

St. Joseph's Estates

160 Ogilvie Street, Suite 303

Dundas Ontario L9H 7M7

Selling Price: \$ 522,000

This suite boasts a bright sunny south-west view of the Town of Dundas and Niagara escarpment. The monthly maintenance fee of \$1,041.00 includes taxes, heat, central air conditioning, hydro, basic 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

Freshly painted sun filled south-west facing floor to ceiling windows with cultured marble sills
Open concept living and dining rooms
The customized sunroom has been made into a private additional room by adding a solid wall
The suite layout provides the option for visiting guests to have the privacy of an ensuite bathroom
Bright eat-in kitchen features large windows
Individually controlled gas heating and air
Upgraded in-suite water shut-off valves
Space saving pocket doors in master and guest bathrooms and in the large master walk-in closet
Large in-suite laundry room includes storage area
Bathroom(s) and kitchen exhaust vents to outside
Window treatments and lighting fixtures included
New carpet in sunroom, living and dining rooms, carpeting in bedrooms, ceramic tile at entrance and hallway, vinyl flooring in the kitchen, laundry, and bathrooms

Entrance Foyer

Spacious entrance, closet with interior light
Safety switch for living room lamp outlet

Living and Dining Room

Open concept bright and spacious living room and dining area

Master Bedroom

Walk-in closet with shelving and clothes bar
Cable outlet and telephone jack

Ensuite Bath

Large bathroom with natural lighting from window
Extended length pearl maple vanity with cultured marble vanity top, comfort height toilet, tub/shower combination, generous size linen closet and additional space to create a storage closet

Guest Bedroom

Double closet with light
Cable outlet in bedroom, telephone jack in hall

Guest Bath

Pearl maple vanity with cultured marble one-piece vanity top, lever handled faucet, tub/shower combination, built-in medicine cabinet

Laundry Room

New stainless steel Whirlpool washer
Magic Chef white dryer. Full-sized laundry tub.
Oversized to include storage area.

Sunroom/Den

Private sunroom with Juliet balcony
Open to kitchen
Cable outlet, telephone jack

Kitchen

Bright eat-in kitchen includes oak cabinetry with a large pantry, pot drawers, pull-out shelving, under-cupboard task lighting, new stainless steel Bosch dishwasher, Kenmore white range, Magic Chef white refrigerator and Danby microwave.

Parking

Keyless remote entry and security cameras
Underground parking #21 is located steps from the foyer entrance, 2 two-door storage cabinets
Indoor car wash bay, golf cart and bike room

