

St. Joseph's Estates

160 Ogilvie Street, Suite 603

Dundas Ontario L9H 7M7

Selling Price: \$775,000

This suite has stunning top-floor views and has been meticulously cared for by the original owners. The low monthly maintenance fee of \$1,294.³⁷ 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

Top floor views
West facing windows have floor to ceiling windows with cultured marble sills
Open concept living, dining, and sun rooms
White California Shutters throughout
Bright eat-in kitchen with large windows
Individually controlled gas heat/air
Space saving pocket doors
White carpeting throughout main living areas and bedrooms
Ceramic tiling in entry, bathrooms and kitchen

Entrance Foyer

Spacious entrance, 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 light fixture with dimmer

Master Bedroom

Walk-in closet with shelving and organizers
California Shutters
Cable outlet and telephone jack

Ensuite Bath

Large bathroom with natural lighting from window
Step-in shower with grab bar
Updated large white vanity
Linen closet

Guest Bedroom

Large double sized closet with light
Telephone jack

Guest Bath

Pearl maple cabinets with cultured marble vanity top
One-piece tub/shower combination

Laundry Room

Extra large laundry room with metal shelving, laundry tub and cabinet
Miele stacked washer and dryer

Sunroom/Den

Juliet balcony
Open to kitchen and living room
Cable outlet

Kitchen

Bright eat-in kitchen with floor to ceiling window includes pearl maple cabinetry by Paris Kitchens, large pantry, pot drawers, pull-out shelving, under-cupboard task lighting
White appliances included:
Miele dishwasher, Kenmore range and hood vent, Kitchen Aid refrigerator and Panasonic microwave.

Parking

Keyless remote entry and security cameras
Underground parking #14,
Indoor car wash bay, golf cart and bike room

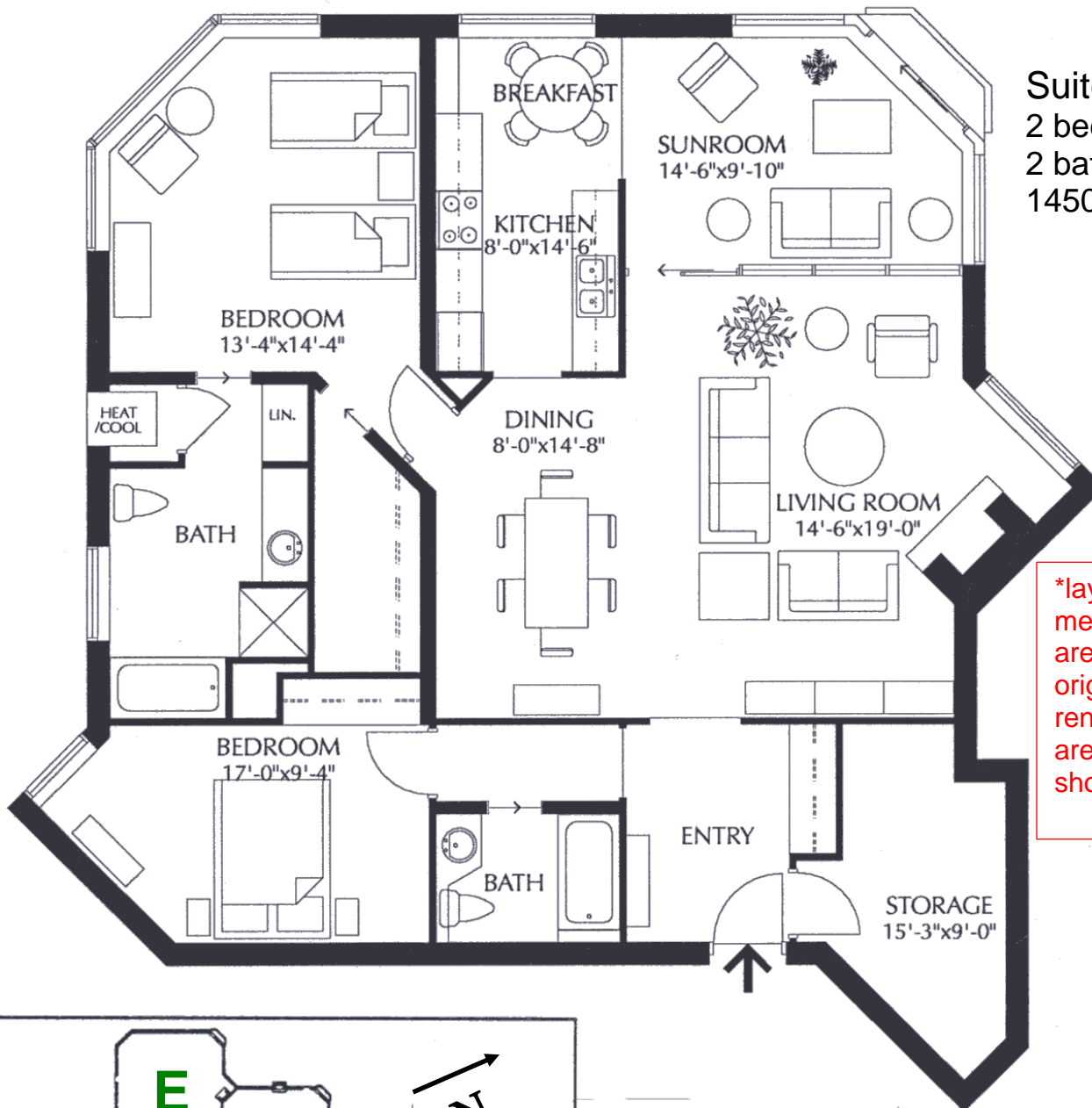
Common Amenities

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 all local amenities
Church services, recreation and health
Services available at St. Josephs Villa

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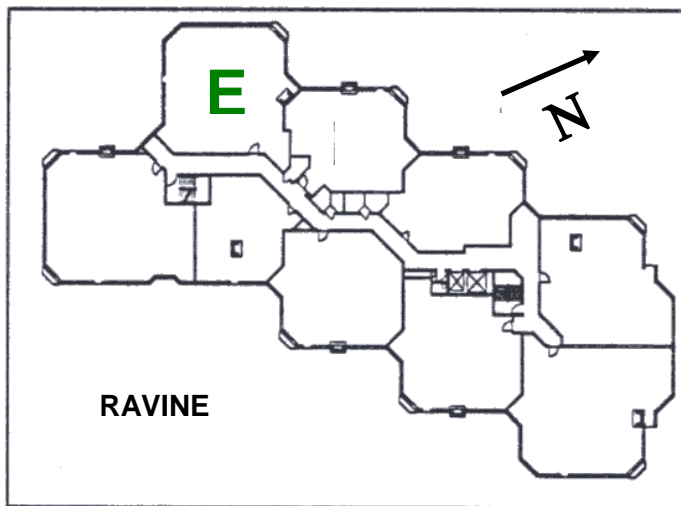
DUNDAS
ONTARIO

Beth Etherington
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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	\$1,294.37