



1208-560 RIDEAU ST

SANDY HILL

'The Charlotte' offers a boutique lifestyle in Sandy Hill, walking distance to parks, schools, river pathways, restaurants, and shops! Unit 1208 at 560 Rideau St has been intelligently upgraded and renovated. Featuring in-unit laundry, an open-concept main living area, two bedrooms, and two baths, all at an elite level of design and finish with bonus southern vistas over the heritage grandeur of Sandy Hill from your large balcony! Enjoy the ease and efficiency of custom, modern, built-in shelving and storage in both bedrooms, the living room, as well as the convenience of mirrored counter space and cabinetry in the kitchen. The unit boasts a bright and spacious den with stunning views of the city, as well as custom, sliding glass doors that can convert the space into an extra bedroom or home office. Premium amenities include an underground parking spot, storage locker, guest suite, concierge, bike storage, rooftop pool, full gym, yoga space, bar spaces, and both indoor and outdoor entertaining areas. Live life in luxury!

Property Type:
Condo, 1 level

Bedrooms: 2 + Den

Bathrooms: 2

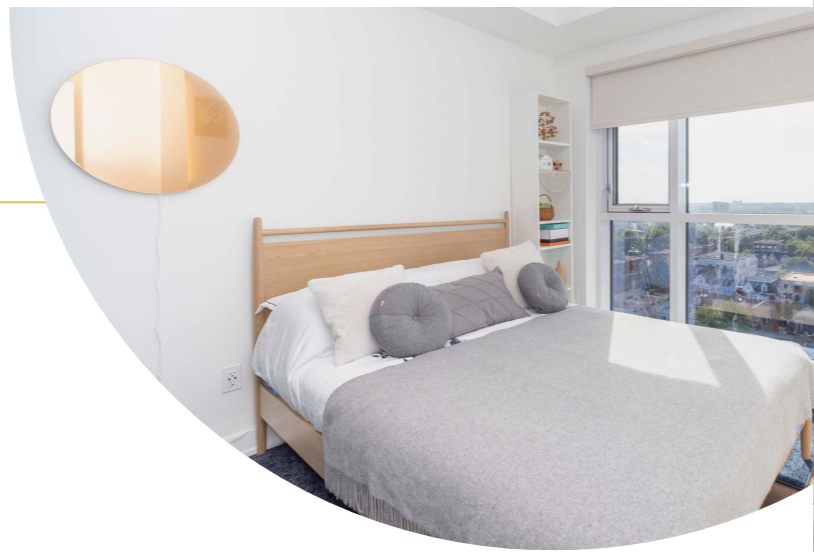
MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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Property Information:

- 2023 Property Tax Amount: \$7,373.02
- Closing Date: TBD
- Parking Spot: P2-45
- Storage Locker: S2-125

Key Features:

- Close proximity to:
 - Parks
 - Schools
 - River Pathways
 - Restaurants
 - Shops
- Lisgar and french schooling catchments
- Great southern exposure
- 120-140 Degree views overlooking the Gatineau Hills and the Rideau River!

ROOMS	DIMENSIONS
Living Room	16'5" x 13'10"
Bedroom	10'9" x 9'8"
Bedroom	11'5" x 9'4"
Den	10'2" x 9'8"
Bathroom	7'9" x 4'11"
Ensuite	8'1" x 4'11"





AMENITIES AT THE CHARLOTTE

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