

St. Joseph's Estates

150 Ogilvie Street, Suite 205

Dundas Ontario L9H 7B9

Selling Price: \$ 550,000

This suite boasts a serene and peaceful view of Cootes Paradise and Spring Creek Ravine. The monthly carrying cost of **\$806.00** includes: taxes, heat/air conditioning, hydro, basic high definition 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 suite with an east exposure
- Ravine view with tall evergreen and deciduous trees from the floor to ceiling windows with cultured marble windowsills
- Grey carpeting at entrance, hallway, living room, dining room, sunroom and bedroom.
- Vinyl flooring in kitchen, bathroom, laundry
- Levelor vertical blinds on windows
- In-suite laundry room with laundry tub
- Bathroom/kitchen vents exhaust outside
- Individually controlled heat/air-conditioning
- Sun Pure Water Filter in Kitchen
- Upgraded in-suite water shut-off valves

Entrance Foyer

Spacious entry, coat closet with interior light
Generous sized linen closet
Safety light switch for outlet on dining room wall

Dining Room

Open concept dining and living room
Ceiling Fan/Lighting Fixture

Living Room

Cable Outlet and Telephone Jack

Sunroom

Glass sliding doors from Sunroom to Living Room and from Sun Room to Master Bedroom
Cable Outlet

Master Bedroom

Double bi-fold door, deep closet with interior light
Cable Outlet and Telephone Jack

Laundry Room

Eaton Viking heavy duty side-by-side washing machine and clothes dryer, extra space for storage shelving or cabinet, full-size laundry tub

Bath

Oak cabinetry with cultured marble vanity top
Recessed medicine cabinet with oak door
Lever handled faucets
Tub/Shower combination with glass sliding doors
White fixtures

Kitchen

Oak custom kitchen cabinets with laminate counter
Roll-out shelving, pot drawers and under-cupboard counter task lighting, microwave shelf with outlet
White appliances: GE microwave, Eaton Viking electric range and Refrigerator
Sun Pure water filter
Telephone Jack Directly Outside Kitchen
Pocket Door to Dining Room

Parking

Indoor parking # 42 with keyless remote entry
Security cameras, Power Assisted Doors, Indoor Car Wash Bay, Golf Cart Room, Bicycle Storage
Private storage locker at parking level (6th on right)

