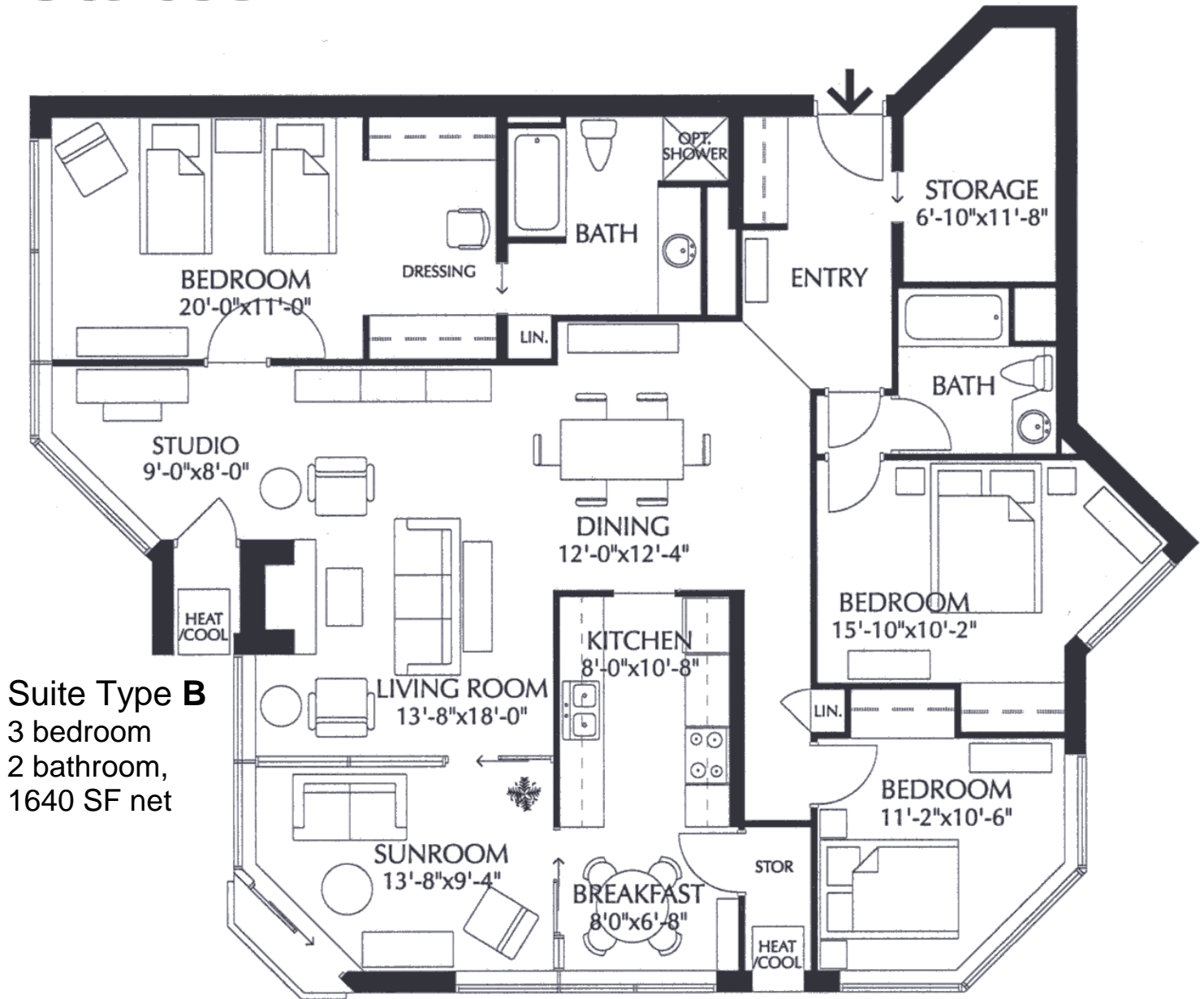


St. Joseph's Estates

DUNDAS
ONTARIO

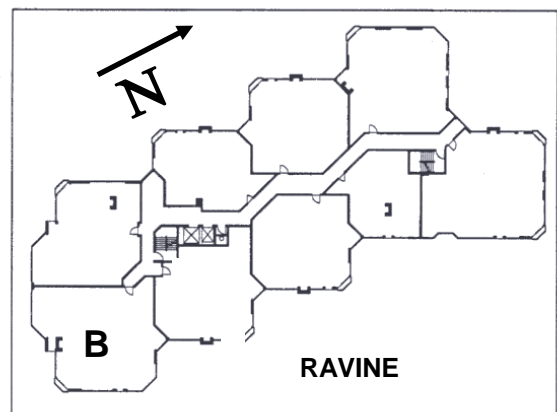
Ingrid Thompson
(905) 627-3541 extension 2222
Email: ithompson@sjv.on.ca
www.sjv.on.ca - Life Equity Housing



Suite Type B
3 bedroom
2 bathroom,
1640 SF net

Carrying Costs (Sample from 2018)

Building & Property	\$ 655.00
Property Tax.....	299.00
Gas.....	36.00
Hydro.....	96.00
CableTV.....	41.00
Total Monthly Cost	\$1,127.00



St. Joseph's Estates

150 Ogilvie Street, Suite 508

Dundas Ontario L9H 7B9

List Price: \$ 679,000

This suite boasts spectacular sunrises and views of the Spring Creek ravine and Cootes Paradise. It has been meticulously cared for by the original owners. The monthly maintenance fee of \$1,127.⁰⁰ 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

Large floor to ceiling windows with cultured marble windowsills bring in light and offer ravine views
Unique layout gives the option for visiting guests to have the privacy of an ensuite bathroom.
Ravine view eat-in kitchen features gas stove top, built-in double oven, large pantry with swing outs.
Seabridge walk-in tub with 16-jet warm air massage
Walk-in shower, bench, frameless glass roll doors
Custom lighting perfect for displaying pieces of art
Built-in speakers throughout suite with stereo
Individually controlled heat/air, upgraded shut-offs
Bathroom(s) and kitchen exhaust vents to outside
Ivory travertine tiles in foyer, closet, laundry, guest bathroom, hardwood in dining, living, sun and studio areas, carpeting in bedrooms, upgraded vinyl flooring in the kitchen and master bathroom.

Entrance Foyer

Large entry features a walk-in entry closet with storage space for coats and shoes/boots
Safety switch for dining room lamp outlet

