

St. Joseph's Estates

160 Ogilvie Street, Suite **504**

Dundas Ontario L9H 7M7

List Price: \$ 871,000

This three-bedroom spacious and private end-suite offers beautiful views of Spring Creek Ravine. The monthly maintenance fee of \$1,261.⁰⁰ 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

Panoramic views with S, E, & W exposures from floor to ceiling windows with cultured marble sills
Juliette balconies: 1 in master and 1 in sunroom
Eat-in kitchen with pantry and ravine view
Master bathroom: window brings in natural light, large accessible tiled shower with tempered glass doors, storage closet and separate linen closet
Plenty of in-suite storage: linen closets, two walk-in closets, pantry and storage cabinets in
In-suite laundry room, laundry tub, and stacked washer/dryer, upgraded water shut-off valves
Bathroom(s) and kitchen exhaust vents to outside
Individually controlled heat/air-con/humidifier

Entrance Foyer

Ceramic flooring in foyer, closet with interior light
Safety light switch for outlet on Dining Room wall

Ivory coloured carpeting in living room, dining room, sunroom and bedrooms, laminate flooring in kitchen, bathrooms and laundry room.

Living Room

Gas fireplace with marble hearth and pot lights
Sheers on windows, floor receptacle for floor lamp

Dining Room

Dining Room Light Fixture with Dimmer

Guest Bedrooms x 2

Walk-in closet bed 2, window drapes bed 1&2
Cable outlet bed 1&2, telephone jack bed 1

Guest Bath

Maple cabinetry with cultured marble vanity top
Shower/tub combination with glass sliding doors

Master Bedroom

Walk-in closet with interior light and built-in drawers
Large full-length mirror on bedroom door
Horizontal blinds on windows
Cable outlet and telephone jack

Ensuite Bath

Maple cabinetry with cultured marble sink
Horizontal blind on window, closet & linen
Upgraded accessible shower with glass sliding doors

Laundry Room

Stacked Maytag washer & dryer, vinyl flooring
Pantry and additional storage cupboard with drawers

Large linen closet with double folding doors in hall

Sunroom/Den

Bright room with Juliette balcony
Open concept to living room, ivory carpeting
Cable outlet and telephone jack

Kitchen

Oak cabinets with laminate counters, under-cupboard counter task lighting, roll-out shelving, pot drawers, horizontal window blinds
Black appliances: Maytag dishwasher, Frigidaire refrigerator, GE self-clean smooth top electric range and combined microwave/exhaust range hood, pantry with shelving, vinyl flooring, telephone jack

Storage

Private on-floor storage locker (5th RH)
2-door metal storage locker at parking level

Parking

Indoor parking # 14 with keyless remote entry
Security cameras, Power Assisted Doors,
Indoor Car Wash Bay, Golf Cart Room and
Bicycle Storage

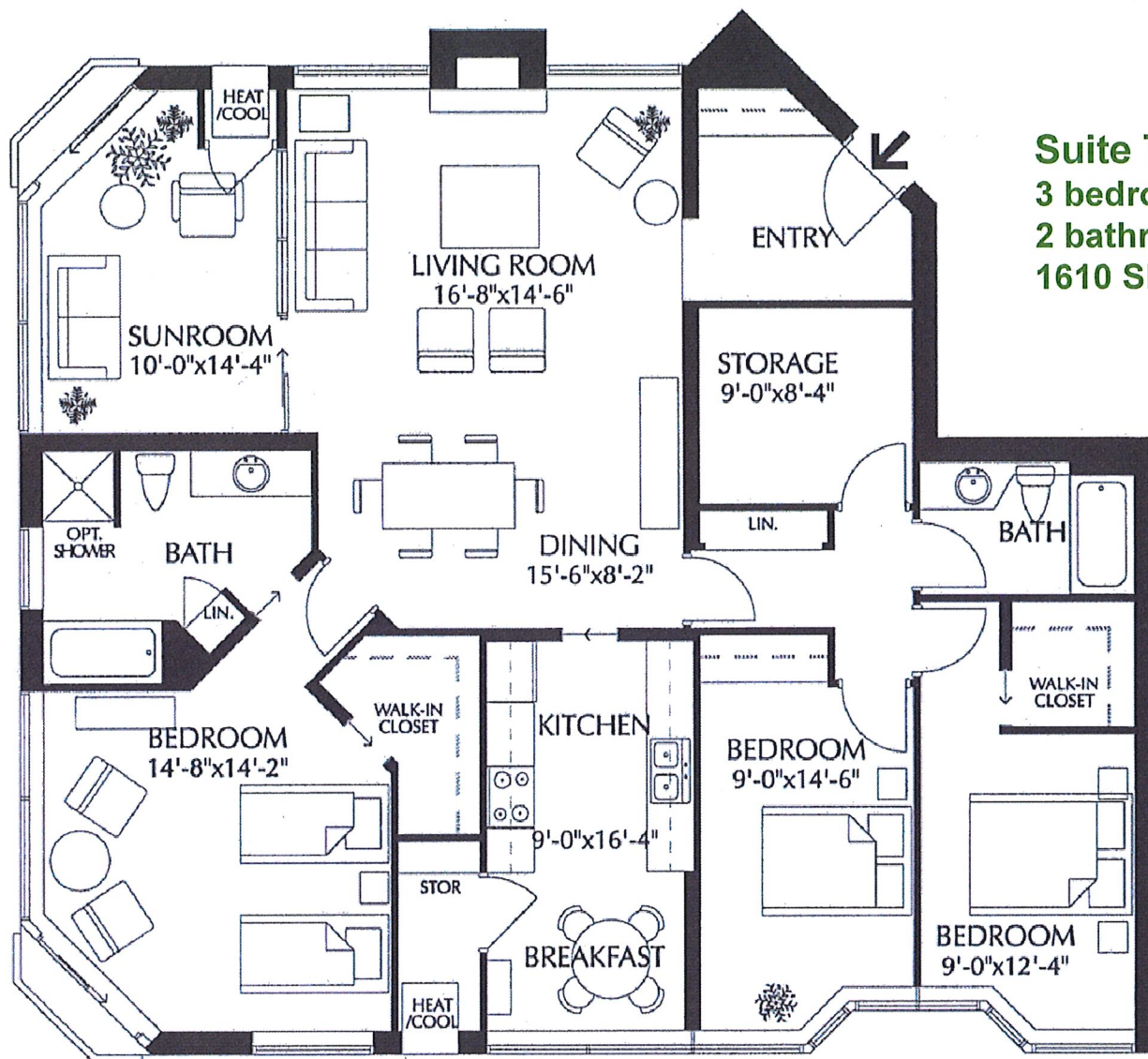
Common Amenities

Party Room with Kitchenette, Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Onsite Postal Pickup and Delivery
Community Outreach Services at St. Joseph's Villa
Easy Walking Distance to all Local Amenities

St. Joseph's Estates

DUNDAS
ONTARIO

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Suite Type F
3 bedroom
2 bathroom
1610 SF net

Carrying Costs (Sample from 2022)

Building & Property	\$ 779.00
Property Tax.....	321.00
Gas.....	39.00
Hydro.....	83.00
Cable TV	39.00
Total Monthly Cost	\$1,261.00

