

<b>TOTAL RESIDENCES</b>	<b>227</b>
Independent Living	137
Villa Living	90
<b>CONTRACT TYPE</b>	<b>Rental</b>

### A PLACE FOR YOU

A friendly senior environment with 24-hour staffing in our **Independent Living** neighborhood and **The Fairways Villas**.

Shared spaces that are reminiscent of a **luxury resort** featuring serene landscaping, a nine-hole, cottage-style golf course and country club, a fitness center and library in addition to a beauty salon and barbershop.

### AN OPTION FOR EVERY APPETITE

A daily culinary celebration where the food and service are matched by the friendly conversation with residents in our elegant dining room.

### A FULL LIFE

Stay active in current interests and discover new ones with dozens of monthly classes, concerts, outings and events, including mind and body fitness classes.

Treat yourself in our full-service **beauty salon and barber shop**.

Work on your swing at our **nine-hole, cottage-style golf course** just steps from your door.

### LET US DO THE WORK

Enjoy your home knowing that **we take care of everything**. From security to maintenance to housekeeping, our staff is at your beck and call 24 hours per day.

Watch the flowers bloom knowing that you don't have to lift a finger. Our landscapers keep the lush grounds in pristine order.

Make your **move stress-free** with our move-in coordination program.

# JUST THE FACTS



### INDEPENDENT LIVING

Bright, cheerful apartments with modern kitchen or kitchenette and balcony or patio

Breathtaking views of Bristol Hills or the rolling greens of our nine-hole golf course

Walk-in closets (in select apartments)

Delicious and healthy continental breakfast and choice of chef-prepared lunch or dinner daily

Weekly housekeeping and trash removal

Maintenance services including plumbing and major appliances

Washer and dryer hookups (in select apartments) and/or same-floor complimentary laundry facilities

Caring, trained staff available 24 hours per day

Scheduled local transportation services to shopping, appointments and entertainment (extra fees may apply)

All utilities including cable TV, excluding phone and internet service

Dynamic calendar of classes, programs and Extraordinary Outings

Champion Hills Golf Club membership available

Move-in coordination

Pet-friendly



## VILLA LIVING AT THE FAIRWAYS

Spacious two- or three-bedroom townhome Villas  
Stunning golf course and pond views  
Full modern kitchen with upgraded appliances  
Stunning master bedroom suite  
Full bathroom with step-in shower, grab bars, Jacuzzi-style soaking tub (in select Villas), and large walk-in closet  
Cathedral ceilings  
Great room with an elegant fireplace  
Dining area  
Study, den or second bedroom with closet  
Third bedroom and loft (in select Villas)  
Foyer  
Covered porch  
Full size washer and dryer  
Deck with complimentary maintenance (in select Villas)  
Attached two-car garage with remote  
Full basement, some with walkouts  
Delicious and healthy continental breakfast and choice of chef-prepared lunch or dinner daily (with Hospitality Plan Only)  
Trash removal  
Maintenance services including plumbing and major appliances  
Landscaping with perennials and other plantings  
Scheduled local transportation services to shopping, appointments and entertainment (extra fees may apply)  
Dynamic calendar of classes, programs and Extraordinary Outings  
Move-in coordination  
Pet-friendly



## SERVICES

Dynamic calendar of classes, programs and Extraordinary Outings  
Delicious and healthy meals prepared by our culinary team  
Caring, trained staff available 24 hours per day  
Beauty salon and barber services  
Housekeeping and maintenance services  
Complete apartment maintenance services including plumbing and major appliances  
Building maintenance, groundskeeping and landscaping services  
Scheduled local transportation services to shopping, appointments and entertainment (extra fees may apply)  
Move-in coordination service  
Access to a variety of health services in our fitness center

## AMENITIES

Beautifully furnished lobbies and sitting areas  
Elegant dining room with private dining available  
Nine-hole, cottage-style golf course and country club  
Beauty salon and barbershop  
Fitness center  
Free and ample parking  
Water, sewer and property taxes included  
Breathtaking views of the Bristol Hills and the rolling greens of our nine-hole golf course  
Well-stocked library with internet access  
Interfaith chapel



**LEGACY**<sup>®</sup>  
AT FAIRWAYS  
A WATERMARK RETIREMENT COMMUNITY

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