

{ WELCOME TO WATERFORD }



A Vibrant Cottage Community for Adults 55+  
Say hello to more choices, rightsized villas, social gatherings  
and a community club house designed for a carefree lifestyle.

LIVE WELL AT WELLINGS

**PHASE 2  
NOW LEASING!**





## You're Home

### RIGHTSIZE YOUR LIFE

It's all yours: a thoughtfully designed villa in a rural community that redefines independent living.

There are currently 22 comfortable semi-detached villas clustered around a central clubhouse where neighbours gather for shared meals and activities.

Choose a one or two bedroom villa and enjoy a fully-equipped kitchen, crisp white appliances and lots of natural light thanks to oversized windows. There is plenty of entertaining space, including a generous living room. The bathroom features a walk-in shower and each villa comes with its own in-suite washer and dryer. Residents are free to plant flowers and veggies, or set chairs on the patio.

**Monthly rents start at \$1,195, with a fully refundable \$500 deposit securing your villa. Parking is included and fully-secured extra storage is available on site at \$49.99 a month.**

# Community

## LIVE THE GOOD LIFE IN WATERFORD

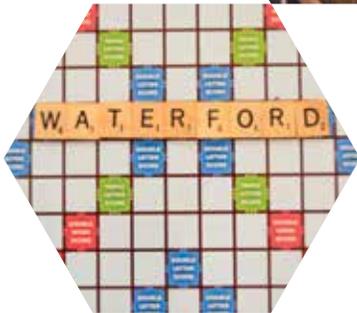
Waterford is more small town, than big city.

The quaint agricultural community of stately heritage homes sit on quiet streets shaded by towering trees and feature a town filled with friendly shops. Waterford is a mecca for summer visitors, attracted by antique shops, the Waterford Lakes and the appeal of swimming, boating or simply sharing an afternoon picnic.

The farming community in southwestern Ontario's Norfolk County boasts a long list of summer concerts, weekend farmers' markets and a hugely successful pumpkinfest in October. Waterford is only 15 minutes from the larger town of Simcoe, 45 minutes from Hamilton and two hours from Toronto.

**Come and discover the peace of Waterford and good living at the Wellings.**





## Clubhouse Appeal

### THE HEART OF THE WELLINGS

The comfortably furnished clubhouse is the central gathering spot, a friendly and always welcoming extension of the residents' private villas. It is the community living room, where neighbours share meals or host large family gatherings.

Opened in 2015, the clubhouse has a fully-equipped kitchen, large television, a dining room, relaxing furniture and a dedicated games area.

A resident's council manages the clubhouse, but Wellings staff take care of all maintenance, leaving lots of time to participate in fitness classes, share a cup of tea, have a quiet moment with a good book or plan an outing with friends.



# Customize Your Life

## THE CHOICE IS YOURS

Wellings is your home, tailored for your comfort, designed for your independence. Wellings' on-site staff are committed to your well-being, on your terms.

The Nautical Lands Group, owner of the Wellings communities, has a 25 year track record of developing and building award-winning retirement communities across Ontario.

Waterford is the first sibling in the Wellings family. It is unique and designed to promote independent living for adults 55+. Residents rent the villas on a monthly basis. The Wellings concept is based on à la carte living, enabling residents to customize their lifestyle.

**Wellings' semi-detached villas feature one and two bedrooms which are clustered around a central clubhouse.**

**Amenities include:**

- **A fully furnished central clubhouse for community and private functions**
- **Weekly fitness classes led by a trained staff member**
- **Community dinners, barbecues, live entertainment and cook-offs to support local charities**
- **Outdoor parking**
- **Storage lockers available**
- **A pet-friendly environment**
- **Landscaping around the villas and clubhouse**





## Discover Wellings

We are committed to creating an environment that embraces an ageless mindset. Expect to thrive and live well at Wellings!

### **Wellings of Waterford**

111 Bruce Street, Waterford, Ontario  
15 minutes from Simcoe, 20 minutes from Brantford  
and two hours southwest of Toronto.

**What:** One and two-bedroom villas surrounding a central clubhouse with parking. Monthly rents start at \$1,195.

**Contact:** On-site Manager, Mark Plank  
519-909-9149 or Amanda Walker,  
awalker@queensviewrc.ca  
519-802-2783

**[www.wellingsofwaterford.com](http://www.wellingsofwaterford.com)**



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Visit [www.nlgliving.com](http://www.nlgliving.com) for  
new community locations

WELLINGS OF WATERFORD IS OWNED BY THE NAUTICAL LANDS GROUP (NLGLIVING.COM), MULTI-YEAR WINNER OF THE GLOBALS AWARDS, RECOGNIZING AFFORDABILITY, DESIGN AND TOP MANAGEMENT IN SENIOR HOUSING