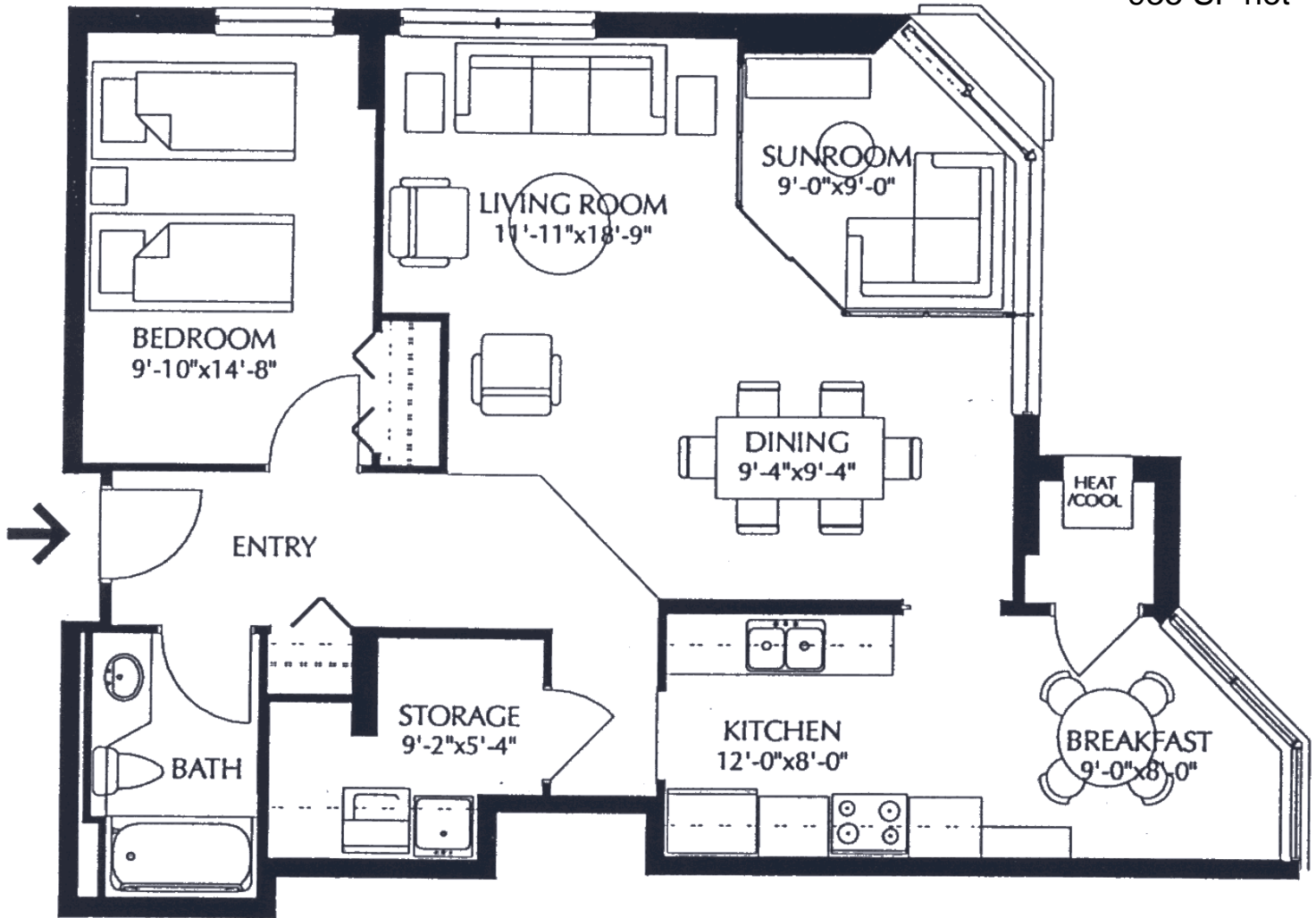


St. Joseph's Estates

DUNDAS ONTARIO

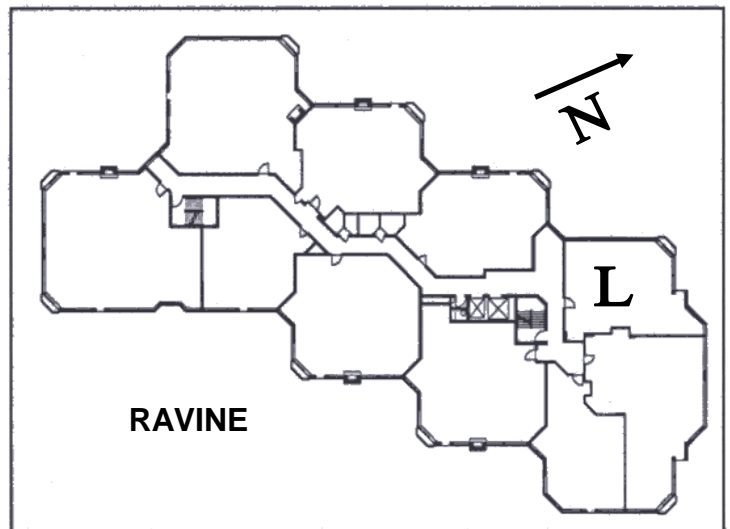
Ingrid Thompson
 (905) 627-3541 extension 2222
 Email: ithompson@sjv.on.ca
www.sjv.on.ca - Life Equity Housing

Suite Type **L**
 1 bedroom
 1 bathroom,
 935 SF net



Carrying Costs (Sample from 2015)

Building & Property	\$385.00
Property Tax.....	161.00
Gas.....	31.00
Hydro.....	59.00
Cable TV	38.00
Total Monthly Cost	\$674.00



St. Joseph's Estates

160 Ogilvie Street, Suite 210

Dundas Ontario L9H 7M7

Asking Price: \$ 275,000

This suite boasts a panoramic North West view of the Town of Dundas and the Niagara escarpment. It has been meticulously cared for by the original owner. The low monthly maintenance fee of \$674.⁰⁰ includes taxes, heat, central air conditioning, hydro, basic cable, water and building maintenance. You will appreciate the friendly and mature community living of St. Joseph's Estates in a safe, secure and accessible environment.

Suite Boasts

Sun filled rooms have floor to ceiling windows with cultured marble windowsills
Bright eat-in kitchen with build-in appliances
Furnace with individually controlled heat/cool
Upgraded water shut-off valves
Natural tone wood parquet flooring in entrance, dining room, living room, sunroom, and bedroom
Vinyl flooring in kitchen, laundry, bathroom

Entrance Foyer

Good sized foyer with lighted closet
Safety switch for living room lamp outlet

Dining Room

Open concept
