

St. Joseph's Estates

150 Ogilvie Street, Suite 101

Dundas Ontario L9H 7B9

Asking Price: \$565,000

This ground floor suite boasts a spectacular view of the Niagara Escarpment and a walkout patio. It has been well cared for by the original owners. The low monthly maintenance fee of \$958.³³ 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 secure and accessible environment.

Suite Boasts

Sun filled rooms have floor to ceiling windows with cultured marble windowsills
Space-saving pocket doors
Furnace with individually controlled heating and cooling and added humidifier
Upgraded water shut-off valves
Ceramic flooring in entrance foyer
Light coloured carpeting throughout with vinyl flooring in kitchen, laundry, bathrooms

Entrance Foyer

Good sized foyer with lighted closet
Safety switch for living room lamp outlet
Linen closet

Laundry/Storage Room

Extra large laundry room with shelving and storage space and full-size laundry tub
Heavy duty Kenmore washer and Maytag dryer
Telephone jack

Dining Room

Dining Room light fixture

Living Room

Custom blinds on windows
Sliding door from Living Room to Sunroom
Cable outlet and telephone jack

Primary Bedroom

Horizontal blinds on windows
Sliding door from Bedroom to Sunroom
Large walk-in closet with interior light
Ceiling fan with dimmer switch
Cable outlet and telephone jack

Ensuite Bath

Lever handled faucets, oak cabinetry
Linen closet, medicine cabinet
Custom step-in 48" white shower with seat

Sunroom

Walk-out to private patio
Custom vertical blinds on windows/patio doors
Ceiling fan and cable outlet
Glass sliding doors to Primary Bedroom

Guest Bedroom

Horizontal blinds on windows
Large double closet with lights and folding doors
Cable outlet and telephone jack

Guest Bath

Lever handled faucets, large medicine cabinet
Oak cabinetry with cultured marble vanity
One-piece white tub/shower combination

Kitchen

Custom oak cabinetry with pot drawers, roll out shelves, under-cupboard task lighting, large pantry, towel rack, and microwave shelf
Maytag refrigerator, self-cleaning stove, built-in dishwasher, wall mount telephone jack outside kitchen

Parking

Surface Parking Space steps from the door # 4
1 two-door cabinets in parking garage (at end of parking garage)
Indoor Car Wash Bay, Golf Cart & Bicycle Room

Common Amenities

Party Room with Kitchenette
Furnished Lobby
Secure Entry with Power Assisted Doors
Closed Circuit Entrance Security Camera
Community Herbal Garden
Onsite Postal Pickup and Delivery
Easy Walking Distance to all Local Amenities
Church Services, Recreation and Health
Services available at St. Josephs Villa

