



# THE INDEPENDENT

SENIOR LIVING COMMUNITY



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 Executive Resident Director of our Independent living! Catrina feels blessed to build a new community that is committed to active senior life full time!



## DIRECTOR OF OPERATIONS · KELLY STEFFEY

Kelly is a licensed Registered Nurse with over 20 years of experience including critical care at McLaren and visiting nurse services. She 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 operations of our facilities. Kelly's close, compassionate relationship with our residents and directors makes her the perfect leader of our medical team. Kelly teaches all of our dementia training and oversees clinical care options. When she isn't in the office Kelly spends her free time with her three sons and adorable dog Coco!



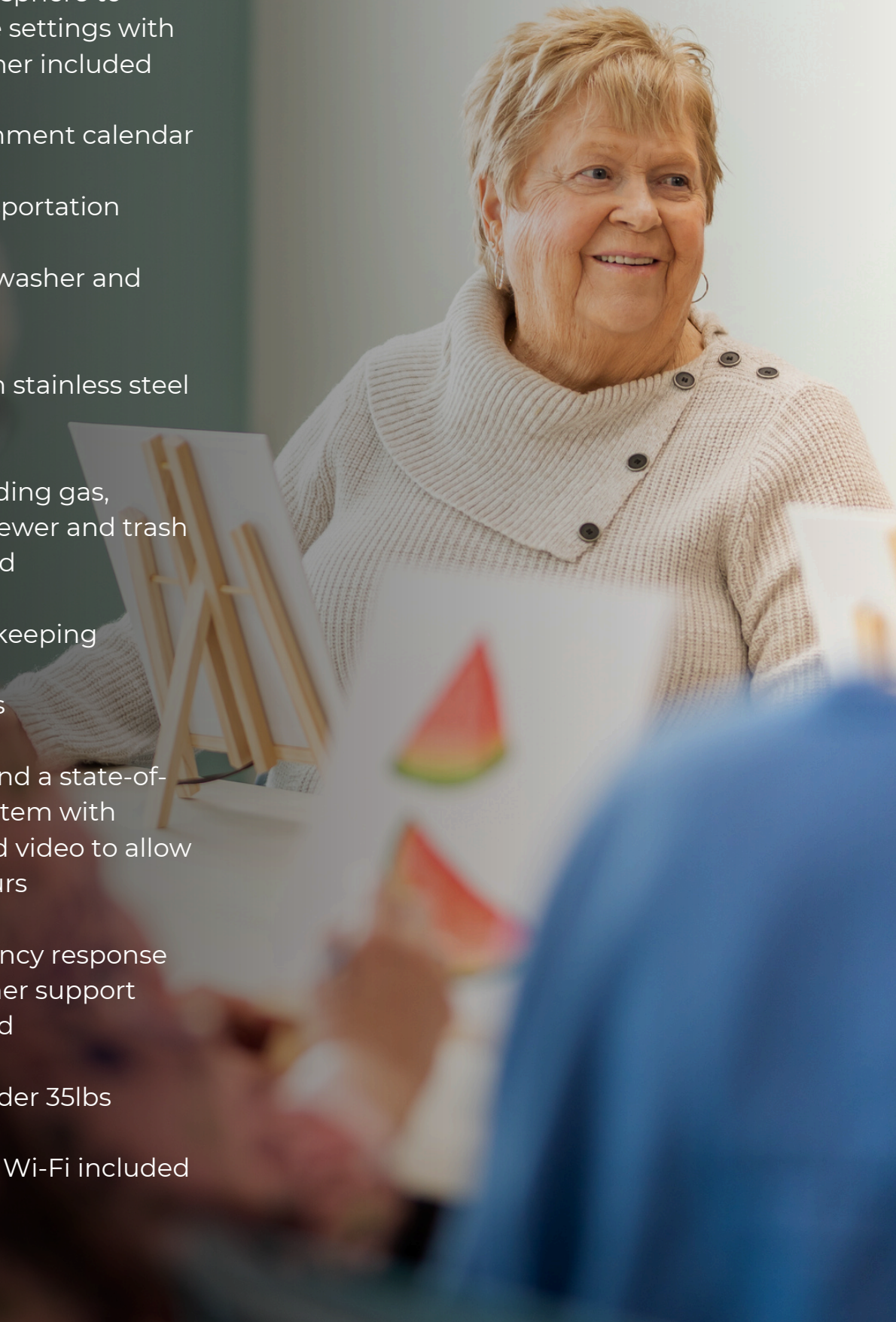
## LEASING/MARKETING DIRECTOR · GABRIELLE LETTS

Gabrielle is a Leasing and Marketing expert specializing in Senior Living and Real Estate. As a Senior Real Estate Specialist, she assists seniors and their families in transitioning to appropriate living arrangements, helping navigate emotional and logistical challenges. Gabby offers services beyond leasing, including property listing, packing, estate sales coordination, and managing moving processes. With extensive knowledge of senior housing options, she supports residents in achieving comfort and care while easing their burdens. A Lake Fenton alumni and culinary graduate, Gabby is also a devoted mother of three and a valuable community resource for families during their transition to senior living.



