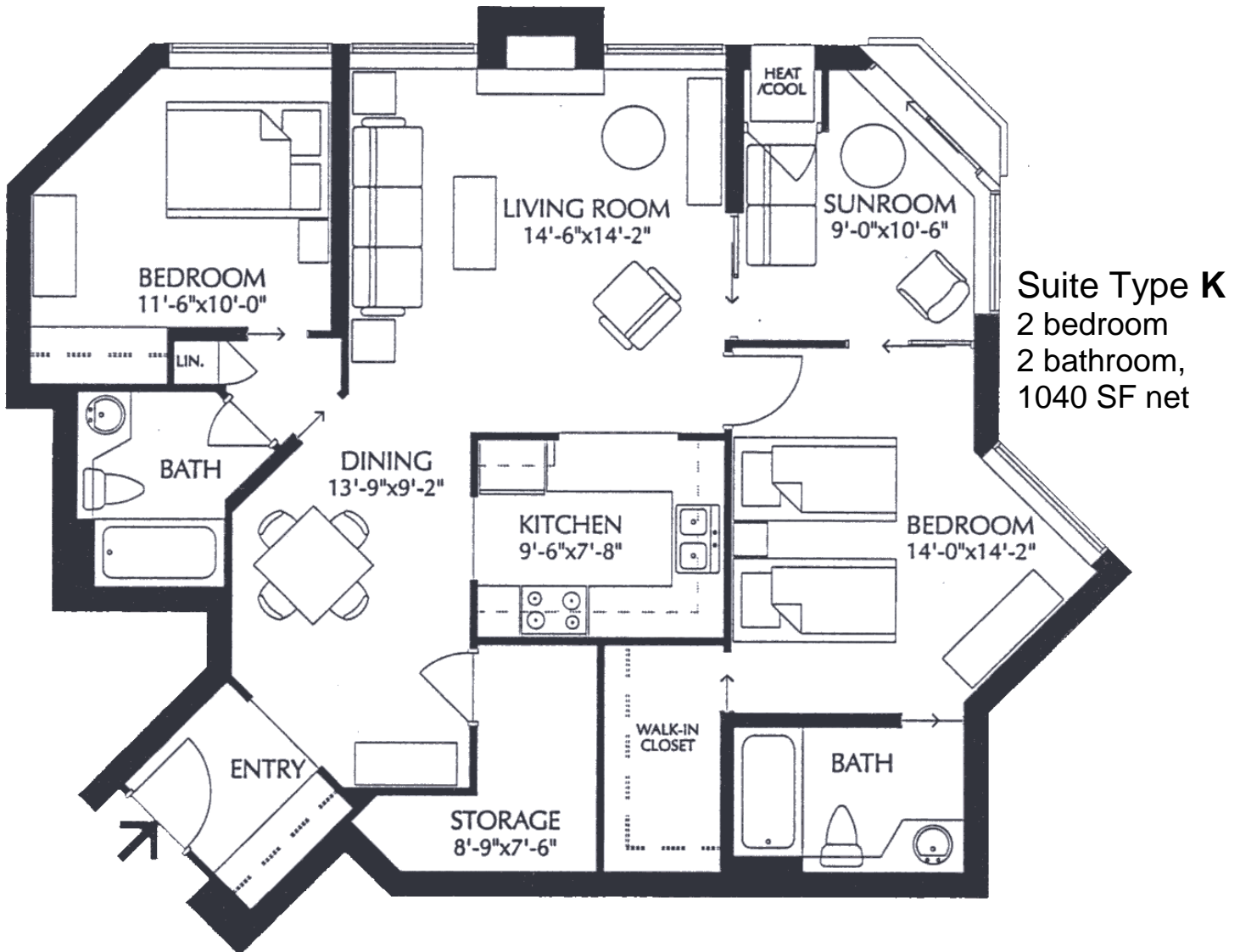


St. Joseph's Estates

DUNDAS
ONTARIO

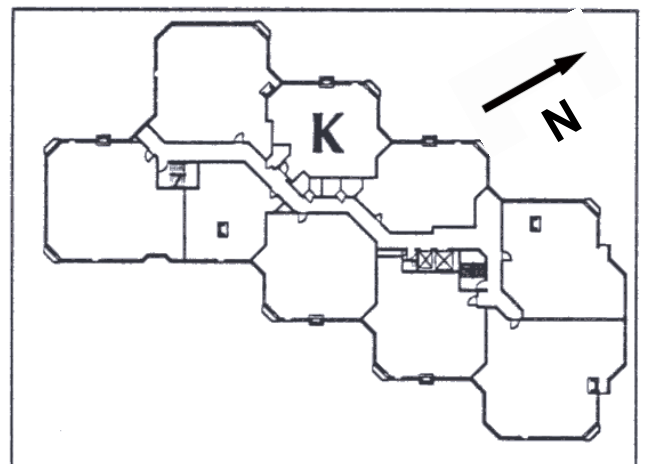
Beth Etherington
(905) 627-3541 extension 2222
Email: betherington@sjv.on.ca
www.sjv.on.ca - Life Equity Housing



*layout and measurements are based on original renderings and may not be exactly as shown

Carrying Costs (Sample from 2023)

Building & Property	\$616.67
Property Tax.....	218.47
Gas.....	36.73
Hydro.....	64.81
Cable TV	40.11
Total Monthly Cost	\$976.22



St. Joseph's Estates

160 Ogilvie Street, Suite 502

Dundas Ontario L9H 7M7

Selling Price: \$599,000

This suite boasts a panoramic view of the Town of Dundas and the Niagara escarpment. It has been meticulously cared for by the owners. The low monthly maintenance fee of \$976.²² 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.

Entrance Foyer

Reading/sitting area at entrance
Safety switch for living room lamp outlet
Engineered hardwood

Living Room

Floor to ceiling windows
Cultured marble windowsills
White Shutters
Electric Fireplace
Light cashmere performa carpeting

Dining Room

Engineered hardwood
Dimmer switch lighting control

Master Bedroom

Floor to ceiling windows
White Shutters
Solid wall to sunroom
Walk-in lighted closet with pocket door
Cable outlet and telephone jack
Light cashmere performa carpeting

Ensuite Bath

Natural oak cabinetry with cultured marble
one-piece vanity and dimmer switch control
Tub/Shower combination

Guest Bedroom

Floor to ceiling windows
Cultured marble windowsills
White Shutters
Double size closet; Pocket door to bedroom
Cable outlet and telephone jack
Light cashmere performa carpeting

Guest Bath

White 48" shower with seat
White cabinetry with cultured marble one-piece vanity and dimmer switch control
Double-sided mirrored French door

Linen closet between Guest Bathroom and bedroom

Laundry Room

Full size laundry tub
Maytag full size stacked washer/dryer
Built in cabinets and shelving
Updated water shut-off valves to unit

Sunroom

Open concept to living room
Juliet Balcony
White Shutters
Cable outlet
Light cashmere performa carpeting

Kitchen

Newer white cabinetry and backsplash
Pass-through to living room
Under-cupboard counter lighting
New (2023) Maytag Stove
Bosch Dishwasher
GE Refrigerator
Telephone jack

Parking

Keyless remote entry and security cameras
Indoor parking space # 4
Two-door storage cabinet (*across from parking entrance & 3rd on left by lobby entrance*)
Indoor car wash bay
Indoor golf cart room and bicycle room

Common Amenities

Party room with kitchenette
Furnished lobby
Secure entry with power assisted doors
Closed circuit entrance security camera
Community garden
Onsite postal pickup and delivery
Easy walking distance to all local amenities
Church services, recreation and health
Services available at St. Josephs Villa