

Terraces on 7th Difference

- An easy to navigate boutique community with the best value on the west side of Vancouver.
- Three course lunches and dinners served daily in our elegant dining room with a panoramic view of the city.
- A Lobby Bistro offering all day tea & coffee complimented by muffins and fruit in the morning and afternoon sweets and savories.
- Meals are all prepared by our Executive Chef, David Smith with a "Farm to Table" focus on fresh and local ingredients.
- Twice a week complimentary Premium Farm to Table menu.
- A 24 hour personal emergency response system is provided to all residents.
- Twice daily safety checks.
- Large bathrooms with both a walk-in shower and a separate bathtub.
- Weekly laundering of both bed linens and towels - linens and towels are laundered individually and not with other residents.
- Individually controlled heat and air conditioning in every suite.
- Complimentary Wine & Cheese party on Friday afternoons
- Front Desk Concierge on duty 24 hours a day – seven days a week.
- Corner Store offering a wide array of food, confections, toiletries and household items.
- Complimentary tenants insurance.
- Daily garbage pickup from each suite.
- The Seymour Medical Centre with a range of medical, dental, wellness and pharmacy services is just steps away.
- Complimentary Vancouver Sun or Province delivered daily.
- BC/Canadian owned and operated with a Vancouver Head Office.



So Nice To Come Home To

A great location and newly renovated.....Terraces on 7th is centrally located in the heart of stimulating South Granville Rise, where spectacular city and mountain views and a vibrant retirement lifestyle await. This unique neighborhood offers many exclusive art galleries, award-winning restaurants and an array of shopping to suit all tastes; from quaint boutiques and gourmet food markets to upscale home furnishings and designer fashions. The excitement of Granville Island, False Creek, Kitsilano and Downtown Vancouver are just minutes away. The Seymour Medical Clinic is located right next door and offers a complete range of medical and health services.

BUILDING FEATURES AND AMENITIES

- Quality concrete construction
- Modern brick-clad exterior with the latest in engineered rain screen building technology
- Newly renovated public areas and amenity spaces
- Elegant wood paneled library with gas fireplace
- Luxurious fifth floor dining room offering spectacular views of downtown Vancouver and the North Shore Mountains
- A newly created Skyline Lounge
- Sunny patio with comfortable seating to enjoy lazy sunny days
- Bistro bar for morning and afternoon tea and coffee
- Private theatre for movie-nights
- Comfortable fireside lounge with grand piano
- Fitness centre for all levels of exercise
- Beauty salon
- Complimentary laundry room
- Double central elevators
- Secured monitored entry; fire sprinkler system and smoke detectors
- Secure underground resident parking available

So nice to come home to

604.742.2693
www.retirementconcepts.com

1570 West 7th Avenue
Vancouver, BC, V6J 5M1





SUITE FEATURES

- Spacious one and two bedroom suites with balconies
- Panoramic city and mountain views from north-facing suites
- Bright south-facing suites, some with garden views
- Full kitchen with ample cupboard space, refrigerator, stovetop and a combination convection microwave oven
- Individually controlled heat and air-conditioning
- Large bathrooms with both a walk-in shower and separate bathtub
- Quality finishing touches throughout
- Cable, heat and lights included
- Window coverings

DINING, SERVICES AND AMENITIES

- All meals are prepared in-house by our Cordon Bleu trained Executive Chef David Smith with a focus on fresh and local ingredients
- Daily three-course lunch and three-course dinner are served in our beautiful 5th floor dining room
- Complimentary three-course Premium Farm to Table menus
- Themed buffet dinners twice a month and Sunday brunches
- Special event and holiday menus
- Extensive recreation program
- Shuttle bus and planned excursions
- 24 hour emergency response system
- Weekly scheduled housekeeping of each residence
- Daily garbage pick-up from each suite
- Weekly scheduled laundering of bed linens and towels



ASSISTED LIVING SERVICES

At Terraces on 7th, Assisted Living Services are available to provide our residents with both care and peace of mind. We understand that resident's needs may change with time and to meet these needs we offer a full range of a-la-carte Assisted Living and Hospitality Services. In consultation with our nurse, services are customized to the needs of each individual and provided discreetly in the privacy of resident's suites.

Below are just some of the services we provide; let us know if there is anything else you require. Costs are determined on an individual basis with our Wellness Leader.

- Medication Reminders and Assistance
- Dressing Assistance
- Bathing Assistance
- Personal Grooming and Hygiene
- Continence Care
- Bed Making
- Room Service
- Personal Laundry
- Companion Services





MONTHLY RENTAL RATES

Choose from a variety of floor plans, all offering open spacious living areas designed to suit your individual taste.