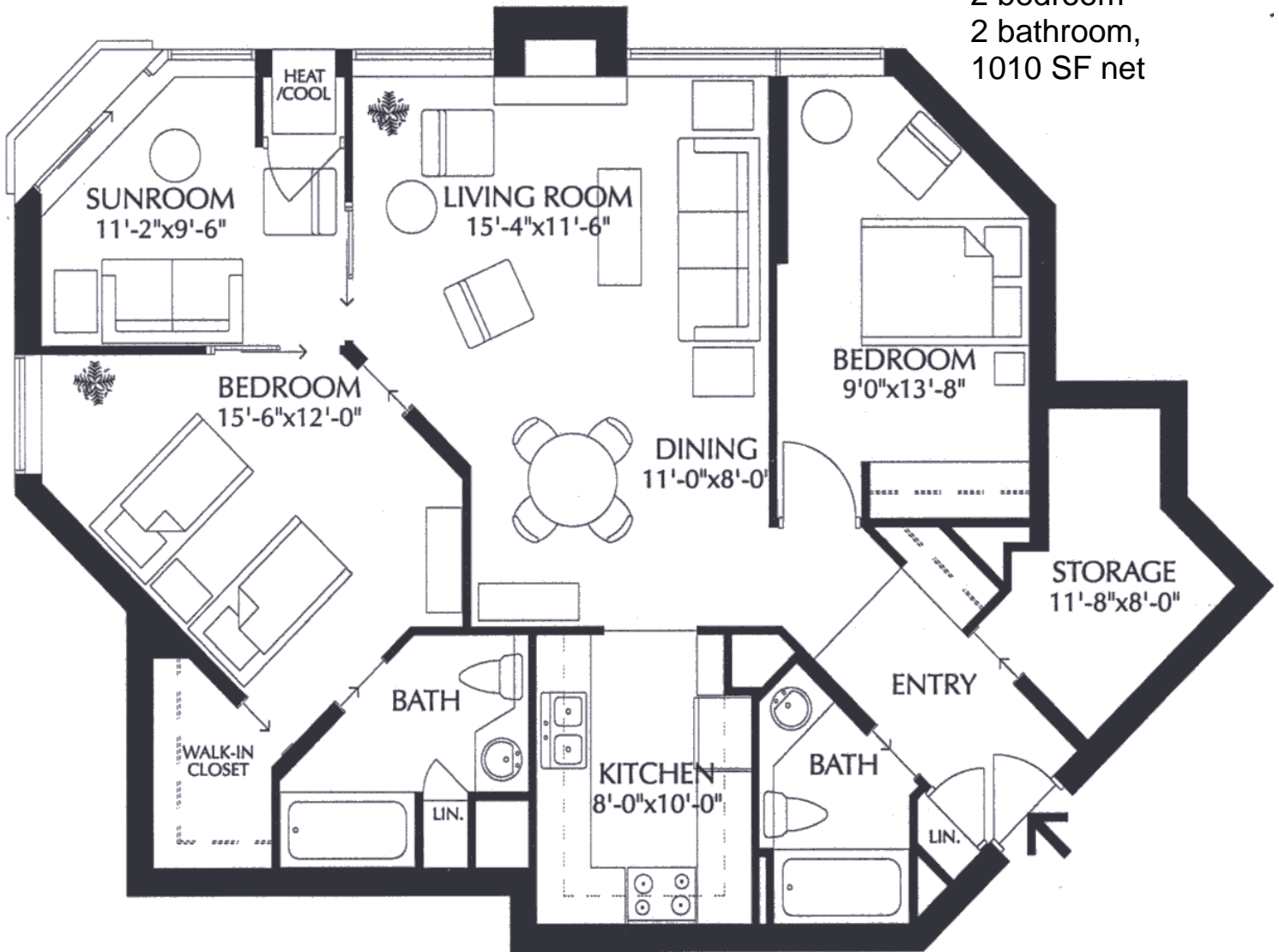
St. Joseph's Estates

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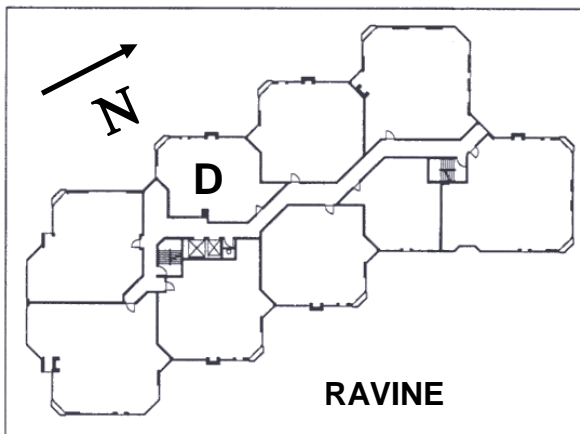
Beth Etherington
(905) 627-3541 extension 2222
Email: betherington@sjv.on.ca
www.sjv.on.ca - Life Equity Housing

Suite Type D

2 bedroom
2 bathroom,
1010 SF net



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



Carrying Costs (Sample from 2023)

Building & Property	\$605.06
Property Tax.....	213.15
Gas.....	35.27
Hydro.....	64.75
Cable TV	40.11
Total Monthly Cost	\$ 958.33