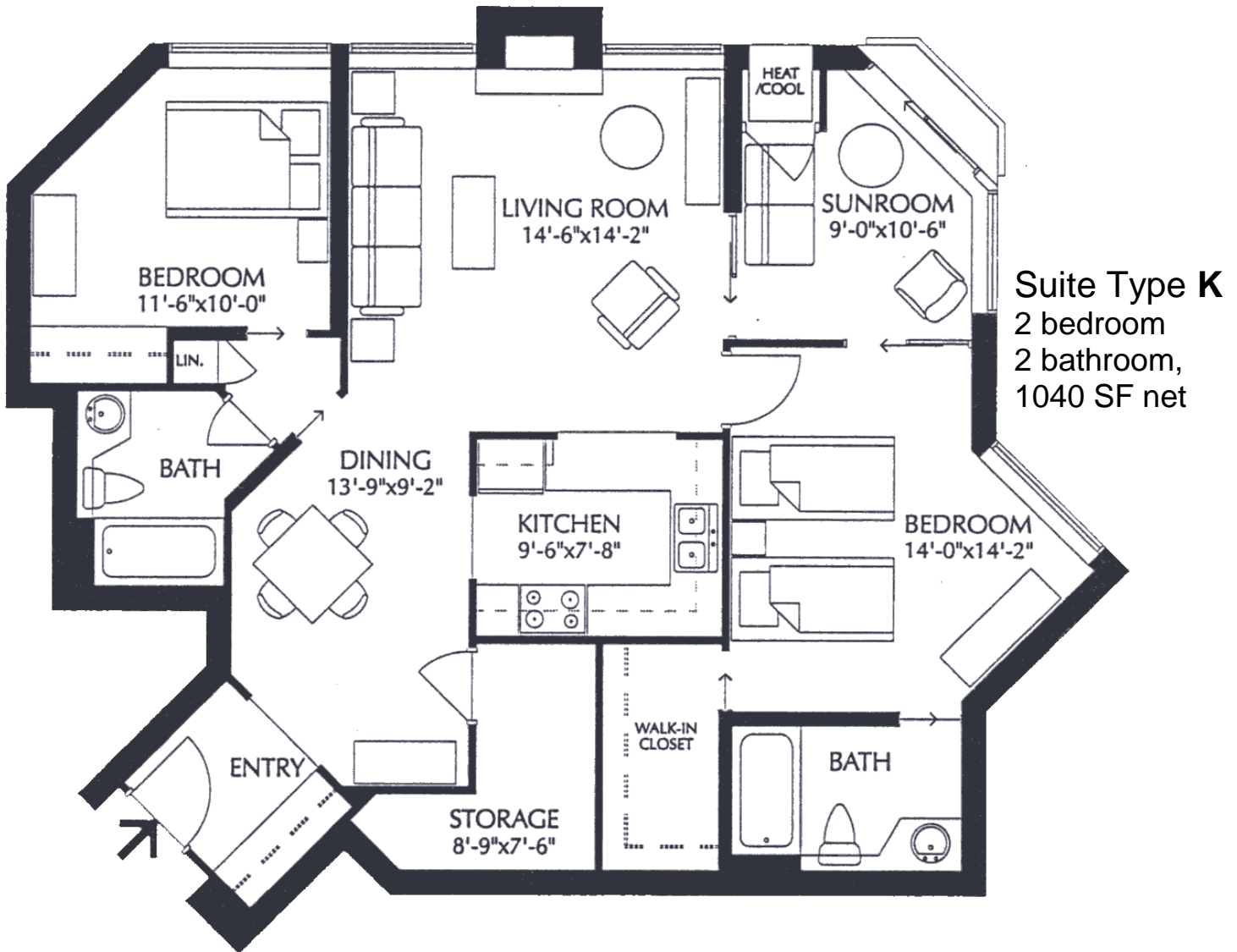


St. Joseph's Estates

DUNDAS ONTARIO

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

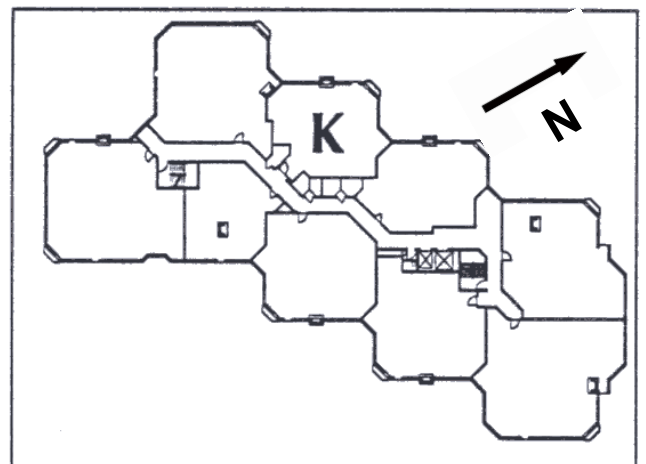


Suite Type K
 2 bedroom
 2 bathroom,
 1040 SF net

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

Carrying Costs (Sample from 2024)

Building & Property	\$650.35
Property Tax.....	240.40
Gas.....	35.93
Hydro.....	58.77
Cable TV	40.91
Total Monthly Cost	\$1026.37



St. Joseph's Estates

160 Ogilvie Street, Suite 102

Dundas Ontario L9H 7M7

Selling Price: \$625,000

This ground floor suite suite boasts a spectacular view and a walkout patio. It has been well cared for by the original owners. The low monthly maintenance fee of \$1026.³⁷ 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.

Entrance Foyer

Reading/sitting area at entrance
Safety switch for living room lamp outlet
Ceramic tile floor

Living Room

Floor to ceiling windows
Cultured marble windowsills
Electric Fireplace
Laminate Flooring

Dining Room

Laminate Flooring
Dimmer switch lighting control

Primary Bedroom

Floor to ceiling windows
Solid wall to sunroom
Walk-in lighted closet with pocket door
Cable outlet and telephone jack
Carpeting

Ensuite Bath

Natural oak cabinetry with cultured marble
One-piece vanity and dimmer switch control
Tub/Shower combination

Guest Bedroom

Floor to ceiling windows
Cultured marble windowsills
Double size closet; Pocket door to bedroom
Cable outlet and telephone jack
Carpeting

Guest Bath

Tub/Shower combination
One-piece vanity and dimmer switch control
Ceramic Tile Flooring

Linen closet between Guest Bathroom and bedroom

Laundry Room

Full size laundry tub
Maytag full size stacked washer/dryer
Built in cabinets and shelving

Sunroom

Open concept to living room
Sliding glass doors to patio area
Vertical blinds
Laminate Flooring

Kitchen

Oak cabinetry and ceramic tile backsplash
Pass-through to living room
Under-cupboard counter lighting
White GE Self-cleaning convection oven
White GE Dishwasher
LG Refrigerator
Samsung Microwave
Telephone jack

Parking

Keyless remote entry and security cameras
Indoor parking space # 18
Indoor car wash bay
Indoor golf cart room and bicycle room

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