



# THE INDEPENDENT

WELCOME TO THE GOLDEN YEARS

*Informational Packet*



VICINIAGARDENS.COM



# WELCOME

## LUXURY SENIOR LIVING

Vicinia Gardens of Fenton is proud to announce the expansion of our senior housing options! The Independent, a luxury retirement home, is our newest addition! Our new community is meant for active seniors looking for care-free living along with the comfort of having on-site support.

The Independent is a carefully designed community with an entire staff trained to support you while you enjoy a variety of on-site amenities. We are proud to offer luxury lifestyles that allow for social activities and care free living.

This all-inclusive opportunity in our brand new, upscale senior independent housing community is designed and operated for your safety, pleasure, and comfort opening August, 2021!


# INCLUDED SERVICES

- Many dining options from restaurant atmosphere to smaller intimate dining settings with brunch and dinner included
- Full social enrichment calendar with planned activities seven days a week
- Walk-in closets and private baths with tub or shower options
- Washer and dryer included in every unit
- Full kitchen with stainless steel appliances
- Gas, electric, water and trash removal included
- Biweekly cleaning and disinfecting of the suite on a regular basis
- 24/7 Gym access
- Security doors and a state-of-the-art entry system with touchscreen and video to allow visitors after hours
- 24 hour emergency response systems and other support services provided
- Pets allowed under 35lbs
- Month-to-month leasing





# ALL INCLUSIVE RATE STRUCTURE



**Room Reservation Fee**  
(reserves space; refundable  
until lease signing)  
\$500

**Second Person Monthly Fee**  
\$600/month

**Community Fee**  
(one-time non-refundable,  
due at lease signing, reserves  
room)  
\$1,500

**2 Bedroom / 2 Bath - Tub or  
Shower Option**  
Founder's Club Rate \$3,300  
1,035 sqft

**1 Bedroom / 1 Bath**  
Founder's Club Rate \$2,900  
801 sqft

**Studio**  
Founder's Club Rate \$2,500  
578 sqft

1 and 2 Bedroom suites are  
available in barrier accessible  
and visually impaired options

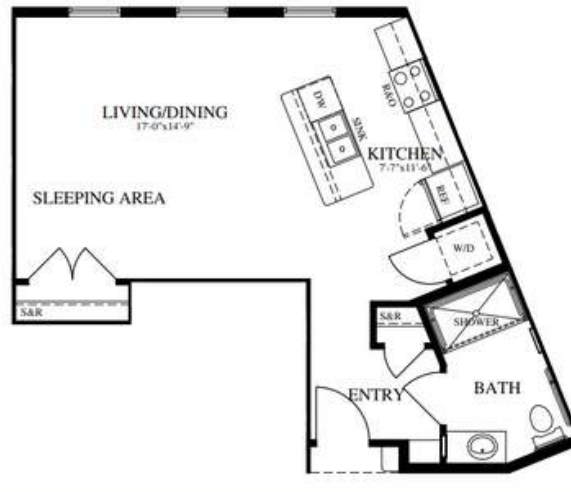
# STUDIO FLOOR PLANS

Our three studio options are located on the 3rd floor of The Independent and include all available amenities! All studios have stackable washers and dryers in-unit and include basic cable and Wi-Fi. These units are great for single residents who enjoy cozy spaces near amenities!

## CHECK OUT OUR PLANS!



**STUDIO A**  
578sqft



**STUDIO B**  
570sqft



**STUDIO C**  
571sqft

810-577-2353



# 1 BED/1BATH FLOOR PLANS

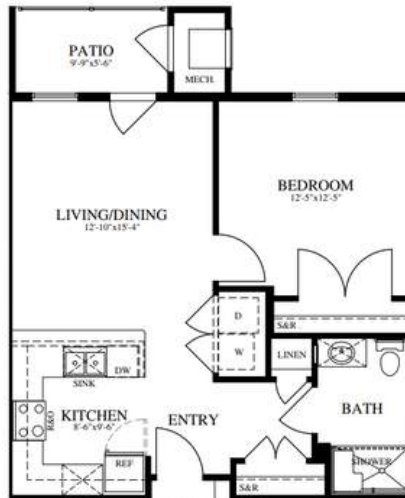
Enjoy the golden years in our brand new senior living community! There are three one bedroom one bath layouts to choose from, all including full kitchens and in-unit full size washers and dryers.

All apartments include basic cable and Wi-Fi. All utilities are included along with an easy to use video intercom system for room to room calling and security camera access!

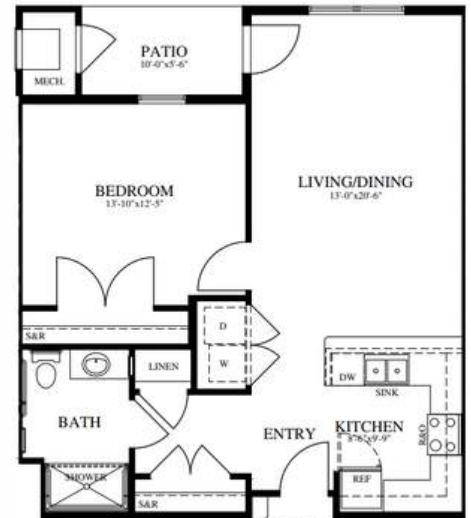
## CHECK OUT OUR PLANS!



