

St. Joseph's Estates

160 Ogilvie Street, Suite 604

Dundas Ontario L9H 7M7

Selling Price: \$1,000,000

Experience luxury living at its finest in this spectacular high-end and spacious suite, showcasing panoramic views of the ravine and surrounding greenspace. Watch deer, birds and other wildlife right from your window while enjoying the serenity of nature and an abundance of natural light. The customized floor plan offers ease of flow from room to room, and exceptional living spaces. This suite must be seen to be fully appreciated. The low monthly maintenance fee of \$1,480.87 includes taxes, heat, central AC, hydro, basic cable, water and building maintenance. 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 overlooking ravine with cultured marble windowsills
Dual furnaces both with individually controlled heating and cooling;
Upgraded water shut-off valves
Upgraded lighting plan with motion sensors and accent lighting
Hardwood flooring in primary bedroom (2019), guest bedroom, living, dining, and sunroom;
marble floor tile in entrance, laundry, hallway;
porcelain tile in bathrooms
Cable outlets and telephone jacks throughout

Entrance Foyer

Large entry, with double closet and marble tile
Custom convenient door to laundry room

Open Concept:

Living, Sun and Dining Rooms

Blinds on living room and sunroom windows
Gas fireplace with marble hearth
Accent lighting for art display
Sunroom tastefully updated in 2023 with custom frosted glass doors to allow for privacy
Sunroom with sliding patio doors to a Juliet balcony with ravine views
Built-in shelving in Sunroom

Kitchen

Custom designed and renovated in 2019
Elegant eat-in kitchen with a ravine view, porcelain tile flooring, granite countertops tile backsplash, pull out shelves, pot drawers, pantry, under-cupboard task lighting, 2 sets of upper display cabinets with glass inserts
Stainless steel double sink and tilt out sink tray drawer,
Stainless steel Kitchen Aid appliances: double oven electric range, exhaust hood, French door bottom mount refrigerator, built-in dishwasher telephone jack

Primary Bedroom (Combined 2 bedrooms)

Large room suitable for a king-sized bed
Wall to wall custom designed closet with shelving and hanging wardrobe space
Floor to ceiling windows with ravine views

Ensuite Bath

White cabinetry with white fixtures
Large walk-in shower with bench
Storage closet

Guest Bedroom (Current Sitting Room)

Large room suitable for a king-sized bed
Large walk-in closet with custom designed shelving and hanging wardrobe space
Sliding doors to a Juliet balcony with ravine views

Guest Bath

Floor to ceiling window brings in natural light
White cabinetry with elegant soapstone countertops
White walk-in shower

Laundry Room

Custom cabinetry for storage, built-in laundry sink
Maytag white stacked washer and dryer (2025)
Large Linen closets outside Laundry Room

Parking & Locker

Keyless Remote Entry and Security Cameras
Indoor Parking # 36 steps from foyer entrance
On floor private storage locker with shelving (5th on R)
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

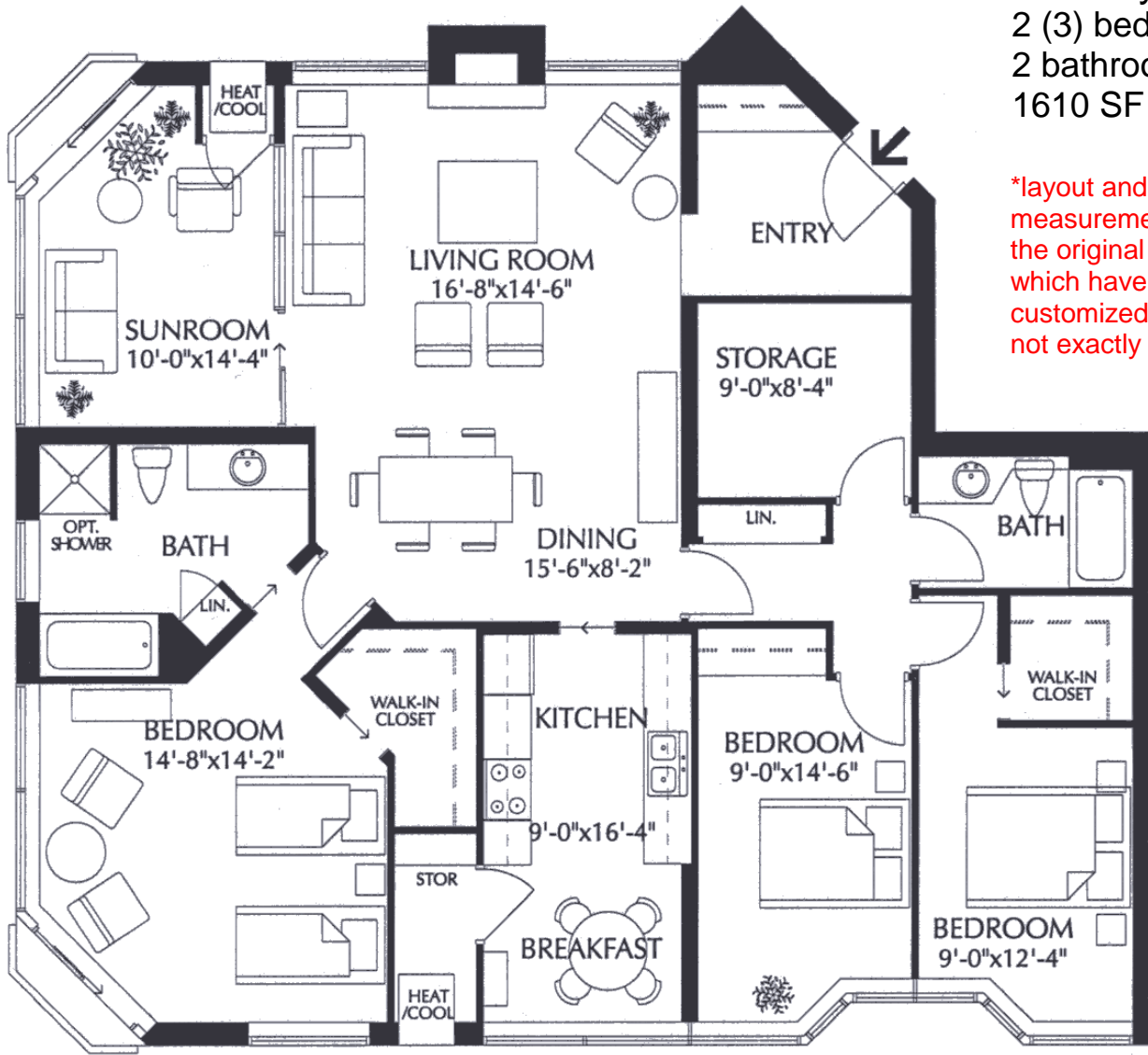
St. Joseph's Estates

DUNDAS
ONTARIO

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

Suite Type F
2 (3) bedroom
2 bathroom,
1610 SF net

*layout and
measurements are of
the original renderings
which have been
customized and are
not exactly as shown



Carrying Costs (Sample from 2025)

Building & Property	\$ 895.56
Property Tax.....	390.90
Gas.....	43.56
Hydro.....	86.64
Internet.....	31.19
CableTV.....	40.18
Total Monthly Cost	\$1,480.87

