



HEAPS ESTRIN

REAL ESTATE TEAM



61 St. Clair Avenue West,
Suite 709

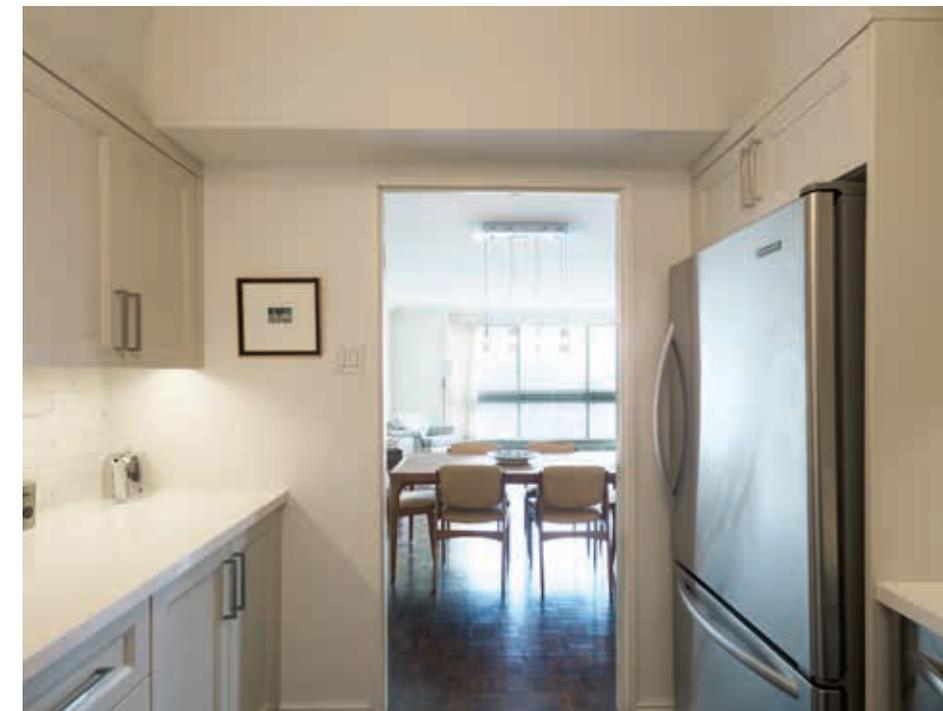


61 St. Clair Avenue West Suite 709

Rarely available south facing fully renovated suite at highly desirable Granite Place. Generously proportioned rooms throughout. Two bedrooms and two beautifully renovated bathrooms. The open concept living and dining room features floor to ceiling windows with an abundance of natural light, a protected south view and a walkout to the oversized balcony. Renovated kitchen with stainless steel appliances. Large master bedroom with walk-in closet, ensuite and walkout to balcony. Ensuite laundry. Plenty of storage space. Amenities include 24 hour concierge, stunning indoor salt water pool, gym, party room with catering kitchen, guest suite and hobby room. Steps to the many amenities of Yonge & St Clair.







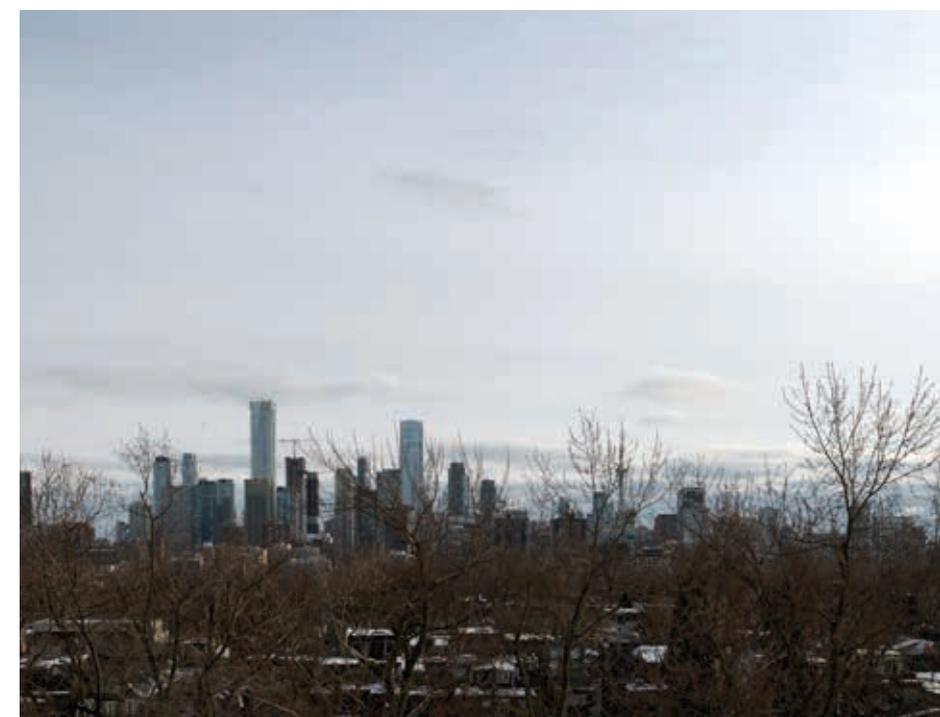
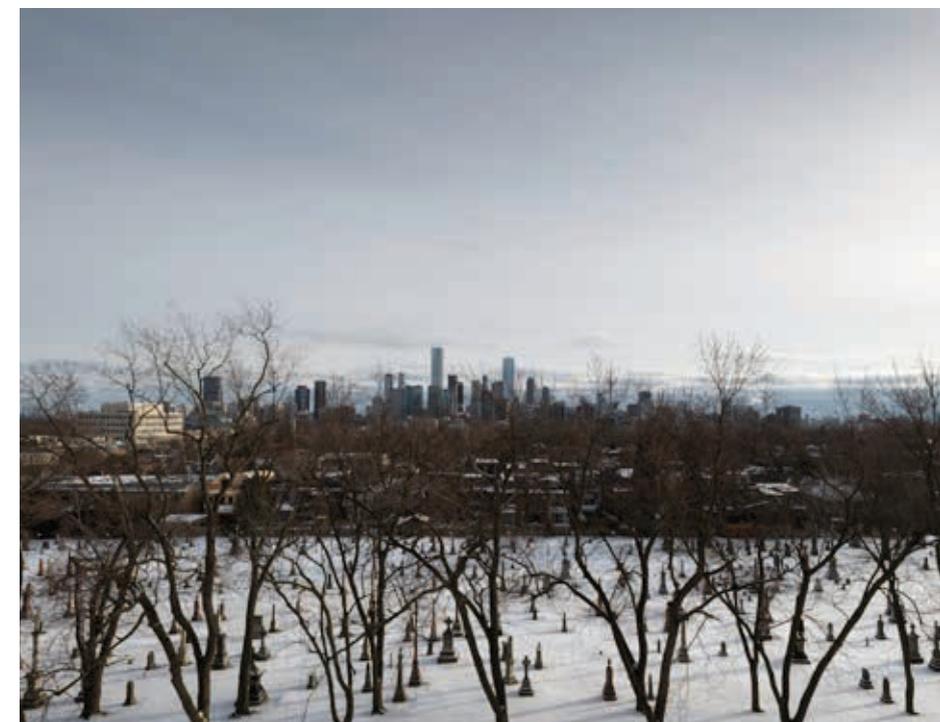


