

St. Joseph's Estates

150 Ogilvie Street, Suite 305

Dundas Ontario L9H 7B9

List Price: \$ 495,000

This suite boasts a serene and peaceful view of Cootes Paradise and Spring Creek Ravine. The monthly carrying cost of **\$970.⁷⁶** includes: taxes, heat/air conditioning, hydro, Cogeco basic high definition cable, Cogeco unlimited 1GB ultra fibre internet, 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 with an east exposure
- Ravine view with tall evergreen and deciduous trees
- Open concept suite layout with floor to ceiling windows which have cultured marble windowsills
- Laminate hardwood at entrance, hallway, living room, dining room, sunroom and bedroom
- Stone tile in kitchen and bathroom
- Hunter Douglas blinds on windows
- Furnace with individually controlled thermostat for gas heating and cooling with an added humidifier
- Upgraded in-suite water shut-off valves

Entrance Foyer

Spacious entry
Double door entry closet with light
Safety switch for dining room lamp outlet

Open Concept:

Living Room and Dining Room

Bright rooms with ravine views
Cable outlet: LR, DR,
Telephone jack: DR, LR

Sunroom

Open to Living Room.
Double doors to master bedroom
Cable outlet

Laundry Room

LG HE front load stackable washing machine and dryer
Full size utility sink
Additional space for storage and shelving

Primary Bedroom

Deep double closet with an interior light, extra shelving and shoe storage unit
Cable outlet
Telephone jack

Ensuite Bath

Lever handled faucets
Oak vanity with cultured marble sink
Step-in shower with grab bars
New white toilet

Kitchen

Natural oak kitchen custom cabinets
White ceramic back splash
Pot drawers and pull-out shelving
Under-cupboard counter task lighting
Off the counter microwave shelf with outlet
Whirlpool refrigerator and smooth-top GE self-cleaning oven
Pocket Door to Dining Room

Parking & Locker

Keyless remote entry, security cameras
Surface parking space #18
Private storage locker on 1st floor (3rd on left)
Indoor car wash bay, golf cart & bicycle rooms

Common Amenities

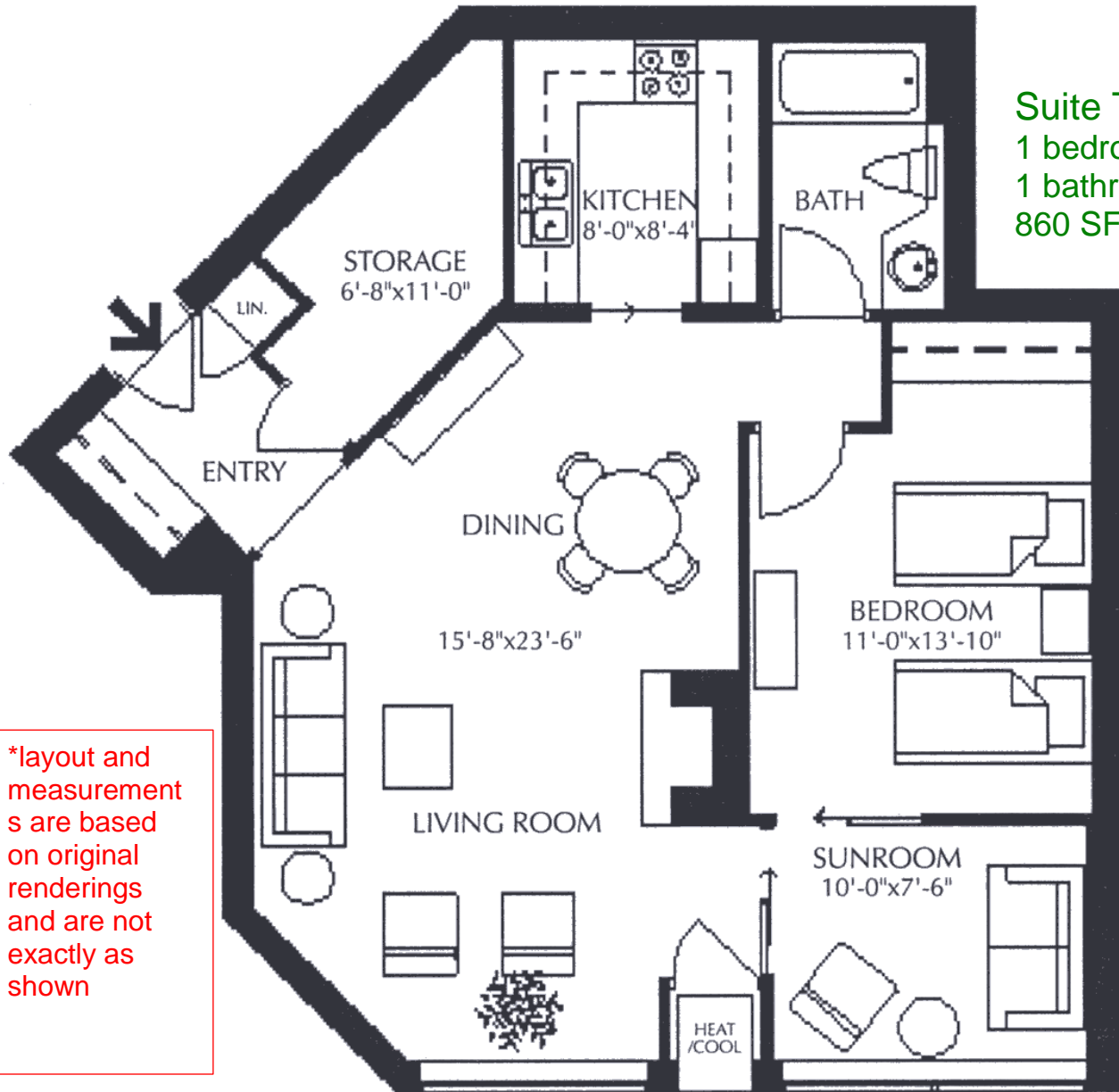
Party room with kitchenette
Furnished lobby
Secure entry with power assisted doors
Closed circuit main entrance security camera viewed from television, Channel 398
Onsite postal pickup and delivery
Easy walking distance to all local amenities
Church services, Cassaday café, Hair salon, community medical clinics available at St. Josephs Villa

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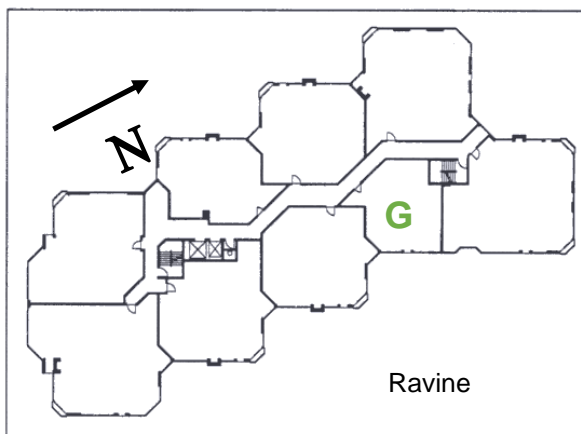
DUNDAS
ONTARIO

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Suite Type G
1 bedroom
1 bathroom,
860 SF net



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



Carrying Costs (Sample from 2025)

Building & Property	\$600.37
Property Tax.....	204.98
Gas.....	30.52
Hydro.....	63.53
Internet.....	31.19
Cable TV	40.18
Total Monthly Cost	\$970.76