

**Welcome to Suite 302 at 94 Dean Ave \$424,900**  
**\$434,900**

*This Suite is move in ready! features a covered balcony and receives afternoon sun for your enjoyment. The “Oro” is a 763 sq. ft. with 1 bedroom, 1 bath with walk in shower, combined living / dining room with large windows. Ceramic entry way and laminate flooring. Freshly painted throughout. Ensuite laundry with washer and dryer. Blinds and drapes are included.*

**6 appliances are included:**

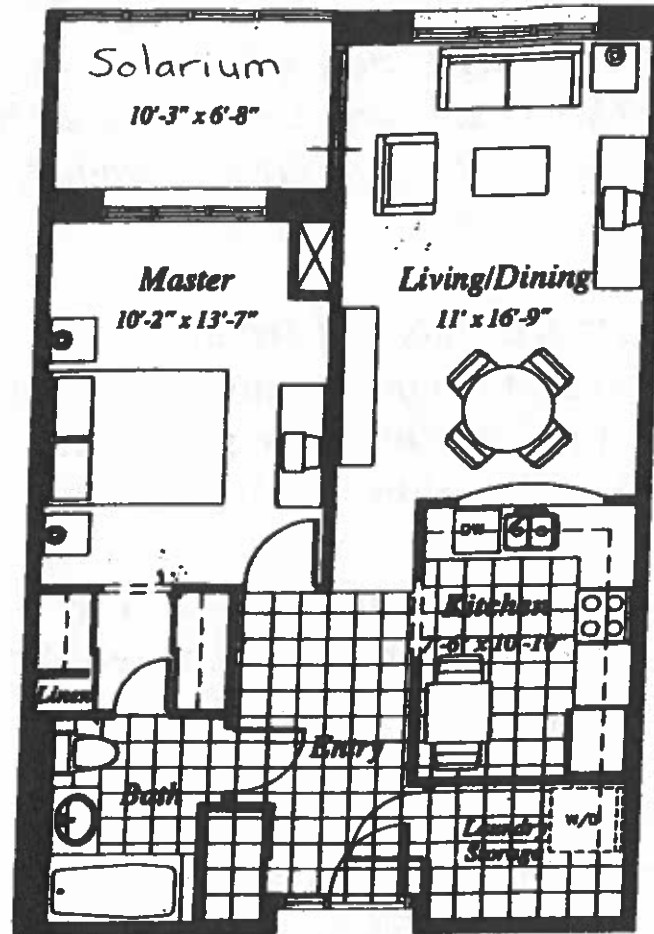
- 30-inch Self-Clean Range;
- 18 cu. ft. Whirlpool Frost-Free Refrigerator;
- Integrated LG Microwave oven / range hood;
- Built-in Whirlpool Dishwasher
- Stackable Washer and dryer

**Large bedroom with walk-thru closets, Upgraded vanity ,built in medicine cabinet, semi-ensuite bath featuring a walk in shower with shower door and grab bars for safety and heat lamp. Plenty of closet space.**

**Individual heating / air conditioning throughout. Indoor parking & storage locker (#10 )**

***Deposit with an Offer, 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.**



**SUITE FEATURES:**

- spacious living/dining room
- balcony or 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
- eat-in kitchen with pass-through
- storage with rough-in plumbing for optional stacked washer and dryer

## THE TERRACES AT HERITAGE SQUARE

### *Oro Suite*

One Bedroom - 763 sq.ft.