

26-Sep-2022

140 MONTBLANC PRIVATE #404, Orleans K1C 0B3

ML#: 1314376

## New Listing!



**Status:** Active  
**Dist/Neigh:** 2005- Convent Glen North  
**Municipality:**  
**Neigh Name:** Convent Glen North  
**Lot Size:**  
**Zoning:**  
**Zoning Desc:** residential condo  
**Possession:** TBA

**List Price:** \$679,900  
**Sub Type:** Condominium  
**Fronting:** Southeast  
**# Acres:**

**Seasonal:**

**Legal Desc:** UNIT 4, LEVEL 4, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 921 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1505686 CITY OF OTTAWA

## Directions/Remarks

**Directions:** Jeanne D'Arc, South on Bilberry, North on Titanium Private. Left on Montblanc, 2nd building on the left.

**Public Remarks:** Bright and spacious move-in ready two bedroom, two bathroom Minto Peridot model penthouse, corner unit condo offers 1038 square feet of living space as per builder plan and features an open concept floor plan with an abundance natural light from the Southern exposure! Beautiful engineered hardwood flooring in the living room, dining room and bedrooms and tile in the bathrooms, foyer and kitchen. The georgously renovated kitchen boasts granite counters, a breakfast bar and all new appliances. The primary bedroom retreat is spacious and includes a renovated ensuite bathroom with glass shower. Relax on the spacious, private balcony with spectacular view of the pond and mature trees. Enjoy your private garage with a convenient storage room, along with a second exterior parking space! Elevator in building. Short walk to Place d'Orleans Shopping Centre, movie theatre, public transit, fitness centre, restaurants, Shenkman Art Centre and much more.

## Property Information

|                          |  |               |           |                       |                    |                     |                 |
|--------------------------|--|---------------|-----------|-----------------------|--------------------|---------------------|-----------------|
| <b>Style:</b>            | Apartment  | <b>Type:</b>  | One Level | <b>Total Beds:</b>    | 2                  | <b>Total Baths:</b> | 2               |
| <b>Builder:</b>          | Minto  | <b>Model:</b> | Peridot   | <b>Beds AG:</b>       | 2                  | <b>FB/PR Bths:</b>  | 2/0             |
| <b>Year Built:</b>       | 2014/Approx  | <b>#Gar:</b>  | 1         | <b>Beds BG:</b>       | 0                  | <b>Ensuites:</b>    | 1               |
| <b>Parking Desc:</b>     | 1 Garage Attached, Open, Visitor Parking                                     |               |           | <b>#Cover:</b>        | 0                  | <b>Total Park:</b>  | 2               |
| <b>Heat Desc:</b>        | Forced Air   |               |           | <b>Heat Fuel:</b>     | Natural Gas        |                     |                 |
| <b>Air Conditioning:</b> | Central  |               |           | <b>Roof:</b>          |                    | <b>FP Fuel:</b>     |                 |
| <b>Water Supply:</b>     | Municipal  |               |           | <b># FP:</b>          |                    | <b>Sewer:</b>       | Sewer Connected |
| <b>Exterior Finish:</b>  | Brick, Siding  |               |           | <b>Construction:</b>  |                    |                     |                 |
| <b>Foundation:</b>       | Poured Concrete  |               |           | <b>Basement Dev:</b>  | None (No Basement) |                     |                 |
| <b>Basement Desc:</b>    | None   |               |           | <b>Fire Retrofit:</b> |                    |                     |                 |
| <b>Floor Covering:</b>   | Hardwood, Tile   |               |           |                       |                    |                     |                 |
| <b>Appliances Incl:</b>  | Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer           |               |           |                       |                    |                     |                 |
| <b>Feat/Equip Incl:</b>  | Window Blinds, Other (See Remarks)   |               |           |                       |                    |                     |                 |
| <b>Site Influences:</b>  | Balcony, Elevator  |               |           |                       |                    |                     |                 |
| <b>Neigh Influences:</b> | Playground Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby |               |           |                       |                    |                     |                 |
| <b>Rental Equip:</b>     | Hot water tank   |               |           |                       |                    |                     |                 |

## Room Information

| Rm Type | Level | Dimensions  | Rm Type | Level | Dimensions      | Rm Type | Level | Dimensions  | Rm Type | Level | Dimensions    |
|---------|-------|-------------|---------|-------|-----------------|---------|-------|-------------|---------|-------|---------------|
| DINRM   | Main  | 9'6" x 8'4" | LIVRM   | Main  | 16'10" x 15'11" | BEDRM   | Main  | 9'8" x 11'  | PRBED   | Main  | 11'4" x 12'1" |
| BATH4   | Main  |             | BATH3   | Main  |                 | KITCH   | Main  | 9'6" x 7'3" |         |       |               |

## Condo Information

|                            |                  |                         |  |                      |              |
|----------------------------|------------------|-------------------------|--|----------------------|--------------|
| <b>Title Form:</b>         | Condominium      | <b>Condo Name:</b>      |  | <b>Condo Corp #:</b> | 921          |
| <b>Condo Fee:</b>          | \$427.39/Monthly | <b>Condo Fee Incl:</b>  | Building Insurance, Caretaker, Landscape, Management Fee, Snow Removal |                      |              |
| <b>Amenities:</b>          |                  | <b># of Lvl's Unit:</b> |  | <b>MGMT Phone:</b>   | 613-237-9519 |
| <b># of Stories:</b>       |                  | <b>MGMT Comp:</b>       | Condominium Mgt Group  |                      |              |
| <b>Special Assess:</b>     | No               | <b>Storage Locker:</b>  | Yes  | <b>Parking Incl:</b> | Yes          |
| <b>Laundry Facilities:</b> | In Unit          |                         |  |                      |              |

## Other Property Information

|                        |   |                  |                 |                   |  |
|------------------------|---|------------------|-----------------|-------------------|--|
| <b>Assoc/POTL Fee:</b> |   | <b>Taxes/Yr:</b> | \$3,323.00/2022 | <b>Survey/Yr:</b> |  |
| <b>Fee Freq:</b>       |   | <b>Assmt/Yr:</b> |                 |                   |  |
| <b>Multimedia URL:</b> | <a href="https://youtu.be/ia5Kn2HN5Eg">https://youtu.be/ia5Kn2HN5Eg</a> |                  |                 |                   |  |

## Office Information

**List Office #1:** ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

## Conditional/Sold/Other Information

|             |   |            |  |            |  |
|-------------|---|------------|--|------------|--|
| <b>FD:</b>  |   | <b>PR:</b> |  | <b>CD:</b> |  |
| <b>DOM:</b> | 0 | <b>SD:</b> |  | <b>SP:</b> |  |
| <b>SRD:</b> |   |            |  |            |  |

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