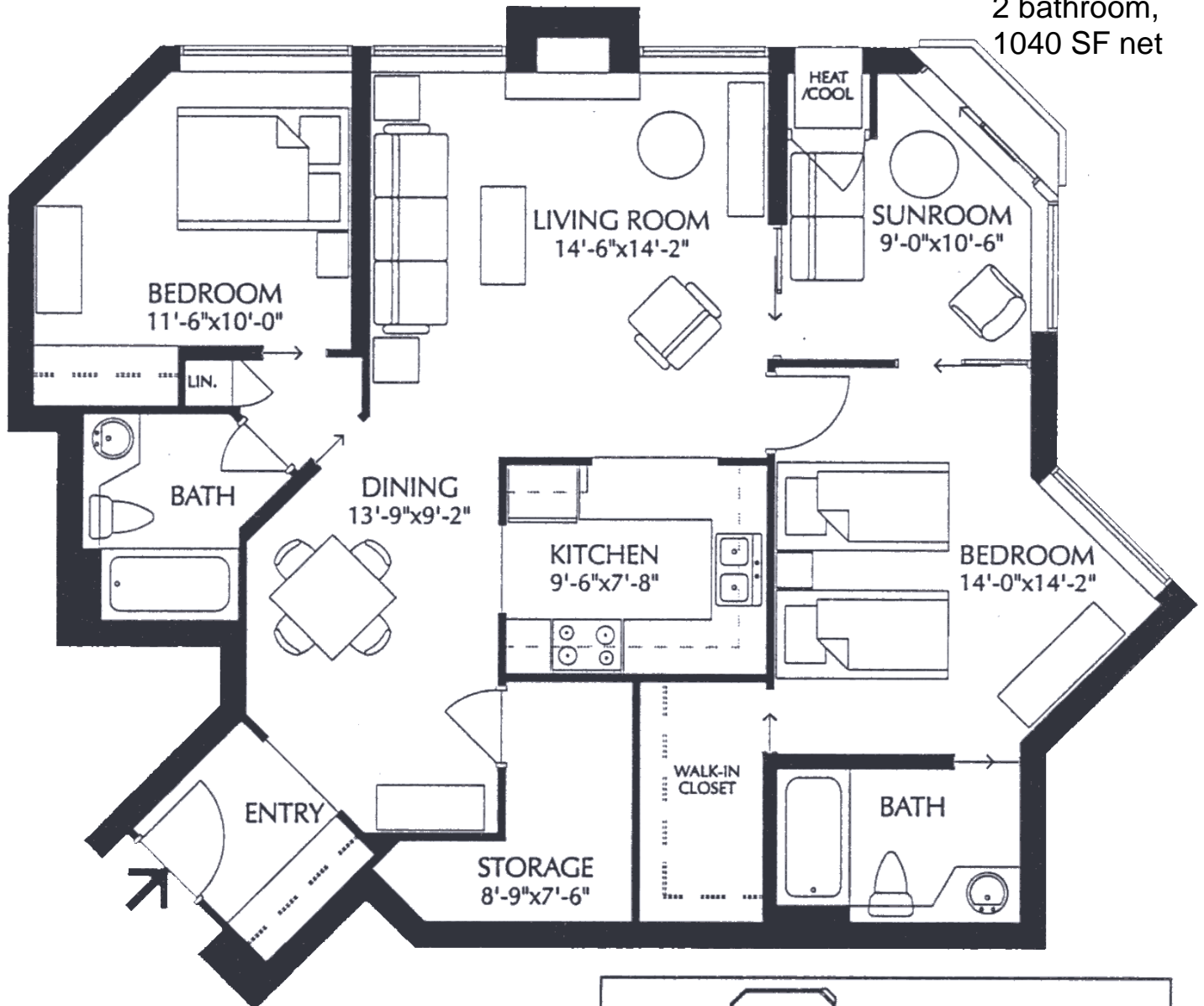


St. Joseph's Estates

DUNDAS
ONTARIO

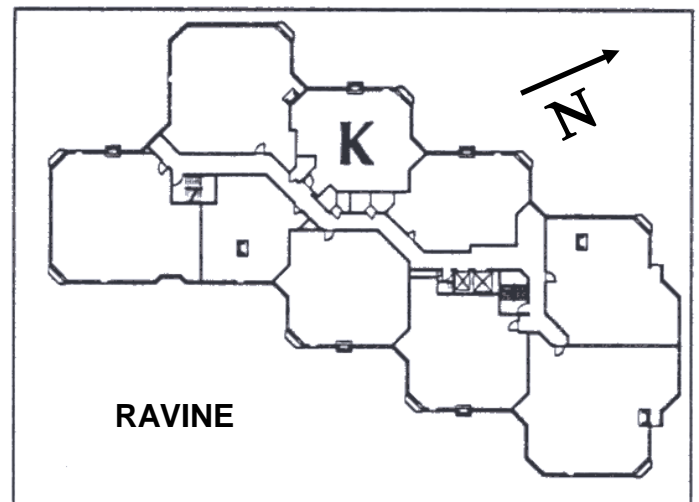
Ingrid Thompson
(905) 627-3541 extension 2222
Email: ithompson@sjv.on.ca
www.sjv.on.ca - Life Equity Housing

Suite Type **K**
2 bedroom
2 bathroom,
1040 SF net



Carrying Costs (Sample from 2015)

Building & Property	\$410.00
Property Tax.....	180.00
Gas.....	34.00
Hydro.....	63.00
Cable TV	38.00
Total Monthly Cost	\$725.00



St. Joseph's Estates

160 Ogilvie Street, Suite 202

Dundas Ontario L9H 7M7

Asking Price: \$278,000

This suite boasts a panoramic view of the Town of Dundas and the Niagara escarpment. It has been meticulously cared for by the original owners. The low monthly maintenance fee of \$725.⁰⁰ includes taxes, heat, central air conditioning, hydro, cable, 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

Sun filled rooms have floor to ceiling windows with cultured marble windowsills
Space-saving pocket doors
Furnace with individually controlled heat/cool
Upgraded water shut-off valves
Laminate hardwood in entrance, dining room,
Carpeting in Living, sunroom, bedrooms
Vinyl flooring in kitchen, laundry, bathrooms

Entrance Foyer

Good sized foyer with lighted closet
Safety switch for living room lamp outlet

Laundry/Storage Room

Extra large laundry room includes additional space for storage, shelving
Full-size laundry tub
Maytag heavy duty washer and dryer
