

St. Joseph's Estates

150 Ogilvie Street, Suite 603

Dundas Ontario L9H 7B9

Selling Price: \$810,000

This suite boasts a beautiful top floor view of the Dundas escarpment. It has been meticulously cared for by the original owner with many changes to the original floorplan. The low monthly maintenance fee of \$1294.³⁷ includes taxes, heat, central air conditioning, hydro, basic cable, water and building maintenance. Internet is also now available. You will appreciate the friendly and mature community living of St. Joseph's Estates in a safe, secure and accessible environment.

Suite Boasts

Open concept Kitchen and Living area
Floor to ceiling windows with beautiful views and cultured marble windowsills
Furnace with individually controlled heat/cool
Plenty of storage
Carpeting throughout Living area

Entrance Foyer

Closet with interior light
Ceramic tiling
Safety switch for living room lamp outlet

Living Room

Bright open concept through to Dining room, sunroom and kitchen

Dining Room

Dining room chandelier with dimmer switch

Primary Bedroom

Walk-in closet with organizers
Cable outlet and telephone jack

Ensuite Bath

Large window brings in natural lighting
Double sink vanity with storage
Walk-in shower
Cultured marble vanity on maple cabinetry
Vinyl flooring

Guest Bedroom

Large double sized closet with light
Cable outlet and telephone jack

Guest Bath

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

Laundry Room

Side-by-side Maytag washer and dryer
Storage cabinets with undercabinet lighting and folding area
Telephone jack
Vinyl flooring

Sunroom/Breakfast Area

Juliet balcony with sliding patio door

Kitchen

Extended kitchen area with island
Open to living room and sunroom/breakfast area with floor to ceiling window
Custom maple cabinetry by Paris Kitchens with under-cupboard counter lighting, pull-out shelving, pot drawers, pantry, and desk area
1 and ½ bowl sink, Side-by-side refrigerator, built-in dishwasher, stove top, microwave range hood and wall oven
Vinyl Flooring

Parking

Keyless Remote Entry and Security Cameras
Indoor Parking #30
Storage Locker at parking level (1st on right)
Indoor Car Wash Bay, Golf Cart and Bike Rooms

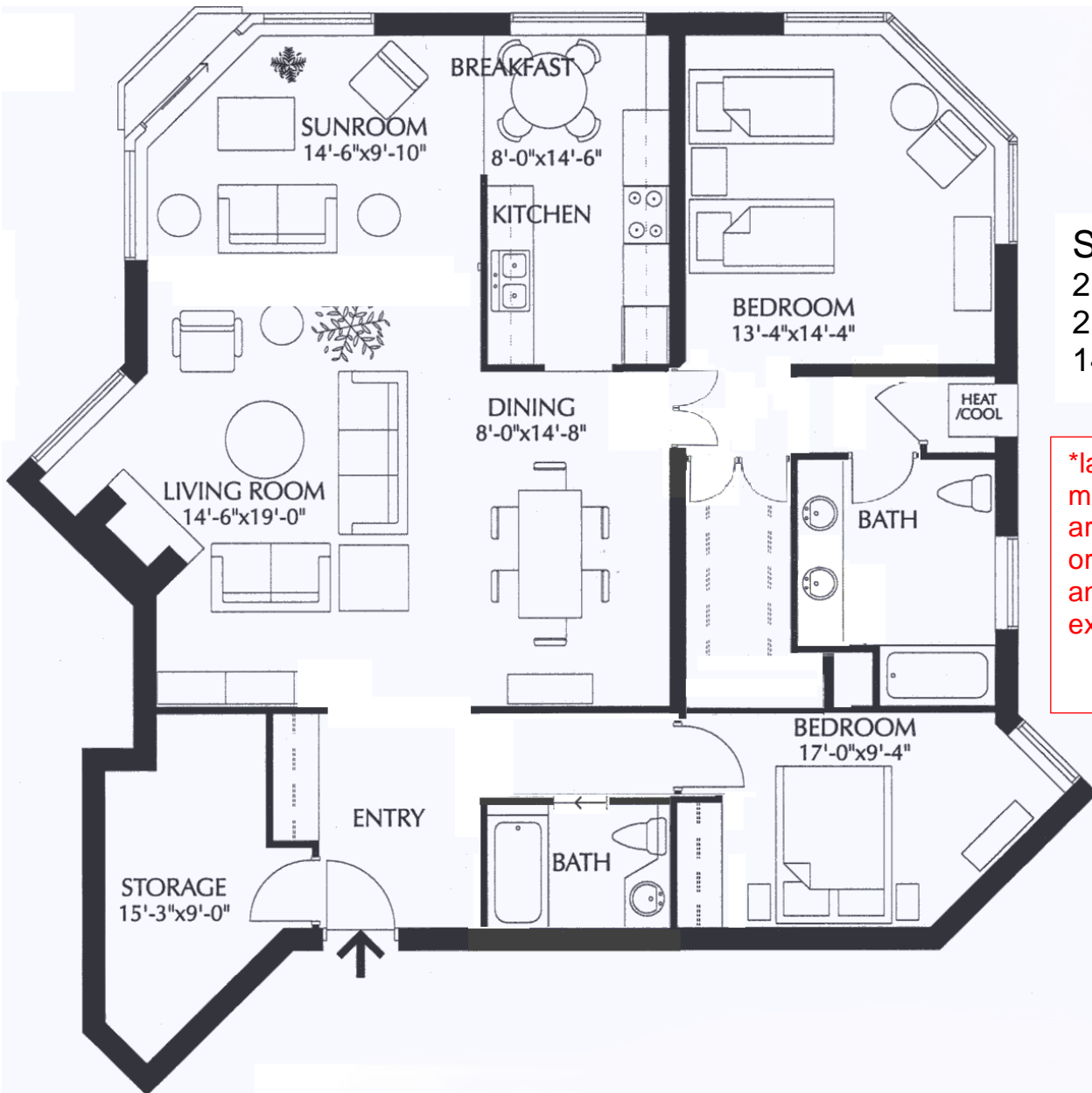
Common Amenities

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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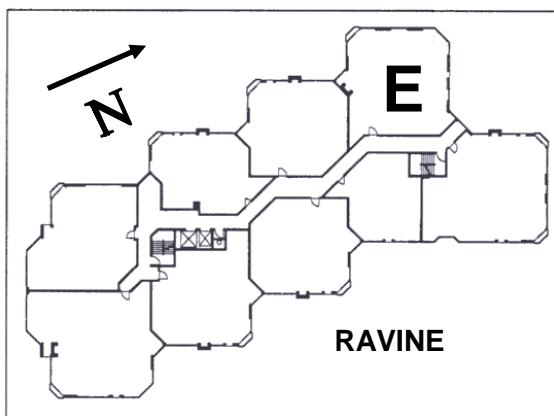
DUNDAS ONTARIO

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



Suite Type E
 2 bedroom
 2 bathroom,
 1450 SF net

*layout and measurements are based on original renderings and are not 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
Total Monthly Cost	\$ 1294.37