

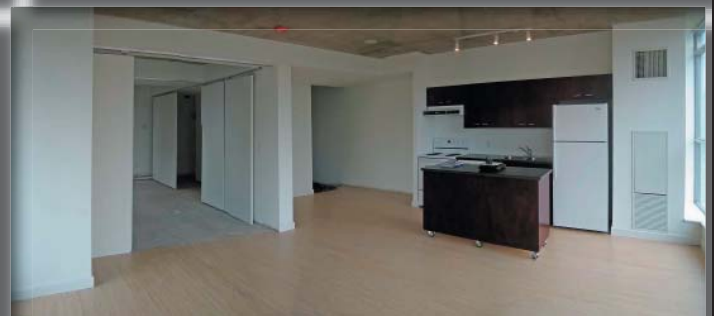


Nancy  
Benson

Sales Representative



# 179 George Street, Apartment #908 "East Market"



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BROKERAGE

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# 179 George Street, Apartment #908

“East Market”

\$299,900

While there are three separate buildings, the East Market is one community, a community of people who share a commitment to style, to design and to the city. 179 George Street is comprised of 14 stories and contains 107 loft style units plus ground floor retail space at the corner of Cumberland and York. Welcoming canopy entrance, with designer lobby area, as well as two high speed elevators, this stylish warehouse Loft apartment offers exposed concrete and floor to ceiling windows & doors. “East Market” allows for easy access to all the amenities this vibrant area has to offer.

## Loft Features:

- Fabulous unit offering approximately 883 sq. ft. of designer living space
- Soaring 9’2” clear ceiling height
- Custom floor-to-ceiling sliding doors on industrial style tracks, as per plans
- Operable warehouse style awning windows and sliding door opening on to private balcony
- Rubberwood flooring in all rooms except for the bathroom which is white ceramic tile
- Individually controlled seasonal heating and air conditioning
- Open concept kitchen with eat-in peninsula and “Whirlpool” appliances
- 4 piece bathroom with all white bathroom fixtures and full ceiling height ceramic tile surround
- Custom overhead rain head shower in tub
- Track lighting throughout the unit
- Custom blinds installed throughout the unit
- Fabulous roof-top views from the west facing balcony
- Stacked washer/dryer located in laundry closet
- Full ceiling height tub surround
- Sliding panel doors on most walls allows for a flexible floor plan

