

## Condominiums

**Purpose** - to help people with their real estate needs

**Date** - date shown is when the information was sourced and believed to be accurate.

**Sources** – MLS, realtor.ca, Invested in the Community (living and working)

**Data** – Please use the information provided **as a guide** to help you with your real estate.

**Updates** –this document will be updated (on [www.robandjenn.ca](http://www.robandjenn.ca)) as new information becomes available.

### Brockville - City of the 1000 Islands

[www.brockville.com](http://www.brockville.com)

2010 - Brockville Economic Development office produced an informative booklet on the City. (some info is dated and probably expired but it provides some great history on Brockville)

[www.brockville.com/resortliving/pdf/839617424.pdf](http://www.brockville.com/resortliving/pdf/839617424.pdf)

Legal question (covers 46 different areas of the law including real estate – excellent source)

[www.legalline.ca](http://www.legalline.ca)

Total number of **Condos SOLD** over the **past 3 years in Brockville**

2020 – 70 condo units sold

2019 – 83 condo units sold

2018 – 62 condo units sold

**Condominium** can include high-rise apartment style buildings, townhouses, lofts and detached or semi-detached houses. Each owner has legal title to their own unit and all owners own and share the expenses of ‘common elements’ (gardens, parking, hallways, elevators, recreational facilities, maintenance of the building). Each owner is responsible for the maintenance and repair of their unit and the corporation is responsible for the common elements. All condominium owners are owners in the corporation and are given rights to vote on certain matters. The directors of the corporation, who are elected by the owners, handle the day-to-day running of the condominium.

A **condominium unit** is for the exclusive use of the individual condominium owner and may consist of a residential unit, a storage locker, a parking spot, or a utility closet to name just a few examples. What a condominium unit consists of in any given circumstance is described in the declaration, and the unit boundaries are outlined in a schedule to the declaration. In contrast to condominium units, **common elements** are not for the exclusive use of a particular unit owner, but rather, available for use by all of the condominium owners and their tenants. Common elements consist of those things that are not described and registered as a condominium unit. Examples of common elements include the front lobby, exercise facilities, and outside gardens. It is important to note that in some cases, common elements are for the exclusive use of a particular unit owner. These elements are called *exclusive use common elements*. For example, a balcony to a condominium unit may or may not be part of the actual unit.

Condominium owners pay for the upkeep of the common elements through maintenance fees known as **common expenses**. Common expenses are sometimes shared equally by all of the owners, while in other buildings the fees are calculated on a percentage basis, (pro-rated so that someone who owns a larger unit will pay a higher percentage of the common expenses).

**Amenities** –by definition, a desirable or useful feature or facility of a building or place. Heating is regarded as a basic amenity BUT many condos at the expense of the condo owner.

**Status Certificate** – contains basic, essential and financial status about a particular unit and the condo corporation. (condo declaration, by-laws, budget, reserve fund, insurance, management contract, rules, minutes of the last annual general meeting, and any lawsuit involving the corporation.

**Reserve Fund** – as named – should have sufficient funds to cover ongoing maintenance and repair of the condominium’s major capital items.

### **Declaration, description, and the condominium corporation**

New condominiums are legally created once two documents are registered. These are the **description** and the **declaration**. The description consists of building plans and a property survey. The declaration is the equivalent of a constitution of the condominium corporation. It sets things such as the definition of units and common elements, outlines the division of ownership of each, and outlines how much each unit owner must pay in monthly condo fees.

In addition to these two documents, condominiums also have by-laws and rules. By-laws deal with matters such as the duties and powers of the board of directors of the condominium, collection of common expenses, and how meetings are conducted. Rules cover the everyday rights and obligations of the residents and owners of the condominium, including such issues as the ownership of pets, and what documents owners must file if they want to rent their unit.

Each condominium development becomes a condominium corporation when the declaration and description are registered. All condominium owners are owners in the corporation and are given rights to vote on certain matters. The directors of the corporation, who are elected by the owners, handle the day-to-day running of the condominium.

## PM - Property Management Companies in Brockville and the Surrounding Area

ARAC Property Management Inc.

