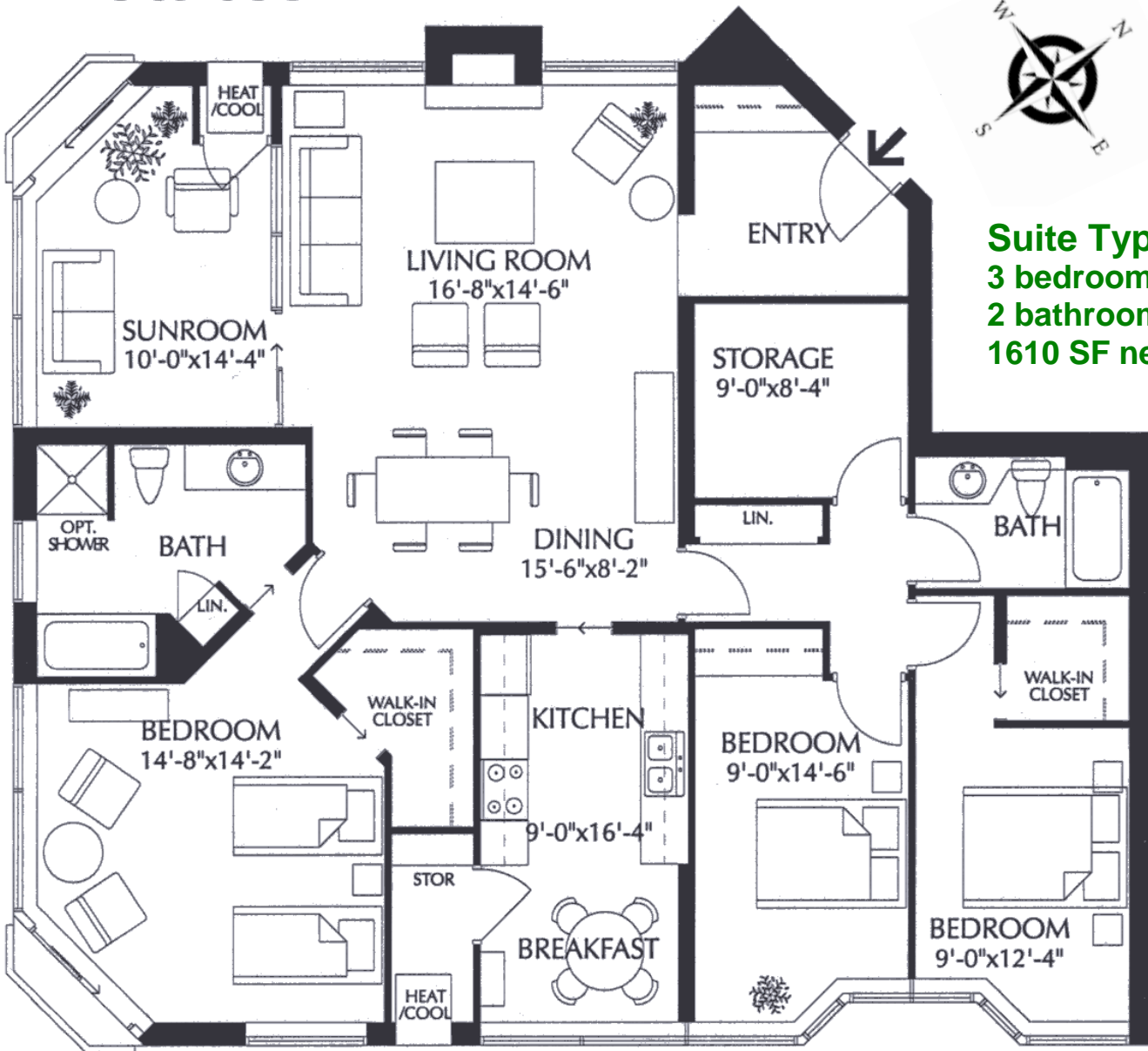


# St. Joseph's Estates

DUNDAS ONTARIO

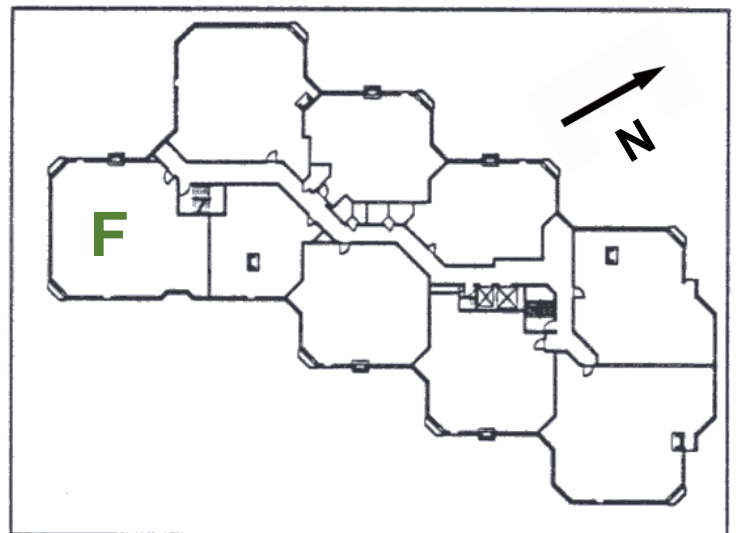
Beth Etherington  
 (905) 627-3541 extension 2222  
 Email: [betherington@sjv.on.ca](mailto:betherington@sjv.on.ca)  
[www.sjv.on.ca](http://www.sjv.on.ca) - Life Equity Housing



**Suite Type F**  
**3 bedroom**  
**2 bathroom**  
**1610 SF net**

## Carrying Costs (Sample from 2022)

Building & Property .....	\$ 769.00
Property Tax.....	315.00
Gas.....	38.00
Hydro.....	83.00
Cable TV .....	38.00
<b>Total Monthly Cost</b>	<b>\$1,243.00</b>



# St. Joseph's Estates

160 Ogilvie Street, Suite **104**

Dundas Ontario L9H 7M7

**List Price: \$865,000**

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This three-bedroom spacious and private end-suite offers beautiful views of Spring Creek Ravine. The monthly maintenance fee of \$1,243.<sup>00</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

Panoramic views with S, E, & W exposures from floor to ceiling windows with cultured marble sills; 2 walk-out patios: 1 in kitchen and 1 in sunroom; 3 outside walls brings plenty of natural light, Eat-in kitchen with ravine view; Gas fireplace with fan; Plenty of in-suite storage: linen closets, two walk-in closets, and storage cabinets; Large in-suite laundry room, laundry tub, and side-by-side washer/dryer, Bathroom(s) and kitchen exhaust vents to outside; Individually controlled heat/air conditioning; Carpeting in living room, dining room, sunroom and bedrooms, vinyl flooring in kitchen, bathrooms and laundry room.

