

St. Joseph's Estates

150 Ogilvie Street, Suite 606

Dundas Ontario L9H 7B9

List Price \$465,000

This suite boasts a top floor view of Cootes Paradise and Spring Creek Ravine. It has been well cared for by the original owners. The low monthly maintenance fee of \$892.⁰⁰ 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

- Sunny bright suite with east exposures
Skylight provides natural light at entry
- Open concept suite layout with beautiful ravine views and from the floor to ceiling windows with cultured marble windowsills
- Plenty of storage, including private locker
- Individually controlled gas heat, air-conditioning and humidifier
- Upgraded suite water shut-off valves
- Ceramic tile in entry and kitchen; carpeting throughout remainder of suite

Entrance Foyer

Spacious entry closet with mirrored doors
Separate linen closet
Safety switch to outlet in living room

Living Room

Gas fireplace with marble hearth
Telephone jack

Dining Room

Custom built-in china cabinet, tiffany lamp
Open concept to living room and kitchen

Master Bedroom

Two large closets with mirrored doors and lights
Cable outlet and telephone jack

Ensuite Bath

Extended maple vanity with double sinks
Step in 48" shower and comfort height toilet
Plenty of storage: cupboards, medicine cabinet and large linen closet

Guest Bedroom

Sliding glass doors to Sunroom
Double door closet with interior light
Cable outlet and telephone jack

Guest Bath

Maple vanity with cultured marble sink,
Tub/Shower combination
Medicine cabinet
Space saving pocket door

Laundry Room

Folding counter with stainless steel utility sink,
upper and lower cabinets, Maytag stacked
washer/dryer, additional storage space
Space saving pocket door

Sunroom / Den

Open to living room
Juliet Balcony
Cable outlet

Kitchen

Bright open kitchen with maple cabinetry and under-cupboard task lighting, white double sink
Kitchen aid smooth top self-cleaning oven, built-in dishwasher, side-by-side refrigerator and GE Microwave/exhaust fan, appliance cupboard, pull-out shelving and pot drawers
Seating for 2 for light meals and paper work
Cable outlet and telephone outlet

Parking & Locker

Keyless remote entry, security cameras
Indoor parking #20 steps to parking garage foyer.
Private storage locker at parking level (2nd on left)
Indoor car wash bay, bicycle & golf cart storage

Common Amenities

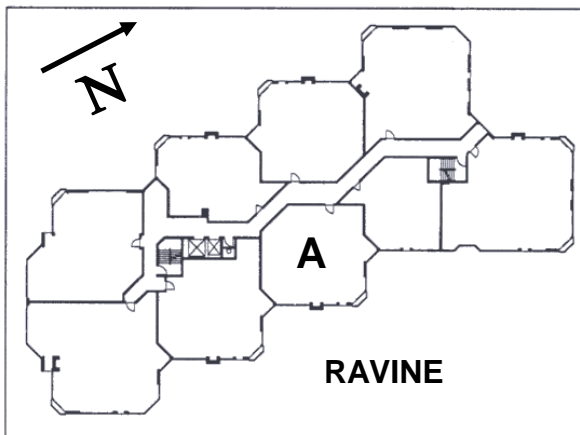
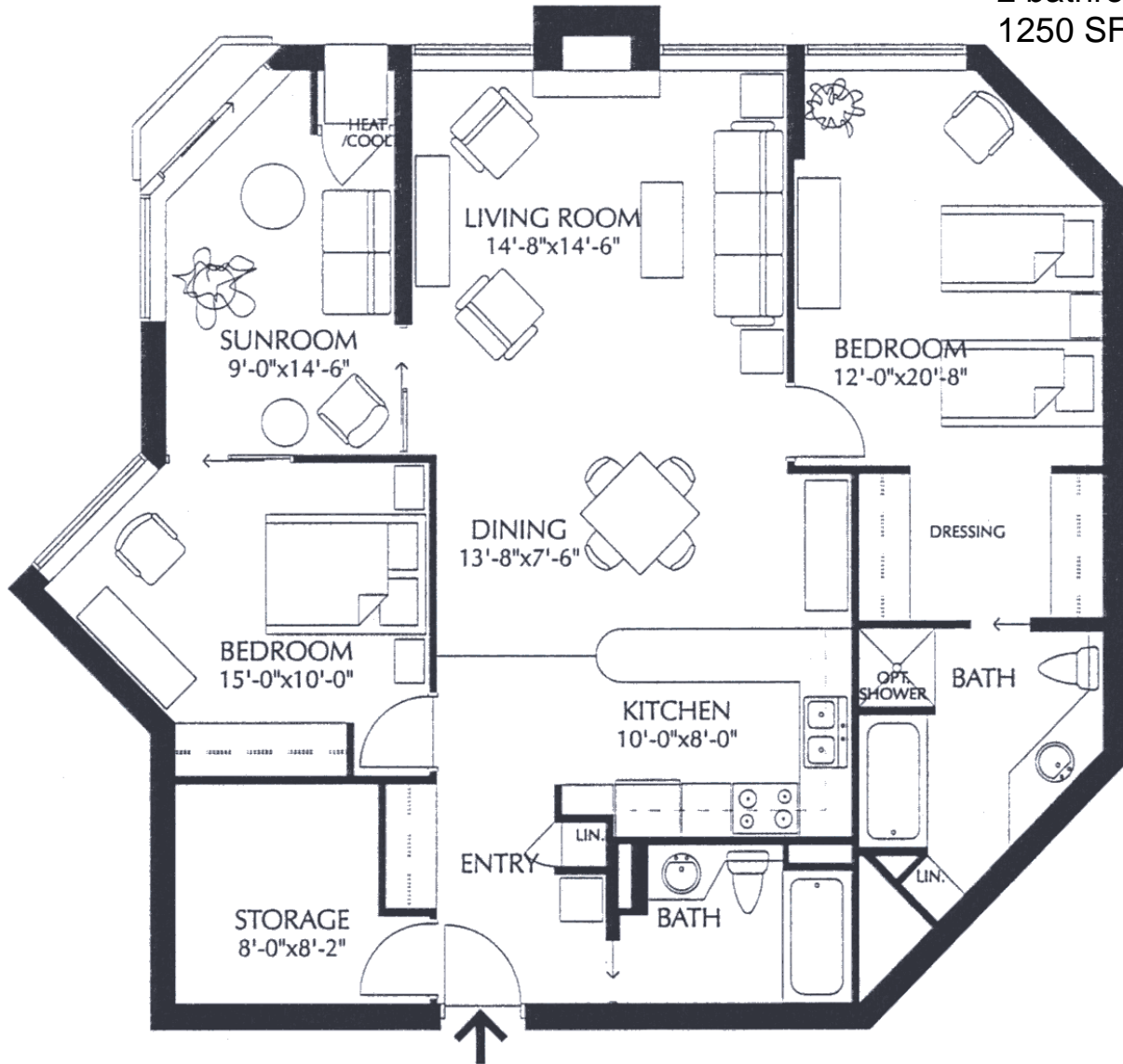
Party Room with Kitchenette, Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Onsite Postal Pickup and Delivery
Easy walking distance to local amenities in Dundas. Church services, Café, community outreach services available at St. Josephs Villa

St. Joseph's Estates

DUNDAS
ONTARIO

Ingrid Thompson
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www.sjv.on.ca - Life Equity Housing

Suite Type A
2 bedroom
2 bathroom,
1250 SF net



Carrying Costs (Sample from 2017)

Building & Property	\$524.00
Property Tax.....	218.00
Gas.....	27.00
Hydro.....	82.00
Cable TV	41.00
Total Monthly Cost	\$ 892.00