T – 1-866.271.8183

[www.arcapm.com](http://www.arcapm.com) (Ottawa, Kingston, Brockville)

Bendale Propety Management (919 Sydenham Road, Kingston)

T – 613.531.1336

E – [info@bendale.ca](mailto:info@bendale.ca)

[www.bendale.ca](http://www.bendale.ca)

Cogir Real Estate (head office - Whitby)

T – 613.342.6439

E – [info@toronto.cogir.net](mailto:info@toronto.cogir.net)

[www.cogir.net](http://www.cogir.net)

DMS Property Management Ltd (head office – Toronto)

T – 613.342.8833

[www.dmsproperty.com](http://www.dmsproperty.com)

Eastern Ontario Property Management Group (26 Broad St. Brockville)

T – 613.918.0145

E – [leasing@eopmg.com](mailto:leasing@eopmg.com)

Evolution Property Management (Brockville)

613.246.4077

E – [office@evolutionpm.ca](mailto:office@evolutionpm.ca)

[www.evolutionpm.ca](http://www.evolutionpm.ca)

John Shaver and Associates Property Management (2263 Princess St. Kingston)

T – 613.541.1190

River City Property Management (135 Suite #202 Ormond St. Brockville)

T – 613.498.1598

E – [crichards@rivercityproperty.ca](mailto:crichards@rivercityproperty.ca)

[www.rivercityproperty.ca](http://www.rivercityproperty.ca)

Realstar

t- 613.345.2002

e – [info@realstar.ca](mailto:info@realstar.ca)

[www.realstar.ca](http://www.realstar.ca)

Sheridan Green Townhomes

T – 613.498.2129

E – [sheridangreen@thesilvergroup.ca](mailto:sheridangreen@thesilvergroup.ca)

[www.thesilvergroup.ca](http://www.thesilvergroup.ca)

**Condo Fees** – noted whether all are the (same) or the (average) of the fees

**Some notable features** – comments in general noted about the condo(s) and/or location

## **South Area**

### **(south of the train tracks to the St. Lawrence River)**

February 2021

#### **County Club Place K6V-6T5 to 6T8**

PM - Bendale Property Management (919 Sydenham Road, Kingston)

Leeds Condo Corporation # 16

Condo declaration date – Sept 14<sup>th</sup>, 1989

54 Condos

Some notable features

On a 5-acre treed setting, due South of the Brockville County Club/Curing Rink and on the St. Lawrence River. 12 townhouses, in traditionally designed Georgian townhouses. Adult oriented community with tennis courts and in-ground pool. 8-inch insulated blocks between condos, forced gas heating and central air. Direct access to a single car garage, 3 bedrooms and 2 plus bathrooms. 12 buildings in total and 2 of them have direct views of the St. Lawrence River.

Sales History

2019 – 1 condo sold for \$242,500 – condo fees \$485

2020 – 4 condos sold – average sale price of \$317,375 and condo fees of \$543 (same fee)

Highest selling unit – June 2018 - 25 Country Club Place sold for \$376,000

February 2021

#### **The Harbourview**

#### **3 Apple St., Brockville, K6V-4X5**

PM - John Shaver and Associates Property Management (2263 Princess St. Kingston)

Live in Superintendent – Roger Hodgkinson T 613.345.5314

Leeds Condo Corporation # 4

Condo declaration date – August 28<sup>th</sup>, 1981

77 condos

Some notable features

Built in the early 1980s – high-rise building with river views and balconies. Conveniently located by the riverfront parks, walking trails, restaurants. Common and exercise room, heated inground pool, 2 elevators and security building. Non-smoking building, no pets, shared laundry room, electric baseboard heat. Smart card laundry. Parking indoor - \$700 plus / year and parking outdoors - \$300 plus / year.

Sales History

2019 – 3 condos sold – average sale price of \$233,000 and average condo fees \$394 / month

2020 – 3 condos sold – average sale price of \$283,300 and average condo fees \$416 / month

Highest selling unit ... November 2020 Condo # 702 sold for \$294,900

February 2021

**The Boardwalk**

**11 Broad St. Brockville, K6V-4T5**

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Leeds Condo Corporation # 18

Condo registration declaration date – February 12/1990

24 residential condos

24 commercial conds

Some notable features

Built in 1987 and located in the Brockville Harbour with 9 floors - Inside parking, storage locker, party room and exercise room. Central heating/air conditioning done by heat pump and back up electric baseboards.

Sales History

2019 – 3 condos sold – average sale price of \$468,000 – average condo fee of \$972 / month

2020 – 2 condos sold – average sale price of \$428,000 – condo fee was \$1071 / month (same fee)

Highest selling unit ... May 2019 – condo #602 sold for \$579,900

February 2021

**Tall Ships Landing Condo**

**15 St. Andrew St., Brockville, K6V-5S9**

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Two Condos on Geowarehouse

Leeds Condo Corporation # 41

Condo Registration declaration date – December 9<sup>th</sup> 2014

Leeds Condo Corporation #42 (Parking)

Condo registration declaration date – June 30<sup>th</sup> 2015

88 residential condos

Some notable features

Built in 2015, a 21-storey building in a resort-style setting on the historic St. Lawrence River in the heart of the 1000 Islands. Private marina, clubhouse, fitness centre, restaurant, vacation cottage-iniums and guest rooms and host to the 1000 Islands Ontario's Aquatarium.

