



## THE VILLAS AT LOURDES SENIOR COMMUNITY

**Welcome to Your Future Home: Be the first to occupy one of the Ranch-Style Villas at Lourdes Senior Community**

**Overview:** Experience comfort, convenience, and community living at its best. Our ranch-style villas offer independent living with all the modern amenities you need to enjoy your retirement years. Located within the serene and beautifully landscaped campus of Lourdes Senior Community, our villas provide the perfect blend of privacy and access to a supportive community.

### Key Features:

#### Spacious Design:

Open-concept floor plan for easy movement and entertaining.  
1,621 square feet with Two bedrooms and two full bathrooms.

#### Modern Kitchen:

Quartz countertops and stainless-steel appliances.  
Ample cabinet space and a open concept dining room  
Neutral décor throughout

#### Comfortable Living Spaces:

Large living room with abundant natural light.

#### Private Outdoor sitting areas:

Front and rear sitting porches  
Lush landscaping and maintenance-free grounds.

#### Convenience:

Attached garage with automatic opener.  
One car driveway  
In-unit laundry facilities.

#### Amenities:

Access to Fox Manor Independent Living Wellness Center  
Social gathering spaces.  
Scheduled events and activities.  
Community walking paths and gardens.  
On-site maintenance and 24/7 emergency response.

#### Location Highlights:

Situated in a peaceful, natural setting next to Scott Lake and surrounded by trees  
Close proximity to shopping, dining, and healthcare facilities.  
Easy access to major highways for visiting friends and family.

#### Why Choose Lourdes Senior Community?

At Lourdes Senior Community, we are dedicated to providing a fulfilling and worry-free lifestyle. We are a non-profit Catholic organization formed in 1965 and sponsored by the Dominican Sisters of Peace. Our team is here to ensure your comfort and peace of mind, so you can focus on enjoying life to the fullest. With an established reputation and nearly 60 years caring for the community.

#### Schedule an informational session and tour of the property Today!

Discover the perfect place to call home. Contact us to learn more about our ranch-style villas. Our friendly staff will be happy to answer your questions and guide you through the process.

**Contact Information:** Phone: (248) 886-5611

Email: [racho@lourdes-sc.org](mailto:racho@lourdes-sc.org)

Website: [www.lourdescommunity.org](http://www.lourdescommunity.org)

#### Deposit:

Deposit: \$10,000, non-refundable  
Villa gets removed from marketing material

#### Pricing:

Entrance fee: \$300,000, 70% refunded back to estate, \$210,000  
Monthly Rent: \$2,900

#### 3 installments (less deposit):

\$90,000 due 3 months before occupancy  
\$100,000 due 1 month before occupancy  
\$100,000 due 1 week before occupancy  
*\*if need to sell a home, arrangements can be made*

#### Included in pricing:

Water  
WIFI  
Property Taxes  
Summer and Winter grounds maintenance  
5 meals per week at the independent apartments next door  
Participation in activities and pastoral care  
Priority placement into another level of acuity if needs change  
*\*subject to additional pricing*  
Wellness Center access, walking trails  
Smart home technology  
All appliances included, Kitchen and Laundry

#### Expected Completion date and move in:

Last quarter 2025 - target set for October 30, 2025