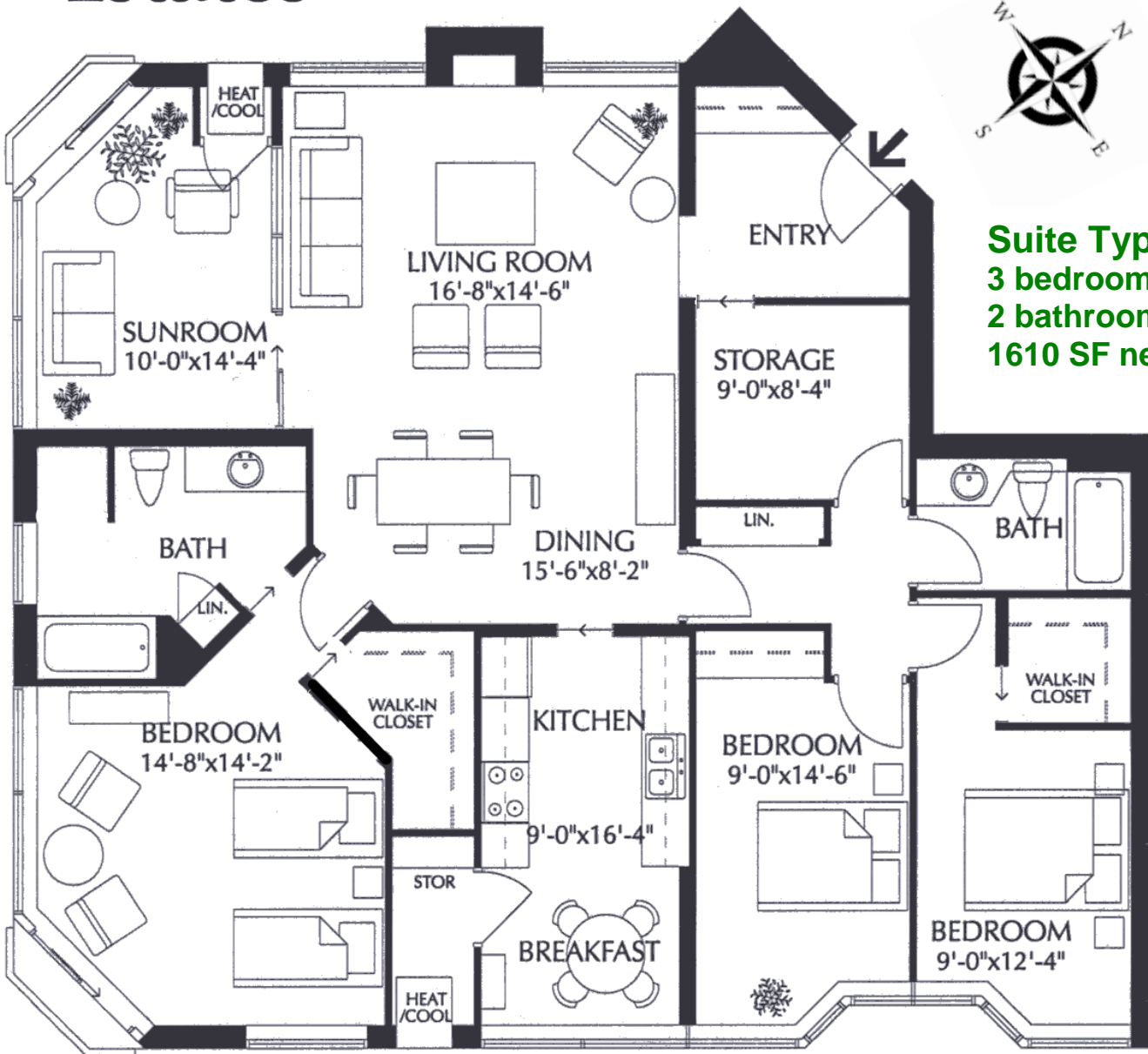


St. Joseph's Estates

DUNDAS
ONTARIO

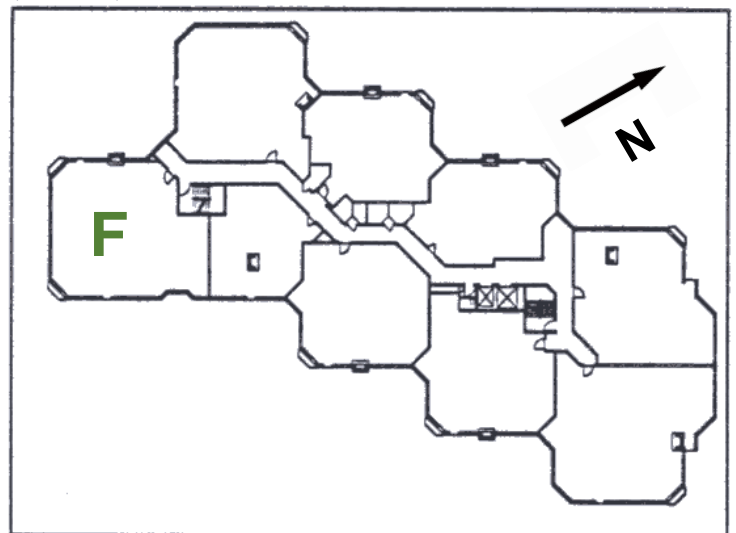
Beth Etherington
(905) 627-3541 extension 2222
Email: betherington@sjv.on.ca
www.sjv.on.ca - Life Equity Housing



Suite Type F
3 bedroom
2 bathroom
1610 SF net

Carrying Costs (Sample from 2024)

Building & Property	\$ 867.72
Property Tax.....	372.10
Gas.....	43.56
Hydro.....	77.77
Cable TV	40.91
Total Monthly Cost	\$1,402.06



St. Joseph's Estates

160 Ogilvie Street, Suite 404

Dundas Ontario L9H 7M7

List Price: \$875,000

This three-bedroom spacious and private end-suite offers beautiful views of Spring Creek Ravine. The monthly maintenance fee of \$1,402.⁰⁶ 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 Juliette Balconies: 1 in primary and 1 in sunroom; 3 outside walls brings plenty of natural light, Eat-in kitchen with ravine view; Plenty of in-suite storage: linen closets, two walk-in closets, and storage cabinets; 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, and bedrooms, ceramic tile in entry and sunroom, vinyl flooring in kitchen, bathrooms & laundry.

Entrance Foyer

Large entry, Ceramic tile,
Large closet with interior light,
Safety light switch for outlet on dining room wall

Living Room

Open concept to dining room;
Carpeting

Sunroom/Den

Bright room with Juliette Balcony;
Ceramic tile
Cable outlet and telephone jack,
Roller Shades

Dining Room

Dining room light fixture with dimmer

Laundry Room

Large laundry room, side-by-side white LGGE washer (2022) and Bosch dryer, laundry tub, pocket door to entrance foyer, vinyl flooring

Kitchen

Large window with ravine view, natural oak cabinets with Quartz countertops, backsplash, under-cupboard counter task lighting, double sink, new dishwasher (2022), Maytag refrigerator, electric range, microwave (2021), vinyl flooring, Roller shades; telephone jack

Primary Bedroom

Walk-in closet with interior light and organizers;
Curtains and Horizontal blinds on windows; Cable outlet, Telephone jack

Ensuite Bath

White 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
Walk-in shower

Storage

Private on-floor storage locker (5th on RH) with shelving units

Parking

Indoor parking # 20 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