



Dear Prospective Buyer:

Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Nestled within the prestigious Tall Ships Landing community, unit 1501 offers an exceptional blend of luxury and tranquility. Boasting an expansive open-concept design, this rarely available condo apartment invites natural light to cascade through its multitude of windows, framing breathtaking panoramic views of the majestic St. Lawrence River and the islands. Step onto the private balcony to experience the breathtaking views in the open air.

This luxurious residence features two generously sized bedrooms and two elegantly appointed bathrooms, each exuding opulence and comfort. Hardwood flooring graces the spacious living areas, complementing the sleek granite countertops and high-end finishes that adorn the well-appointed kitchen. Whether entertaining guests in the formal dining room or retreating to the cozy den, every corner of this home exudes sophistication and style.

The primary bedroom offers a serene sanctuary, complete with a lavish four-piece ensuite bath boasting a walk-in shower and a large soaker tub—perfect for unwinding after a long day. Convenience meets luxury with in-suite laundry facilities and ample storage space throughout, ensuring both functionality and refinement.

Enjoy a lifestyle of unparalleled elegance, scenic beauty, and access to the finest amenities including indoor access to a fine restaurant and a spa and health club all while being only steps away from Tall ships Marina and all the sights and conveniences of historic downtown Brockville. Experience this exceptional Tall Ships Landing condominium, where every detail has been meticulously crafted for the discerning homeowner seeking the epitome of waterfront living.

Property Details

ADDRESS: 1501–15 St. Andrew Street, Brockville, On. K6V0B8

TYPE: Residential condominium

LEGAL DESCRIPTION: UNIT 1, LEVEL 10, LEEDS STANDARD CONDOMINIUM PLAN NO. 41 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SETOUT IN SCHEDULE A AS IN LE69232 CITY OF BROCKVILLE

SQ. FT:	1,684 (MPAC)
BEDROOMS:	2; Primary features large closets and 4 piece ensuite bath.
BATHS:	2; 3 piece main, 4 piece ensuite off primary bedroom featuring separate soaker tub.
LAUNDRY:	In suite
AGE:	11 years (2013)
ELECTRICAL:	Breaker panel
FLOORS:	Ceramic, hardwood, carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick.
INTERIOR:	Drywall
PARKING:	Handicapped underground space #101 (deeded)
TAXES:	\$12,985.58 (2023)
CONDO FEES:	\$1435.78 / mo. + \$106/mo. garage maintenance fee.
MANAGEMENT CO:	EOPMG – 613-918-0145
Zoning	C3

STORAGE:	In unit
PET FRIENDLY:	Limited
ROLL #:	080202003514253
PIN #:	448410053
HIGH SPEED INTERNET:	Available
HEATING:	Central
COOLING:	Central
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at: www.gogordons.com
AMENITIES:	Elevator, multi use room, outdoor kitchen. Pool, Spa and exercise center available with additional membership.
CONDO FEE INCLUDES:	Amenities, general maintenance and repair, Heat / air conditioning, trash removal, water/sewer, landscaping, management fee.
CHATELS INCLUDED:	Fridge, Stove, Washer, Dryer, dishwasher.
FIXTURES EXCLUDED:	None
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour