



SUITE FEATURES:

- spacious living/dining room
- corner balcony with access from living/dining area
- den doubles as second bedroom
- large master bedroom with walk through closet and ensuite bath
- convenient second 2 piece bathroom
- large galley kitchen with pantry
- storage with rough-in plumbing for optional stacked washer and dryer

THE TERRACES AT HERITAGE SQUARE

Essa Suite

One Bedroom + Den - 1,100 sq.ft.

Welcome to Suite #109 94 Dean, \$539,900

Relax and enjoy the morning sun on your patio of your Ground Floor Essa Model!

This 1,100 sq. ft. unit features 2 bedrooms, 2 baths, combined living room/dining room. The Galley kitchen has slide out shelving, pot drawers, counter lighting, pass-thru to dining room and ensuite laundry. There is large 16 ft solarium with a walk out to the Patio.

Appliances include:

- **30-inch Stove**
- **Integrated microwave oven & range hood;**
- **Whirlpool refrigerator**
- **Built-in Whirlpool dishwasher**
- **Stackable Washer and dryer**

Master bedroom features large ensuite bath with a tub/shower combo, grab bars, 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 (#33) and storage locker.

Deposit with the Offer and balance on closing to owner. Monthly fees \$813.37 include water, natural gas, cable TV, reserve fund. Taxes (2026) \$266.20/month est.

Please call Mary Holm at 705 720-4318 to arrange viewing.