[www.tallshipslanding.com](http://www.tallshipslanding.com) – telephone for the Tall Ships 613.498.7245

Sales History

2019 – 4 re-sale condos sold, average \$550,000 average condo fee \$773 / month

2020 – 3 re-sale condos sold, average \$540,000 average condo fee \$750 / month

Highest selling condo – January 2018 #2101 sold \$725,000

February 2020

**Ashley Estates**

**235 King St East Brockville, K6V-1C8**

PM - Self-Managed

Leeds Condo Corporation # 23

Condo Registration declaration date – December 19<sup>th</sup>, 1990

26 Condos

Some notable features

Built in 1991, out-door parking, storage locker, in-unit laundry, smoke and pet free, elevator, sewer/water included, no balconies, 4 storey apartment building.

Sales History

2019 – 5 condos sold, average \$192,000 average condo fees \$386 / month

2020 – 2 condos sold, average \$199,000 average condo fees \$ 297 / month

Highest selling condo – August 2020 #402 \$210,000

February 2020

**The Executive**

**55 Water St East Brockville, K6V-1A3**

PM - Evolution Property Management (Brockville)

Leeds Condo Corporation #3

Condo Registration declaration date – Feb 6<sup>th</sup>, 1979

81 condos

Some notable features

Built in the late 1970s - high rise apartment building on the St. Lawrence River. Underground parking, guest suite, indoor gym/exercise area, heated outdoor salt-water pool, squash court. pet restrictions.

Sales History

2019 – 1 condo sold at \$415,000 – condo fee \$447 / month

2020 – 4 condos sold average \$456,250 – average condo fees \$606 / month

Highest selling unit (penthouse) December 2009 ... #905 sold for \$799,900

September 2020 ... next high selling unit .... # 510 sold for \$540,000

February 2021

**167 Pearl St East Brockville, K6V-1R5**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation #24

Condo Registration declaration date – May 1<sup>st</sup>, 1991

12 condos

Some notable features

Built in 1961, 3 storey building, in-suite laundry, elevator, storage locker, heat

Sales history

Only one unit sold the past 2 years - \$167,900 condo fee \$460 / month

February 2021

## **Four Winds**

**109 King St. East Brockville, K6V-1B8**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation #

Condo Registration declaration date –

?? condos

Some notable features

Built in 1966, 8 floors, 2 elevators, same floor laundry, common area party room, exercise room, sauna, outdoor heated pool, locker area, non-smoking.

Sales History

2019 – 3 condos sold, average \$ 242,000 – condo fee \$ 369 / month (average)

2020 – 8 condos sold, average \$ 231,500 – condo fee \$ 375 / month (average)

Highest selling unit – July 2018 ... # 708 sold for \$315,000

## **CENTRE Area of BROCKVILLE**

**(south of highway #401 and north of the train tracks)**

February 2021

The Braesides

**2 Charlotte Place, Brockville. K6V-6T4**

**6 Charlotte Place, Brockville, K6V-6S9**

**14 Charlotte Place, Brockville. K6V-6T2**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation # 10, # 11 and # 15

Condo Registration declaration date – Sept '88, Nov '88 and July '89

24 condos in each building

Some notable features

Built in 1989, 3 buildings at 4 storeys in height. Combining all 3 buildings for sold numbers

Buildings have balconies and water/sewer included in condo fees.

Sales History

2019

#2 – 2 condos sold average \$ 111,450 – condo fee \$257 /month (same)

#6 – 3 condos sold average \$ 128,000 – condo fee \$ 386 / month average

#14 – 5 condos sold average \$ 129,800 – condo fee \$ 374 / month average

2020

#2 – 3 condos sold average \$118,000 – condo fee \$311 / month (same)

#6 – 2 condos sold average \$139,000 – condo fee \$ 417 / month average

#14 – 5 condos sold average \$ 124,900 – condo fee \$ 358 / month average

Highest Selling Unit

#2 – June 2020 #4 sold for \$ 120,000

#6 – Dec 2020 # 21 sold for \$ 139,900

#14 – Feb 2017 #6 sold for \$142,500

February 2021

**27 Aldershot, Brockville, K6V-2P7**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation # 12

Condo Registration declaration date – Dec 21<sup>st</sup> – 1988

Some notable features

5 townhouses generally with 3 bedrooms.

