

St. Joseph's Estates

160 Ogilvie Street, Suite 207

Dundas Ontario L9H 7M7

List Price \$ 729,000

This suite boasts a serene and peaceful view of Cootes Paradise and Spring Creek. The monthly maintenance of \$1,054.⁰⁰ includes: taxes, heat, central air conditioning, hydro, basic high definition cable, water, and building maintenance. You will appreciate the friendly, mature community living of St. Joseph's Estates in a safe, secure and accessible environment.

Suite Boasts

- South-East exposure and open concept living, dining and sunrooms
- Ravine view of tall evergreen and deciduous trees through the floor to ceiling windows which feature cultured marble windowsills.
- Pot lights along windows in living & sun rooms
- Individually controlled heat/air added humidifier
- In-suite laundry with full-size laundry tub
- Private on-floor storage locker
- Upgraded in-suite water shut-off valves
- Hardwood laminate flooring: LR, DR, SR, BRs
- Ceramic tile flooring at Entry and Kitchen
- Levolor Riviera metal window blinds throughout

2021 Upgrades:

- Repainted white tone walls, trim work, ceilings
- Kitchen: quartz arborite counter, subway tile backsplash, stainless sink, bronze faucet, smooth cook top electric range and range hood
- Bathrooms: vanities with quartz undermount sinks, mirrors, comfort height elongated toilets
- Laundry tub with single-handle pull-down spring sprayer brushed nickel faucet

Entrance Foyer

Decorative molding on lower wall, closet with light
Safety switch for living room lamp outlet

Living Room

Gas fireplace with marble hearth
Cable outlet and telephone jack

Master & Guest Bedroom

Master: His and Her closets with interior lights
Guest: large closet with interior lights
Master & Guest: Cable and telephone jacks

Ensuite Bath

White vanity, quartz top with undermount sink
48" walk-in shower with seat, glass sliding doors
Linen closet, recessed medicine cabinet

Guest Bath

White vanity, quartz top with undermount sink
Comfort height elongated toilet, lever handled faucets, 6-jet whirlpool tub/shower combination
Large storage closet and separate linen closet

Laundry Room

Whirlpool front load washer and dryer
Full-size laundry tub, telephone jack

Sunroom / Den

Juliet balcony, French doors to Living Room
Solid wall to master bedroom
Cable outlet and telephone jack

Kitchen

White cabinets with quartz arborite counter, lazy susan, under-cupboard counter task lighting, pull-out shelving, pot drawers, white subway tile backsplash, single 20-gauge stainless steel 31" sink with grid, microwave shelf with outlet
Appliances: built-in Kenmore dishwasher, Whirlpool smooth cook top self-clean range, Amana top mount refrigerator, telephone jack

Parking

Keyless remote entry and security cameras
Indoor parking space # 32 with storage unit
Car wash bay, golf cart room, bicycle storage
Private storage at parking level (5th on right)

