



At a Glance

Address: 90 George Street #902

Offer Date: Rental applications welcome

Asking Price: \$4,000/month

Bedrooms: 2

 $\textbf{Bathrooms:}\ 2$

Parking: 1 Underground

See it on nickfundytus.ca!

Using this Guide

This digital feature sheet provides rich online content including virtual tours, photo gallery, floor plans and prelisting inspection report.

- 1. Listing at a Glance
- 2. Photos, iGuide and Floor Plans
- 3. Neighourbood
- 4. Offer Instructions
- 5. Awards and Recognitions



High-Resolution Gallery

View the photos in beautiful highresolution!

VIEW GALLERY





3D Tour

Our iGuide virtual tour puts you right in the house from wherever you are!

SEE THE IGUIDE

Floor Plans

View and download floor plans and square footage for the property.

GET FLOOR PLANS



Perfect Fit for Professionals

Welcome to 90 George Street in Centre Town, Ottawa. You'll love the prestigious location, amazing view and luxurious in-building amenities. Measurements and square footage available in floor plans and at nickfundytus.ca.

90 George Street has everything you need for downtown living.

- 24/7 concierge and security
- Fitness centre
- Indoor pool and hot tub
- Sauna
- Expansive rooftop terrace with barbecues
- Incredible views of the Byward Market
- Event room

Entering unit 902, you are greeted with an abundance of natural light and an open concept living area.

- Two bedrooms
- Two full bathrooms
- Primary bedroom features a walk-through closet and 4-piece ensuite bathroom
- Open concept and sunlit kitchen/dining/living area
- Kitchen includes a breakfast bar and ample counter space
- In-unit washer/dryer tucked away in a closet
- Private balcony that overlooks the Byward Market
- Four piece master en-suite with a separate tub and standing shower
- Formal dining room could easily be turned in to an at-home office
- Entire unit was repaired in July 2021 in a neutral greige
- Private heated underground assigned parking spot (#204 on P2) and storage locker included (#67B on P2)

In the Heart of the Byward Market

Enjoy the best of living in Ottawa by simply stepping out of your front door! You will love all of the entertainment options at your fingertips.

- Overlooking the ByWard Market balcony view!
- Large private covered balcony
- Surrounded by upscale restaurants and shopping
- Minutes from the Rideau Canal, Rideau Centre, Parliament Hill, sophisticated dining, and the National Art Gallery
- Ample transit options
- Close to many major employers and fantastic schools
- Close to Gatineau and all the amazing dining and shopping options





Welcome to Centretown!

You're going to love living in the Byward Market! Step out of 90 George Street and you are in the heart of downtown with access within minutes to top dining options, shopping, Parliament Hill, Museums, and the Rideau Canal. Live, work and play here in one of Ottawa's best areas.

All of our team's listings use HoodQ to give you the inside scoop on your new neighbourhood. Download it by clicking the button below. Get the details on:

- Schools
- Transit
- Safety
- Parks and Recreation
- Shopping and Groceries
- Local Attractions

SEE THE NEIGHOURHOOD REPORT

Delayed Offer Date

Rental applications are gratefully accepted at any time.

If you are planning on submitting an offer:

- I will inform you of the existence of all other offers, but not their content.
- Please have your offer in to me at nick@nickfundytus.ca and ensure that I have confirmed receipt via email.

Tips for a successful offer:

- Ideal closing is Mid-Late June 2023
- Deposit of \$8,000
- No pets
- Rental application with credit check to accompany all offers

If you do not have an agent:

If you are not currently working with an agent, my team will happily represent you as a customer, and will expect that you sign a customer service agreement prior to viewing the property in person.

Did you know?

Building Amenities

- 24/7 concierge service and security
- Heated underground parking
- Indoor pool and hot tub
- Sauna
- Fitness centre
- Expansive rooftop terrace with barbecues
- Event room
- Large storage locker





Inclusions

- Appliances Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer, Dryer, All Keys & FOBs
- Parking spot #204 on P2
- Storage #67B on P2

Chattels

• Curtain rods and sheer curtains

Exclusions

None



Since 2011, Nick has served his clients and community in Ottawa, Ontario as a Realtor with Royal LePage Performance Realty.

He is a recipient of the company Gold, Platinum, Red Diamond and excellence awards, placing in at least the top 10% for the Royal LePage nation-wide since 2012, and top 2% in 2021.

A former teacher, Nick and his team know the value in giving clients the tools needed to succeed in any market.

He is also the host of the Realtor in Your Pocket podcast and updates his site regularly with resources for home sellers, buyers and tenants at nickfundytus.ca

OTTAWA'S PEOPLE-FIRST REALTOR **Fundytus**



Meet the Nick Fundytus Team

We're excited to help you make your best move in Ottawa! You can count on our people-first approach that has served our clients since 2011. We're proud to be among the top 2% of all Royal LePage Realtors in Canada.

We believe that great ideas are meant to be shared freely, and you're welcome to share this resource with friends and family considering a move to Canada's Capital.

Awards and Recognition

The Royal LePage Red Diamond Award is given to realtors that are in the top 2% of their marketplace, by volume of closed sales.

We are pleased to be recognized among the best of our peers in the top 2%, both nationally and here in Ottawa.



The Royal Lepage Award of Excellence is awarded to Realtors who are consistently in the top 10% of their marketplace.

My team and I are pleased to have achieved this milestone in every year since 2013.

