

# St. Joseph's Estates

150 Ogilvie Street, Suite 605

Dundas Ontario L9H 7B9

**List Price: \$ 359,000**

This suite boasts a top floor view of Cootes Paradise and Spring Creek Ravine. It has been well cared for by the owner. The low monthly maintenance fee of \$697.<sup>00</sup> 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

Bright suite with an east exposure  
Open concept suite layout with a spectacular view of Cootes Paradise and Spring Creek Ravine from the floor to ceiling windows which have cultured marble windowsills  
Furnace with individually controlled thermostat for gas heating and cooling with an added humidifier  
Upgraded in-suite water shut-off valves

## 2011 Upgrades

- Refaced kitchen with white laminate counter, cupboards and appliances and glass door features
- New step-in ceramic tile shower with easy roll glass doors, raised comfort height vanity and toilet, silvered vanity mirror with storage, large vanity mirror and medicine cabinet
- Lighting fixtures, roll blinds on windows
- Engineered hardwood throughout, ceramic flooring in bathroom and kitchen, upgraded vinyl in laundry room
- Hidden storage and organizers in laundry room with stacked washer and dryer
- Additional storage closet in hallway between bedroom and bathroom

## Entrance Foyer

Spacious entry with double mirrored closet  
Safety switch for dining room lamp outlet

## Open Concept:

### Living, Dining and Sun Rooms

Bright rooms with window views  
Cable outlet: LR, DR, MBR, SR  
Telephone jack: DR, LR, MBR

## Master Bedroom

Double closet with interior lights

## Ensuite Bath

Lever handled faucets  
White raised vanity with one-piece sink/counter  
Step-in tiled shower with rolling glass doors

## Laundry Room

Additional storage neatly organized behind white cabinetry.  
Whirlpool stacked washer and dryer  
Pocket door to foyer

## Kitchen

White European style cabinetry with glass featured cupboard doors, pot drawers, pull out shelving and under-cupboard counter task lighting, appliance cupboard and microwave shelf  
Frigidaire Built-in Dishwasher, Kitchen Aid range and bottom mount refrigerator  
Pocket Door to Dining Room

## Parking & Locker

Keyless remote entry, security cameras  
Indoor parking space, private storage locker at parking level (6<sup>th</sup> on right), indoor car wash bay, golf cart & bicycle rooms

