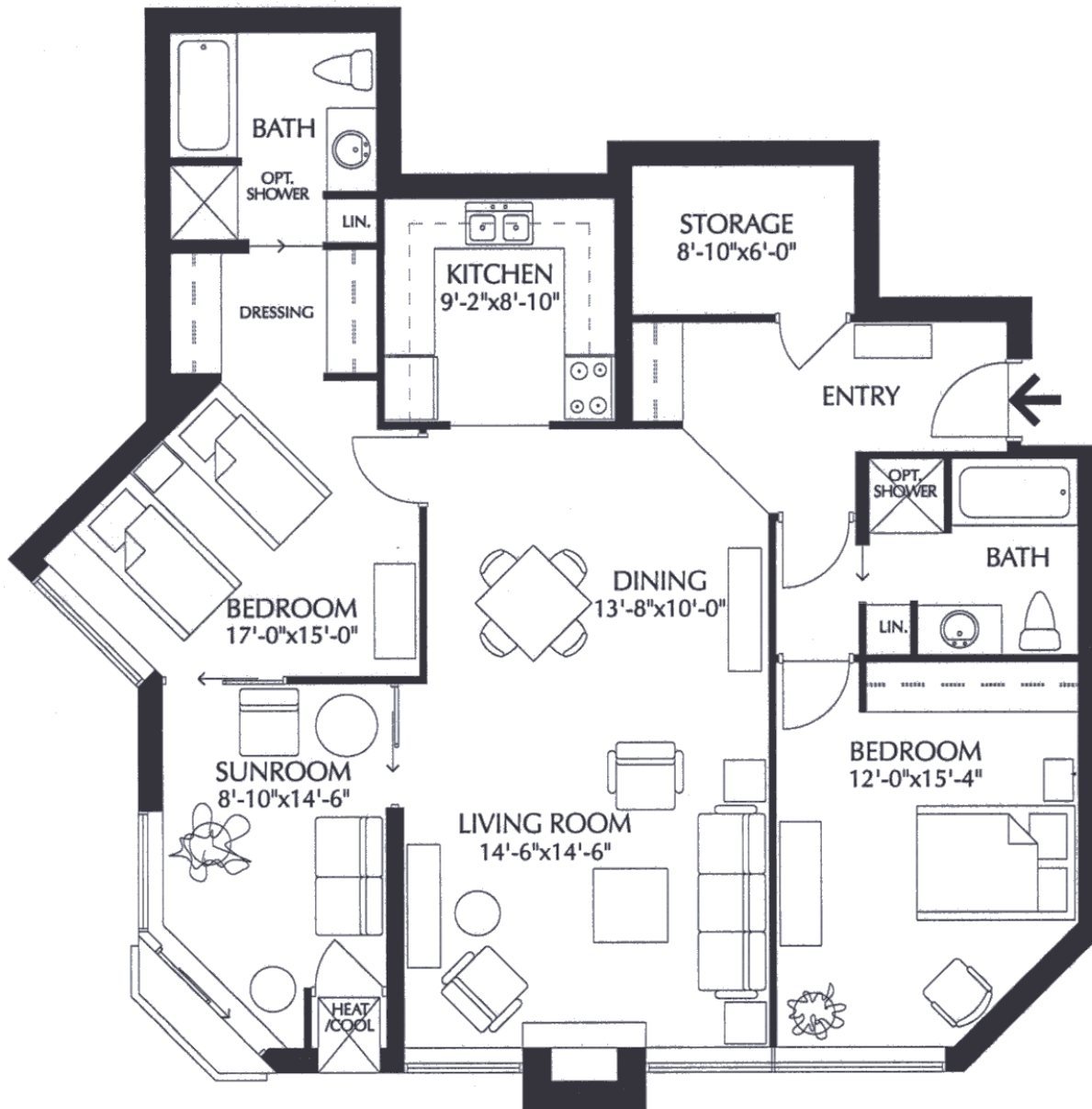


# St. Joseph's Estates

DUNDAS  
ONTARIO

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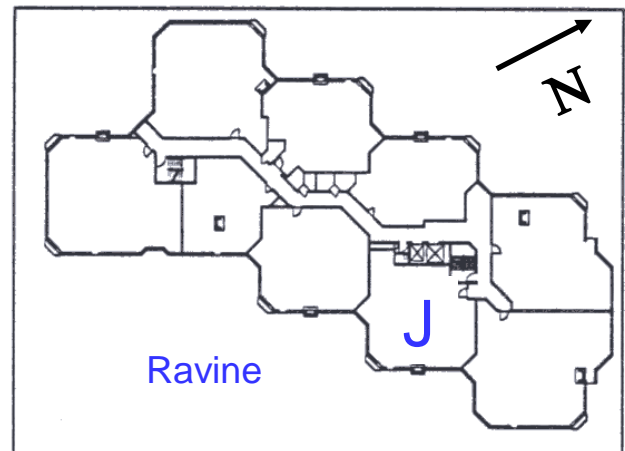


Suite Type J  
2 bedroom  
2 bathroom,  
1285 SF net

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

## Carrying Costs (Sample from 2024)

Building & Property .....	\$ 743.78
Property Tax.....	297.01
Gas.....	37.29
Hydro.....	68.94
Cable TV	40.91
<b>Total Monthly Cost</b>	<b>\$1187.94</b>



# St. Joseph's Estates

160 Ogilvie Street, Suite 407

Dundas Ontario L9H 7M7

**List Price: \$725,000**

This suite boasts a bright and spectacular view of the Spring Creek Ravine. The monthly maintenance fee of \$1187.<sup>94</sup> includes taxes, heat, central air-conditioning, hydro, cable, water and building maintenance. Cogeco high-speed internet available for additional cost. You will appreciate the friendly and mature community living of St. Joseph's Estates in a safe, secure and accessible environment.

## Suite Boasts

- Sun-filled south-east exposure
- Ravine views from the floor to ceiling windows featuring cultured marble windowsills
- Unique layout offers the option for visiting guests to have the privacy of a guest bathroom next to the guest bedroom
- Individually controlled gas heat and air-conditioning
- Bathroom(s), kitchen, and laundry exhaust vents directly outside, extra storage closets
- Upgraded suite water shut-off valves
- Ceramic tile in entrance and kitchen  
Hardwood in living, dining, sun and bedrooms, vinyl in the laundry and bathrooms
- Space saving pocket doors
- Granite kitchen counter, comfort height vanities and toilets

## Entrance Foyer

Entry closet with interior light  
Safety switch for living room lamp outlet

## Living Room

Open concept living and dining and sun rooms  
Light filtering roller shades with drapery  
