

## **NEW PRICE**

**Welcome to Suite #307 94 Dean Ave**

**New Price \$449,999**

**\$475,000**

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. Additional cabinets in the kitchen with a pass through. Additional cabinets in the kitchen.

6 Appliances are included:

- 30-inch Whirlpool Stove.
- Integrated LG Microwave Oven and Range Hood
- 18 cu.ft. Whirlpool refrigerator.
- Upgraded heavy duty large capacity Stackable Washer and Dryer
- Built-in Whirlpool Dishwasher

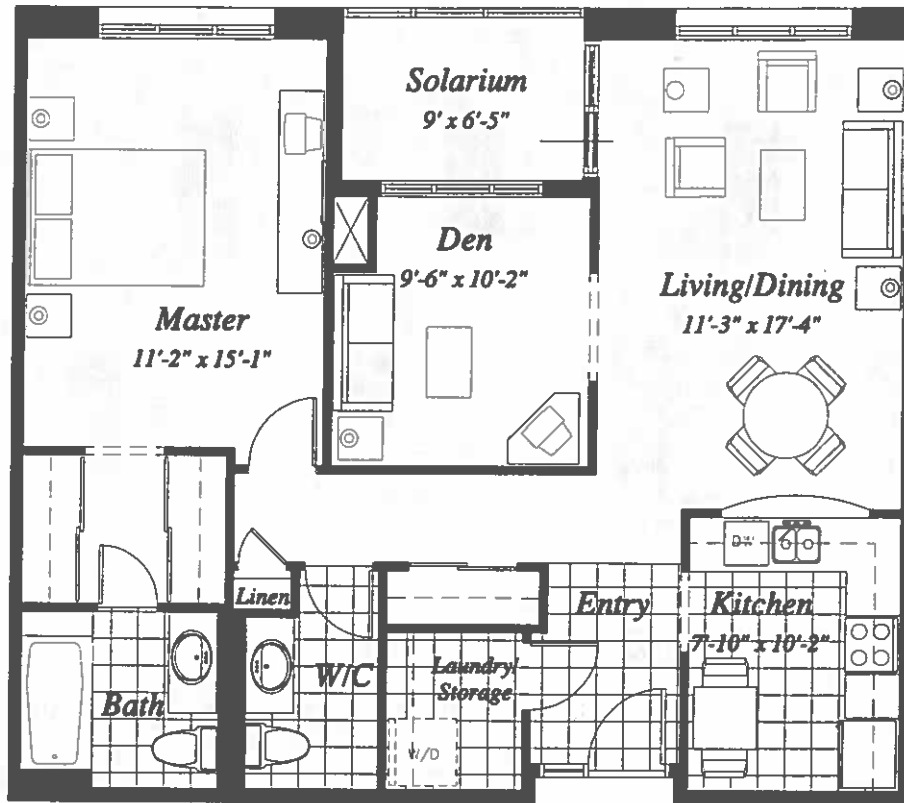
Large Bedroom, 11’x15’4”, with walk-thru closets to ensuite, with walk in shower. Built in medicine cabinet, heat lamp and safety grab bars. Additional two-piece powder room.

The bright solarium receives southern exposure. Air conditioning/Heating unit with comfort level you control.

Indoor parking (#6) and storage locker.

*Deposit with 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 #102*

**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**

*Allandale Suite*

One Bedroom + Den - 971 sq.ft.