

# St. Joseph's Estates

150 Ogilvie Street, Suite 503

Dundas Ontario L9H 7B9

**Selling Price: \$795,000**

This suite boasts a beautiful view of the Dundas escarpment. It has been meticulously cared for by the original owner. The low monthly maintenance fee of \$1294.<sup>37</sup> 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 with beautiful views and cultured marble windowsills  
Neutral tone window treatments  
Furnace with individually controlled heat/cool  
Natural Red Oak Hardwood Flooring in LR, DR, SR, Kitchen, and Entry

## Entrance Foyer

Closet with interior light  
Safety switch for living room lamp outlet

## Living Room

Bright open concept through to Dining room and sunroom

## Dining Room

Dining room chandelier with dimmer switch

## Master Bedroom

Walk-in closet with shelving and clothes bar  
Cable outlet and telephone jack  
Peerless Performa Cinnamon Pink Carpeting

## Ensuite Bath

Large window brings in natural lighting  
One-piece tub/shower combination  
Cultured marble vanity on oak cabinetry  
vinyl flooring

## Guest Bedroom

Large double sized closet with light  
Cable outlet and telephone jack  
Peerless Performa Cinnamon Pink Carpeting

## Guest Bath

One-piece tub/shower combination  
Cultured marble vanity on oak cabinetry  
Vinyl flooring

## Laundry Room

Includes full-size laundry tub  
Side-by-side Kenmore washer and dryer  
Laundry room is extra large because it has the storage locker space built into the laundry room space  
Telephone jack  
Vinyl flooring

## Sunroom/Den

Bright open space  
Juliet balcony with sliding patio door  
2 Cable outlets

## Kitchen

Bright eat-in kitchen with floor to ceiling window  
Custom cabinetry by Paris Kitchens with under-cupboard counter lighting, pull-out shelving, pot drawers, pantry, and desk area  
Double stainless-steel sink, Kenmore Refrigerator, built-in dishwasher, electric range  
Microwave shelf and Telephone jack

## Parking

Keyless Remote Entry and Security Cameras  
Indoor Parking #16  
Indoor Car Wash Bay, Golf Cart and Bike Rooms

## 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

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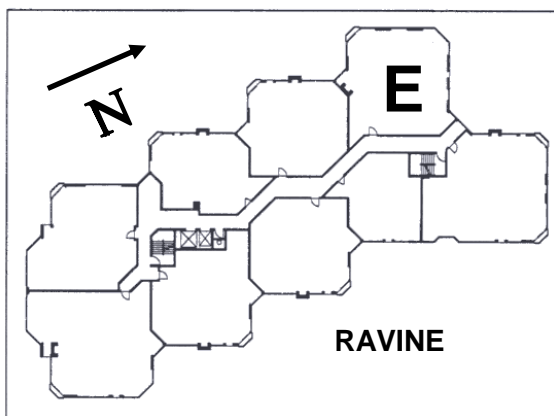
DUNDAS ONTARIO

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**Suite Type E**  
 2 bedroom  
 2 bathroom,  
 1450 SF net

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



### Carrying Costs (Sample from 2024)

Building & Property .....	\$ 806.71
Property Tax.....	335.13
Gas.....	40.10
Hydro.....	71.52
Cable TV .....	40.91
<b>Total Monthly Cost</b>	<b>\$ 1294.37</b>