## LAYOUT

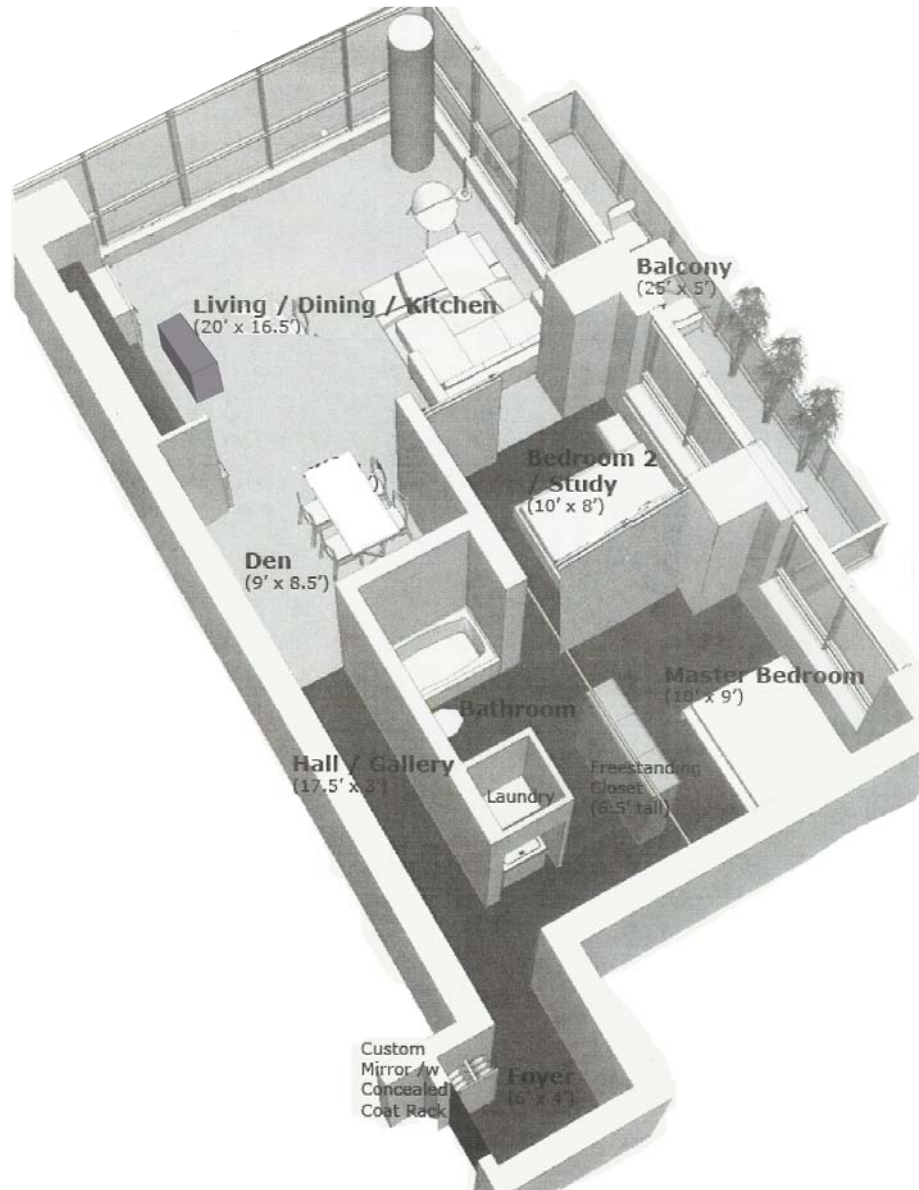
<b>Foyer:</b> 6' x 4'	Rubberwood flooring	<b>Laundry:</b> (Located in Closet)	Stackable washer & dryer
<b>Hallway:</b> 17'5" x 3'	Rubberwood flooring, double guest clothes closet	<b>Master Bedroom:</b> 10' x 9'	Rubberwood flooring, sliding privacy panel
<b>Bathroom:</b> 9' x 5'	4-piece, white ceramic tile floor and bathtub surround, vanity with stainless steel sink & single lever faucet, wall mounted medicine cabinet with opaque glass door, circular mirror with bar lighting	<b>Bedroom:</b> 10' x 8'	Rubberwood flooring, sliding privacy panel
<b>Den:</b> 9' x 8'5"	Rubberwood flooring	<b>Living/Dining:</b> 20' x 16'5"	Rubberwood flooring, floor to ceiling windows, door to west facing balcony. Exposed concrete post
<b>Kitchen:</b> 12' x 8'	Rubberwood flooring, plenty of counter space including work island, cherry wood cupboard doors with metal pulls, double stainless steel sink with single level faucet, pristine white “Whirlpool” appliances, track lighting	<b>Balcony:</b> 25' x 5'	Concrete frame with metal railing and glass panels, westerly exposure

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

# 179 George Street, Apartment #908

## “East Market”

### Floor Plan



## PROPERTY DETAILS

<b>Legal Description:</b>	Level 9 Unit 8 (unit) Level 1C Unit 36 (parking) Level 1B Unit 58 (locker)	<b>Condo Fee:</b>	\$426. <sup>81</sup> Fee includes: caretaker, heat, central air, recreation facilities, water, building insurance & management, hydro
<b>Taxes:</b>	To be determined	<b>Parking:</b>	1 garage parking
<b>Rental Items:</b>	None	<b>Inclusions:</b>	Fridge, stove, dishwasher, washer, dryer, hoodfan, custom blinds
<b>Heating:</b>	Forced air, natural gas (included)	<b>Cooling:</b>	Central air conditioning (included)
<b>Possession:</b>	Immediate or to be arranged		

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