

Welcome to Suite #307 94 Dean Ave \$517,000

The “Allandale” at 971 sq. ft. Enjoy the morning sunshine in this bright Allandale Suite. 1 Bedroom, Den, Solarium and 1 ½ baths. Combined living room/dining room with bright windows, and a kitchen with a pass through. Addition cabinets in the kitchen.

6 appliances are included:

- **30-inch Whirlpool Stove;**
- **Integrated LG microwave oven & range hood;**
- **18 cu.ft. Whirlpool refrigerator;**
- **Built-in Whirlpool dishwasher;**
- **Upgraded duty large capacity stacked washer/dryer**
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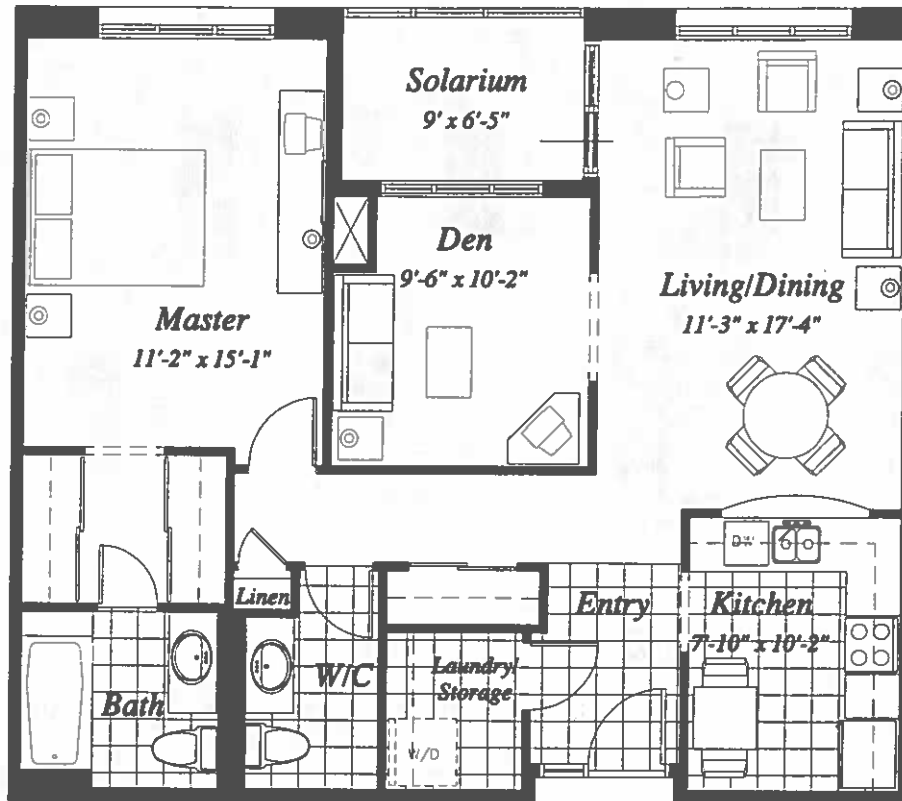
Large bedroom, 11'x15'4", with walk-thru closets to ensuite with a walk in shower. Built in medicine cabinet, heat lamp and safety grab bars.

Additional spacious two-piece powder room.

The bright solarium receives southern exposure. Air conditioning/ Heating unit with comfort level you control. Indoor parking (#6) and storage locker.

Deposit with the Offer - balance on closing to owner. Low monthly fees \$701/month Includes water, gas, cable TV, reserve fund. Taxes (2024) approx. \$220/month.

Call Mary MacDougall at 705 720-4318 to arrange a 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.