Open Concept:

Living, Dining, Sun and Studio Rooms

Cove moulding around perimeter of rooms
Hunter-Douglas roller blinds on windows
Sunroom with sliding patio doors to a Juliet Balcony
Cable outlet and telephone jack

Master Bedroom

Hunter Douglas Roller Blinds darkening drapes
Walk-in closet with interior lights
Cable outlet and telephone jack

Ensuite Bathroom

Light maple vanity with cultured marble top
Lever handled faucets, step-in shower, stainless bench with frameless glass rolling doors
Medicine cabinet and 2 Linen closets

Guest Bedroom 1 & 2

Double door closet with interior lights (Bedroom 1)
Stunning 180 views from window walls (Bedroom 2)
Cable jacks and telephone outlets

Linen closet in hallway to bedroom 2

Guest Bathroom

Light maple vanity with cultured marble top with lever handled faucets. Walk-in tub with 16-jet warm air massage and hand/mounted shower head

Laundry Room

Laundry room with full-sized laundry tub, Maytag stacked washer/dryer, pocket door to entry closet

Kitchen

Bright eat-in kitchen includes: white pearl maple cabinetry, engineered composite granite counters, backsplash, pull-out shelving, pot drawers, large double swing out pantry, under-cupboard counter task lighting, built-in double oven, Gas built-in cook top^(new), GE side-by-side cabinet front refrigerator and over the range microwave/exhaust fan^(new), Bosch built-in dishwasher. Open to Sunroom

Parking & Locker

Keyless remote entry into garage, security cameras
Indoor parking space # 18 steps from foyer entrance includes two storage cabinets with locks
Indoor Car Wash Bay, Golf Cart & Bicycle Room
On floor private storage locker with shelving (1st on L)

Common Amenities

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