

PROPERTY: #303 – 1025 GRENON AVENUE

MAY 14, 2026



ADDITIONAL INFORMATION

BRUCE BROWN, BROKER



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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyers are advised to perform their own diligence.

INCLUDED IN THE SALE

- Refrigerator
- Stove
- Range hood / fan
- Dishwasher
- Hot water tank
- Window blinds and drapes
- Two wardrobes in master bedroom
- Shoe cabinet in the hallway (set of 4 compartments)
- Shoe cabinet in master bedroom (set of 8 compartments)
- Electric fireplace
- Cabinets under ducts in solarium
- Wall-mounted TV in master bedroom

NEGOTIABLE ITEMS AVAILABLE FOR SALE

- All furnishings except for mirrors in the living and dining areas

UTILITY AND CONDOMINIUM EXPENSES

- Property tax - \$2,768.46 (2025 Final) - \$1,392.72 (2026 Interim)
- Monthly condo fee - \$633.34
 - Subject to annual review; typically increases 2 – 3% on the 1st of January
- Special assessment #1 monthly loan payment - \$226.51
- Special assessment #2 monthly loan payment - \$270.52
- Water and sewer charges are included in the monthly condo fee
- Electricity (Hydro Ottawa) – from May 2025 through April 2026:
 - Highest monthly cost (February) - \$206.78
 - Lowest monthly cost (October) - \$42,70
 - Average monthly cost - \$97.55

SPECIAL ASSESSMENTS

- The seller will pay off the special assessments on closing for a sale at the asking price. The seller may consider appropriately lower offers where the buyer assumes the special assessments.

UNIT FEATURES AND UPDATES

- The suite has been updated throughout over the past 5 years.
- Third-floor views towards the Ottawa River and overlooking the outdoor pool.
- High-efficiency windows recently replaced.
- Pot lights in kitchen, dining, and living areas.
- Consistent contemporary brilliant white and black design palette.
- Updated lighting fixtures throughout.
- Clean, contemporary aesthetic with thoughtful storage solutions.
- Luxury vinyl plank flooring for easy care.

Kitchen

- Fully open-concept design with contemporary materials & finishes.
- Large island quartz waterfall countertop – main counters all quartz.
- Four deep pot-and-pan drawers.
- Hidden upper utensil drawers.
- Undermount double stainless-steel sink with black accent faucet.
- White cabinetry with black satin hardware plus floating shelves for display.
- Stainless steel glass-top stove (4 burners + warming zone).
- Stainless steel chimney-style range hood fan vented externally.
- Stainless steel dishwasher.
- European-style refrigerator with bottom freezer (3 pull-out drawers).

Bonus Feature

- Pantry-style cabinet concealing stacked washer & dryer.
- Additional storage for cleaning supplies and household items.

Dining Area

- Dedicated dining space with contemporary cascading pendant light fixture.
- Room for full dining set plus buffet / cabinet.

Living Room

- Feature wall with shiplap finish.
- Electric fireplace.
- Attractive wall clock feature.

Solarium / Sunroom

- Bright, versatile space with expansive windows.
- Tree-top views toward the Ottawa River.
- Overlooks the heated outdoor saltwater pool.
- Built-in storage compartments.
- Second Bedroom
- Dual access from solarium and main hallway
- Closet included, ideally as a bedroom or even a den.
- Conveniently located next to guest bathroom.

Primary Bedroom

- Direct access to solarium.
- Can easily accommodate a king-sized bed (currently housing a queen plus large bedside tables).
- Wall-Mounted TV
- Eight-compartment shoe storage.
- Walk-through closet area to ensuite bath.
- Two wardrobe closet systems.

Ensuite Bathroom

- Glass sliding barn-style door.
- Gray vanity with quartz countertop and undermount sink.
- Round mirror with overhead vanity lighting.
- Updated toilet.
- Black accent fixtures.
- Full bathtub with overhead light.
- Large storage closet housing the hot water tank plus space for linens.

Guest Bathroom

- Modern walk-in glass and tile shower.
- Black accents, fixtures and hardware.
- Pot lights.
- White vanity with quartz countertop and undermount sink.
- Attractive mirror and three-light vanity fixture.
- Updated toilet.

BUILDING FEATURES AND AMENITIES

For your showing, take this guide with you to locate all of this resort-like building's extensive amenities.

GROUND FLOOR:

- Library
- Games room
- Music room

P1 LEVEL:

- This unit's owned parking space is #134. The space is nice and wide compared to most underground parking spaces in the City. To locate the parking space, exit the elevator on P1, turn right, go through 2 doors, up a few steps, find the parking space along on the left.
- Sauna
- Workshop
- Gym
- Tea room / meeting room
- Theatre
- Courtyard

P2 LEVEL:

- This unit's assigned storage locker is #16 in room 211. To locate the locker, exit the elevator on P2, turn right, walk a long hall, up a few steps to room 211
- Bicycle room
- Golf and hockey practice room – located through door D P2

P3 LEVEL:

- Squash / Racquetball courts

12TH FLOOR:

- Note that not every elevator provides access to the 12th floor.
- Roof top patio access is via elevator to 12th floor or 11th floor then stairway B
- Panoramic views of the City all the way to downtown, Britannia Bay (sunsets!)
- Party rooms suitable for major social gatherings up to 90 people with a bar, dance floor, lounge / mingle areas, great views.