## Entrance Foyer

Large entry, Parquet flooring in foyer, Enlarged closet with interior light, Safety light switch for outlet on dining room wall

## Living Room

Open concept to dining room  
Gas fireplace with additional fan circuit,  
Horizontal blinds on windows

## Sunroom/Den

Bright room with walk-out patio; Carpeting  
Cable outlet and telephone jack, Curtains

## Dining Room

Dining room light fixture with dimmer

## Laundry Room

Enlarged laundry room, side-by-side white GE washer (2021) and dryer, laundry tub, pocket door to entrance foyer, extra-large storage area, vinyl flooring

## Kitchen

Walk-out patio with ravine view, oak cabinets with laminate counters, under-cupboard counter task lighting, double sink, dishwasher, refrigerator, electric range, microwave, vinyl flooring, vertical window blinds; telephone jack

## Master Bedroom

Enlarged walk-in closet with interior light; Horizontal blinds on windows; Cable outlet, Telephone jack

## Ensuite Bath

Grey cabinetry with cultured marble sink  
Medicine cabinet, and 2 closets  
Shower/tub combination

## Guest Bedrooms x 2

Walk-in closet bedroom 2, Interior lights in both closets, Horizontal blinds in both bedrooms  
Cable outlets in both bedrooms, Telephone jack bedroom 1

## Guest Bath

White cabinetry with cultured marble vanity top  
Shower/tub combination

## Storage

Private on-floor storage locker (1<sup>st</sup> on RH)

## Parking

Indoor parking # 09 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