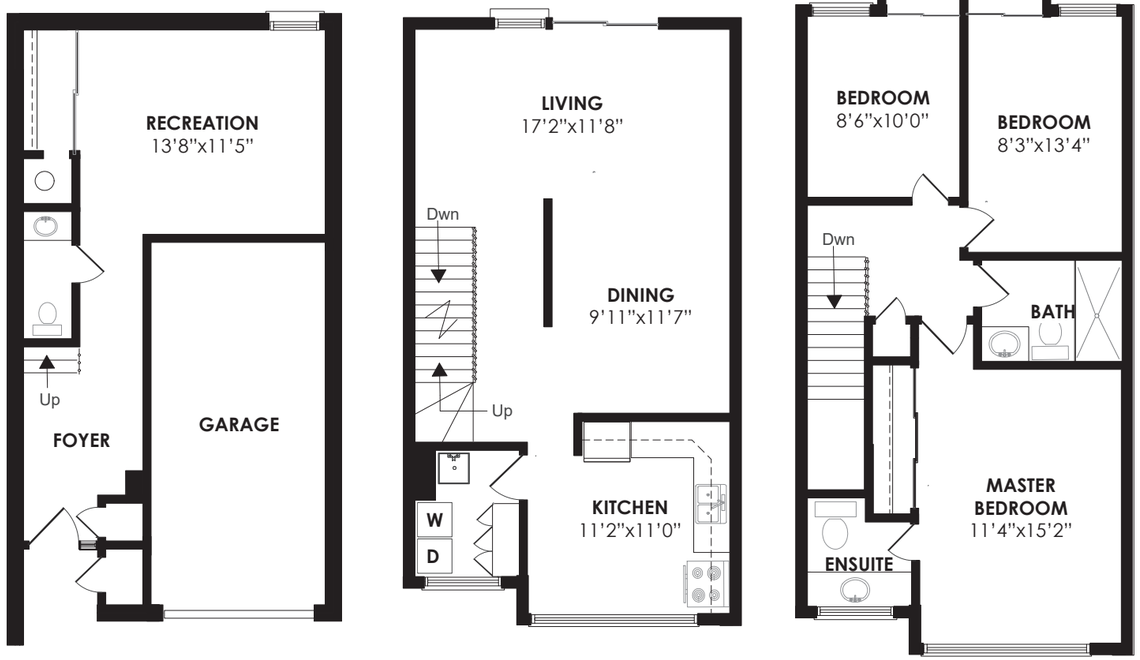
Floor Plan



LOWER LEVEL 390 SQ FT | **MAIN LEVEL 620 SQ FT** | **2ND FLOOR 690 SQ FT**

TAXES: $2,173.43/2018 **BEDROOMS:** 3 **BATHROOMS:** 1x3, 2x2

PARKING: Single car garage & 1 car parking **POSSESSION:** Immediate/TBA

MAINTENANCE FEE:

$330/month includes: water, parking, common elements & building insurance

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IND. OWNED & OPERATED BROKERAGE

Karen MILLAR TEAM BROKER
EXCEEDING YOUR EXPECTATIONS

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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

WELCOME TO

3409 St. Clair Avenue East #3

www.3409StClairAve3.com

SPECIAL FEATURES
- 200 amp service
- Freshly painted '19
- Modern kitchen
- Updated bathrooms

EXTERIOR
- One car parking
- Built-in single car garage
- Access to disposal storage closet

GROUND LEVEL
- Foyer
- Ceramic tile flooring
- Broom closet

2 PIECE POWDER ROOM
- Ceramic tile flooring

RECREATION ROOM
- Ceramic tile flooring
- Wide sliding door double closet
- Hot water tank

MAIN LEVEL

LIVING/DINING ROOM
- Open concept
- Broadloom
- Sliding door walk-out to patio & garden

KITCHEN
- Modern
- Eat-in area
- Ceramic tile flooring
- Quartz countertops
- Ceramic tile flooring
- Ceramic tile backsplash
- Inlay stainless steel double sink
- Hideaway sliding waste disposal drawer
- Large double picture window
- Overlooks Parkette
- Sun-flooded
- Built-in stove vent
- Kenmore stove
- Kenmore fridge

LAUNDRY ROOM
- Large built-in storage unit
- Built-in storage cabinets
- Kenmore washer & dryer
- Above-ground window

UPPER LEVEL
- Broadloom
- Linen closet

MASTER BEDROOM
- Broadloom
- Floor-to-ceiling triple sliding door closet
- Double picture window
- Overlooks Parkette

2 PIECE ENSUITE BATHROOM
- Ceramic tile flooring
- Large vanity with built-in storage
- California style blinds

BEDROOM
- Broadloom
- Overlooks back garden
- Large sliding door double closet with built-in organizers
- California style blinds

BEDROOM
- Broadloom
- California style blinds
- Sliding double door closet
- Overlooks back garden

3 PIECE BATHROOM
- Ceramic tile flooring
- Walk-in glass wall shower
- Ceramic tile flooring & surround

BACKYARD
- Private setting
- Stone patio
- Garden area