



**Mark Broady**, Residential and Commercial Real Estate Broker  
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 Real Estate Agency  
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**Centris No.** 24224018 (Active)



**\$685,000**

**1400 Rue Ottawa, apt. 722B**  
**Montréal (Le Sud-Ouest)**  
**H3C 0Y9**

**Region** Montréal  
**Neighbourhood** Griffintown  
**Near** St-Thomas  
**Body of Water**

<b>Property Type</b>	Apartment
<b>Style</b>	One storey
<b>Condominium Type</b>	Divided <b>Share</b> 0.472%
<b>Year of Conversion</b>	
<b>Building Type</b>	Attached
<b>Floor</b>	7th floor
<b>Total Number of Floors</b>	8
<b>Total Number of Units</b>	224
<b>Private Portion Size</b>	
<b>Plan Priv. Portion Area</b>	869.61 sqft
<b>Building Area</b>	
<b>Lot Size</b>	
<b>Lot Area</b>	
<b>Cadastre of Private Portion</b>	6516378
<b>Cadastre of Common Portions</b>	6417895 , 6453920 , 6475195
<b>Trade possible</b>	
<b>Zoning</b>	Residential

<b>Year Built</b>	2023
<b>Expected Delivery Date</b>	2023-02-15
<b>Specifications</b>	
<b>Declaration of co-ownership</b>	
<b>Special Contribution</b>	
<b>Meeting Minutes</b>	No
<b>Financial Statements</b>	No
<b>Building Rules</b>	No
<b>Reposess./Judicial auth.</b>	No
<b>Building insurance</b>	No
<b>Maintenance log</b>	No
<b>Co-ownership insurance</b>	No
<b>Contingency fund study</b>	No
<b>Cert. of Loc. (divided part)</b>	Yes (2022)
<b>File Number</b>	
<b>Occupancy</b>	30 days PP/PR Accepted
<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b> Not issued	<b>Condo Fees (\$1/month)</b> \$1
<b>Lot</b>	<b>School</b> Not issued	<b>Common Exp.</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Electricity</b>
	<b>Water</b>	<b>Oil</b>
		<b>Gas</b>
<b>Total</b> Not issued	<b>Total</b> Not issued	<b>Total</b> \$1

## Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
7th level	Living room	10.7 X 13.7 ft	Wood	balcony	
7th level	Dining room	14.4 X 6.7 ft	Wood		
7th level	Kitchen	10.7 X 8.6 ft	Wood	Quartz counter	

7th level	Primary bedroom	9.7 X 13.1 ft	Wood	walk-in
7th level	ensuite	5.11 X 8.6 ft	Ceramic	Glass shower
7th level	Bedroom	8.6 X 13.8 ft	Wood	
7th level	Bathroom	8.5 X 4.11 ft	Ceramic	tub shower combo
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Balcony		12 X 6 ft		Common portion for restricted use
Garage			#207	Common portion for restricted use

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Inground, roof top swimming pool
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Parkg (total)</b>	Garage (1)
<b>Heating System</b>	Electric baseboard units	<b>Driveway</b>	
<b>Basement</b>		<b>Garage</b>	Built-in, Single width
<b>Bathroom</b>	Ensuite bathroom	<b>Carport</b>	
<b>Washer/Dryer (installation)</b>	7th Floor (closet) (Other)	<b>Lot</b>	
<b>Fireplace-Stove</b>		<b>Topography</b>	
<b>Kitchen Cabinets</b>		<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Elevator(s), Laundry room, Central air conditioning, Fire detector (connected), Sprinklers, Intercom	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Highway, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
<b>Energy efficiency</b>		<b>Roofing</b>	
<b>Mobility impaired accessible</b>			

## Inclusions

All light fixtures, fridge, stove, dishwasher, washer, dryer, bathroom mirrors and fixtures, garage space.

## Exclusions

## Broker - Remarks

Bright, spacious, and modern urban condo with 2 bedrooms and 2 bathrooms. Brand new construction, never been lived in. BASS Phase 3. Master bedroom with ensuite bathroom and walk-in closet. Luxurious finishings, hardwood floors throughout, central air conditioning. Large balcony overlooking the inner courtyard and swimming pool. Common terrace with inground pool and gym. Indoor garage space included. Available immediately!

## Addendum

Brand new construction. Asking price includes the garage.

Living area provided is "gross" - please see certificate of location for net measurements.

The certificate of location provided by the builder is available. No new certificate will be provided by the SELLER. If title insurance is required, it shall be at the BUYER's expense.

Furniture and décor that appear in the photos are virtual. Please note that the drawers for the bathroom vanities were missing at the time the photos were taken. They have since been added.

The BUYER may choose the notary, but choice of notary must be approved by the SELLER.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-03895

**Source**

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Frontage



Living room



Dining room



Kitchen



Living room



Primary bedroom



Ensuite bathroom



Bedroom



Bathroom



Interior



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen





Dining room



Dining room



Living room



Living room



Primary bedroom



Primary bedroom



Walk-in closet



Ensuite bathroom