

St. Joseph's Estates

160 Ogilvie Street, Suite 501

Dundas Ontario L9H 7M7

Asking Price: \$265,000

This suite boasts a spectacular view of the Town of Dundas and the Niagara escarpment. It has been meticulously cared for by the owner. The low monthly maintenance fee of \$679.⁰⁰ includes taxes, heat, central air conditioning, hydro, 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
Space-saving pocket doors
Furnace with individually controlled heating and cooling and added humidifier
Upgraded water shut-off valves
Ceramic flooring in entrance foyer
Pergo laminated hardwood in living, dining and sun rooms; carpeting in bedrooms
Vinyl flooring in kitchen, laundry, bathrooms

Entrance Foyer

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

Laundry/Storage Room

Extra large laundry room includes built-in storage behind sliding doors.
Full-size laundry tub, Stacked Maytag Heavy duty washer and dryer
Telephone jack

Dining Room

Dining Room light fixture

Living Room

Custom verticals and valence on windows
Open concept to sunroom
Cable outlet and telephone jack

Master Bedroom

Vertical blinds on windows
Pocket door from Bedroom to Sunroom
Large walk-in closet with interior light
Cable outlet and telephone jack

Ensuite Bath

Lever handled faucets, white cabinetry
Linen closet, medicine cabinet

Comfort height raised toilet. One piece tub/shower combination customized for easy step in access

Sunroom

Juliet balcony with town and escarpment view
Custom vertical blinds on windows/patio doors
Open to living room
Custom pocket door to master bedroom

Guest Bedroom

Custom verticals and valence on windows
Large double closet with interior light
Cable outlet and telephone jack

Guest Bath

Lever handled faucets, large medicine cabinet
White cabinetry with cultured marble vanity
One piece white tub/shower combination

Kitchen

Custom white cabinetry with pot drawers, roll out shelves, under-cupboard task lighting, large pantry, two lazy Susan's and microwave shelf
Whirlpool top mount refrigerator, GE electric range, Kenmore built-in dishwasher, Panasonic microwave, Telephone jack

Parking

Indoor Parking Space steps from the door #24
2 two-door cabinets in parking garage
Indoor Car Wash Bay, Golf Cart & Bicycle Room

