



For Sale

#604 – 90 George St



Lower Town



1 + Den



1



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Immaculate 1 bedroom + den condo in the exclusive & elegant 90 George boasts city livings at its finest with jaw-dropping sightlines over the Byward Market & stunning rooftop terrace. Well-maintained unit with classic décor, style & hardwood flooring throughout. Open concept main area features high-end kitchen with cherrywood cabinetry, creamy tile backsplash, granite counters & upgraded stainless steel appliances including gas range & French door refrigerator + well-proportioned living space. Take in the evening skyline featuring stunning historic architecture including the peaked roofs of the Basilica, Connaught Building, Chateau Laurier & more from the private balcony or comfortably in bed through huge floor to ceiling windows. Bonus den makes the perfect home office. Full bathroom includes glass walk-in shower + convenient in-unit laundry. Building offers fantastic quality amenities including landscaped rooftop terraced with BBQs, indoor pool, sauna, exercise room, 24-hour security & concierge. 1 underground parking space & sizeable storage locker included + condo fees inclusive of water & heat make for carefree, easy living!



Lower Town

Step out your front door into the heart of Ottawa, steps from the finest dining, shopping & entertainment! Building has back exit directly onto Rideau Street, less than 1 minute walk to shopping centre & LRT. Gorgeous city parks, Ottawa River, Rideau Canal + walking & cycling paths offer connections to nature while maintaining all the convenience of this ultra-central location.

Inclusions

- Kitchen appliances: refrigerator (2009), gas range stove (2009), dishwasher (2009), microwave/hoodfan
- Washer & dryer (2023)

Property Taxes & Electricity

- Property taxes approximately:
 - \$4,071/2023
- Electricity approximately:
 - \$100/month



Elegant Features

- City living at its finest
- Building exudes sophistication from the moment you enter the lobby
- Jaw-dropping sightlines over the Byward Market
- Stunning roof top terrace
- Immaculate 1 bedroom + den
- True pride in ownership is evident through the well-maintained unit
- Classic décor, style & hardwood flooring throughout
- Take in the evening skyline featuring stunning historic architecture including the peaked roofs of the Basilica, Connaught Building, Chateau Laurier & more from the private balcony or comfortably in bed through huge floor to ceiling windows

Spacious Floorplan

- Open concept main area
- High-end kitchen
 - Cherrywood cabinetry
 - Creamy tile backsplash
 - Granite counters
 - Upgraded stainless steel appliances including gas range & French door refrigerator
- Well-proportioned living space
- Bedroom with huge floor to ceiling windows boasting stunning city views
- Bonus den makes the perfect space for a home office
- Full bathroom
 - Glass extra large walk in shower
 - Convenient in-unit laundry



Condo Fee & Inclusions

- CPP#: 815
- Condo managed by Condominium Management Group
 - 613-237-9519
- Fee approximately \$942/month
- Fee includes:
 - Management Fee
 - Building insurance
 - Caretaker
 - Heat
 - Water/wastewater
 - Snow removal
 - Common area hydro
 - Reserve fund allocation
- Status Certificate on file & available upon request

Condo Amenities

- Elevator
- Expanded exercise centre
- Indoor pool with whirlpool
- Sauna
- Park-like rooftop terrace with bbq, sun loungers, dining sets & more.
- 24 hour security
- Concierge

Parking & Storage

- 1 Parking Space: 3-17
 - Located right off elevator
- 1 Storage Locker: C-58
 - Located directly in front of parking space



**Are you ready
to make this
house a *home*?**

Natalie McGuire

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