



FRANKE TOBEY JONES

*Enjoy your age*

# DUPLEX COTTAGES

Independent Living



Enjoy a spacious, single-level home in a comfortable neighborhood with all the conveniences and security of being in a well-planned retirement community. Our beautifully designed duplex cottages have two bedrooms and two bathrooms with a well-appointed layout. Each duplex cottage comes fully equipped and provides the comfort active seniors are looking for in retirement living. Duplex cottage residents enjoy all the benefits of Franke Tobey Jones residency in a more private setting. Enjoy a private life or a social one, home cooking or restaurant style dining—it's your choice. We'll handle all of the home and yard maintenance and watch your home when you're away.



# DUPLEX COTTAGE FEATURES AND BENEFITS

## COTTAGE FEATURES

The living area in each of our 24 cottages is 1,340 square feet plus a 375 square foot garage totaling 1,715 total square feet.

- ◆ Maintenance-free living inside and outside
- ◆ Open floor plans, two bedrooms, two baths
- ◆ Bay windows in breakfast nook, dining room and master bedroom
- ◆ Vaulted ceilings, gas fireplace
- ◆ Skylights and window coverings (blinds)
- ◆ Oversized single-car garage, covered patio-deck
- ◆ Full size washer and dryer
- ◆ Walk-in closet in oversized master bedroom
- ◆ Security call system/emergency services monitored off site for fire and burglary
- ◆ Kitchen equipped with built-in microwave oven, dishwasher and garbage disposal, beautiful wood cabinetry, quartz countertops and pantry
- ◆ Small pets are allowed

## INCLUDES

- ◆ Water, sewer, garbage, cable television, property taxes, building insurance; maintenance of all ground and common areas; maintenance of exterior of home, heating, ventilation, plumbing, electrical, and security systems and grounds; transportation; Wellness / Fitness Center; activities and access to much more.

## OTHER

- ◆ Housekeeping and meals are optional but can be arranged for on a fee-for-service basis.
- ◆ Gas, phone, electricity and Internet not included.

## AMENITIES

- ◆ 6,000 square foot fitness center with full-time fitness staff and a variety of fitness classes including Yoga, Tai Chi, Aerobics, Ballroom Dancing and so much more
- ◆ Senior University with interesting and thought provoking programs and classes
- ◆ Engaging activity calendar including cultural events, trips and tours
- ◆ Bistro Café, Resident Store
- ◆ Salon/Spa services for men and women
- ◆ Raised bed resident garden and greenhouse
- ◆ Guest house for family and friends
- ◆ Hobby and craft room, woodshop
- ◆ Beautiful private secure location on 20 acres with walking paths and water views
- ◆ Priority status to move throughout campus if needs change
- ◆ Location next to Pt. Defiance Park and Zoo

## BECOME A RESIDENT

To secure residency at FTJ we welcome you to place yourself on our Priority List by submitting an application and a fee of \$750 per person.

## FEES

Entrance Fee:\* \$150,000. Monthly Fee: \$4,315. Pet fee: \$500 non-refundable pet deposit will be collected upon moving in and appropriate rules will apply.

\*The entrance fee is due upon occupancy. If the cottage is occupied less than five years, a prorated percentage of the entrance fee will be refunded to you. The entrance fee allows you to secure a manageable monthly expense for your residency in the cottage.

*For complete details, please call Resident Accommodations at 253-752-6621*