

Welcome to Suite #218 94 Dean Ave \$499,900

\$559,900

\$565,000

This spacious "Simcoe" model boasts a large 16th foot solarium for your enjoyment, with a private walk out patio on our popular rooftop gardens. Newly upgraded kitchen and appliances, including the washer and dryer. Freshly painted in neutral décor. This Suite is turnkey ready!

At 891 sq. ft. this One Bedroom/ One Bathroom Suite has a walk-in closet. The bathroom has a walk-in shower with a seat and grab bars. The living room/dining room is spacious to accommodate your furniture. There's a lovely 16 ft solarium with walkout patio on the rooftop gardens. This is an end unit, so it offer privacy.

Appliances include:

- **Upgraded 30-inch self-clean oven.**
- **Upgraded Microwave oven & range hood.**
- **Upgraded 18 cu. ft. refrigerator/ freezer at the bottom.**
- **Upgraded Built-in dishwasher.**
- **Upgraded Stackable washer/dryer.**

**Heating/air conditioning unit with comfort level you control.
Indoor parking (#25) and storage locker.**

Deposit with an Offer with balance on closing to owner.

Monthly Maintenance Fees \$658 per month

2024 Property Taxes \$205 per month

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



SUITE FEATURES:

- spacious living/dining room
- solarium with access from living/dining area
- large master bedroom with walk-in closet
- large kitchen with pass-through
- storage with rough-in plumbing for optional stacked washer and dryer
- can be easily modified for wheelchair access

THE TERRACES AT HERITAGE SQUARE

Simcoe Suite

One Bedroom – 891 sq.ft.