Dining room light fixture

Living Room

Custom blinds and sheers on windows
Cable outlet and telephone jack

Master Bedroom

Blind and sheers on window
Large closet with interior light
Cable outlet and telephone jack

Ensuite Bath

Maple Cabinetry with cultured marble sink
Lever handled faucet, large medicine cabinet
One-piece white tub/shower combination

Sunroom

Juliet balcony with town and escarpment view
Custom blinds and sheers windows
Sliding doors to living room
Cable outlet

Laundry/Storage Room

Extra large laundry room includes additional space for storage, shelving
Full-size laundry tub
Whirlpool Heavy Duty stacked washer/dryer
Telephone jack

Kitchen

Eat-in kitchen with large bright windows
Custom designed maple cabinetry by Paris Kitchens
Design features include: deep pot drawers, roll-out shelving, under-cupboard task/counter lighting, kitchen desk with a window view, glass-door display cabinets, roll top appliance garage, built-in wall oven (self-cleaning), GE built-in smooth cooktop, Whirlpool refrigerator
Telephone jack

Parking

Indoor Parking Space steps from the door #12
On floor private locker (2nd on right)
Indoor Car Wash Bay, Golf Cart & Bicycle Room

Common Amenities

Party Room with Kitchenette
Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Community Herbal Garden
Onsite Postal Pickup and Delivery
Easy Walking Distance to all Local Amenities
Church Services, Recreation and Health
Services available at St. Josephs Villa