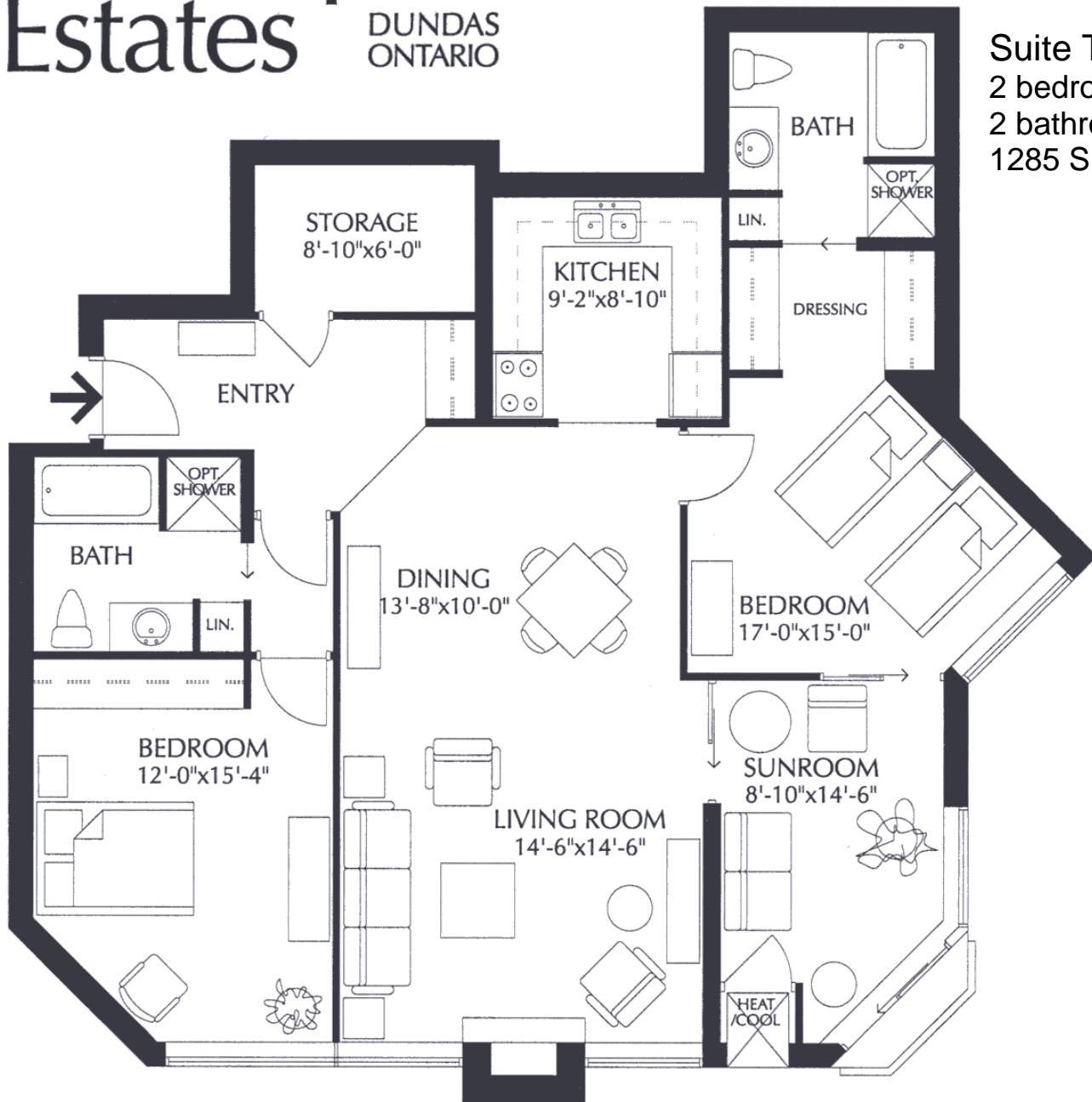


St. Joseph's Estates

DUNDAS
ONTARIO

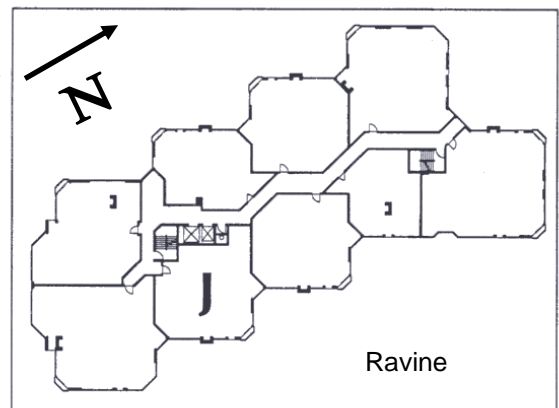
Beth Etherington
(905) 627-3541 extension 2222
Email: betherington@sjv.on.ca
www.sjv.on.ca - Life Equity Housing

Suite Type J
2 bedroom
2 bathroom,
1285 SF net



Carrying Costs (Sample from 2022)

Building & Property	\$ 663.51
Property Tax	\$ 251.91
Gas	\$ 32.59
Hydro	\$ 66.84
Cable TV	\$ 38.56
Total Monthly Cost	\$1053.41



St. Joseph's Estates

150 Ogilvie Street, Suite 607

Dundas Ontario L9H 7B9

Asking Price: \$800,000

This suite boasts a beautiful ravine view of Spencer Creek. It has been meticulously cared for and recently updated by the owners. The low monthly maintenance fee of \$1053.⁴¹ includes taxes, heat, central air conditioning, hydro, basic 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

Floor to ceiling windows featuring an east exposure, 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.

Newer Upgrades:

Crown molding in dining and living room, wainscoting in front hall and dining room, porcelain tile flooring in front entry and kitchen, hardwood floors in living room, dining room, sunroom/den, bedrooms, California knockdown ceilings, updated kitchen, ensuite backsplash

Entrance Foyer

Double closet with interior light, safety switch for living room lamp outlet

Living Room

Ravine view with vertical blinds, cable outlet, wall mount for television over fireplace

Dining Room

Open concept to living room, crown molding, wainscoting, dining room light fixture

Primary Bedroom

Vertical Blinds, two large closets with interior lights, solid wall to sunroom, cable outlet and telephone jack

Ensuite Bath

White vanity, lever handled faucets, recessed medicine cabinet, linen closet with shelves, comfort height toilet, Mirolin 48" step-in shower with seat, grab bars, extra-large built in storage unit

Guest Bedroom

Vertical Blinds, mirrored double door closet with interior light, Cable outlet

Guest Bath

One-piece tub/shower combination, comfort height toilets, white vanity, lever handled faucets, medicine cabinet and linen closet, additional storage closet with mirrored doors

Laundry Room

Full-sized laundry tub, side-by-side washer (2022) and dryer (2021), built in Storage Cabinetry

Sunroom / Den

Bright room with Juliet Balcony, vertical blinds, maple built-in storage unit with desk, open concept to living room; solid wall bedroom, cable outlet and telephone jack

Kitchen

Custom maple cabinetry, with 2 lazy susan's, microwave shelf, under-cupboard counter task lighting, Samsung built-in dishwasher (2022), Samsung refrigerator (2022), Samsung smooth top range, and LG microwave

Parking

Keyless Remote Entry and Security Cameras
Indoor parking space steps from the door # 24
Indoor Car Wash Bay, Golf Cart & Bicycle Room
Large Storage at parking level (1st on left) with floor to ceiling shelving

Common Amenities

Party 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 Services, Recreation and Health Services available at St. Josephs Villa