

PROPERTY: #408 – 1025 GRENON AVENUE

AUGUST 28, 2026



## *ADDITIONAL INFORMATION*

BRUCE BROWN, BROKER



## **ADDITIONAL INFORMATION**

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.

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### **INCLUDED IN THE SALE**

- Refrigerator (November 2020 – insurance plan through November 2029)
- Induction Stove / Oven (June 2024 – insurance plan through June 2029)
- Over-The-Range Microwave / Hood Fan (March 2024)
- Dishwasher (January 2024 – insurance plan through January 2029)
- Bar Fridge
- Clothes Washer & Dryer (November 2020 – insurance plan through November 2029)
- Hot Water Tank
- Induction stove purchased in June of 2024
- Hot water tank is owned and was replaced in late December 2023

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### **NEGOTIABLE ITEMS AVAILABLE FOR SALE**

- Some furnishings may be available for sale upon reaching a firm agreement.
- Buyer may make a note of items of interest for discussion.

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### **UTILITY AND CONDOMINIUM EXPENSES**

- Property tax - \$2,893.67 (2026)
- Monthly condo fee - \$633.34
  - Subject to annual review; typically increases 2 – 3% on the 1<sup>st</sup> of January
- Seller will pay out the special assessments in full on closing:
  - 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) – current owners actual cost averaged \$106/month over the past 12 months.

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## UNIT FEATURES

- Kitchen and bathrooms updated.
- High-efficiency windows in solarium (April 2025).
- Carpet-free throughout.
- Renovated, open-concept kitchen with island.
- Full size stacked laundry in the suite.
- Additional storage for cleaning supplies and household items.
- Dedicated dining space large enough for your full dining set.
- Bright, versatile solarium with expansive windows.
- Unobstructed fourth-floor views.
- Second Bedroom with direct solarium access.
- Dual access from solarium and main hallway.
- Conveniently located across the hall from the guest bathroom.
- Primary bedroom with walk-through closet to ensuite bath.
- Contemporary sliding barn-style door stays out of the way.
- Primary bedroom also has direct access to solarium.
- Generous sleeping quarters can easily accommodate a king-sized.
- Full bathtub in ensuite bathroom.
- Walk-in shower in guest bathroom.

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## BUILDING FEATURES AND AMENITIES

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

### GROUND FLOOR:

- Library
- Games room
- Music room

### P1 LEVEL:

- This unit's owned parking space is #135. 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 (marked "Parking"), up a few steps, find the parking space along on the left.
- This unit's assigned storage locker is #9 in room 213. To locate the locker, exit the elevator on P1, turn right, go through the door marked "Club", walk a long hall, up a few steps to room 213.
- The locker room can also be reached from the parking space and vice versa. Moving items between vehicle and storage can be done without climbing any stairs.
- Sauna
- Workshop
- Gym
- Tea room / meeting room
- Theatre
- Courtyard

### **P2 LEVEL:**

- Bicycle room
- Golf and hockey practice room – located through door D P2

### **P3 LEVEL:**

- Squash / Racquetball courts

### **12<sup>TH</sup> FLOOR:**

- Note that not every elevator provides access to the 12<sup>th</sup> floor.
- Roof top patio access is via elevator to 12<sup>th</sup> floor or 11<sup>th</sup> 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

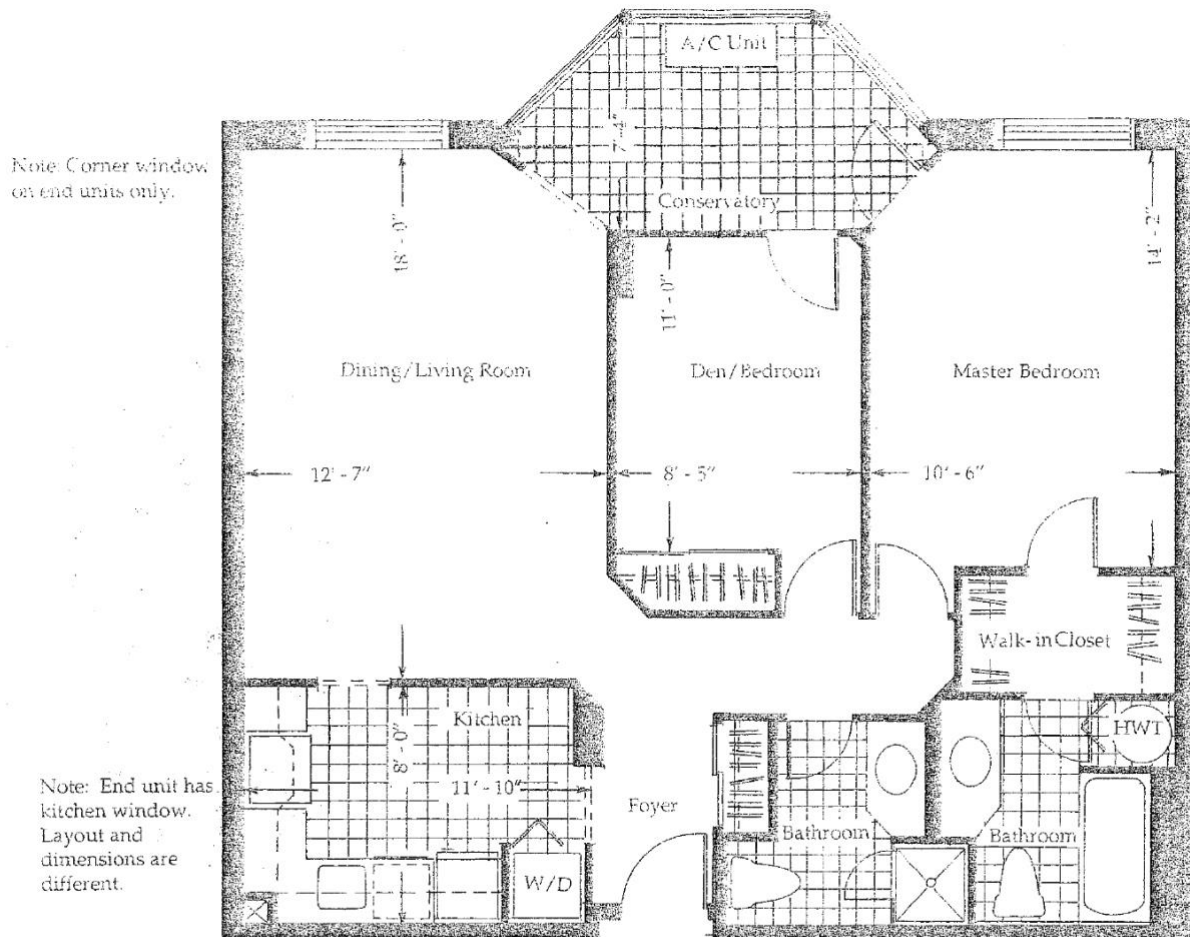
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### **SCHOOL & NEIGHBOURHOOD INFORMATION**

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

[Neighbourhood and School Information from HoodQ](#)

## FLOOR PLAN



### *The* Debussy

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