

## **NEW PRICE**

### **Welcome to Suite #216 90 Dean Ave**

**NEW PRICE \$499,000**

**~~\$529,000~~**

**\$549,000**

*This 2<sup>nd</sup> floor Allandale Suite is 971 square feet is located on the popular rooftop gardens. It has a beautiful walk out patio to the gardens with a gazebo and solarium. The Allandale is our most-requested suite by size, this one bedroom suite features a den and an additional two piece bathroom. Renovated ensuite bathroom has a step in therapeutic bathing system. Laminate Flooring throughout.*

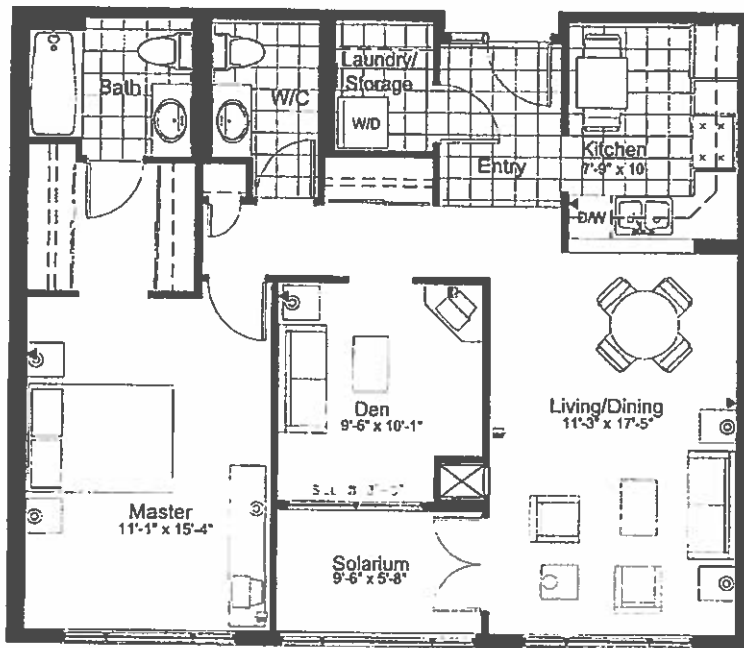
**6 Upgraded Appliances are included:**

- 30-inch Flat Top Stove;
- Whirlpool Microwave Range Hood
- Large LG fridge with bottom-mount freezer.
- Samsung Front Loader Stackable Washer and Dryer
- Built-in Whirlpool Dishwasher

**The master bedroom layout with walk through closets to the ensuite bathroom.**

***Deposit with an Offer, balance on closing to owner. Low Monthly fees \$701 includes water, natural gas and cable TV, Reserve Fund. Taxes (2024) \$220/month. Parking Space #102***

**Please call Mary MacDougall at 705 720-4318 to arrange viewing.**



- ◀ Telephone
- ◻ Cable
- W/D Washer/Dryer
- D/W Dishwasher

#### SUITE FEATURES:

spacious living/dining room  
 central solarium with access from living/dining area  
 large master bedroom with walk through closet and ensuite bath  
 handy hall linen closet  
 convenient second 2 piece powder room  
 eat-in kitchen with pass-through  
 storage with rough-in plumbing for optional stacked washer and dryer  
 shelving in laundry/storage

### THE TERRACES AT HERITAGE SQUARE - PHASE 2

*Allandale Suite*

One Bedroom + Den - 971 sq.ft.