Cable outlet x 2

## Dining Room

Dining light fixture

## Primary Bedroom

Additional wall space created by replacing sliding doors to sunroom with solid wall  
Two spacious closets with interior lights  
Light filtering roller shades with drapery, cable outlet, telephone jack

## Ensuite Bath

White cabinetry with Kohler porcelain sink and solid surface vanity top, shower/tub combination  
Linen closet, medicine cabinet, additional storage closet

## Guest Bedroom

Double door closet with interior light  
Light filtering roller shades with drapery, cable outlet and telephone jack

## Guest Bath

White cabinetry with Kohler porcelain sink, solid surface vanity top, step-in shower, large medicine cabinet, linen closet, additional storage closet

## Laundry Room

GE heavy duty side-by-side washer and dryer,  
Amana top mount refrigerator, Full-sized laundry tub, shelving

## Sunroom / Den

Juliette balcony, large patio door  
Wall space created by replacing sliding to primary bedroom with a solid wall  
Cable outlet

## Kitchen

Granite counter with deep sink and mirrored backsplash  
White cabinetry with roll out shelving, pot drawers, two lazy susans, under cupboard counter task lighting,  
Kitchen Aid French door refrigerator, Kitchen Aid self-cleaning electric range, Bosch dishwasher, Kitchen Aid microwave & range hood combo, Telephone Jack

## Parking & Locker

Indoor parking # 40 steps from the lobby entrance  
On Floor Storage/Locker Room (2<sup>nd</sup> on right)  
Keyless Remote Entry and Security Cameras  
Indoor Car Wash Bay, Golf Club Room

## Common Amenities

Party Room with Kitchenette, Furnished Lobby  
Secure Entry with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Onsite Postal Pickup and Delivery  
Easy Walking Distance to all Local Amenities  
Church Services, Café, health services available at St. Josephs Villa