

St. Joseph's Estates

150 Ogilvie Street, Suite 602

Dundas Ontario L9H 7B9

Asking Price: \$335,000

This suite boasts a spectacular view of the Town of Dundas and escarpment. It has been well cared for by the original owner. The low monthly maintenance fee of \$822.⁰⁰ includes taxes, heat, central air conditioning, hydro, cable, water and building maintenance.

Suite Boasts

- Open concept suite layout with beautiful views of the escarpment and Town of Dundas from the floor to ceiling windows which have cultured marble windowsills
- Custom vertical blinds on all windows
- Individually controlled gas heat, air-conditioning and humidifier
- Upgraded suite water shut-off valves
- Additional outlets added throughout suite
- Ceramic floor entrance through kitchen

New upgrades in 2014:

- Renovated master bathroom includes: wheelchair accessible 60 x38" shower with custom cultured marble base, seat, travertine tiles with mother of pearl insert on walls and ceiling. Thermostatic shower valve with hand held shower head on slider bar. Custom tempered shower roller door, comfort height raised toilet and solid surface countertop with integrated white oval sink, with adjoining cabinets providing so much storage

Entrance Foyer

Spacious entry with double sized closet with mirrored sliding doors

Living Room

Gas fireplace with pot lights in bulkhead
Half wall with finished top from living room to sun room

Dining Room

Lighted custom china cabinet matches kitchen which is open to the living and dining rooms, dining room light fixture

Master Bedroom

Extra large closet with sliding doors and interior lights
Cable outlet and telephone jacks

Ensuite Bath

See Upgrades. Telephone outlet

Guest Bedroom

Solid wall to Sunroom
Double Door Closet with interior light
Built in shelving perfect for books/office
Cable and Telephone Jacks

Guest Bath

White tub/shower and cabinetry with cultured marble vanity, space saving pocket door

Laundry Room

Maytag stacked washer/dryer
Full-sized laundry tub
Shelving and storage space
Space saving pocket door

Sunroom / Den

Open/half finished wall to living room
Juliet Balcony and Switched Ceiling Outlet
Cable outlet

Kitchen

Natural oak cabinetry includes large pantry
Pull out shelving, ceramic tile back splash
Custom Under-Cupboard Task Lighting
White porcelain double sink and tap
White appliances: GE Micro range hood
Maytag refrigerator, GE smooth top range
Maytag Quiet Plus dishwasher

Parking & Locker

Indoor parking #22 steps from door
Private storage at indoor parking garage level (3rd on left)

