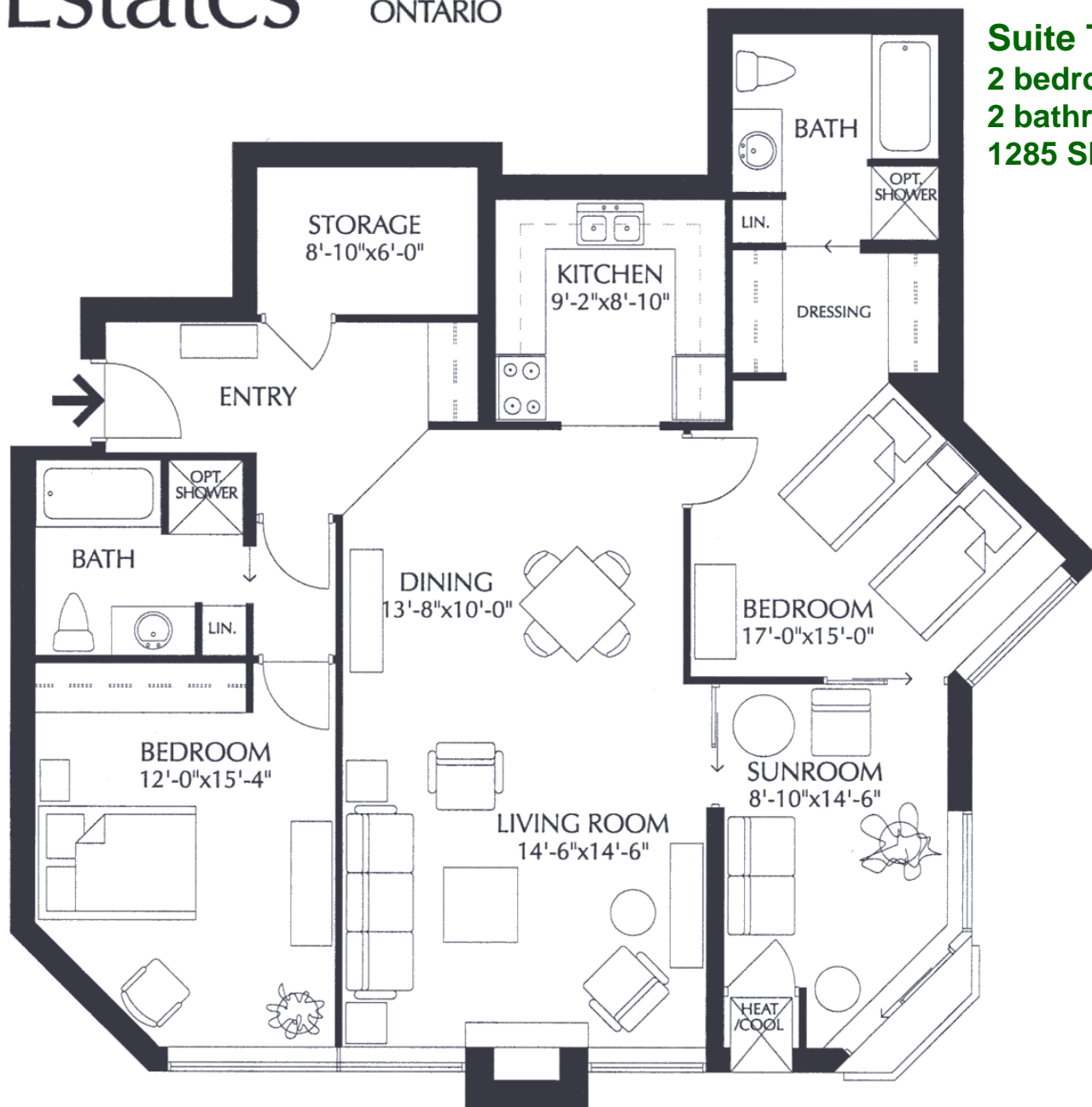


St. Joseph's Estates

DUNDAS
ONTARIO

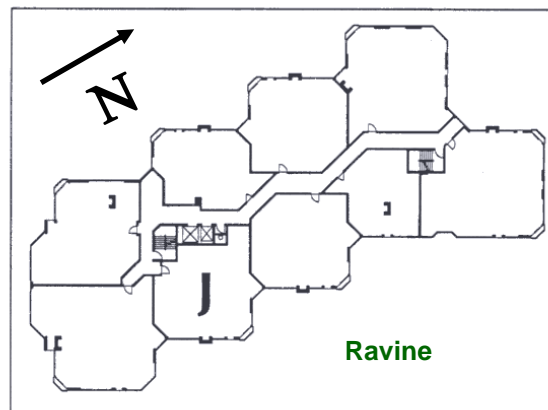
Ingrid Thompson
(905) 627-3541 extension 2222
Email: ithompson@sjv.on.ca
www.sjv.on.ca - Life Equity Housing

Suite Type J
2 bedroom
2 bathroom,
1285 SF net



Carrying Costs (Sample from 2021)

Building & Property.....	\$ 631.00
Property Tax.....	253.00
Gas.....	30.00
Hydro.....	64.00
Cable TV.....	38.00
Total Monthly Cost	\$ 1,016.00



St. Joseph's Estates

150 Ogilvie Street, Suite 507

Dundas Ontario L9H 7B9

List Price: \$ 639,400

This suite boasts a beautiful 5th floor ravine view of Spencer Creek. It has been meticulously cared for by the owner. The monthly maintenance fee of \$1,016.⁰⁰ includes taxes, heat, central air-conditioning, hydro, basic high definition digital 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 featuring an 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
Furnace with individually controlled thermostat for gas heat/cool and humidifier

Newer Upgrades:

Granite kitchen counters, smooth top range and exhaust hood with task lights
Open sunroom to living and dining rooms
Ceramic tile through living area with carpet in bedrooms, vinyl in bathrooms and laundry
Upgraded water shut-off valves

Entrance Foyer

Double closet with interior light
Safety switch for living room lamp outlet

Living & Dining Rooms

Gas fireplace with black marble surround, pot lighting, dimmable dining lights, cable outlet

Master Bedroom

Two double sized closets with interior lights
Sliding door to sunroom with sheers
Cable outlet and telephone jack

Ensuite Bath

Cultured marble vanity on white cabinetry with lever handled faucet, recessed medicine cabinet, linen closet with shelves
Mirolin 48" step-in shower with seat

Laundry Room

Custom white upper storage cabinets, full-sized laundry tub, folding counter, hanging clothes rack, Kenmore side-by-side washer and dryer

Guest Bedroom

Bright room with large windows, silhouette blinds
Double door closet with interior light
Cable outlet and telephone jack

Guest Bath

Cultured marble vanity on white cabinetry with lever handled faucets, jacuzzi tub with mirror wall
Medicine cabinet, linen storage closet
Additional large storage cupboard with shelving

Sunroom / Den

Bright open concept room with Juliet Balcony
Access to Master bedroom
Cable outlet

Kitchen

Maple custom kitchen cabinets with granite counters and upgraded hardware, under-cupboard counter task lighting, roll-out shelving, pot drawers
Panasonic microwave off-counter shelf with outlet
Maytag built-in dishwasher, Kenmore bottom mount refrigerator, Whirlpool self-clean smooth top range,
Telephone outlet at entrance

Parking

Surface parking space steps from the door # 21
Indoor Car Wash Bay, Golf Cart & Bicycle Room
Private on-floor Storage Locker (2nd on left)

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 and Health Services available at the Villa