

# St. Joseph's Estates

150 Ogilvie Street, Suite 609

Dundas Ontario L9H 7B9

**Asking Price: \$385,000**

This bright and cheery suite boasts a panoramic view of the town, escarpment and ravine. It has been well cared for by the original owner. The low monthly maintenance fee of \$855.<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 the 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  
Open concept living, dining and sun rooms  
Bright eat-in kitchen with kitchen desk  
Furnace with individually controlled heat/cool  
Upgraded water shut-off valves  
Ceramic tile at entrance and guest bathroom  
Cork flooring in kitchen, light coloured carpeting in living, dining, sun and bedrooms

## Entrance Foyer

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

## Living Room

Vertical blinds on windows  
Cable outlet and telephone jack

## Dining Room

Tiffany light fixture  
Pocket door to kitchen

## Master Bedroom

Horizontal blinds on windows  
Large walk-in closet with interior light and space saving pocket door  
Cable outlet and telephone jack

## Ensuite Bath

Lever handled faucets with white fixtures  
Oak cabinetry with large cultured marble vanity including a built-in medicine cabinet  
Tub/shower combination, linen closet and additional large storage closet  
Vinyl flooring

## Laundry Room

Extra large room with extra linen closet and room for storage, regular sized laundry tub  
Kenmore Heavy Duty washer and dryer  
Vinyl flooring  
Telephone Jack ?

## Sunroom/Den

Open concept to living and dining rooms  
Juliet balcony, cable outlet and telephone jack

## Kitchen

Bright eat-in kitchen with large bright windows  
Custom oak cabinetry featuring roll out shelves and pot drawers, under-cupboard task lighting, large pantry, kitchen desk and ceramic backsplash  
Whirlpool self clean smooth top range, Magic Chef refrigerator and Maytag built-in dishwasher  
Telephone jack

## Guest Bedroom

Double closet with interior light  
Vertical blinds on windows

## Guest Bath

Lever handled faucets with white fixtures  
White cabinetry with drawers, large medicine cabinet, Tub/shower combination

## Storage Room

Generous size, secure, private entry storage room at parking level (2<sup>nd</sup> RH)  
Electrical outlet

## Parking

Keyless Remote Entry and Security Cameras  
Indoor Parking # 2 near lobby entrance  
Car wash bay, golf cart storage and bike rooms

## Common Amenities

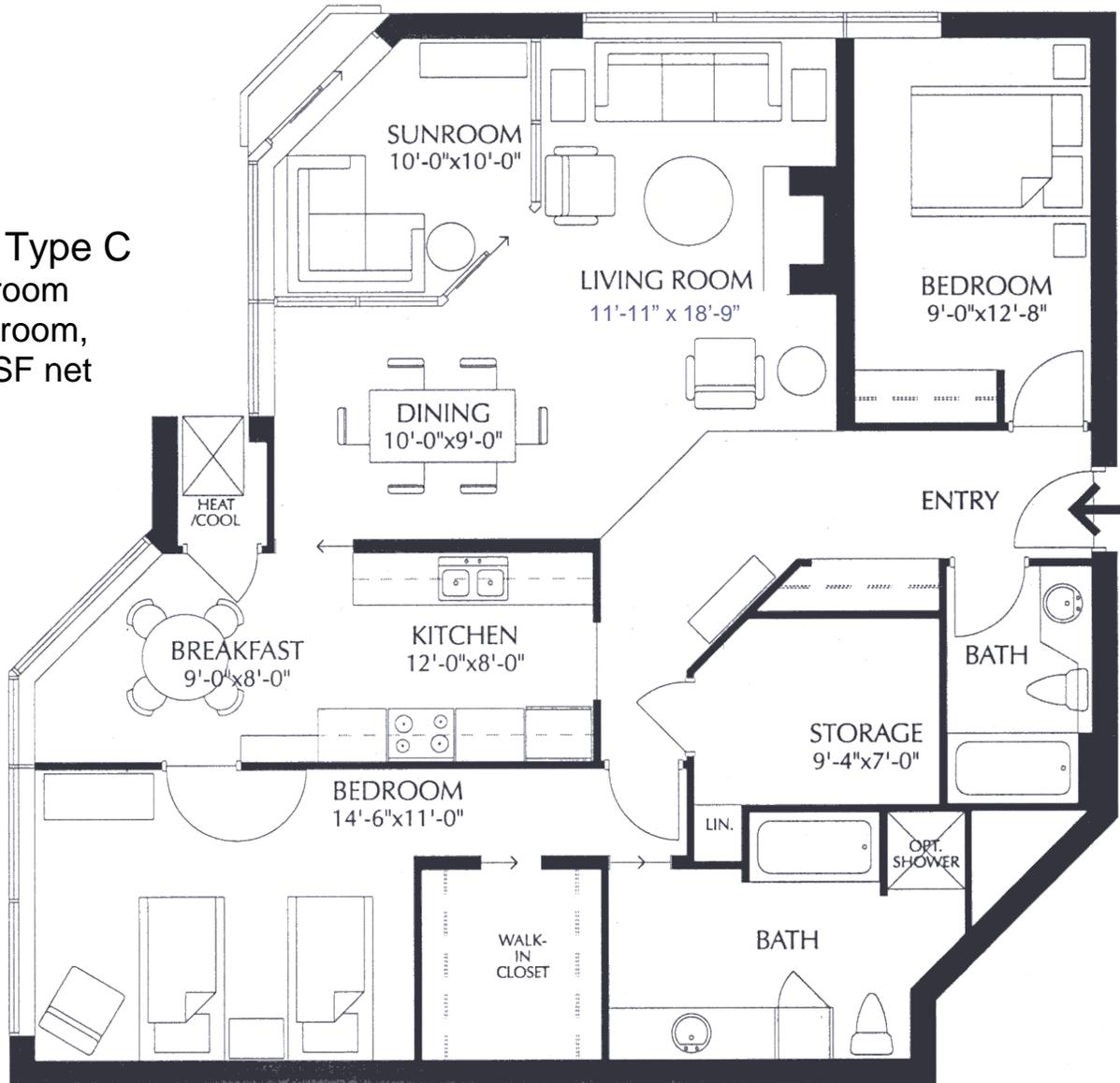
Party Room with Kitchenette  
Furnished Lobby  
Secure Entry with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Community Garden  
Onsite Postal Pickup and Delivery  
Easy Walking Distance to all Local Amenities  
Church Services, Recreation and Health  
Services available at St. Josephs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

# St. Joseph's Estates

DUNDAS  
ONTARIO

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[www.sjv.on.ca](http://www.sjv.on.ca) - Life Equity Housing

**Suite Type C**  
2 bedroom  
2 bathroom,  
1320 SF net



## Carrying Costs (Sample from 2015)

Building & Property .....	\$478.00
Property Tax.....	228.00
Gas.....	43.00
Hydro.....	68.00
Cable TV	38.00
<b>Total Monthly Cost</b>	<b>\$855.00</b>