Telephone jack

Dining Room

Open concept
Dining Room tiffany light fixture

Living Room

Custom silhouette sheer verticals on windows
Cable outlet and telephone jack

Master Bedroom

Vertical blinds on windows
Sliding doors from Bedroom to Sunroom
Large walk-in closet with interior light
Cable outlet and telephone jack

Ensuite Bath

Lever handled faucets, oak cabinetry
Mirolin 6-jet whirlpool, medicine cabinet

Sunroom

Juliet balcony with town and escarpment view
Custom vertical blinds on windows/door
Sliding doors to living room
Cable outlet

Guest Bedroom

Custom verticals blinds on windows
Large double closet with interior light
Cable outlet and telephone jack
Linen closet in hallway between guest bathroom and bedroom
Unique feature allows a door to be closed to provide *ensuite* privacy for the guest bedroom

Guest Bath

Lever handled faucets, large medicine cabinet
White cabinetry with cultured marble sink
One piece white tub/shower combination

Kitchen

Custom oak cabinetry with pot drawers, roll out shelves, under-cupboard task lighting, two Lazy Susan's, new LG top mount refrigerator, Maytag smooth top self clean stove, Bosch built-in dishwasher, Telephone jack

Parking

Indoor Parking Space steps from the door #13
2 two-door cabinets in parking garage
Indoor Car Wash Bay, Golf Cart & Bicycle Room

Common Amenities

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