EXTERIOR / OUTDOOR FACILITIES SITUATED OVER 6 ACRES:

- Tennis / Pickleball court
- Dog park (near parking)
- Heated pool

SCHOOL & NEIGHBOURHOOD INFORMATION

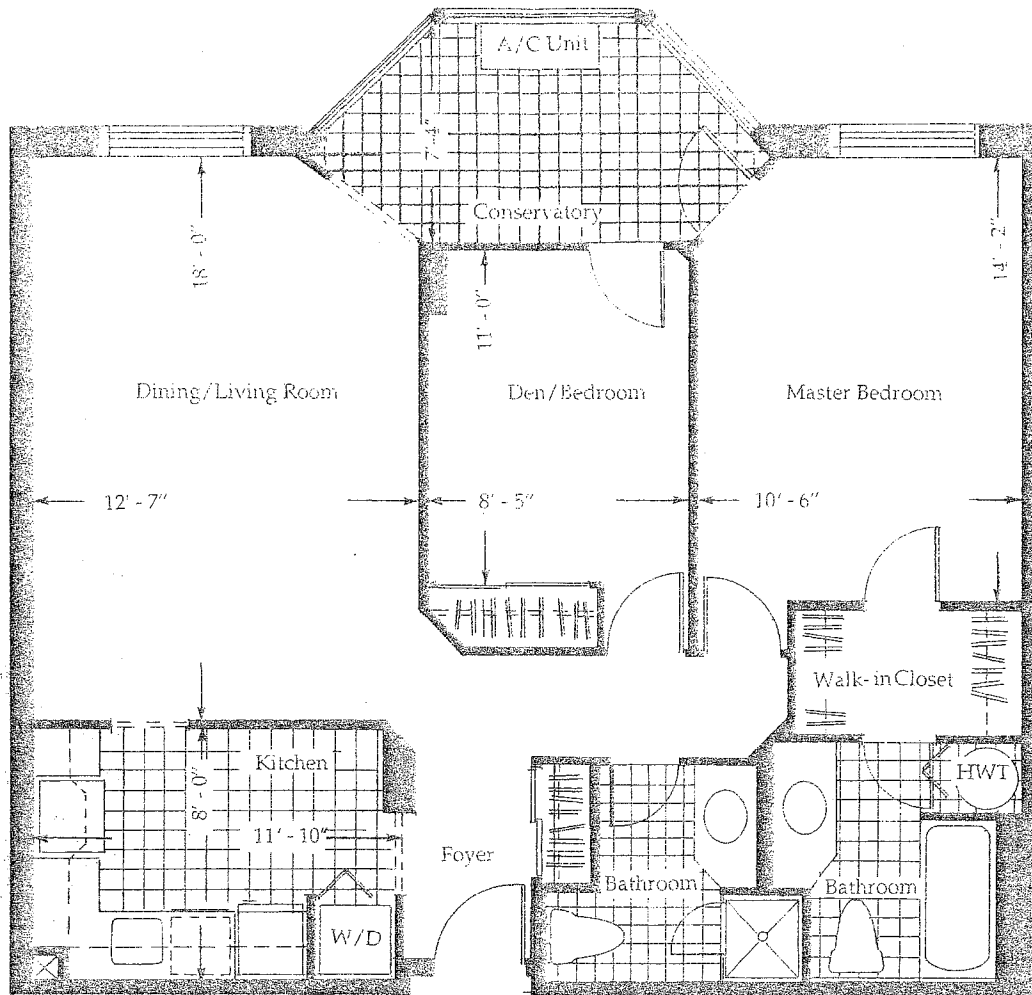
Click the link below to access information about local schools, parks, transit and safety.

[Neighbourhood and School Information from HoodQ](#)

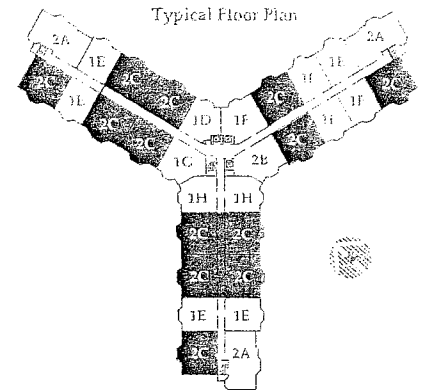
FLOOR PLAN

The floor plan on the next page shows the mirror image of the layout of suite 303.

Note: Corner window on end units only.



Note: End unit has kitchen window. Layout and dimensions are different.



The
Debussy

Suite 2C
971 Sq. Ft. Gross Area
2 Bedrooms

E.&O.E.

ROOM SIZES ARE APPROXIMATE AND MAY VARY FROM SUITE TO SUITE.
Mastercraft reserves the right to make changes to the plans and specifications and/or substitute materials, provided such materials are substantially equal in quality to the materials replaced.