Common Amenities

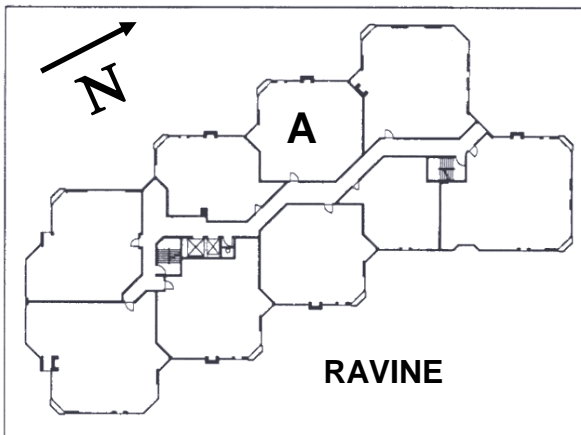
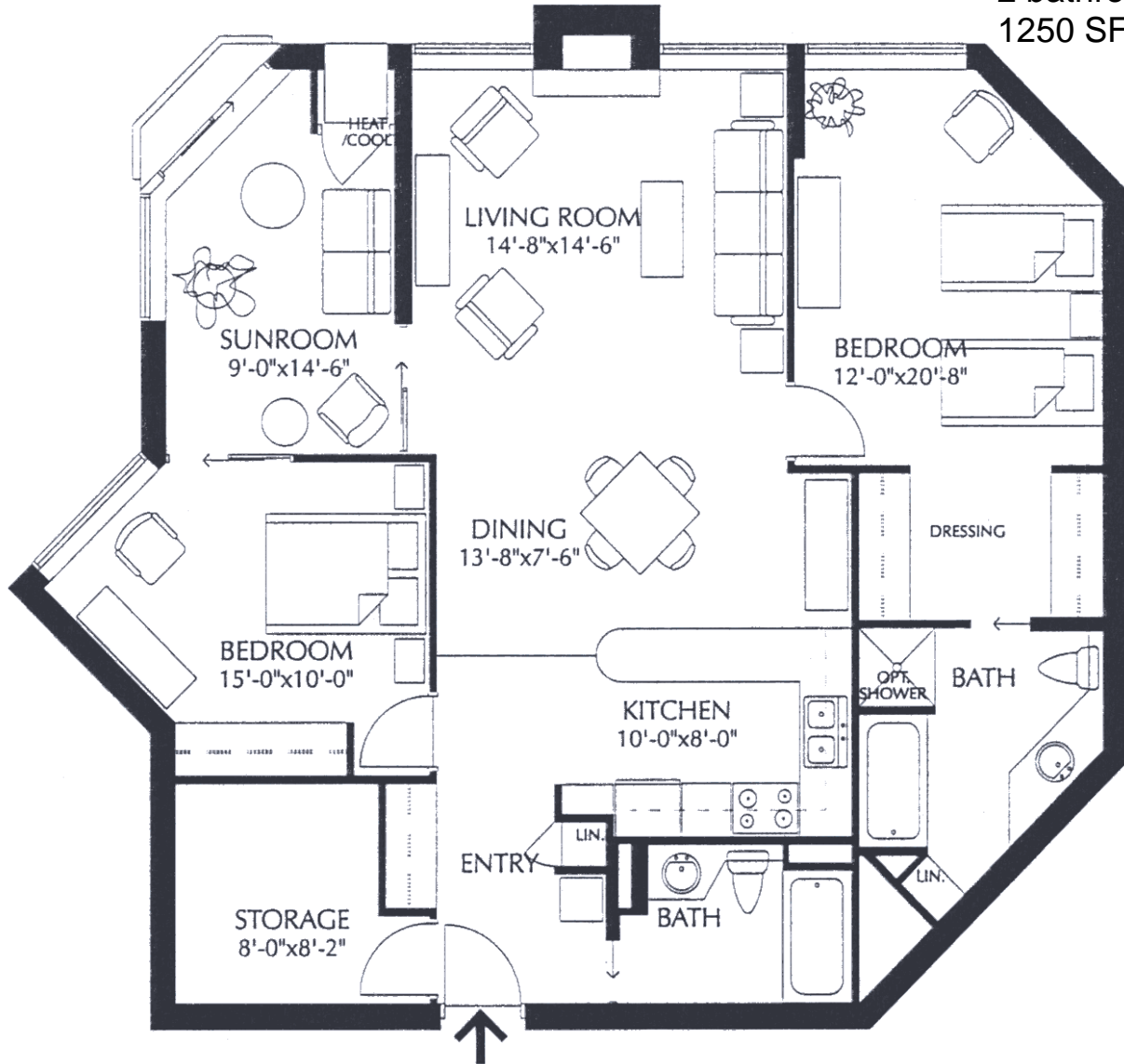
Party Room with Kitchenette, Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Onsite Postal Pickup and Delivery
Community Herb Garden
Local Amenities, Church Services, Café, health services available at St. Josephs Villa

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DUNDAS
ONTARIO

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Suite Type A
2 bedroom
2 bathroom,
1250 SF net



Carrying Costs (Sample from 2015)

Building & Property	\$461.00
Property Tax.....	215.00
Gas.....	41.00
Hydro.....	66.00
Cable TV	38.00
Total Monthly Cost	\$ 822.00