

**Welcome to Suite #302 90 Dean Ave**  
**List Price \$394,900**

*This very bright open concept with neutral decor, “Oro” suite has a lovely Solarium with southern exposure for your enjoyment*

**The “Oro” is a 763 sq. ft. with 1 bedroom, 1 bath with tub/shower combination, combined living / dining room with large windows featuring French doors into the Solarium, eat-in kitchen, counter backsplash with pot drawers with open concept into living room. Ceramic entry way onto upgraded carpeting throughout. Ensuite laundry with washer and dryer. Blinds and drapes are included.**

**5 appliances are included:**

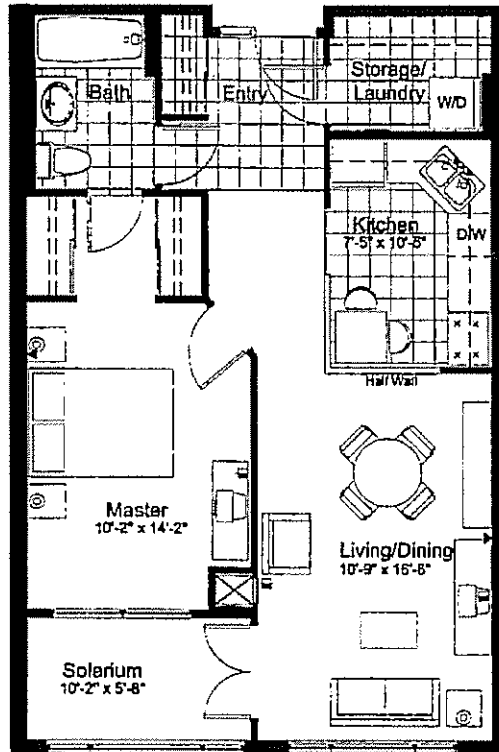
- **30-inch Whirlpool Self-Clean Stove;**
- **18 cu. ft. Whirlpool Frost-Free Refrigerator;**
- **Integrated LG Microwave oven / range hood;**
- **Built-in Whirlpool Dishwasher**
- **Stackable Washer and dryer**

**Large bedroom with walk-thru closets, built in medicine cabinet, semi-ensuite bath featuring tub/shower combination and grab bars for safety and heat lamp.**

**Individual heating / air conditioning throughout. Indoor parking & storage locker (#147)**

***Deposit with an Offer and balance on closing to owner. Low Monthly fees \$579 includes water, gas and cable TV, Reserve Fund. Taxes (2024) are \$181/month.***

**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  
solarium with access from living/dining area  
large master bedroom with walk through closet  
double access ensuite bathroom with bathtub or optional walk-in shower  
open concept kitchen with eat-in area behind half wall  
storage with rough-in plumbing for optional stacked washer and dryer  
shelving in laundry/storage

### THE TERRACES AT HERITAGE SQUARE - PHASE 2

*Oro Suite*

One Bedroom - 763 sq.ft.