

# *Avalon Gardens*

*At Murrayville*

## **Avalon Gardens**

Avalon Gardens is a Supportive Living complex with 126 “Living Units”, two “Guest Rooms”, a Common Dining Room, numerous recreational facilities and underground parking.

**The name Avalon Gardens** was chosen because the complex sits on the site of the former Avalon Medical Clinic, and is therefore a name familiar to long-time Murrayville residents, many of whom have already spoken for units in the complex. As a point of interest, the Avalon Clinic was so named because one of the founding doctors (Dr. Parsons) was from Newfoundland’s Avalon Peninsula, and rumour has it his father suggested using the name for that reason.

## **Construction**

The building was completed in January 2010, and residents began moving in that month. **Construction is backed by Travellers Guarantee, B.C.’s leading government approved new home warranty provider, with 10 year structural coverage, 5 year water penetration coverage and 2 year in-house coverage for workmanship and materials.**

## **Convenience**

Within a few hundred feet of the complex are the following:

- IGA Food Market
- Shoppers Drug (with Post Office)
- Two Banks & a Credit Union
- Doctors and Dentists offices
- European Deli, coffee shops and other restaurants
- Liquor and wine retailers
- Community Recreation Centre
- Walk-in Medical clinic & pharmacist in Professional Building next door

Within a few blocks there are the following:

- Auto Repair shop
- Library and numerous shops and services
- Community Recreation Center
- Lawyers and Doctors offices

### **Deposits**

Formal Offers to Purchase are to be accompanied by a deposit of 5% of the purchase price, payable to our solicitors, , Lindsay Kenney – In Trust, to remain in that trust fund until time of completion of the purchase.

### **Dining Room (and Meal Packages)**

Connecting Care (2000) Inc. will manage and operate our Dining Room. All renters or owners are required to take at least a Standard Service Package from Connecting Care.

Standard Service Package: \$490 per month single occupancy

- includes weekly light housekeeping and flat linen laundry service
- 30 dinners or lunches per month

*Second occupant for extra \$300 per month*

Full Service Package: \$720 per month single occupancy

- includes weekly light housekeeping and flat linen laundry service
- lunch **and** dinner daily

*Second occupant for extra \$475 per month*

Meals are table-served in the “menu-style” Dining Room. The menu will be one with two choices for appetizers, main course and dessert, and will provide good nutritious variety from day to day. There is a Private Dining Room adjacent to the main Dining Room which can be booked for family dinner visits or occasions.

### **Emergency Services**

All suites have Emergency call systems monitored on-site 24/7. Avalon Gardens is served by the B.C. Ambulance Service, which has a station 200 meters from our site.

### **Guest Rooms**

There are 2 guest rooms in the complex that can be rented for visitors.

### **Mail**

Individual mailboxes are located near the Dining Room on the Main Floor.

### **Parking**

Avalon Gardens has parking beneath the building, with the entrance at the Northeast rear corner of the complex, just off 223A Street. Parking spots are \$40.00 per month. There will be 29 additional designated parking spots at the front and rear of the complex, for Visitor Parking and the commercial spaces at the rear (North side) of the complex.

### **Pets**

One *small* pet allowed

### **Recreation**

In Avalon Gardens itself, there will be:

- Billiards Room with pool table, shuffleboard, card tables
- Library
- Crafts Room
- Exercise Room (treadmill, recumbent bicycle, cross-trainer, free weights and television)
- Theatre/Chapel/Meeting Room
- TV Lounge off Main Reception area
- Outside "Seniors Playground Equipment"

- Beauty Salon/Barber Shop

The Community Center with numerous activities, exercise programs, swimming and wave pool is within easy walking distance. The Murrayville Library, which facilitates many programs for seniors is one block away.

### **Rental Pool**

Avalon Gardens will maintain a permanent rental pool of 50 assorted units in the complex. These 50 units will be operated as a Rental Pool. Connecting Care (2000) Inc. will manage all the rentals, and collect the rents, which include Condo Fees.

### **Services**

Housekeeping and laundry services (over and above those purchased in Service Packages) will be available at discounted in-house prices from Connecting Care. Handi-Dart Service is available in the Murrayville area to those residents who wish to use it, and would be co-ordinated by Avalon Gardens' staff to ensure good and timely service. City bus service is conveniently near. Avalon Gardens will have its own bus in the near future to be used for outings and transportation to various events and appointments.

### **Communications Package**

All residents have their full telephone, cable and Internet service as part of a Shaw "bundle", at a cost of \$70 per month, plus long distance charges.

### **Garbage**

There is a sanitary garbage chute on each floor near the East elevator for the convenience of residents.

### **Smoking**

All common areas in the complex will be non-smoking. Owners will of course be allowed to smoke in their own properties, if they choose to do so, but will be required to purchase and maintain adequate smoke-filtering equipment.

**Bus**

Avalon Gardens has purchased a bus (fully equipped for regular and handicapped transportation) to be used for the enjoyment and benefit of present and prospective residents.

**Staff**

Avalon Gardens will have staff on the premises 24 hours per day, 7 days per week. Dealing properly with emergency medical situations is of prime concern to us. Other staff on the premises will be those maintaining the office, providing security, arranging activities, and cleaning and maintaining the building and grounds.

We have both an Activities and a Wellness Co-ordinator at Avalon Gardens. Our Wellness Co-ordinator is a Registered Nurse who helps with fitness programs and monitoring of general health issues.

**Strata Council**

At the Annual General Meeting, October 11, 2011, a Strata Council was elected by the owners and/or their appointed representatives.