

Welcome to Suite 408 at 90 Dean Ave \$409,900

This 2 bedroom, 2 bath Essa suite is located on the fourth floor, boasting an ideal layout, and is close to the elevators!

This 1,100 sq. ft. suite features a master bedroom with ensuite bath, a second bedroom, a main bath, and combined livingroom/dining room. The galley kitchen features enough space for a eat in kitchen. The solarium offers a space to read with plenty of natural light. Upgraded laminate flooring in the living space.

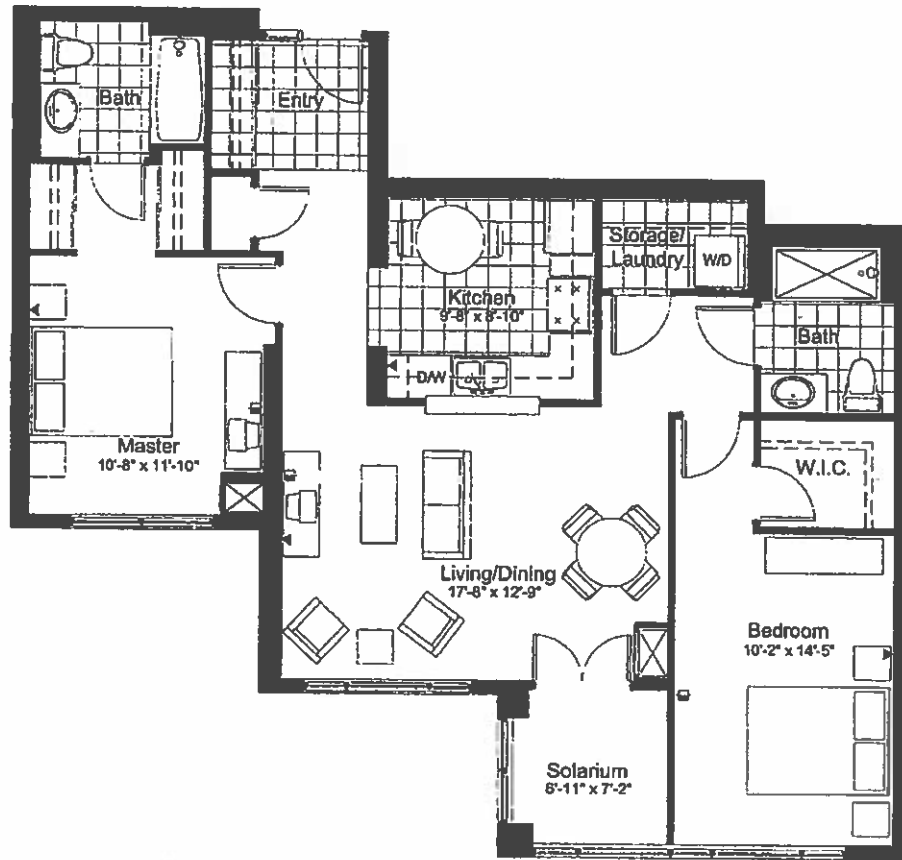
Appliances include:

- **30-inch ceramic top stove**
- **Integrated LG microwave oven & range hood;**
- **Whirlpool refrigerator with freezer on the bottom;**
- **Built-in Whirlpool dishwasher**
- **Stackable Washer and dryer**

Master bedroom features a large closet and large ensuite bath with a tub/shower combination, grab bars and heat lamp. Second bedroom with closet is adjacent to bath with a walk-in shower, safety grab bars, heat lamp and medicine cabinet. Heating/air conditioning unit with comfort level you control. Indoor parking (#154) and storage locker.

Deposit with an Offer with balance on closing to owner. Monthly fees \$766/ includes water, natural gas cable TV, reserve fund. Taxes (2024) 239/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
- corner solarium with access from living/dining area
- second bedroom separated by living space with walk-in closet
- large master bedroom with walk-through closet and ensuite bath
- large kitchen with pass-through
- storage with rough-in plumbing for optional stacked washer and dryer shelving in laundry/storage

THE TERRACES AT HERITAGE SQUARE - PHASE 2

Essa Suite

Two Bedroom – 1,100 sq.ft.