**LAYOUT A**  
753sqft



**LAYOUT B**  
HANDICAP ACCESSIBLE  
753sqft



**LAYOUT C**  
864sqft

810-577-2353

# 2 BED/2BATH FLOOR PLANS

Our two bedroom two bath units are the largest apartment option in The Independent. We offer three room layouts, all including full kitchens and in-unit full size washers and dryers.

Two bedroom units are great for residents who desire more living space! The extra bedroom can be used as a hobby room, a space for grandchildren or even as an office. With so many options, the apartment can truly feel like home.

**CHECK OUT OUR PLANS!**



**LAYOUT A**  
753sqft



**LAYOUT B**  
HANDICAP ACCESSIBLE  
753sqft



**LAYOUT C**  
DELUXE  
864sqft

**810-577-2353**



# RENDERINGS

*CHECK OUT OUR PLANS!*



## *The Gardens*

Brunch and dinner are included daily in our restaurant style dining room! Brunch is served between 10am-11am and dinner between 5pm-6pm. Brunch includes both breakfast and lunch options, while dinner includes a main or alternative option.

## Steffey's Pub & Bistro

Relax and enjoy a drink at our on-site pub! We have bar seating as well as an outdoor pub space to enjoy the warm summer nights. The bistro offers more meal options throughout the day for early risers and late lunchers.



## *Outdoor Recreation*

Want to spend your time enjoying the great outdoors? Take a seat on our country front porch or near our 10ft long firepit & putting green. We've got shuffleboard, pickle ball and a gorgeous gazebo ready for you!



# MEET THE EXECUTIVE TEAM



## EXECUTIVE RESIDENT DIRECTOR · CATRINA KRAUS

Catrina was born and raised in Janesville, WI. She is a part of a large Catholic family, and the oldest of 6 children. She worked for Mercy Health Systems as a CNA, Phlebotomist, and MA. Catrina relocated to Michigan with her husband of 26 years and 2 children, and that's when she started her journey into senior care! She worked as an Admission Director for 6 years which then sparked her passion to bring individualized care to seniors. In June of 2013, she helped open the very first Vicinia Gardens community, our beautiful Assisted Living. Catrina is a certified Assisted Living Director through MALA, and she serves on the committee for GCCOA, AFC Providers and Fenton Chamber promoting senior advocacy. As of 2021, Catrina has been promoted to Resident Director of our independent living! Catrina feels blessed to build a new community that is committed to active senior life full time!



## EXECUTIVE BUSINESS DIRECTOR · ALISON BICKFORD

Ali was born and raised in Linden, MI. She attended the University of Michigan – Flint, where she obtained a bachelor's degree in Elementary Education. Ali started at Vicinia Gardens in 2013. She was one of the original resident aides for the grand opening of our assisted living! During that time Ali showed leadership qualities and a passion for seniors that allowed her to effortlessly train and oversee new staff members and gain medical knowledge. Upon her college graduation she moved into a professional role as Resident Director of Memory Care and later our Intermediate Care as she could not imagine a more fulfilling career. Ali was a perfect choice to take on the business director role in The Independent. She is excited to continue to grow with a community that recognizes the value of seniors.



## MARKETING & LEASING DIRECTOR · MADISON BRUCE

Madison was born and raised in Gregory, MI. She moved to California with her family in 2008 and went on to attend California State University Long Beach. She moved back to Michigan in 2019, and her passion and experience for business and marketing led her to Vicinia Gardens! With a great eye for design and a knack for real estate and digital marketing, Madison made a great addition to our executive team last October. She is compassionate and kind towards our residents, and has already made great effort to grow our community. Madison oversees marketing and leasing for both of our Vicinia Gardens locations and works on-site at The Independent. Madison currently lives in Howell, MI with her 3 year old lab husky mix, Ember!

# ADDITIONAL PRICING INFORMATION



Guest Meal.....	\$10/per meal
Room Service.....	\$5/per meal
Pet Fee.....	\$25/month
Telephone.....	\$40/month
*Storage Unit .....	\$25/month
*Carport.....	\$30/month
Additional Housekeeping services.....	\$40/hour
Laundry (clothes, towels, linens).....	\$20/load
Visiting Guest Room.....	\$100/night

Community Fee Deposit (refundable until lease signing).....	\$500
Monthly Second Person Fee.....	\$600/month
Community Fee (one-time non-refundable, due at lease signing).....	\$1,500

\*Founder's Club Perk



# TAKE THE NEXT STEPS!

CALL TODAY | SCHEDULE A TOUR | MEET OUR TEAM



## CALL TODAY

Speak with our qualified team to take the next steps into independent living! We are currently touring model units and pre-leasing apartments for our grand opening August 2021. Call today to see what your golden years could have in store!

810-577-2353



## Contact Us

### Leasing

810-354-7080

[leasing@viciniagardens.com](mailto:leasing@viciniagardens.com)

### Model Unit Tour Request

[leasing@viciniagardens.com](mailto:leasing@viciniagardens.com)

4031 Vicinia Way

Fenton, MI

810-354-7050

### Executive Team

Catrina Kraus · 810-772-0035

Alison Bickford · 810-772-0053

Madison Bruce · 810-577-2353