All our suites have large windows; many with spectacular mountain, city and ocean views and all are designed to bring security and peace of mind for our residents.

<u>Suite Type</u>	<u>Size</u>	<u>Monthly Fee</u>
One Bedroom	567 – 752 sq. ft	\$4,490 - \$5230
One Bedroom & Den	777 sq. ft	\$6380
Two Bedroom	788 – 876 sq. ft.	\$6,270 - \$7075
Second Occupancy		\$695

Monthly rent includes:

- Daily three-course lunch and dinner
- Eight Complimentary Premium Farm to Table menus per month
- Daily morning and afternoon refreshments
- Weekly housekeeping and flat linen service (sheets & towels)
- Tenants Insurance
- 24-hour emergency response system
- All utilities including heat, cable, lights, air-conditioning, hydro and hot water
- In-house laundry facilities
- Social/recreational programs and shuttle bus
- Daily newspaper
- Daily garbage pick up





AREA AMENITIES

Enjoy being part of an exciting, vibrant seniors' community, in the heart of everything you love about Vancouver!

Entertainment

Vancouver Art Gallery 604-662-4711
Van.Museum/Planetarium 604-736-4431
Musuem of Anthropology..... 604-822-3821
The Stanley Theatre 604-736-8421
The Arts Club Theater 604-687-1644
Pacific Theater 604-731-5518
The Waterfront Theatre 604-685-1731
Fifth Avenue Cinemas 604-734-7469

Libraries

Vancouver Central Library 604-331-3600
Kits Branch 604-665-3976
Firehall Branch 604-665-3970
Chapters Bookstore.....604-731-7822

Lawn Bowling

Granville Park Club 604-731-8422
West Point Grey Club..... 604-224-6556
Stanley Park Club 604-683-0910

Tennis Clubs

Stanley Park Tennis Centre 604-605-8224
Vancouver Lawn 604-731-2191
U.B.C. Tennis Centre 604-822-2505
Jericho Tennis Club 604-224-2348

Golf and Country Clubs

Langara Golf Course 604-280-1818
McCleery Golf Course 604-280-1818
University Golf Course 604-224-1818

Indoor Pools

Kerrisdale Pool 604-257-8105
U.B.C. Aquatic Centre 604-822-4522
Vancouver Aquatic Centre 604-665-3424

Walking/Biking Trails

Path at Jericho Beach
Path at Vanier Park
Stanley Park Seawall
False Creek South Walking Trail

Local Churches

St. Paul's Anglican 604-717-3321
Presbyterian 604.736.0510
St.Augustine's R.C. Parish 604-736-4455
Westpointe Christian 604-737-7455
Fairview Baptist..... 604-731-3101
Canadian United 604-731-3101

Hospitals

U.B.C. 604-822-7121
Vancouver General..... 604-875-4111
St. Paul's 604-682-2344
Mt. St. Joseph's 604-874-1141





COST COMPARISON WORK SHEET

Take a few minutes to compute what it actually costs you to live in your own home, apartment or condominium and compare present costs to Terraces on 7th. We think you will agree that Terraces on 7th can provide a unique combination of a vibrant retirement lifestyle with security and convenience at a very affordable price.

Current Monthly Expenses

Terraces on 7th Monthly Expenses

Mortgage or rent	\$_____
Telephone	\$_____
Two meals daily	\$_____
Plus snacks & groceries	\$_____
Utilities (gas, electric, water, garbage, cable)	\$_____
House repairs, (furnace roof, painting, plumbing)	\$_____
Strata fees (in lieu of repairs)	\$_____
Housekeeping service	\$_____
Transportation	\$_____
House Insurance	\$_____
Net Property Taxes	\$_____
Laundry Service	\$_____
Flat Linens weekly	\$_____
Organized Social & Recreation Activities	\$_____

Rent	\$_____
Telephone	\$_____
Two meals daily	\$ <u>included</u>
Plus snacks & groceries	\$ <u>included</u>
Utilities (gas, elec., water, garbage, cable)	\$ <u>included</u>
House repairs, (furnace, roof, painting)	\$ <u>included</u>
Strata fees for repairs	\$ <u>included</u>
Housekeeping service	\$ <u>included</u>
Transportation	\$ <u>included</u>
House Insurance	\$ <u>included</u>
Net Property Taxes	\$ <u>included</u>
Laundry Service	\$ _____
Flat Linens weekly	\$ <u>included</u>
Organized Social & Recreation Activities	\$ <u>included</u>

TOTAL \$_____

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B C C O N D O S . N E T

