

Welcome to Suite #311 94 Dean Ave
List Price \$338,900

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

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, cabinets with pot drawers with open concept into living room. Ensuite laundry. Blinds and drapes are included.

5 appliances are included:

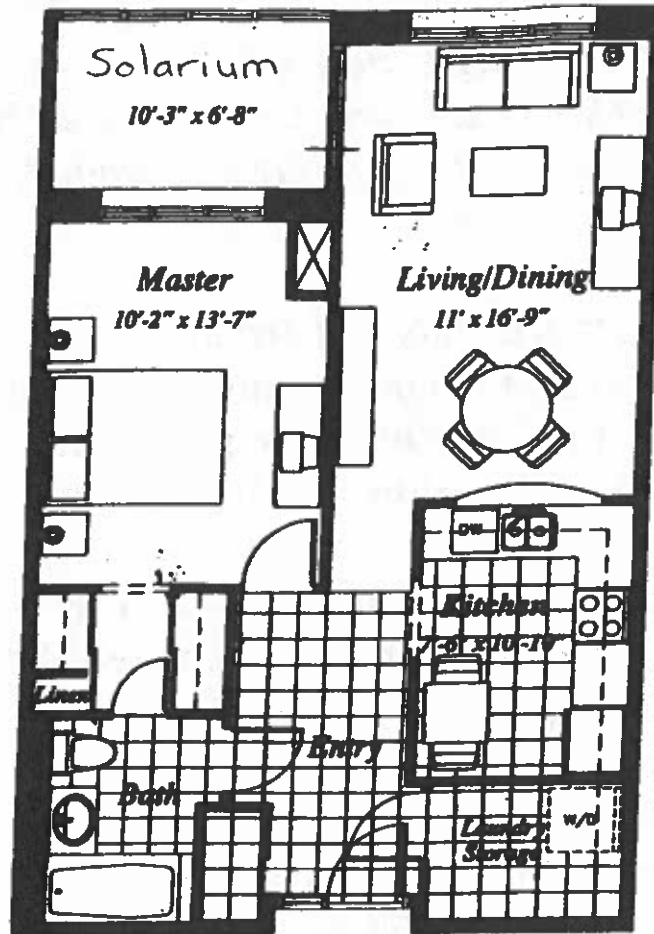
- 30-inch Self-Clean Stove;
- 18 cu. ft. Refrigerator.
- Integrated LG Microwave oven / range hood;
- Built-in Whirlpool Dishwasher
- Stackable Washer and dryer

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

Individual heating / air conditioning throughout. Indoor parking & storage locker (#30)

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.



- 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.