



THE INDEPENDENT

WELCOME TO THE GOLDEN YEARS

Informational Packet



VICINIAGARDENS.COM



WELCOME

LUXURY SENIOR LIVING

Vicinia Gardens of Fenton is proud to present the expansion of our senior living campus! The Independent, a luxury retirement community, 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!

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!



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 in business tech and marketing led her to Vicinia Gardens! With a great eye for design and a knack for healthcare sales and digital marketing, Madison made a great addition to our executive team in October 2020. She is compassionate and kind towards our residents, and has made great effort to grow our community. Madison oversees marketing and leasing for both Vicinia Gardens locations and works on-site at The Independent. Madison currently lives in downtown Howell, MI with her 4 year old lab husky mix, Ember!



MANAGING MEMBER · KELLY STEFFEY

Kelly is part owner of Assisti Care LLC, our management company based in Fenton. She is a licensed Registered Nurse with over 20 years of experience including critical care at McLaren and visiting nurse services. She has obtained a Bachelor of Health Care Administration from the University of Michigan-Flint and is a certified dementia care manager and trainer. At Assisti Care, she oversees the licensing and management of our facilities. Kelly's close, compassionate relationship with our residents and directors makes her the perfect leader of our medical team. Kelly manages Vicinia Gardens alongside her husband Steve, and our incredible Assisti Care team! When she isn't in the office Kelly spends her free time with her three boys and adorable dog Coco!

INCLUDED SERVICES

- Multiple dining options from restaurant atmosphere to smaller intimate settings with brunch and dinner included
- Full social enrichment calendar
- Bus trips & transportation
- Full size in-unit washer and dryer
- Full kitchen with stainless steel appliances
- All utilities including gas, electric, water, sewer and trash removal included
- Biweekly housekeeping
- 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 & year leases available!



ALL INCLUSIVE PRICING

Rate Reservation Fee (reserves space on waitlist; refundable until lease signing)
\$500

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

2 Bedroom / 2 Bath - Tub or Shower Option
\$3,850
1,035 sqft

1 Bedroom / 1 Bath
\$3,300
801 sqft

Studio
\$2,860
578 sqft

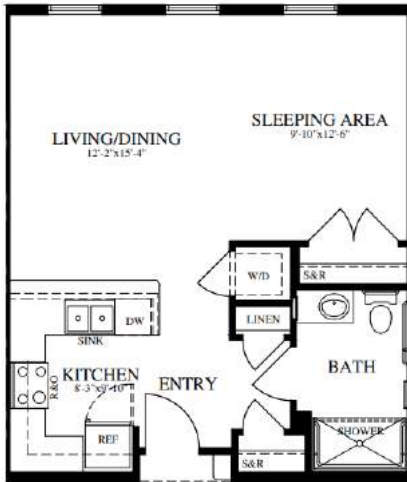
Second Person Monthly Fee
\$660/month

Offering month-to-month and year leases with discounts!

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

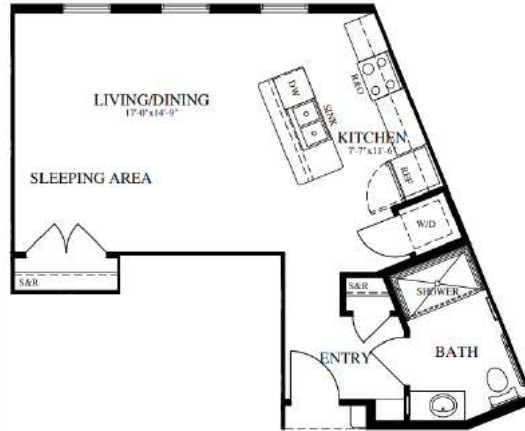
STUDIO FLOOR PLANS

The Independent has three studio apartment units all located on the 3rd floor. These units are perfect for residents who enjoy cozy spaces and open floor plans!



STUDIO A

578sqft



STUDIO B

570sqft



STUDIO C

571sqft



A studio apartment in The Independent consists of one large room that serves as the combined living, dining, and bedroom. These suites are great for single residents wanting easy access to elevators and amenities! Please inquire at the front desk for large scale floor plans!

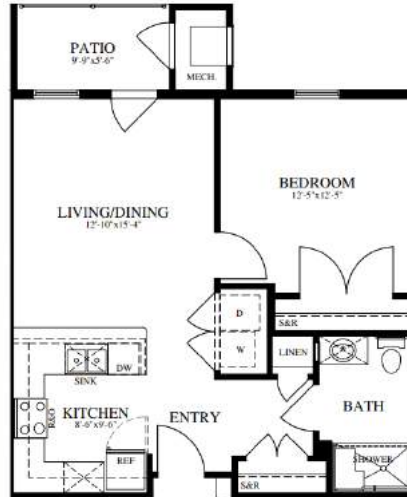
1 BEDROOM FLOOR PLANS

Enjoy the golden years in our brand new senior living community! The Independent boasts three 1-bedroom layouts, all including full kitchens and in-unit full size washers and dryers.



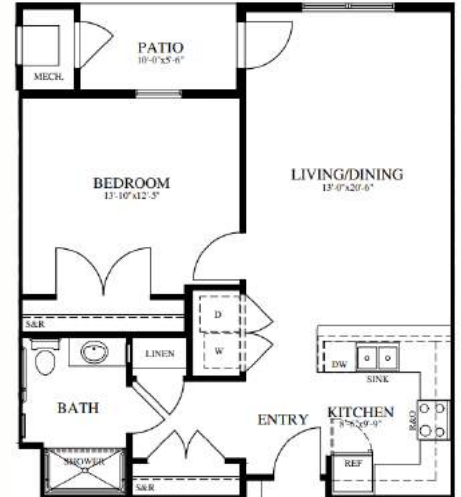
LAYOUT A
STANDARD

753sqft



LAYOUT B
HANDICAP ACCESSIBLE

753sqft



LAYOUT C
DELUXE

864sqft



810-354-7080

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!

2 BEDROOM 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 washers and dryers.



LAYOUT A
STANDARD

1090sqft



LAYOUT B
HANDICAP ACCESSIBLE

1090sqft



LAYOUT C
DELUXE

1281sqft



810-354-7080

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.

EXPERIENCE LUXURY

CHECK OUT OUR AMENITIES



The Gardens

Brunch and dinner are included daily in our restaurant style dining room! Brunch is served between 10am-11:30am and dinner between 5pm-6:30pm. Brunch includes both breakfast and lunch options, while dinner includes a gourmet or an alternative choice.

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!

ADDITIONAL PRICING INFORMATION



| | |
|--|---------------|
| Guest Meal..... | \$15/per meal |
| Room Service..... | \$5/per meal |
| Pet Fee..... | \$25/month |
| Telephone..... | \$50/month |
| Storage Unit | \$25/month |
| Carport..... | \$30/month |
| Additional Housekeeping services..... | \$40/hour |
| Hotel Suite | \$150/night |
| | |
| Rate Reservation Fee (refundable until lease signing)..... | \$500 |
| Deposit (one-time non-refundable, due at lease signing)..... | \$1,500 |
| Monthly Second Person Fee..... | \$660/month |

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 and leasing apartments! Call today to see what the golden years could have in store for you!

810-354-7080



Contact Us

Leasing

810-354-7080

leasing@viciniagardens.com

Tour Requests

leasing@viciniagardens.com

4031 Vicinia Way

Fenton, MI

810-354-7080

Executive Team

Catrina Kraus · 810-772-0035

Madison Bruce · 810-354-7080

Front Desk · 810-354-7050