

Have You Considered...

# What is Your Next Step in Life?

## A Guide to What Pennock Village Offers You or Your Loved Ones



Welcome to Pennock Village – an exciting new 55+ community development, conveniently situated within a rural setting nearby to many local services and recreational places of interest. Offering comfortable and modern housing options, peaceful surroundings, and the secure investment of Life Leasing – your path to a meaningful retirement starts here!

## Retire At Your Own Pace

Pennock Village is specified for seniors ready to transition to a more inclusive, manageable lifestyle:

**Become** part of a caring, age-inclusive community

**Maintain** a semi-rural lifestyle within a park-like setting, serving body and mind

**Benefit** from maintenance-free living & unexpected expenses

**Take advantage** of newfound freedom, traveling at your leisure

**Choose** from contemporary housing specifically built for the seniors' lifestyle

**Appreciate** peace-of-mind knowing your investment will hold its value

## Our Vision

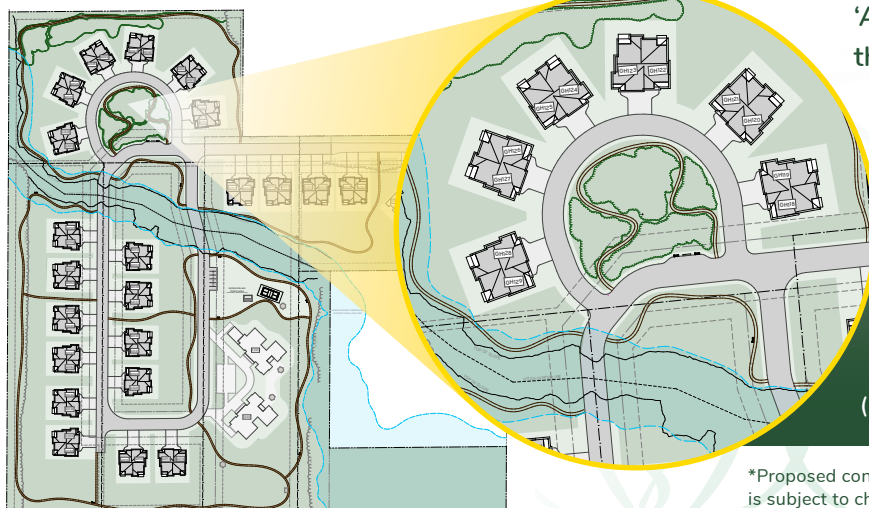
Rural retirement living rooted in community, integrity and faith.

## Our Mission

To provide a supportive retirement community within a unique rural setting, offering residents a fulfilling lifestyle as they transition through life.

## Our Goals

- 01** To provide a place of community and inclusion for the seniors of our region
- 02** To provide amenities that support a rural, vibrant and active lifestyle
- 03** To provide subsequent options of 'Aging-in-Place' as seniors transition through life



**Far Left:** Full site plan of Pennock Village\*

**Left:** Phase One development stage which includes a block of six Garden Homes (Duplexes), or twelve units.

\*Proposed concepts of initial site plan at Pennock Village. Final plan rendering is subject to change. Copyright of images may apply.

# Homes Built for Purpose

Pennock Village currently offers two housing options: **Garden Homes (Duplexes)** and **Villas (Townhomes)**. Both are open for application on our Priority Waitlist – learn more or apply directly through our website.

# The Facts on Life Leasing

Life Leasing is new to Thunder Bay & area, but has been serving aging citizens within Ontario and Canada for many years. It guarantees a convenient way for senior citizens to budget, live and age worry-free. Prospective caregivers will also benefit, knowing a ‘community of care’ surrounds their loved ones, and their financial assets are protected within the protection of a not-for-profit corporation. The home is your own – once purchased, it belongs to its Resident(s) until change-in-life circumstances, where it is then purchased back by **the corporation**.

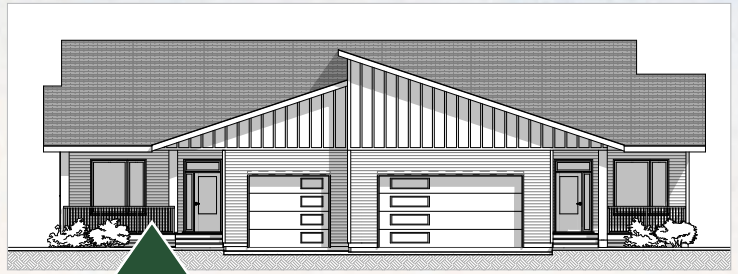
A monthly fee covers regular seasonal services and maintenance, eliminating the need for seniors to worry about these things themselves.

An investment in Life Leasing becomes a secure one – a **Fixed Price Model**, specific to Pennock Village, means long-term comfort and stability through preserving your equity.

We invite you to explore this place – a true quality-of-life experience.

*This type of lifestyle offers you so much long-term value. Let's talk about:*

- ✓ **Inclusivity**
- ✓ **Investment Protection**
- ✓ **Estate Planning**



## GARDEN HOME FEATURES (subject to change)

- Open-concept layout (1357 or 1440 sq. ft)
- Modern amenities
- Fully air-conditioned
- Front-facing veranda plus rear-facing deck
- Single OR double garage
- Full concrete driveway

# Understanding More

## The Corporation

Pennock Village is overseen by a not-for-profit corporation, N.W.O. Rural Christian Seniors Village Inc. (NWORCSVI). The corporation itself is governed through a local volunteer Board of Directors, many of whom reside within the same Municipality.

## A Fixed Price Model

In purchasing a home, a Resident (and their prospective caregivers) can confide in a secured, long-term investment. They will receive their original purchase price back from the Corporation (NWORCSVI), less a refurbishment and transfer/marketing fee, as outlined in their Purchase Agreement. Additional realtor fees and maintenance updates are eliminated in this process, allowing for an easier sale transition.



## We Look Forward to Hearing from You!

*Pennock Village at the Crossroads is operated by a not-for-profit corporation:*

N.W.O. Rural Christian Seniors Village Inc.

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