## Common Amenities

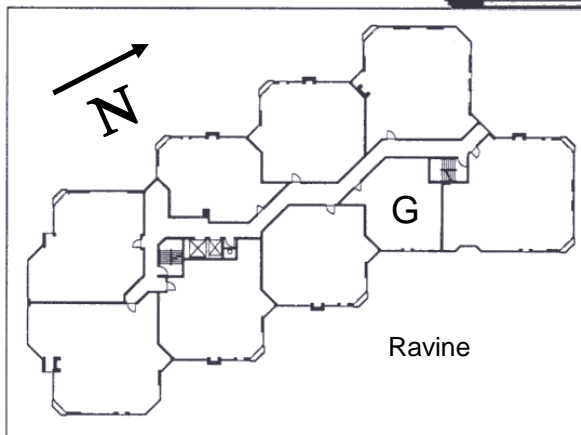
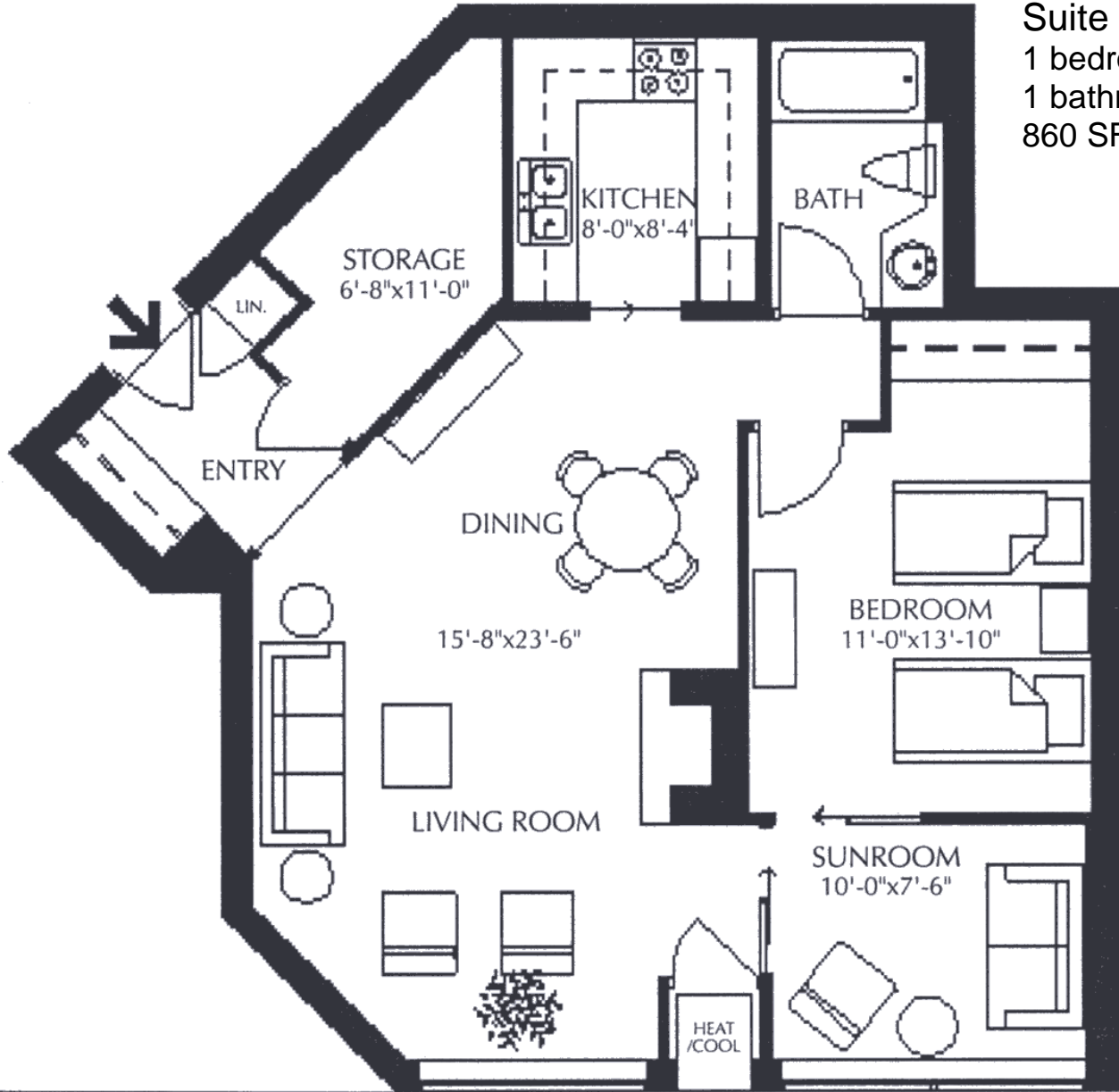
Party Room with Kitchenette, Furnished Lobby  
Secure Entry with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Onsite Postal Pickup and Delivery  
Easy Walking Distance to all Local Amenities  
Church Services, Café, Health Services available at St. Josephs Villa

# St. Joseph's Estates

DUNDAS  
ONTARIO

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Suite Type G  
1 bedroom  
1 bathroom,  
860 SF net



### Carrying Costs (Sample from 2017)

Building & Property .....	\$418.00
Property Tax.....	150.00
Gas.....	19.00
Hydro.....	69.00
Cable TV .....	41.00
<b>Total Monthly Cost</b>	<b>\$697.00</b>