Common Amenities

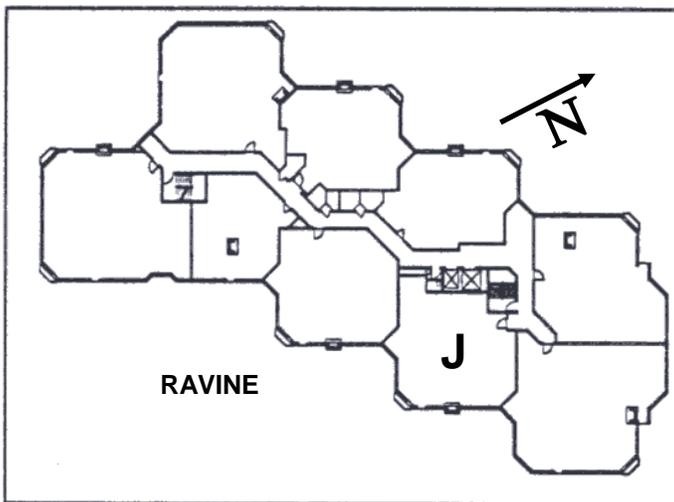
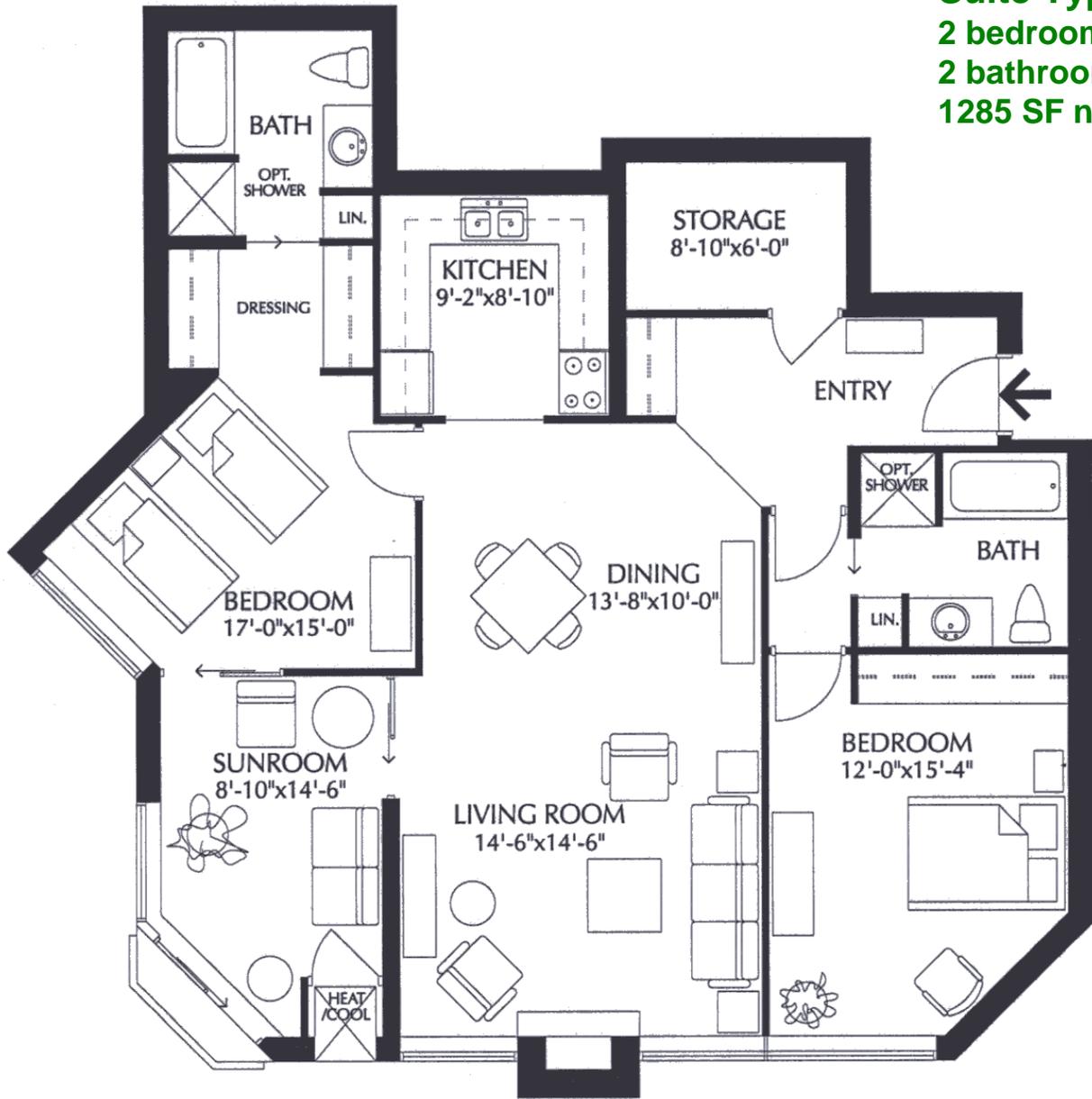
Social Room with Kitchenette and library
Furnished Lobby, newspaper delivery to door
Secure Entry with Power Assisted Doors
Closed Circuit main entrance security camera viewed from cable telephone, Channel 398
Onsite Postal Pickup and Delivery
Walking Distance to local amenities
Church Services and Health Services available at St. Josephs Villa

St. Joseph's Estates

DUNDAS
ONTARIO

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Suite Type J
2 bedroom
2 bathroom,
1285 SF net



Carrying Costs (Sample from 2022)

Building & Property	\$663.00
Property Tax.....	252.00
Gas.....	32.00
Hydro.....	68.00
Cable TV	39.00
Total Monthly Cost	\$1,054.00