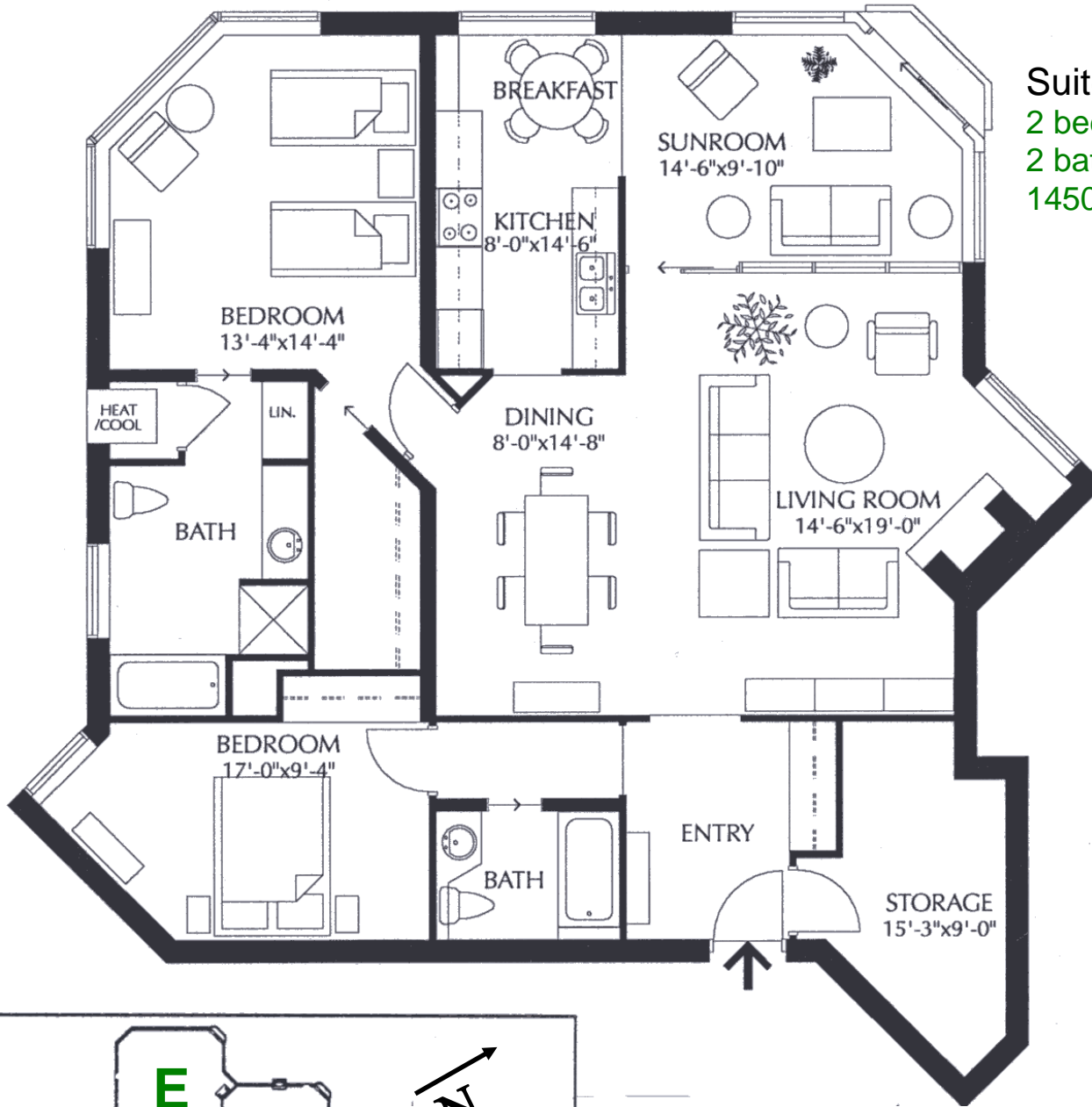
Common Amenities

Social room with kitchenette and furnished lobby
Secure entry with power assisted doors
Closed circuit entrance security camera
Onsite postal pickup and delivery
Walking distance to all local amenities
Church services, recreation and health Services available at St. Josephs Villa

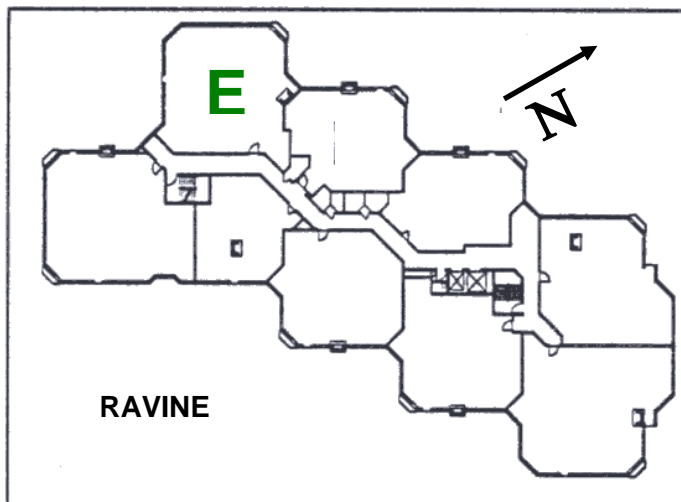
St. Joseph's Estates

DUNDAS
ONTARIO

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www.sjv.on.ca - Life Equity Housing



Suite Type E
2 bedroom
2 bathroom,
1450 SF net



Carrying Costs (Sample from 2019)

Building & Property	\$627.00
Property Tax.....	268.00
Gas.....	32.00
Hydro.....	79.00
Cable TV	36.00
Total Monthly Cost	\$1,041.00