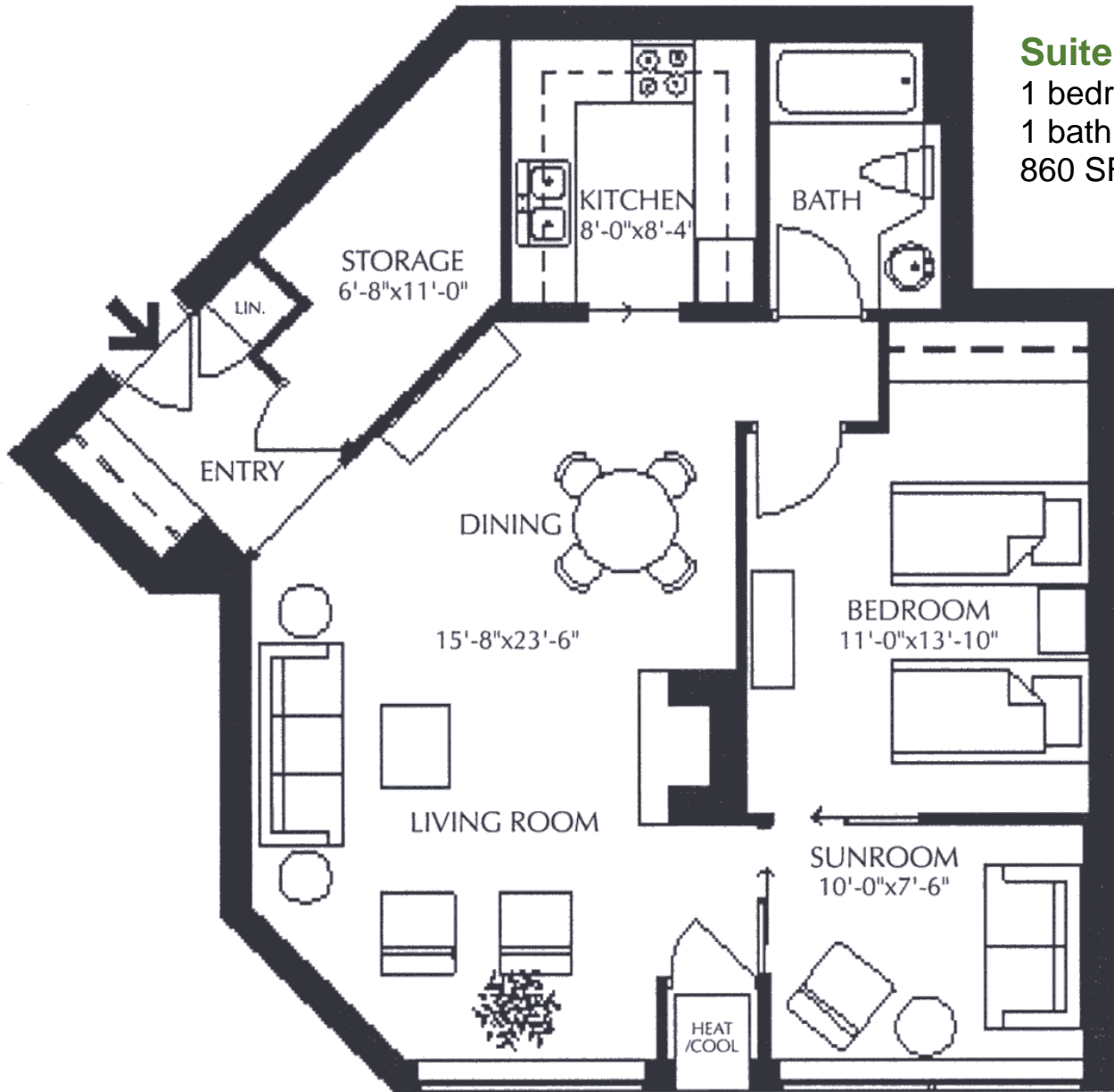
Common Amenities

Social Room with kitchenette and library
Furnished lobby, newspaper delivery to door
Secure entry with power assisted doors
Closed circuit main entrance security camera viewed from cable television, Channel 398
Onsite postal pickup and delivery
Walking distance to all local amenities
Church services and outreach health services available at St. Joseph's Villa

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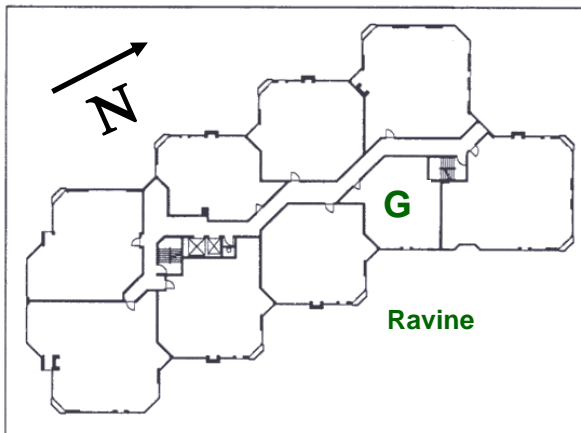
DUNDAS
ONTARIO

Beth Etherington
(905) 627-3541 extension 2222
Email: betherington@sjv.on.ca
www.sjv.on.ca - Life Equity Housing



Suite Type G

1 bedroom
1 bathroom,
860 SF net



Carrying Costs (Sample from 2022)

Building & Property	\$519.00
Property Tax.....	169.00
Gas.....	27.00
Hydro.....	52.00
Cable TV	39.00
Total Monthly Cost	\$806.00