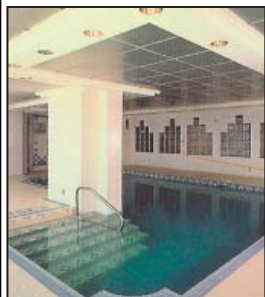
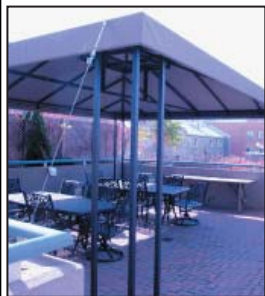
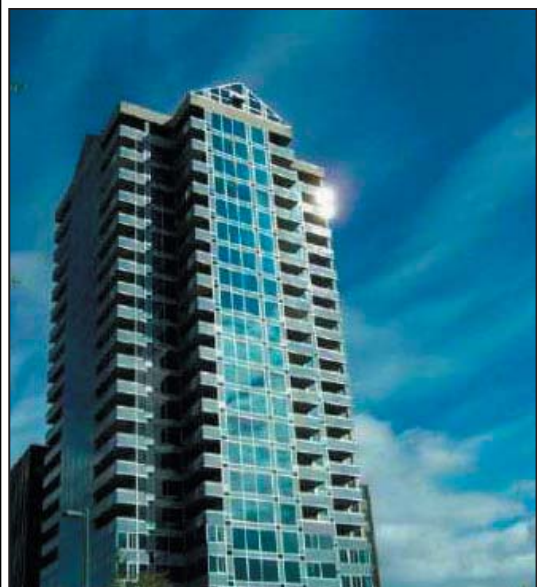




**Nancy Benson**  
Sales Representative



160 George Street, Apartment 1706  
"The St. George"



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# 160 George Street, Apartment 1706

“The St. George”

\$297,000

The St. George brings you close to Ottawa landmarks such as the Rideau Canal, the National Arts Centre, Parliament Buildings and the National Gallery. The finest shopping in the city is virtually on your doorstep in the Byward Market and the Rideau Centre. This fashionable building is a subtle blend of traditional elegance and modern design. The lobby’s gleaming marble and highly polished metal are complemented by rich wood for a truly distinguished appearance.

For the comfort of residents, there are a host of luxurious amenities including an indoor pool, exercise room, and relaxing Sauna at your disposal.

## Features

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Sophisticated security equipment and uniformed personnel work around the clock to maintain your safety</li> <li>• Welcoming lobby with elegant marble and wood finish</li> <li>• Wonderful floor-to-ceiling windows with South-East exposure</li> <li>• Handsome cove mouldings installed in principal rooms</li> <li>• Ensuite laundry facilities with stacked units included</li> <li>• Oversized balcony perfect for dining “Al Fresco”</li> </ul> | <ul style="list-style-type: none"> <li>• Handsome gallery style entry with ceramic tile</li> <li>• Gleaming “Pergo” flooring recently installed in all principal rooms</li> <li>• Gorgeous gourmet kitchen with granite countertops double undermount stainless steel sink with single lever faucet, trendy jet black appliances, rich maple cabinetry including display cabinets with glass doors, halogen track lighting</li> <li>• Tranquil master bedroom retreat offers a full four-piece bath with ceramic tile floor &amp; tub enclosure plus a walk through closet</li> </ul> |
|--|---|

## Layout

<b>Foyer:</b> 20 <sup>14</sup> ” x 5 <sup>5</sup> ”	Ceramic tile floor, guest coat space	<b>Laundry/Utility:</b> 5’ x 5’	Stacking washer & dryer, hot water tank
<b>Living Room:</b> 17 <sup>2</sup> ” x 14 <sup>4</sup> ”	Pergo (woodgrain) floors, cove mouldings, patio doors	<b>Kitchen:</b> 8 <sup>2</sup> ” x 7 <sup>6</sup> ”	Ceramic tile floor, gleaming maple cupboards and drawers, rich granite counters and state-of-the-art black appliances
<b>Dining Room:</b> 11 <sup>2</sup> ” x 10 <sup>5</sup> ”	Pergo (woodgrain) floors, cove mouldings	<b>Bedroom:</b> 11 <sup>8</sup> ” x 10 <sup>3</sup> ”	Pergo (woodgrain) floors, double clothes closet (no doors), door to balcony
<b>Bathroom:</b> 7 <sup>6</sup> ” x 5’	White ceramic tile floor and bath enclosure, full vanity with large counter, wall mirror with make-up lighting	<b>Master Bedroom:</b> 20 <sup>6</sup> ” x 12’	Pergo (woodgrain) floors, passage door to balcony
<b>Walk-through Closet:</b> 7 <sup>7</sup> ” x 6 <sup>1</sup> ”	Pergo (woodgrain) floors	<b>Ensuite:</b> 7 <sup>6</sup> ” x 7 <sup>1</sup> ”	Ceramic tile floor and bath enclosure, full vanity with large counter, drawers, wall mirror with make-up lighting, medicine closet

The above information is believed to be accurate, but is not warranted.

# 160 George Street, Apartment 1706

## "The St. George"

### Floor Plan



### Property Details

<b>Legal Description:</b>	Carleton Condominium Plan 375, Level 16, Unit 6, Level D, Unit 7	<b>Condo Fee:</b>	\$402. <sup>58</sup>
		<b>Fee Includes:</b>	Management, caretaker, building insurance, recreational facilities, water
<b>Taxes (2006):</b>	\$3,000. <sup>64</sup>	<b>Parking:</b>	One underground parking space
<b>Possession:</b>	Immediate	<b>Inclusions:</b>	Fridge, stove, washer, dryer, microwave/hoodfan, dishwasher
<b>Heating:</b>	Baseboard electric	<b>Cooling:</b>	Central air conditioning
<b>Unit Size:</b>	Approximately 1,400 Square Feet		

The above information is believed to be accurate, but is not warranted.