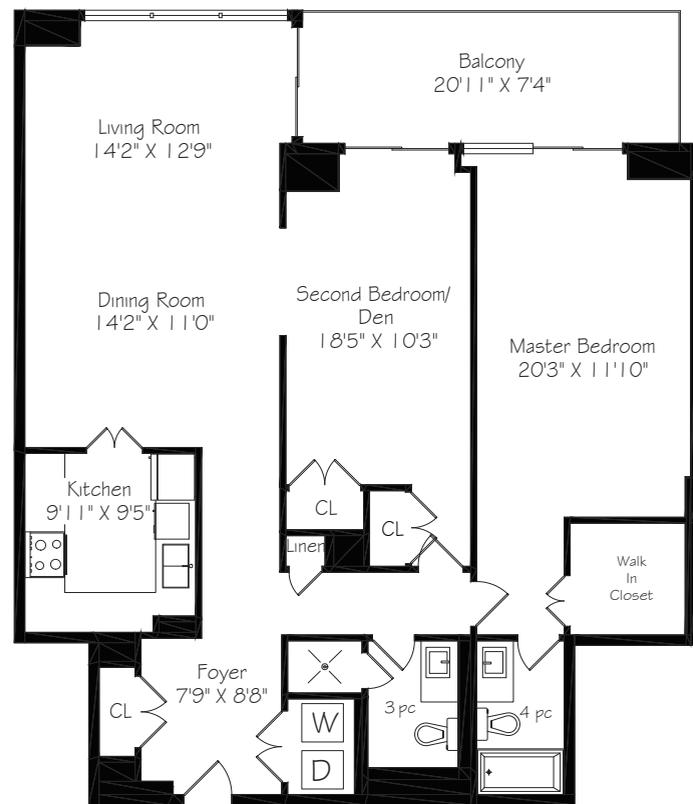












Suite 709
1405 Square Feet

Details

MAINTENANCE

\$1,258.89, includes water, heat, hydro, cable, central air conditioning, common elements and parking.

PARKING

One owned underground parking space – Level B, Unit 65.

LOCKER

Exclusive use of locker – Level 2B Unit BL43.

TAXES

\$5,087.22 (2018 annually).

POSSESSION

Flexible

Features

Beautifully renovated two bedroom suite in highly desirable Granite Place
Over 1,400 square feet of living space including the balcony
Functional design and floor plan layout
South facing unobstructed views
Open concept living and dining room with floor to ceiling windows provide an abundance of natural light and unparalleled views
Renovated kitchen with Caesarstone countertops, marble backsplash and stainless steel appliances
Sizeable master suite with walk-in closet and renovated four piece ensuite
Large den with two double closets (can enclose to create second bedroom)
Large balcony with unobstructed city skyline views
Plenty of storage
Underground parking
Wonderful sense of community
Walking distance to Bedford Park Community Centre, Woburn Avenue Playground, Wanless Park and Rosedale Golf Club
Convenient location with easy access to the many amenities of Yonge Street and St Clair Avenue
Close proximity to the TTC

INCLUSIONS

KitchenAid stainless steel fridge, KitchenAid stainless steel flat top oven, KitchenAid stainless steel dishwasher, KitchenAid stainless steel microwave, top load Maytag Bravos X washer, Maytag Bravos X dryer, all electric light fixtures, all window coverings.

EXCLUSIONS

None.

SUPERB AMENITIES INCLUDE:

24 hour concierge
Guest suite
Lounge/Boardroom
Catering kitchen
Library
Indoor salt water swimming pool
Salt water whirlpool
Saunas
Weight room
Fitness center
Dressing rooms
Private outdoor sunbathing terrace
Parkette
Visitor parking



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



Cailey Heaps Estrin

SALES REPRESENTATIVE
MANAGING DIRECTOR

416.424.1910
Cailey@HeapsEstrin.com



Michelle Way

SALES REPRESENTATIVE

647.296.2944
Michelle@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated