

St. Joseph's Estates

160 Ogilvie Street, Suite 204

Dundas Ontario L9H 7M7

List Price: \$ 639,000

This suite boasts a beautiful view of the Spring Creek Ravine. It has been well cared for by the owner. The monthly maintenance fee of **\$1,128.00** 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

Plenty of floor to ceiling windows with cultured marble windowsills have a southwest exposure. Unique suite layout offers two Juliette balconies: one in the master bedroom and one off the sunroom, both offering beautiful views. Unique layout gives the option for visiting guests to have the privacy of an ensuite bathroom. Freshly painted laundry room, hallway, guest and master with remaining rooms recently repainted. Ravine view eat-in kitchen has all new stainless appliances: stove, dishwasher, and refrigerator. Large linen/pantry in hall provides extra storage. Individually controlled heat/air-con/humidifier. Upgraded water shut-off valves. In-suite laundry room with storage area, new: washer, dryer and full-size laundry tub. Bathroom(s) and kitchen exhaust vents to outside. Hardwood from entrance throughout living, dining sun rooms, master and Guest 1 bedrooms. Guest 2 bedroom newer carpeting. New waterproof, resilient tile in master bathroom, ceramic flooring in guest bathroom, laundry room and kitchen.

Entrance Foyer

Large entry, with double closet with light

Living, Sun and Dining Rooms

Sunroom with sliding patio doors to a Juliette balcony has vertical blinds. Sunroom has a glass sliding door which can separate it from the living and dining room which are open concept. Horizontal blinds on the living room windows. Cable and telephone jack located in the Sunroom.

Ensuite Bath

Large bathroom with floor to ceiling window brings in natural light, step-in shower with folding seat and tempered glass door, white vanity with cultured marble vanity top, generous size linen closet, storage cabinet

Master Bedroom

Juliette balcony and windows have a southern exposure, horizontal blinds, large walk-in closet with interior light, pocket door, cable outlet, telephone jack

Guest Bedroom (1&2)

Large bright windows with ravine views, large double closets, cable outlets and telephone jacks

Guest Bath

Lever handled faucets, storage cabinet. Tub/shower combination, white cabinetry with cultured marble vanity top

Laundry Room

Side-by-side LG washer and dryer. Full size laundry tub, storage shelving. Large linen/pantry closet in hallway

Kitchen

Bright eat-in kitchen includes: custom white cabinetry, pantry, pot drawers, pull-out shelving, under-cupboard task lighting, microwave shelf with outlet, Frigidaire stainless dishwasher, refrigerator, smooth top self-clean electric range. Telephone jack

Parking

Keyless Remote Entry and Security Cameras. Indoor parking #11 is extra wide and is located steps from foyer entrance, Golf Cart & Bicycle Rooms. On floor private storage locker (1st on right). Indoor Car Wash Bay

Common Amenities

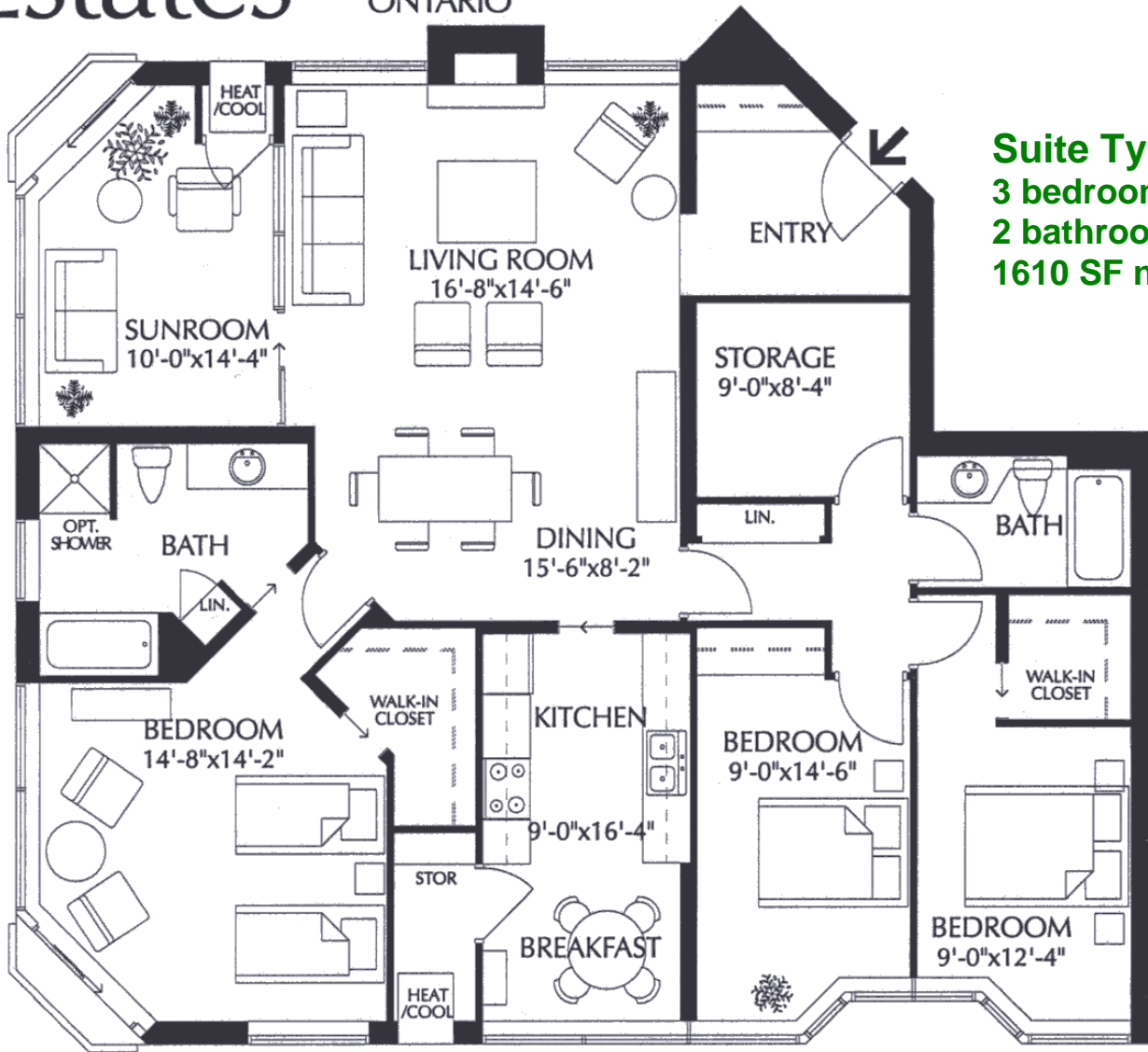
Social Room with Kitchenette, Furnished Lobby. Secure Entry with Power Assisted Doors. Closed Circuit Entrance Security Camera. Onsite Postal Pickup and Delivery. Easy Walking Distance to all Local Amenities. Church Services, Recreation and Health Services available at St. Josephs Villa

St. Joseph's Estates

DUNDAS
ONTARIO

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Suite Type F
3 bedroom
2 bathroom
1610 SF net



Carrying Costs (Sample from 2019)

Building & Property	\$674.00
Property Tax.....	299.00
Gas.....	35.00
Hydro.....	84.00
CableTV.....	36.00
Total Monthly Cost	\$1,128.00

