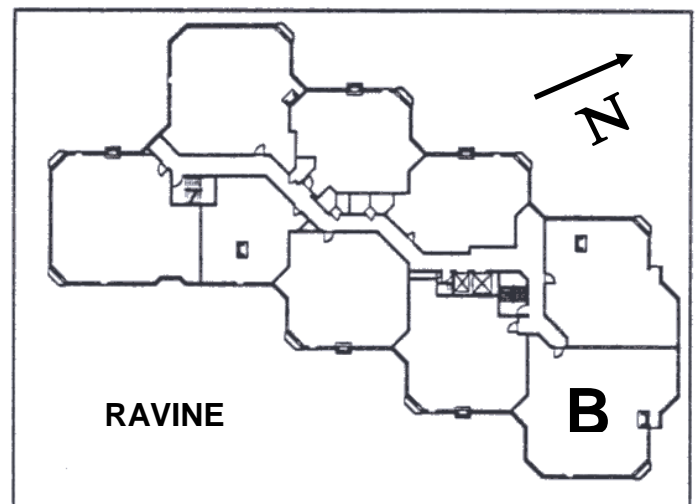


Suite Type B
3 bedroom
2 bathroom
1640 SF net

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

Carrying Costs (Sample from 2025)

Building & Property	\$907.37
Property Tax.....	390.90
Gas.....	43.96
Hydro.....	87.30
Cable TV	40.18
Total Monthly Cost	\$1469.71



St. Joseph's Estates

160 Ogilvie Street, Suite 608
Dundas Ontario L9H 7M7

Selling Price: \$900,000

From its many windows, this 1640 square foot suite boasts an impressive view of the Estates ravine and the Dundas community. It has been well cared for. The low monthly carrying fee of \$1469.⁷¹ includes taxes, heat, central air conditioning, hydro, cable, water, and building maintenance. Cogeco unlimited 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

Floor to ceiling windows
Cultured marble windowsills
Furnace with individually controlled heat/cool
Upgraded water shut-off valves
Hardwood throughout

Entrance Foyer

Double closet with cedar and interior light
Safety switch for living room lamp outlet

Open Concept:

Living/Sunroom/Studio/Dining Room

Floor to Ceiling Windows
Cultured Marble Windowsills
Window Coverings
Sliding patio doors to Juliet balcony
Cable jack and telephone outlet

Primary Bedroom

Pocket door to kitchen
Cable Outlet and Telephone Jack
2 double closets with interior lights
Closet organizer

Ensuite

Cultured marble vanity top on neutral oak cabinetry
Walk-in shower
Large built-in storage cabinet.
New toilet

Guest Bedrooms (1 & 2)

Double Door Closet with Light
Telephone Jack and Cable Outlet

Guest Bath

Cultured marble vanity top on neutral oak cabinetry
Tub/shower combination.

Laundry Room

Bright and spacious
Laundry sink
Maytag side-by-side Washer and Dryer
Storage shelves

Eat – In Kitchen

Natural oak kitchen cabinets customized by Paris Kitchens with ceramic backsplash.
Under cupboard lighting, microwave shelf and roll out shelves.
Tiffany light
Maytag Self-cleaning oven,
Samsung built-in dishwasher,
Samsung Refrigerator,

Parking

Keyless Remote Entry and Security Cameras
Indoor Parking # 13
Indoor Car Wash Bay, Golf Club Room & Bicycle storage
On Floor Storage Locker (1st on right)

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, Recreation and Health
Services available at St. Josephs Villa