

# St. Joseph's Estates

160 Ogilvie Street, Suite 508

Dundas Ontario L9H 7M7

**List Price: \$610,000**

This suite boasts 5<sup>th</sup> floor views of the Spring Creek ravine and the town of Dundas. It has been well cared for by its owners. The monthly maintenance fee of \$1,144.00 includes property taxes, heat, central air-conditioning, hydro, basic HD 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 panoramic floor to ceiling windows with cultured marble windowsills throughout the suite offering ravine and town views
- Juliet balcony has a ravine view with a patio door that opens to bring fresh air into sunroom
- Unique layout gives the option for visiting guests to have the privacy of an ensuite bathroom
- Bright galley kitchen with dinette offering floor to ceiling windows and views of the ravine
- Bathroom(s) and kitchen exhaust vents go to the outside
- Individually controlled gas heat/air conditioning with built-in humidifier
- Light coloured carpeting throughout suite with ceramic tile in the entrance and vinyl flooring in the kitchen, laundry room and bathrooms

## Entrance Foyer

Spacious entrance features double closet with bi-fold doors and interior lighting  
Tiffany style light fixture in hallway  
Safety switch for living room lamp outlet

## Living Room and Dining Rooms

The rooms are open and bright with a studio at one end offering flexibility in furniture placement  
Tiffany style dining room light fixture  
Fabric vertical blinds and roller shades  
Sliding glass doors to sunroom, cable outlet

## Master Bedroom

Horizontal blinds and drapes on windows  
Cable outlet and telephone jack  
Two large double closets with interior lights

## Ensuite Bath

Maple cabinetry with cultured marble one-piece spacious vanity top and lever handled faucets  
Whirlpool jetted soaker tub, comfort height toilet  
48" walk-in shower and linen closet

## Guest Bedrooms (1 & 2)

Window treatments  
Double Door Closet with Light  
Telephone Jacks and Cable Outlets

## Guest Bath

Maple cabinetry with cultured marble one-piece vanity top, lever handled faucets, storage cabinet  
Tub/Shower Combination

## Laundry Room

Laundry room with laminate and wire shelving for added storage, laundry tub and hookup for washer and dryer, telephone jack

## Sunroom

Sliding doors to living room & eat-in kitchen, Juliet balcony, combination fabric vertical blinds and roller shades, telephone jack and cable outlet

## Eat – In Kitchen

Maple cabinetry, under cupboard task lighting, pull out pot drawers, microwave shelf with outlet, pantry, built-in Maytag Jet Clean Quiet Plus Dishwasher, Maytag Plus Refrigerator, Bosch glass top stainless range, Panasonic microwave, telephone jack

## Parking & Locker

Keyless remote entry and security cameras  
Indoor Parking #15, 3 2-door metal storage cabinets, indoor car wash bay, golf cart & bicycle room, on floor private storage locker (1<sup>st</sup> on right)

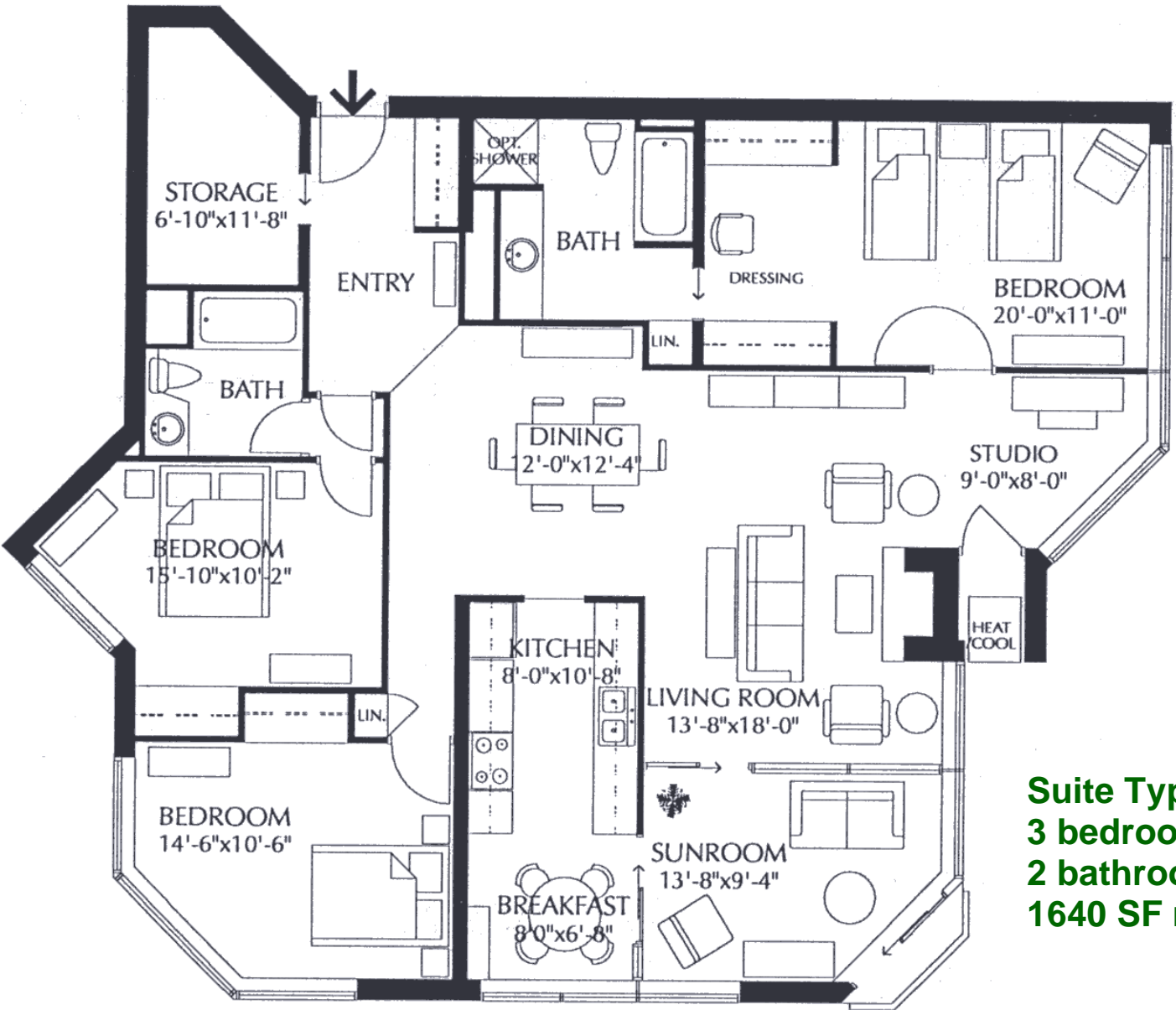
## Common Amenities

Social 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

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

# St. Joseph's Estates

DUNDAS ONTARIO



**Suite Type B**  
**3 bedroom**  
**2 bathroom**  
**1640 SF net**

**Carrying Costs (Sample from 2019)**

Building & Property .....	\$ 683.00
Property Tax.....	304.00
Gas.....	36.00
Hydro.....	85.00
CableTV.....	36.00
<b>Total Monthly Cost</b>	<b>\$1,144.00</b>

