

# St. Joseph's Estates

150 Ogilvie Street, Suite 606

Dundas Ontario L9H 7B9

**List Price \$680,000**

This suite boasts a top floor view of Cootes Paradise and Spring Creek Ravine. The monthly maintenance fee of **\$1029.<sup>66</sup>** 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

- Bright suite featuring an east exposure ravine view which includes tall evergreen and deciduous trees through the floor to ceiling windows with cultured marble windowsills
- Skylight provides natural light at entrance hall
- Unique suite layout provides an open concept kitchen to living room, dining room, sunroom
- Plenty of storage, including private locker
- Space saving pocket doors
- Laundry room with upper and lower storage cabinets, built-in sink with folding counter
- Individually controlled gas heat, air-conditioning and humidifier
- Upgraded in-suite water shut-off valves
- Hardwood flooring (2017) from entrance through living, dining, sun and bedrooms  
Vinyl flooring in laundry room and guest bathroom, tile in master bathroom

## Entrance Foyer

Closet with mirrored doors, separate linen closet  
Safety light switch for outlet in living room

## Living Room

Gas fireplace with marble hearth  
Telephone jack

## Dining Room

Tiffany lamp with dimmer switch and 3 hanging pendant lights over the kitchen counter

## Master Bedroom

Two large mirrored closets with interior lights  
Cable outlet and telephone jack

## Ensuite Bath

Grey vanity with ceramic top and soft closing cupboard doors, comfort height toilet  
Step-in 48" shower with glass sliding doors  
Plenty of storage: separate matching grey open shelf and storage cabinet, recessed medicine

cabinet and linen closet

## Guest Bedroom

Double door closet with interior light  
Cable outlet and telephone jack

## Guest Bath

Maple cabinetry with cultured marble sink  
Medicine cabinet  
Tub/shower combination

## Laundry Room

Folding counter with stainless steel utility sink  
Upper and lower cabinets, Maytag stacked washer/dryer, additional storage space

## Sunroom / Den

Juliet Balcony, solid wall to Guest bedroom  
Cable outlet

## Kitchen

Bright open concept kitchen with blue cabinetry and under-cupboard counter task lighting, stainless double sink, appliance cupboard, pull-out shelving, pot drawers, counter seating for 2 for light meals and paperwork, cable outlet and telephone jack  
Appliances: Kitchen aid smooth top self-cleaning oven, built-in dishwasher, side-by-side refrigerator and GE Microwave/exhaust fan

## Parking & Locker

Indoor parking #20 steps to parking garage foyer  
Keyless remote entry, security cameras  
Private storage locker at parking level (2<sup>nd</sup> on left)  
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  
Walking distance to local amenities in Dundas  
Church services, Café, community outreach services available at St. Josephs Villa