Sales History

2019 – 4 condos sold average \$ 165,430 condo fee \$232 / month average

2020 – 5 condos sold average \$ 214,980 condo fee \$ 276 / month average

Highest selling unit ... December 2020 - #5 sold for \$250,000

February 2021

**274 Ormond St. Brockville K6V-6Z7**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation # 20

Condo Registration declaration date – Dec 7<sup>th</sup>, 1990

39 condos

Some notable features

Built in 1992 – 4 storey building, elevator, non-smoking, in-suite laundry. Located north of the Central Ave Quickie Store (Central Park Square)

2020 – Elevator was replaced

Sales History

2019 – 2 condos sold average \$ 168,500 – condo fee \$324 / month average

2020 – 2 condos sold average \$186,500 – condo fee \$ 307 / month average

Highest selling unit .... June 2020 #201 sold for \$210,000



**NORTH Area of BROCKVILLE**  
**(north of highway #401)**

February 2021

**Millwood Manor**

**1100 Millwood Ave, Brockville, K6V-6Z3**

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Leeds Condo Corporation # 17

Condo Registration declaration date –

47 Condos

Some notable features

Built in 1978, non-smoking, elevator, exercise room, shared laundry on each floor, common/party room, located just North of Parkedale Ave.

Sales History

2019 ... 8 condos sold average \$142,000 – condo fees \$332 /month (same)

2020 .... 3 condos sold average \$ 154,000 – condo fees \$ 346 / month (same)

September 2020 ... highest selling unit ... # 207 sold for \$185,500

February 2021

**Meadow Creek**

**1109 Millwood Ave, Brockville, K6V-0C7**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation # 43

Condo Registration declaration date – May 4<sup>th</sup>, 2016

Condos

Some notable features

Built in 2016, parking, elevator, in-unit laundry, in-floor radiant natural gas heat/central air conditioning, private balconies. Location – directly behind Canadian Tire at entrance to Memorial Centre rink. Built by Sweet Water Homes (Rob Thompson – Kemptville)

[www.sweetwaterhomes.ca](http://www.sweetwaterhomes.ca) has floor plans posted on the website for the units.

2020 ... 1 unit sold ... \$325,000

2019 ... 4 units sold .. \$291,250

December 2020 ... highest selling unit ... #103 sold for \$325,000

February 2021

**1171 Millwood Ave, Brockville, K6V-7L5**

PM – Highlands Associates

Leeds Condo Corporation # 38

Condo Registration declaration date – May 6<sup>th</sup>, 2004

13 condos

Some notable features

2 buildings, 13 units – 1 storey – townhouse style, slab basements, in-unit laundry, in-floor radiant heating,

Sales History

2018 – 1 condo sold \$186,000 condo fee \$ 352/month

2019 – zero sold and 2020 zero sold

February 2021

1199 Millwood Ave, Brockville, K6V-6J4

1201 Millwood

1211 Millwood

1231 Millwood

1221 Millwood

PM – River City Property Management

Leeds Condo Corporation #5

Condo Registration declaration date – Dec 24<sup>th</sup>, 1981

28 Condos – 4 with 6 condos and 1 building with 4 condos

Some notable features –

Townhouse style with 3 buildings viewing the Memorial Centre and the other two located in the interior of the complex.

Sales history

2019 – 4 condos sold average \$153,500, condo fee \$300 (same)

2020 – 5 condos sold average \$164,500 condo fee \$315 (same)

Highest Selling Condo - June 2020 #81 for \$215,500

February 2021

1249 Millwood Brockville, K6V-6J4

1267 Millwood

1263 Millwood

1265 Millwood

1271 Millwood

1293 Millwood

PM – River City Property Management

Leeds Condo Corporation # 2

Condo Registration declaration date – Aug 10<sup>th</sup>, 1977

35 Condos – 5 buildings with 6 and 1 building with 5

Some notable features

4 buildings along Vista Drive and 2 interior building in the complex

Sales History

2019 – 2 condos sold average \$ 133,700 condo fee \$300/month (average)

2020 – 3 condos sold average \$ 151,000 condo fee \$ 310/month (average)

Highest selling condo – March 2020 - #34 \$159,900

February 2021

**Camelot Building**

**21 Liston Ave., Brockville, K6V-7B3**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation # 31

Condo Registration declaration date – June 6<sup>th</sup>, 1996

Condos

Some notable features

Built in 1996, 4 floors, elevator, small pets, laundry room, located just off Millwood on South side of Liston.

