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Centris No. 24224018 (Active)





\$685,000

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

Montréal Region Neighbourhood Griffintown Near St-Thomas

**Body of Water** 

Property Type	Apartment		Year Built	2023
Style	One storey		<b>Expected Delivery Date</b>	2023-02-15
Condominium Type	Divided Share	0.472%	Specifications	
Year of Conversion			Declaration of co-ownership	
Building Type	Attached			
Floor	7th floor			
Total Number of Floors	8		Special Contribution	
Total Number of Units	224		Meeting Minutes	No
Private Portion Size			Financial Statements	No
Plan Priv. Portion Area	869.61 sqft		Building Rules	No
	·		Reposess./Judicial auth.	No
Building Area			Building insurance	No
Lot Size			Maintenance log	No
Lot Area			Co-ownership insurance	No
Cadastre of Private Portion	6516378		Contingency fund study	No

Contingency fund study **Cadastre of Common Portions** 6417895, 6453920, 6475195 Cert. of Loc. (divided part) Trade possible **File Number** Residential Zoning Occupancy

Yes (2022)

30 days PP/PR Accepted

**Deed of Sale Signature** 30 days PP/PR Accepted

**Municipal Assessment** Taxes (annual) **Expenses/Energy (annual)** Year Not issued

\$1 Municipal Condo Fees (\$1/month) Lot School Not issued Common Exp.

**Building** Infrastructure **Electricity** Water

Oil Gas

**Total** Not issued Total Not issued Total \$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 lovel	Living room	10 7 V 10 7 H	Mood	halaany	

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

2023-05-04 at 11:35 am Centris No. 24224018 - Page 1 of 6 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

Additional Space Size Cadastre/Unit number Description of Rights

Balcony 12 X 6 ft Common portion for restricted use Garage #207 Common portion for restricted use

**Features** 

Sewage System Municipality Rented Equip. (monthly)

Water Supply Municipality Renovations

Siding Pool Inground, roof top swimming pool

Windows Cadastre - Parkg (incl. pr Window Type Cadastre - Parkg (excl. pr

Energy/Heating Electricity Parkg (total) Garage (1)

Heating System Electric baseboard units Driveway

Basement Garage Built-in, Single width

BathroomEnsuite bathroomCarportWasher/Dryer (installation)7th Floor (closet) (Other)Lot

Fireplace-Stove Topography

Kitchen Cabinets Distinctive Features
Restrictions/Permissions Water (access)

**Equipment/Services** Elevator(s), Laundry room,

Central air conditioning, Fire detector (connected), Sprinklers,

Intercom

Building's Distinctive Features Proximity Bicycle path, CEGEP, Commuter

View

train, Daycare centre, Highway, Metro, Park, Public transportation, Réseau Express Métropolitain

(REM), University

Energy efficiency Roofing

Mobility impaired accessible

### 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



Living room



Kitchen



Primary bedroom



Frontage



Dining room



Living room



Ensuite bathroom



Bedroom



Interior



Kitchen



Kitchen



Bathroom



Kitchen



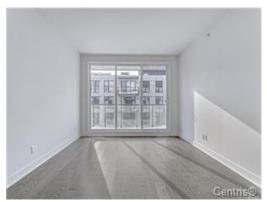
Kitchen



Kitchen



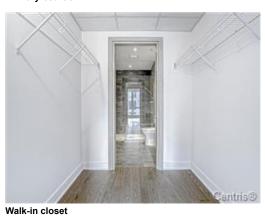
Dining room



Living room



Primary bedroom



Cantrial Dining room



Living room



Primary bedroom



Ensuite bathroom