious
- Cork floor
- Two double closets
- Remote control window coverings
- Crown moulding
- Pot lights
- Sound-proof wall
- Clear southeast views
- Walkout to balcony

Three Piece Ensuite

- Heated ceramic tile floor
- Barn doors
- Large custom vanity with plenty of counter space
- Separate shower with tile surround and glass enclosure



Second Bedroom (currently used as office)

- Cork floor
- Double closet with built-in organizers
- Wall to wall built-in shelving
- Wall sconce
- Large floor to ceiling window

Renovated Three Piece Bathroom

- Tile floor
- Custom vanity with large sink
- Separate shower with glass enclosure



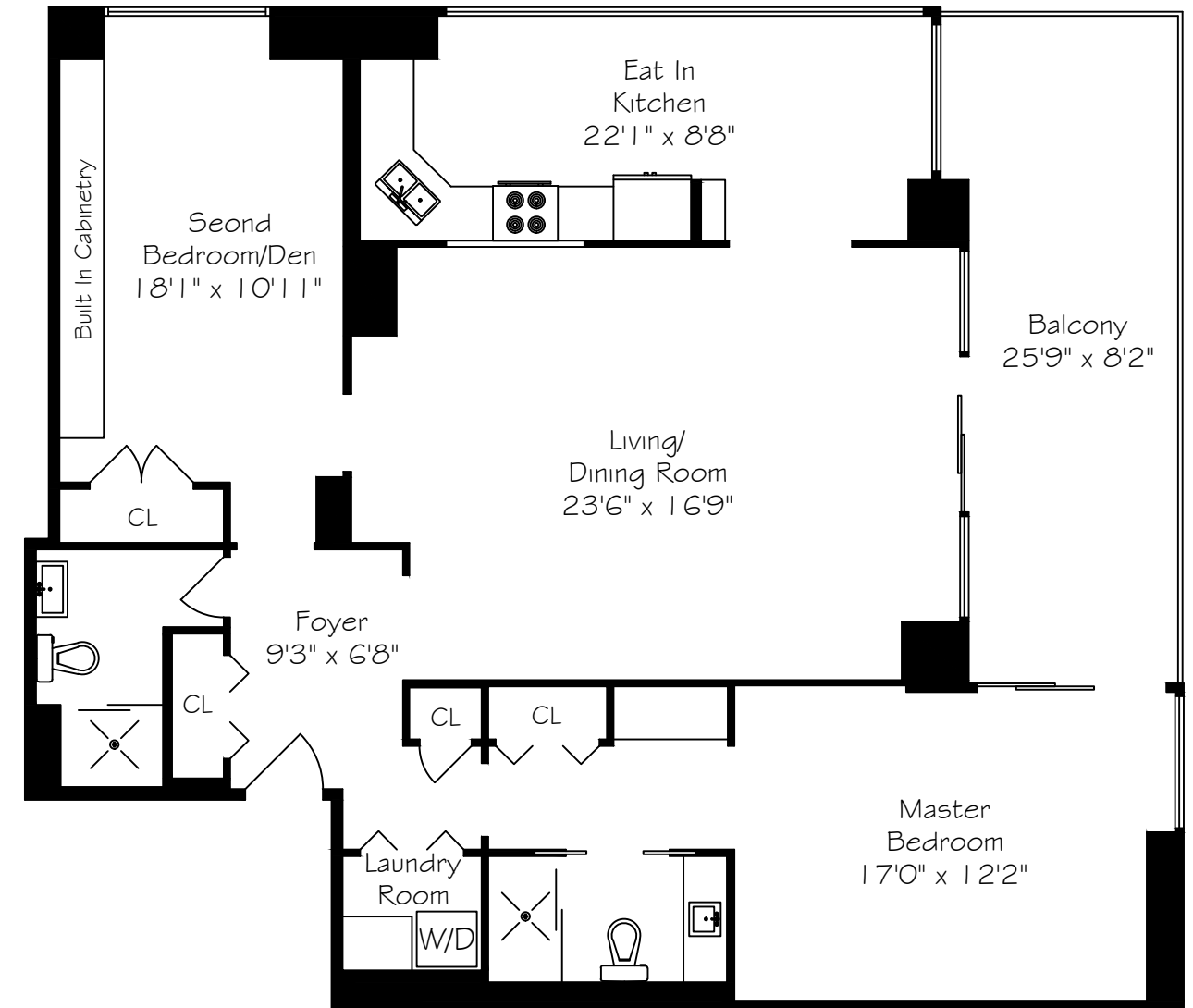
Oversized Walk-in Laundry Room with Additional Storage

- Washer and dryer



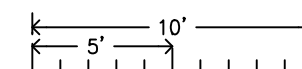


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Suite 1507 - 1395 Square Feet

Measurements and Calculations are approximate
To be used as guidelines only





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CAILEY HEAPS ESTRIN
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SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

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