

# St. Joseph's Estates

150 Ogilvie Street, Suite 504  
Dundas Ontario L9H 7B9

**Selling Price: \$900,000**

This suite boasts a stunning panoramic view of the Town of Dundas. The low monthly maintenance fee of \$1449.<sup>68</sup> includes taxes, heat, central air conditioning, hydro, Cogeco basic high definition cable, water and building maintenance. Cogeco unlimited 1GB ultra fibre internet available at an additional cost of \$31.<sup>19</sup>. You will appreciate the friendly and mature community living of St. Joseph's Estates in a secure and accessible environment.

## Suite Boasts

Floor to ceiling windows with stunning views  
Cultured marble windowsills  
Furnace with individually controlled heat/cool  
Humidifier with separate control  
Upgraded water shut-off valves  
Hardwood flooring in living, dining, sun rooms, bedrooms, and closets

## Entrance Foyer

Large entry, with double closet  
*Light fixture not included*

## Open Concept:

### Living, Sun and Dining Rooms

Upgraded pot lights  
Pleated blinds on windows  
Gas fireplace with marble hearth  
Sunroom with sliding patio doors to a Juliet balcony with escarpment and town views  
Cable outlet and telephone jack

## Master Bedroom

Pleated blinds on windows  
Large walk-in closet with pocket door  
Cable outlet and telephone jack

## Spacious Ensuite Bath

Floor to ceiling window brings in natural light  
Natural oak cabinetry includes linen closet, medicine cabinet and large storage cabinet  
Wall Heater  
White 48" walk-in shower  
Lever handled faucets

## Guest Bedroom 1

Pleated blinds on windows  
Large closet with interior lights

## Guest Bedroom 2

Pleated blinds on windows  
Large walk-in closet with pocket door  
Cable outlet and telephone jack

## Guest Bath

Lever handled faucets  
White cabinetry with white fixtures  
Medicine cabinet  
Tub/Shower combination

## Laundry Room

Whirlpool Stackable Washer/Dryer  
Full-size Laundry Tub  
Shelving and storage space  
Ceramic Tile  
Large Linen outside Laundry Room

## Kitchen

Bright eat-in kitchen features double floor to ceiling windows with ravine side view and ceramic floor  
Custom oak cabinetry with pull out shelves, pot drawers, under-cupboard task lighting, additional pantry area in furnace room  
Top mount refrigerator  
Electric smooth top range  
Bosch built-in dishwasher  
Microwave shelf and telephone jack

## Dining Room

*Light fixture and 2 sconces not included*

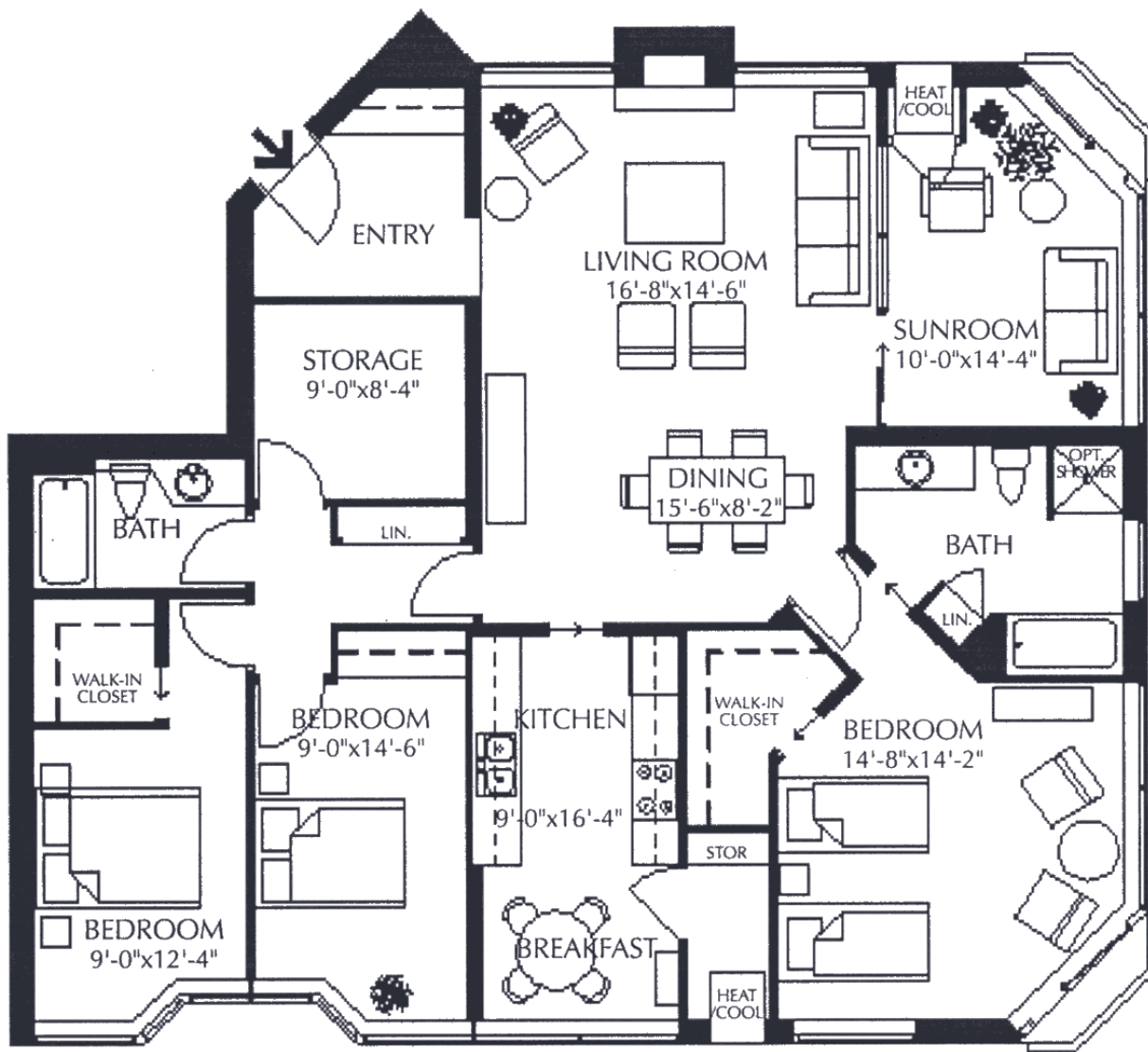
## Parking

Keyless Remote Entry and Security Cameras  
Indoor Parking # 8  
Private storage locker with shelving (1<sup>st</sup> on right)  
Indoor Car Wash Bay, Golf Cart & Bicycle Rooms

## Common Amenities

Party Room with Kitchenette  
Furnished Lobby  
Secure Entrances with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Onsite Postal Pickup and Delivery  
Easy Walking Distance to all Local Amenities

Church Services, Recreation and Health Services available at St. Josephs Villa



## Carrying Costs (Sample from 2025)

Building & Property.....	\$ 895.56
Property Tax.....	383.74
Gas.....	43.56
Hydro.....	86.64
Cable TV.....	40.18
<b>Total Monthly Cost</b>	<b>\$ 1449.68</b>

