

## **Welcome to Suite 514 90 Dean Ave \$459,900,**

**This beautiful Allandale suite overlooks our popular roof top gardens. The “Allandale” at 971 sq. ft. is our most-requested layout with 1 bedroom, den, solarium and 1 ½ baths.**

**Combined living room/dining room with bright windows. The Oak cabinetry in the kitchen has a pass through into the dining room.**

**Appliances are included:**

- **30-inch Whirlpool Stove;**
- **Integrated microwave oven & range hood;**
- **18 cu.ft. Whirlpool refrigerator;**
- **Built-in dishwasher;**
- **Heavy duty large capacity stackable washer/dryer**

**Large bedroom, 11’x15’4”, with walk-thru closets to ensuite bath with a walk in shower and built in medicine cabinet, and safety grab bars. There is an additional spacious two-piece powder room for your guests.**

**Heating / air conditioning unit with comfort level you control.**

**Indoor parking (#144) and storage locker.**

**Custom blinds and window coverings are included in the purchase.**

***Deposit with Offer : Balance on closing to owner.***

***Low monthly fees \$701 includes water, gas, cable TV, reserve fund. Taxes (2024) approx. \$220/month.***

***Call Mary MacDougall at 705 720-4318 to arrange viewing.***