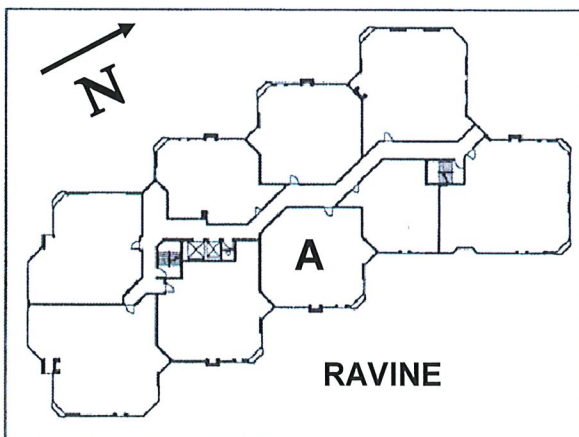
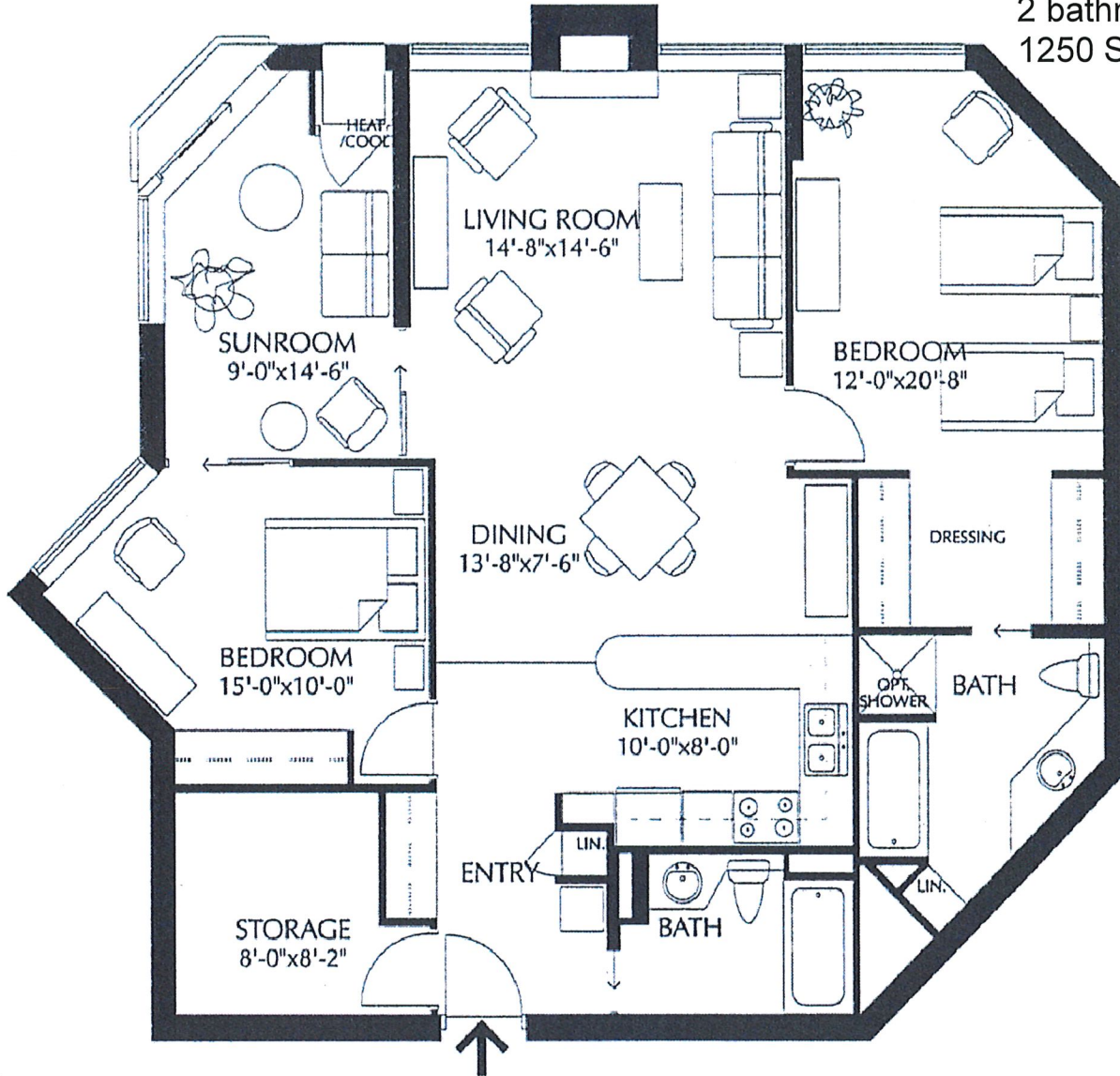
# St. Joseph's Estates

DUNDAS  
ONTARIO

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## Suite Type A

2 bedroom  
2 bathroom,  
1250 SF net



### Carrying Costs (Sample from 2022)

Building & Property .....	\$646.60
Property Tax.....	245.05
Gas.....	32.48
Hydro.....	66.97
Cable TV .....	38.56
<b>Total Monthly Cost</b>	<b>\$1,029.66</b>