# 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
- Basic Cable and Wi-Fi included





# ALL INCLUSIVE PRICING

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

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

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

1 Bedroom / 1 Bath  
\$   
801 sqft

Studio  
\$   
578 sqft

Second Person Monthly Fee  
\$  /month

Offering month-to-month and  
annual leases!

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



# STUDIO FLOOR PLANS

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## LEASING PRICE

\$ \_\_\_\_\_ Monthly

## SECOND PERSON

\$ \_\_\_\_\_ Monthly



< 600sqft



Open Floor Plan



In Unit Washer & Dryer



3rd Floor Only

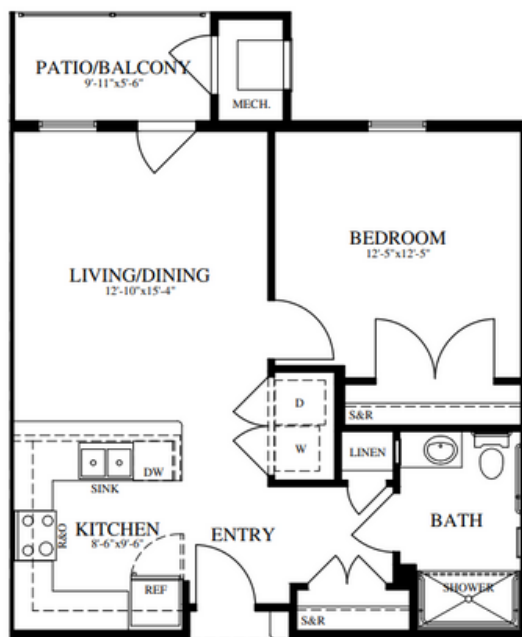
## WHAT IS INCLUDED?

- Brunch & Dinner
- Bi-Weekly Housekeeping
- Daily Activities & Outings
- Group Scheduled Transportation
- Emergency Call Systems
- Utilities including gas, electricity, water and sewer
- Basic Cable (Spectrum)
- Wireless Internet (Guest Network)



# 1 BEDROOM FLOOR PLAN

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## LEASING PRICE

\$\_\_\_\_\_ Monthly

## SECOND PERSON

\$\_\_\_\_\_ Monthly



753sqft / 801sqft



1 Bed 1 Bath



In Unit Washer & Dryer



Balcony or Patio

## WHAT IS INCLUDED?

- Brunch & Dinner
- Bi-Weekly Housekeeping
- Daily Activities & Outings
- Group Scheduled Transportation
- Emergency Call Systems
- Utilities including gas, electricity, water and sewer
- Basic Cable (Spectrum)
- Wireless Internet (Guest Network)

# 2 BEDROOM FLOOR PLANS

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## LEASING PRICE

Standard Layout  
\$\_\_\_\_\_ Monthly



## LEASING PRICE

Deluxe Layout  
\$\_\_\_\_\_ Monthly

## SECOND PERSON

\$\_\_\_\_\_ Monthly



1090sqft / 1281sqft



2 Bed 2 Bath



In Unit Washer & Dryer



Balcony or Patio

## WHAT IS INCLUDED?

- Brunch & Dinner
- Bi-Weekly Housekeeping
- Daily Activities & Outings
- Group Scheduled Transportation
- Emergency Call Systems
- Utilities including gas, electricity, water and sewer
- Basic Cable (Spectrum)
- Wireless Internet (Guest Network)



# 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.....	\$10-25/per meal
Room Service.....	\$10/per meal
Pet Fee.....	\$25-30/month
Telephone.....	\$50/month
Storage Unit .....	\$25-40/month
Carport.....	\$30-50/month
Additional Housekeeping services.....	\$40/hour
Hotel Suite .....	\$150-200/night

Rate Reservation Fee (refundable until lease signing).....	\$500
Deposit (one-time non-refundable, due at lease signing).....	\$1,500
Monthly Second Person Fee.....	\$___/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!

810-354-7050



## *Contact Us*

### **Leasing**

810-354-7050

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

### **Tour Requests**

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

4031 Vicinia Way

Fenton, MI

810-354-7050

### **Executive Team**

Catrina Kraus · 810-772-0035

Leasing · 810-354-7050