

St. Joseph's Estates

160 Ogilvie Street, Suite 509

Dundas Ontario L9H 7M7

List Price: \$524,000

This bright and cheery suite boasts a panoramic view of the Town of Dundas and the Niagara Escarpment. It has been well cared for by the owner. The monthly maintenance fee of \$974.00 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

Sun filled rooms face North West and have floor to ceiling windows with cultured marble windowsills, Juliette balcony

Open concept living space with combined living room, dining room and sunroom painted in a neutral palette, bright eat-in kitchen

Solar shades with drapes in the living/dining area, solar shades in kitchenette and guest bedroom with drapes in the master bedroom

Upgraded lighting fixtures throughout suite

Plenty of in-suite storage and storage locker

Furnace with individually controlled heat/cool

Humidifier and upgraded water shut-off valves

Bathroom(s) and kitchen exhaust vents to outside

Ceramic tile in entrance, carpeting throughout, upgraded newer vinyl flooring in kitchen and bathrooms, vinyl in laundry room

Entrance Foyer

Generous sized foyer with lighted closet

Safety switch for living room lamp outlet

Living / Dining / Sun Rooms

Open concept living, dining and sun rooms

Juliette balcony off the sunroom

Dining room pendant chandelier

Cable outlet, Telephone jack (x2)

Master Bedroom

Large walk-in lighted closet with mirrored doors

Cable outlet and telephone jack

Ensuite Bath

Large ensuite with maple cabinetry and solid surface vanity top with seamless countertop to sink transition, lever handled faucet, white mirrored vanity cabinet above comfort height toilet, 48" Walk-in shower with seat

Linen closet and large storage closet

Guest Bedroom

Double door closet with lighting

Cable outlet and Telephone jack

Guest Bath

Maple cabinetry with updated solid surface vanity top with seamless countertop to sink transition, nickel vanity lights and towel bar, large maple vanity cabinet above comfort height toilet

Tub/Shower combination, lever handled faucets

Laundry Room

Large laundry room with full size laundry tub, stacking Bosch washer and dryer, shelving units, linen closet and additional space for storage.

Kitchen

Bright eat-in kitchen includes: custom oak cabinetry, with pantry cupboard, pot drawers, double glass front upper cabinet, under-cupboard task lighting, microwave shelf with outlet, tumbled stone tiled backsplash, solid surface countertop with seamless countertop to sink transition, Kinetico reserve osmosis water purification system and cold water dispenser, white appliances include Whirlpool dishwasher, GE bottom mount French door refrigerator and smooth top Maytag Gemini double oven range, Telephone jack

Parking & Locker

Keyless remote entry and security cameras

Indoor parking #16 steps from foyer entrance door

On floor private storage locker room with shelving (4th on right), Golf cart and bicycle rooms, Car wash bay

Common Amenities

Social room with kitchenette, furnished lobby

Secure entry with power assisted doors

Closed circuit entrance security camera

Onsite postal pickup and delivery

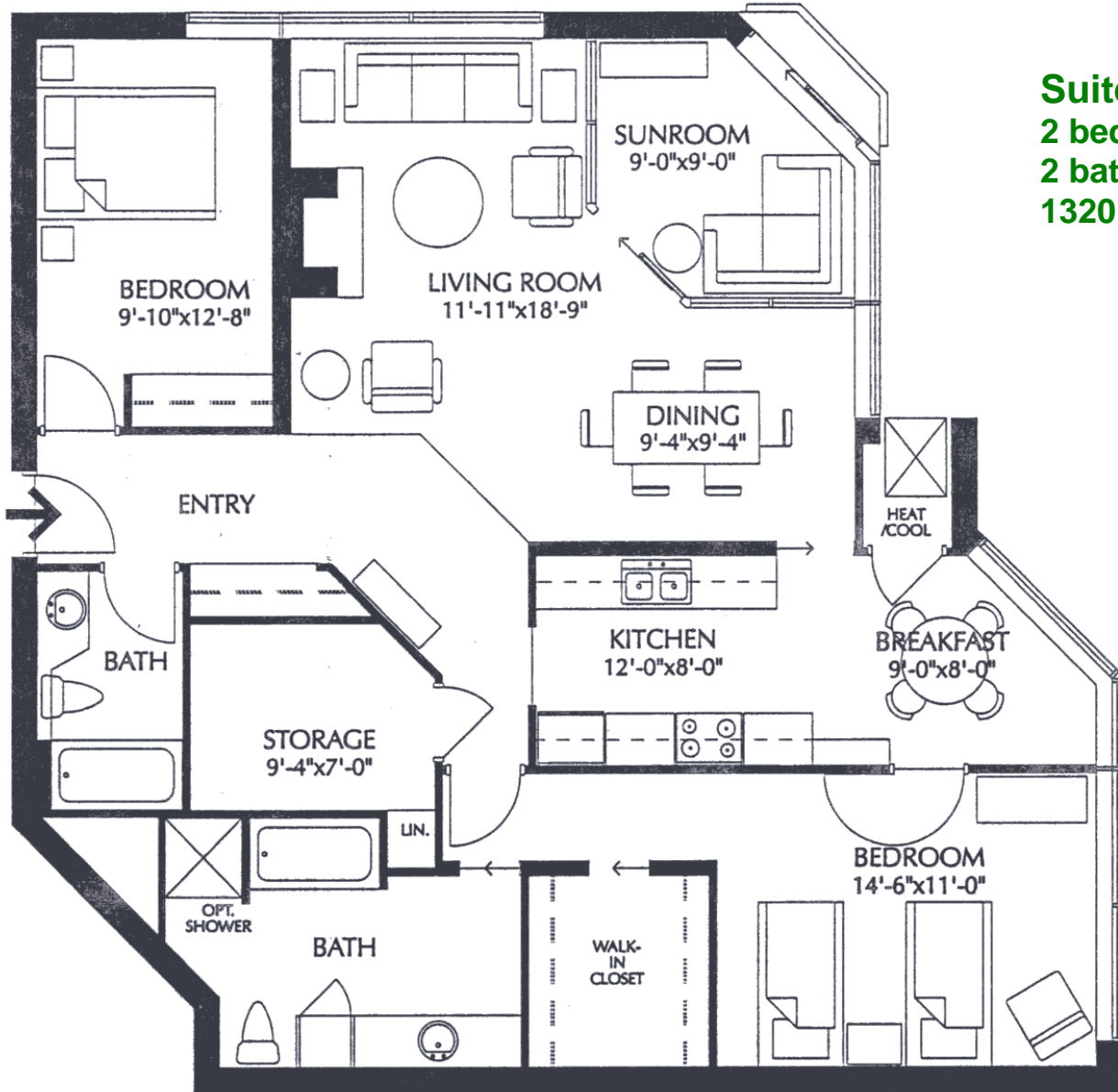
Easy walking distance to all local amenities

Church services, recreation and health services available at St. Josephs Villa

St. Joseph's Estates

DUNDAS
ONTARIO

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Suite Type C
2 bedroom
2 bathroom,
1320 SF net

Carrying Costs (Sample from 2019)

Building & Property	\$588.00
Property Tax.....	245.00
Gas.....	29.00
Hydro.....	76.00
Cable TV	36.00
Total Monthly Cost	\$974.00