Common Amenities

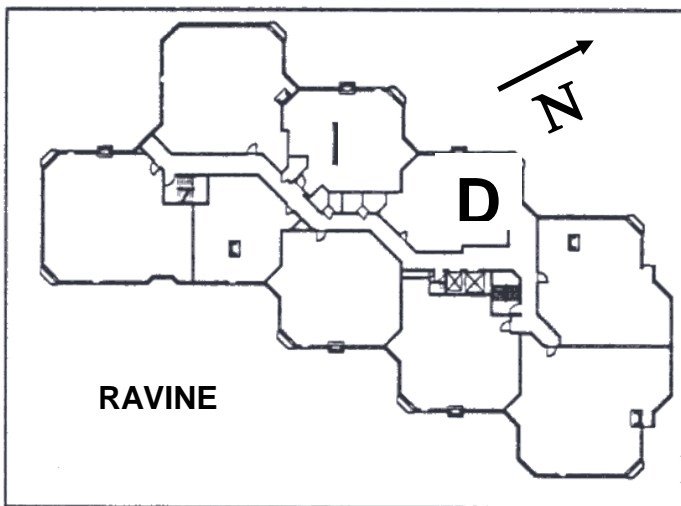
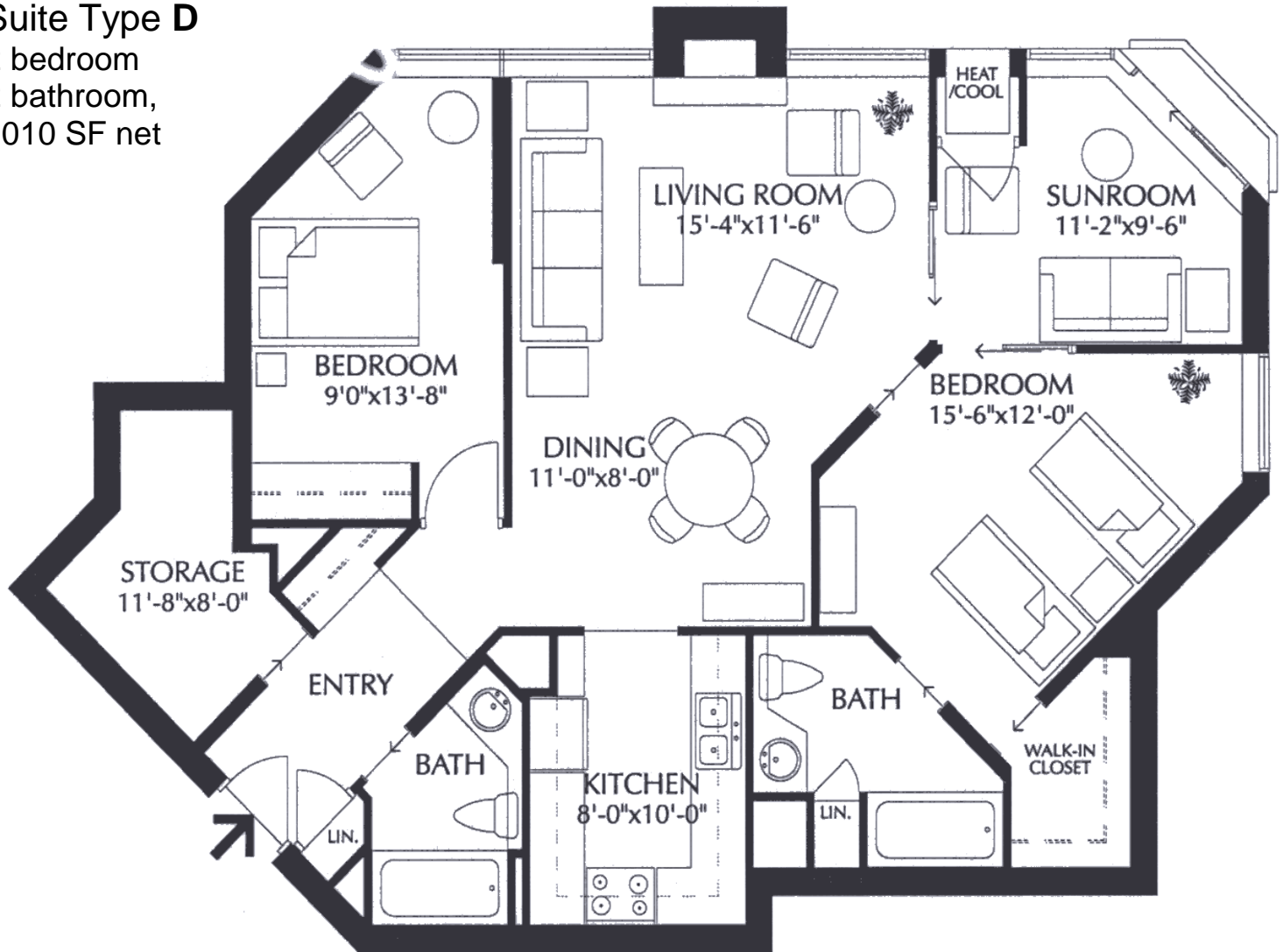
Party Room with Kitchenette
Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Community Herbal Garden
Onsite Postal Pickup and Delivery
Easy Walking Distance to all Local Amenities
Church Services, Recreation and Health Services available at St. Josephs Villa

St. Joseph's Estates

DUNDAS ONTARIO

Ingrid Thompson
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Suite Type D
 2 bedroom
 2 bathroom,
 1010 SF net



Carrying Costs (Sample from 2014)

Building & Property	\$375.00
Property Tax.....	180.00
Gas.....	21.00
Hydro.....	65.00
Cable TV	38.00
Total Monthly Cost	\$ 679.00