

# St. Joseph's Estates

150 Ogilvie Street, Suite 506

Dundas Ontario L9H 7B9

**List Price \$645,000**

This suite boasts stunning views of Cootes Paradise and Spring Creek Ravine. The monthly maintenance fee of **\$1161.72** 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

- Bright suite featuring an east exposure ravine view which includes tall evergreen and deciduous trees through the floor to ceiling windows with cultured marble windowsills
- Unique suite layout provides an open concept kitchen to living room, dining room, sunroom
- Space saving pocket doors
- Individually controlled gas heat, air-conditioning and humidifier
- in-suite water shut-off valves

## Entrance Foyer

Safety light switch for outlet in living room, Closet

## Living Room

Gas fireplace with white mantel  
Cable outlet, Telephone jack

## Dining Room

Light with dimmer switch

## Master Bedroom

Two large closets with interior lights  
Cable outlet and telephone jack

## Ensuite Bath

White vanity with marble top  
Step-in 48" shower with glass sliding doors  
Plenty of storage: medicine cabinet, linen closet, large storage closet

## Guest Bedroom

Double door closet with interior light  
Cable outlet and telephone jack

## Guest Bath

Maple cabinetry with cultured marble sink  
Medicine cabinet  
Tub/shower combination

## Laundry Room

Large laundry sink, Kenmore stacked washer/dryer, additional shelf

## Sunroom / Den

Juliet Balcony, solid wall to Guest bedroom  
Cable outlet

## Kitchen

Bright open concept kitchen with white cabinetry and under-cupboard counter task lighting, stainless double sink, appliance cupboard, pull-out shelving, pot drawers, granite countertop  
Appliances: Whirlpool smooth top self-cleaning oven, exhaust fan, built-in dishwasher, Inglis side-by-side refrigerator and Panasonic Microwave

## Parking & Locker

Security cameras  
Private storage locker at parking level (3rd on left)  
Indoor car wash bay, bicycle & golf cart storage

## Common Amenities

Social Room with Kitchenette, Furnished Lobby  
Secure Entry with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Onsite Postal Pickup and Delivery  
Walking distance to local amenities in Dundas  
Church services, Café, community outreach services available at St. Josephs Villa

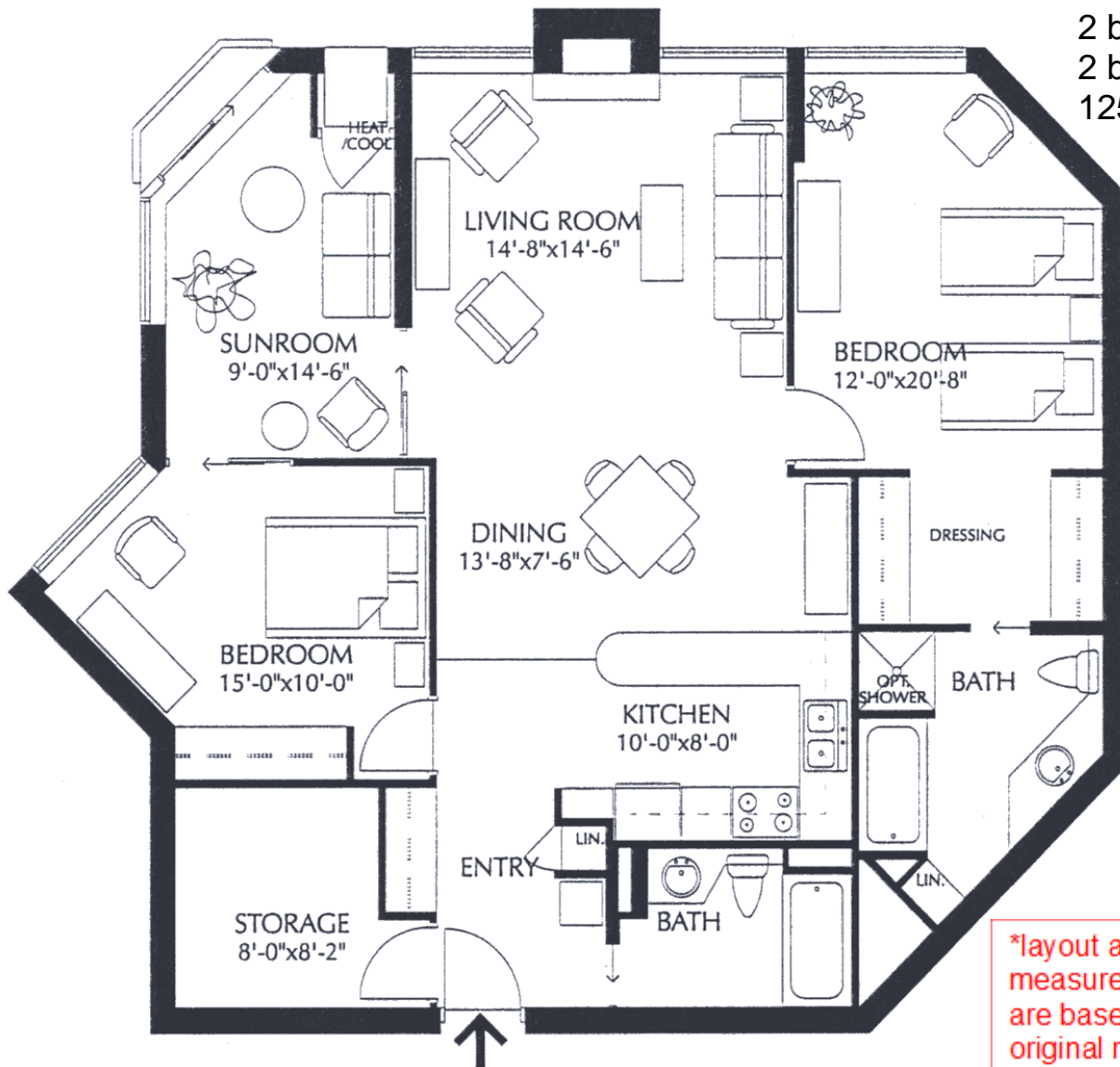
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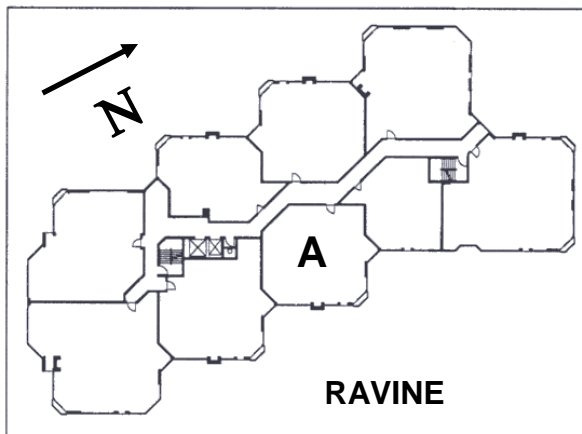
Beth Etherington  
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[www.sjv.on.ca](http://www.sjv.on.ca) - Life Equity Housing

## Suite Type A

2 bedroom  
2 bathroom,  
1250 SF net



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



### Carrying Costs (Sample from 2024)

Building & Property .....	\$730.44
Property Tax.....	287.81
Gas.....	36.74
Hydro.....	65.82
Cable TV .....	40.91
<b>Total Monthly Cost</b>	<b>\$1,161.72</b>