

Welcome to Suite #111 94 Dean Ave

New Price \$369,900
~~\$399,900~~

This bright “Oro” is a 763 sq. ft. ground level one bedroom, one bathroom suite. It features a den/solarium with sliding door that opens to a sunny south facing patio with privacy plantings and a mature garden. It looks out over the green space of the Terraces with mature trees, shrubbery, and plantings. Enjoy your morning coffee on the patio and entertaining guests and family.

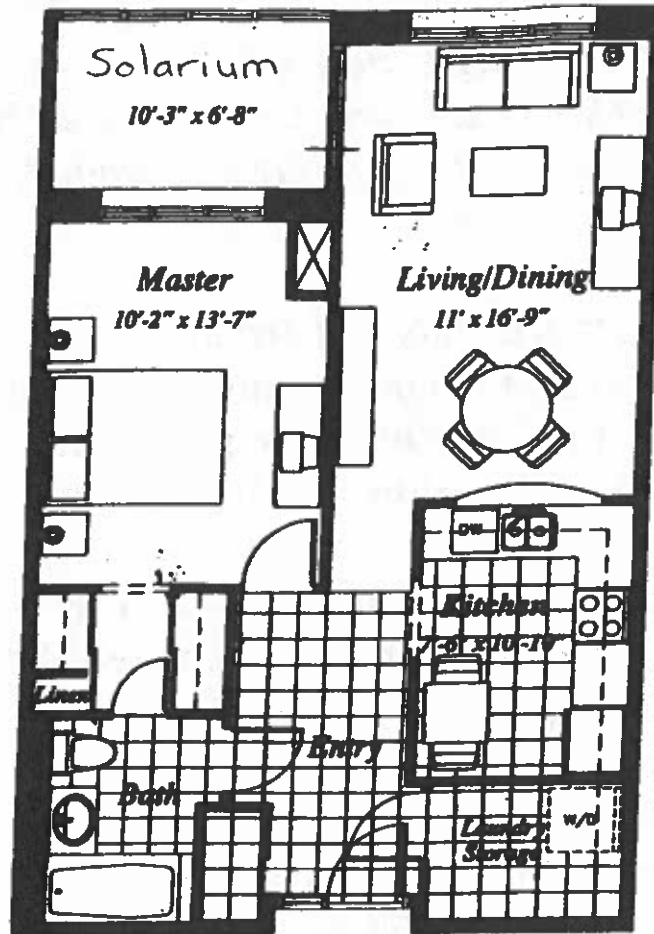
There is hardwood flooring throughout the main living and bedroom areas, a tiled solarium and foyer, 10-foot ceilings, kitchen pantry and coffee station, laundry/utility room and mirrored closets.

- Appliances included – stove, microwave, dishwasher, refrigerator, stacked washer/dryer.
- Sheers, blinds, and drapery included.
- Individual heating/air conditioning
- Double access ensuite bathroom
- Walk-in shower with corner seat and grab bars for safety
- Glass paned French doors to solarium
- Kitchen pass through to living/dining room.
- Large bedroom with windows to the solarium
- Convenient Indoor parking spot #77

This unit is on the main floor with convenient access to indoor parking and locker storage across the hall and is close to the lobby, the workshop/hobby area, recycling room, and community room.

Deposit with an Offer, balance on closing to owner. Low Monthly fees \$579 includes, water, natural gas, cable TV, and 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.