

<b>TOTAL RESIDENCES</b>	<b>176</b>
Independent Living	138
Assisted Living	38
<b>Contract Type</b>	<b>Rental</b>

## A PLACE FOR YOU

An intimate, friendly senior environment with 24-hour staffing in our **INDEPENDENT LIVING** and **ASSISTED LIVING** neighborhoods.

The Fountains at Millbrook is a charming community of modern comfort bathed in a rich history. Featuring beautifully landscaped grounds nestled on 200 wooded acres of the Hudson Valley, two well-stocked libraries, computer center, health and wellness center, creative arts studio, outdoor gardening area, multiple dining venues, in addition to a full-service beauty salon and barber shop.

## 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.

Visit the **MILLBROOK MARKET & CAFÉ** for morning coffee and a warm croissant or order the daily lunch special and peruse the web on your tablet. Don't forget to grab some sundries from the market before you head back to your perfectly selected residence.

**BISTRO 79** provides an alternative casual dining option. Open Thursday through Saturday for dinner, indulge in expertly crafted fare. Need a space to entertain family or friends? Bistro 79 offers a perfect space to cater a special party. Just let us know the details and we'll take care of the rest.

## A FULL LIFE

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

Treat yourself in our full-service **BEAUTY SALON AND BARBER SHOP**.

## 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 all 200 acres in pristine order.

Make your **MOVE STRESS-FREE** with our move-in coordination program.

# JUST THE FACTS



## INDEPENDENT LIVING AT THE TOWN CENTER

Full modern kitchen with frost-free refrigerator, electric oven, range and dishwasher

Ample closet space

Bath with safety grab bars

Wall-to-wall carpeting in living areas, vinyl flooring in kitchen, ceramic tile in bath

Individually controlled air conditioning and heating

Your choice of lunch or dinner served restaurant style daily

Bi-weekly housekeeping and linen services

Caring, trained staff available 24 hours per day

Scheduled local transportation services

All utilities except cable TV and phone service

24-hour maintenance services

Dynamic calendar of classes, activities and outings including Watermark University classes

Resident call system

Move-in coordination



## INDEPENDENT LIVING AT THE COTTAGES

Full modern kitchen with frost-free refrigerator, electric oven, range and dishwasher  
Designer kitchens with granite countertops and stainless steel appliances in select Cottages  
9-foot ceilings and skylights  
Generous windows looking out to spectacular meadow and mountain views  
Private garages  
Patios and fireplaces in select Cottages  
Pet-Friendly environment with fenced in areas in select Cottages  
Ample closet space  
Bath with safety grab bars  
Wall-to-wall carpeting in living areas, vinyl flooring in kitchen, ceramic tile in bath  
Individually controlled air conditioning and heating  
Your choice of lunch or dinner served restaurant style daily  
Bi-weekly housekeeping and weekly linen services  
Caring, trained staff available 24 hours per day  
Scheduled local transportation services  
All utilities except cable TV, phone and internet service  
24-hour maintenance services  
Dynamic calendar of classes, activities and outings including Watermark University classes  
Resident call system  
Move-in coordination

## ASSISTED LIVING AT THE INN

Bright, cheerful apartments overlooking the Hudson Valley countryside  
Three delicious and healthy meals prepared daily  
Weekly housekeeping and flat linen service  
Caring, trained staff available 24 hours per day  
Scheduled local transportation services  
All utilities except cable TV and phone service  
24-hour maintenance services  
Dynamic calendar of classes, activities and outings including Watermark University classes  
Variety of senior health and wellness programs  
Resident call system  
Move-in coordination

## SERVICES

Dynamic calendar of activities, outings and Watermark University classes  
On-site Independent Living and Assisted Living  
Delicious and healthy meals prepared by our culinary team  
Room service  
Catering services  
Caring, trained staff available 24 hours per day  
Salon and barber services  
Housekeeping services  
Complete apartment maintenance services including plumbing and major appliances  
Building maintenance, groundskeeping and landscaping services  
All utilities except cable TV and phone service  
Scheduled local transportation services  
Move-in coordination service  
Access to a variety of health services in our Health and Wellness Center

## AMENITIES

Beautifully landscaped grounds nestled on 200 wooded acres of the Hudson Valley  
Abundant paths and nature trails  
Elegant dining room  
Private dining room for entertaining  
Millbrook Market & Café stocked with food staples, snacks and gifts  
Bistro 79 for an alternative casual dining experience  
Two well-stocked libraries  
Full-service beauty salon and barber shop  
Computer Center  
Creative arts studio  
Health and Wellness Center  
Outdoor gardening area  
Furnished guest apartments  
Resident call system



79 Flint Road • Millbrook, NY 12545  
**1-845-605-4457** • [www.watermarkcommunities.com](http://www.watermarkcommunities.com)  
A WATERMARK RETIREMENT COMMUNITY