

St. Joseph's Estates

150 Ogilvie Street, Suite 402

Dundas Ontario L9H 7B9

List Price \$352,000

This suite boasts a bright sunny north-west view of the Town of Dundas and Niagara escarpment. It has been well cared for by the owner. The monthly maintenance fee of \$826.00 includes taxes, heat, central air, 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

- Bright and sunny large floor to ceiling windows with cultured marble windowsills and vertical blinds provide a corner north-west view.
- Hallway pocket door to guest bedroom has been removed and the return wall removed to open up the dining area to the living area.
- Space saving pocket and sliding doors
- Kitchen, bathroom exhaust vents to outside
- Plenty of storage: oversized laundry room, walk-in master closet, linen closets
- Individually controlled gas heat, central air-conditioning and humidifier
- Upgraded in-suite water shut-off valves
- Carpeting throughout suite with upgraded vinyl flooring in the laundry room, kitchen and master and guest bathrooms

Entrance Foyer

Spacious entry closet

Safety switch to outlet in living room

Living and Dining Room

Bright and spacious living room opens onto dining area, cable outlet and telephone jack

Master Bedroom

Glass sliding door to sunroom brings additional natural light into bedroom, room darkening blinds on sliding and bedroom windows, spacious walk-in closet with interior lighting and wire rack closet organizer, cable outlet and telephone jack

Guest Bedroom

Pocket door provides more usable space in the bedroom, room darkening window blinds, large double size closet has interior light
Cable outlet and telephone jack

Guest Bath

White fixtures and vanity, lever handled faucets, tub/shower combination, medicine cabinet, linen closet in hall to bedroom

Ensuite Bath

White fixtures and vanity, lever handled faucets, Step-in shower, comfort height toilet, medicine cabinet, large linen closet

Laundry Room

Oversized laundry room provides in-suite storage
Kenmore stacked washer and dryer
Full-sized laundry tub, additional shelving

Sunroom / Den

Glass sliding doors to living room and master bedroom, Juliet balcony, cable outlet

Kitchen

Bright kitchen with oak cabinetry and under-cupboard task lighting, with a 'lazy susan', pull out shelving and pot drawers. Opening from kitchen to living room allows natural light to filter into the kitchen work space. Whirlpool refrigerator and Eaton Viking range

Parking & Locker

Reserved **surface parking**, Security cameras,
Two-door storage cabinet at parking level (3rd on right)
Indoor car wash bay, bicycle & golf cart storage

Common Amenities

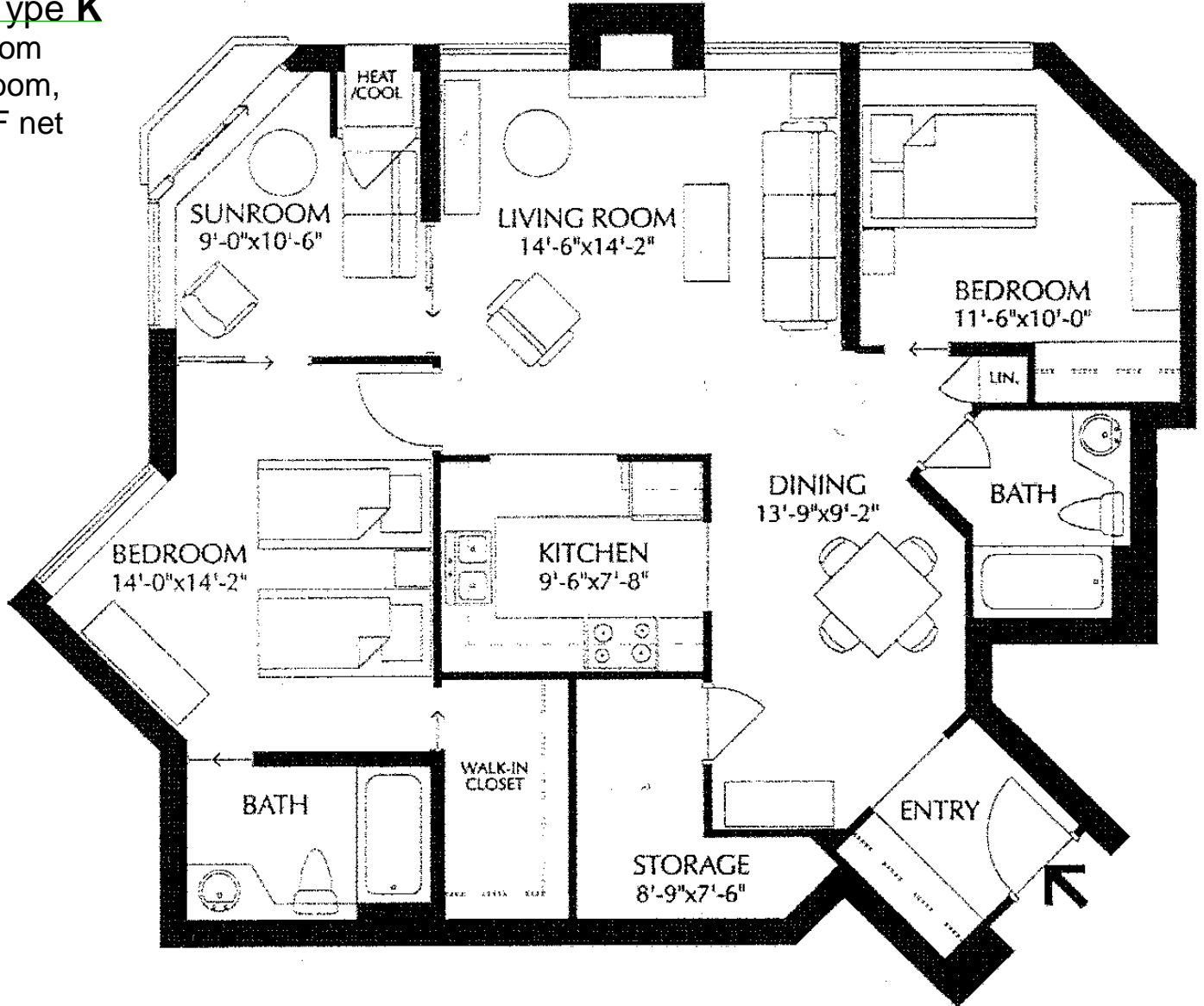
Social Room with kitchenette, Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Onsite Postal Pickup and Delivery
Easy walking distance to local amenities in Dundas.
Church services, Café, community outreach
services available at St. Josephs Villa

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DUNDAS ONTARIO

Ingrid Thompson
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www.sjv.on.ca - Life Equity Housing

Suite Type K
 2 bedroom
 2 bathroom,
 1040 SF net



Carrying Costs (Sample from 2019)

Building & Property	\$505.00
Property Tax.....	193.00
Gas.....	23.00
Hydro.....	69.00
Cable TV	36.00
Total Monthly Cost	\$ 826.00