Sales History

2019 8 condos sold average \$138,000, condo fee \$371/month (aveage)

2020 1vcondo sold ... \$117,000, condo fee \$365

June 2013 .... Highest selling unit .... #405 sold for \$170,000

February 2021

**Wilno Place**

**95 Windsor Drive Brockville K6V-3H7**

PM - John Ham Superintendent. T – 613.802.5478

Leeds Condo Corporation # 19

Condo Registration declaration date – July 31<sup>st</sup>, 1990

28 condos

Some notable features

Built in 1973, 5 storey building, large laundry room on main floor.

2020 ... nothing sold

2019 ... 1 unit sold ... \$152,000

February 2021

**Wilfred Laurier Building**

**820 Laurier Blvd, Brockville, K6V-6Z2**

PM - River City Property Management (135 suite 202 Ormond St Brockville)

Leeds Condo Corporation # 14

Condo Registration declaration date – May 30<sup>th</sup>, 1989

55 Condos

Some notable features

Built in 1988, 3 story building with elevator, assigned outdoor parking, storage locker, laundry on each floor. Located one block East of Stewart Blvd, north side of Laurier Blvd.

Sales History

2019 – 5 condos sold average \$127,400 and condo fee \$277/month (same)

2020 ... 6 condos sold average \$ 129,800 and condo fee \$302/month (same)

December 2020 ... highest selling unit .... #217 sold for \$138,000

February 2021

**Colonial Heights Condominiums**

**810 Kyle Court Brockville, K6V-6H6**

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Leeds Condo Corporation #34

Condo Registration declaration date –

31 condos

Some notable features

Sales History

2019 – 2 condos for an average of \$79,200 – condo fee \$440 (average)

2020 – zero sold

December 2019 ... highest selling unit ... #304 sold for \$99,900

**815 Kyle Court Brockville, K6V-6J7**

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Leeds Condo Corporation #36

Condo Registration declaration date –

47 condos

Some notable features

Sales History

2019 – 3 condos sold for an average of \$67,300 – condo fees \$411 (average)

2020 – zero sold

August 2014 .... Highest selling unit .... # 106 for \$75,000

**845 Kyle Court Brockville. K6V-6K7**

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Leeds Condo Corporation #37

Condo Registration declaration date –

52 condos

Some notable features

Sales History

2019 – 1 condo sold for \$61,000 and condo fee of \$342

2020 – 1 condo sold for \$77,900 and condo fee of \$341

August 2020 ... highest selling unit #3?? ... # 77,900

February 2021

815 Macodrum Dr. Brockville, K6V-6P6

PM -

Leeds Condo Corporation # (unknown)

Condo Reg'd declaration date – Nov 26<sup>th</sup>, 2008

36 Condos

Condo Building owned by Alimari Group Icc

NO Sales listed on the MLS

February 2021

819 MacOdrum Dr. Brockville, K6V-6P6

825 MacOdrum Dr. Brockville, K6V-6P6

PM - Eastern Ontario Property Management Group (26 Broad St., Brockville)

Leeds Condo Corporation # 25

Condo Registration declaration date – June 7<sup>th</sup>, 1991

36 Condos

Some notable features

2 buildings – 3 storey high

Sales History

2019 – 8 condos sold average \$87,625 and condo fee 319 / month (same)

2020 – 6 condos sold average \$ 92,000 and condo fee 319 /month (same)

Oct 2013 - highest unit 819 #1 sold for \$113,000

**2021 –  
Condos Sold to present date**

<b>January</b>	<b>Sold \$</b>	<b>Condo Fee</b>	
3 Apple St. #101	\$286,000	659.41	
14 Charlotte # 19	\$140,000	406.56	
819 Macodrum #1	\$113,000	342.44	
<b>February</b>			
274 Ormond #402	\$240,000	343.00	
1109 Millwood #201	\$315,000	531.39	
845 Kyle #102	\$100,000	481.00	new high seller
819 Macodrum #6	\$113,000	342.44	
<b>March</b>			
1271 Millwood #11	\$185,000	322.83	
274 Ormond # 304	\$241,500	336.00	new high seller
1100 Ormond #410	\$192,000	355.63	new high seller
15 St. Andrew #606	\$350,000	643.00	
1249 Millwood #30	\$227,786	322.83.	new high seller
1199 Millwood #83	\$200,100	345.00	
235 King St E #304	\$225,000	365.75	
55 Water St E #406	\$465,000	617.05	new high seller
<b>April</b>			
1100 Millwood #207	\$190,000	355.63	
21 Liston #312	\$247,799	413.94	new high seller

