

## **Welcome to Suite #216 94 Dean Ave \$499,900**

*This 2<sup>nd</sup> floor Allandale Suite is 971 square feet is located on the popular rooftop gardens. The Allandale is our most-requested suite by size, this one-bedroom suite features a den and an additional two-piece bathroom.*

*It has a beautiful walk out patio to the gardens and a solarium.*

*The kitchen has a pass-through that allows natural light to flow through space. Upgrade countertop and carpet in the living space.*

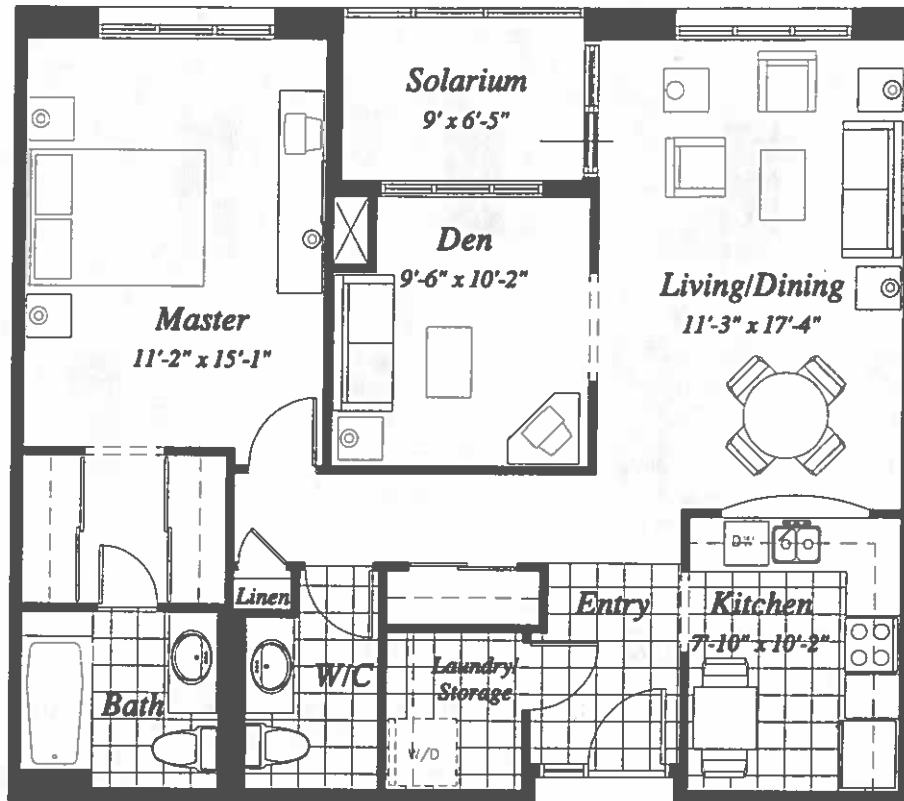
**6 Upgraded Appliances are included:**

- **30-inch Range Stove;**
- **Whirlpool Microwave Range Hood**
- **Refrigerator with bottom-mount freezer.**
- **Stackable Washer and Dryer**
- **Built-in Dishwasher**

**The master bedroom layout with walk through closets to the ensuite bathroom with tub/shower combination.**

*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 #72*

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



#### **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 bath  
 eat-in kitchen with pass-through  
 storage with rough-in plumbing for optional stacked washer and dryer

### **THE TERRACES AT HERITAGE SQUARE**

#### *Allendale Suite*

One Bedroom + Den - 971 sq.ft.