

# The Belvedere

## “Outshining the Rest”

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Sign up for your happy life at The Belvedere! A 55 and older senior rental community for the young at heart!

Nestled comfortably inside Lancaster’s rolling hamlet meadows along the Williamsville and Clarence border, the Belvedere is unlike any other 55 and older rental community in the area. **Conveniently located at 375 Harris Hill Road (between Wehrle and Genesee)**, you are just five minutes from Transit Road where endless shopping, dining and entertainment are right at your fingertips.

Wouldn’t it be nice to spend more of your free time doing the things you love, instead of that seemingly endless list of tasks around the house? The Belvedere is designed to be “a renaissance in active adult living” and caters to a healthy, active independent lifestyle, free from the hassles and expenses of home ownership.

### Unique Amenities

The Belvedere brings your vacation home with unique amenities not found at many other independent living communities. The community embraces a beautiful courtyard area where residents can enjoy live acoustic music or festivities such as: the annual Luau in the heated, salt-water swimming pool (complete



THE BELVEDERE

with a pool house and tiki bar). Hone your skills on the putting green or barbeque some mouth-watering steaks on the community grill. Have a green thumb? Residents who join the Belvedere’s Gardening Club can decide which beautiful flowers will be planted around the community- and grow them! Indoors features a pub & billiard room complete with piano... where residents frequently gather for weekly happy hours. Did someone say football party?? Enjoy the convenience of entertaining guests in the large community room furnished with a fully equipped kitchenette area, TVs and fireplace. There are even guest suites for a resident’s out-of-town visitors! The best part is... all these amenities don’t come with the hefty price tags of retirement communities!

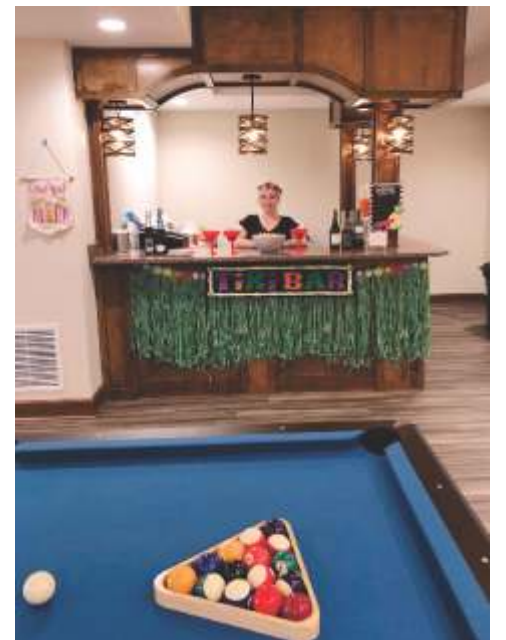
### Award-winning Active Lifestyle

For your health and well-being, we offer everything under the SUN® (Senior Umbrella Network) such as:

- Fitness Classes
- Aqua aerobics
- Flu shot clinics



- Health Insurance Programs
- Estate Planning
- Lunch-and-learn seminars
- Happy Hours
- Off-site recreational outings
- Movie Showings
- Local information & resources
- Group discounted rates to local programs and services
- Birthday Socials
- Meet-and-greets
- Special interest clubs
- Holiday Parties



The SUN® program is our award-winning, signature seven-prong model that provides residents an array of services and activities designed to foster and support independent living and to enhance the active-senior lifestyle. The SUN® Program won gold in the National Association of Home Builders (NAHB) Best of 55+ Housing Awards. The NAHB awards are the industry’s only national awards program that honors superiority in building, design, the lifestyle and marketing of housing, and more. The SUN® Program won gold in the “Best 55+ Lifestyle Program” category and was presented the honor at the NAHB International Builders’ Show in Las Vegas in January 2016. Come join us in the SUN® and fill your days with as many (or as few) activities as you like. Belvedere’s Lifestyle Coordinator pampers residents with a full calen-

dar of activities and events- at no additional fee!

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# The Belvedere “Outshining the Rest”

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## Right-sizing

We like to say “out with the old ways, but in with the familiar”. Why give up all those familiar comforts of home just because you’re down-sizing? Equipped with 9-foot ceilings, ample storage space right in the apartments and open floor plans; residents feel all the familiar comforts of home. Transitioning from a home you

have filled and enjoyed over the years has never been easier. Starting at 1,050 square feet and soaring up to 1,750 square feet, The Belvedere’s apartments are not only luxurious, they are some of the most spacious floor plans in the area. Rent prices begin at \$1,204. Select from a variety of luxury one and two-bedroom layouts that will surely be the “right-size” for you. There are also options for attached garages by means of an enclosed breezeway, as well as detached garages. Whether a resident chooses the peace and tranquility of the surrounding (protected) woods and meadows or wants to be near the happening courtyard area, they can do so from their own over-sized patio or balcony.



## Every apartment will feature:

- \*Walk-in-showers & raised toilets
- \*Gourmet kitchens equipped with an island
- \*Spectrum’s “Select” Cable TV Package
- \*Stainless Steel Appliances
- \*Private Balcony or Patio
- \*Individual Heat & Central air conditioning
- \*Walk-in-closets
- \*In-unit washers & dryers
- \*Quartz counter tops
- \*Wi-Fi
- \*9-foot ceilings
- \*Smoke-free Living
- \*Dining Alcoves
- \*In-unit storage  
(select floor plans)

## Decisions, Decisions, Decisions

Don’t wait for your fresh start this summer. Visit us today to see how “smart-sizing” can give you an upgrade in your quality of life. From the minute you walk in the door, the Belvedere’s friendly team of professionals are dedicated to providing you with a welcoming and proficient experience. Feel free to stop in to tour our community and explore our three model apartments. Don’t forget to ask about the current rent specials while you are there. Sign up and receive your first month’s rent FREE! Hurry though, this offer expires soon! The Belvedere is pet friendly and currently accepting applications. Our friendly rental policies accommodate lease start

dates ranging from immediate move-in all the way through October. We are happy to provide any assistance needed, ensuring the application process is a simple one. If you’re still unsure as to whether this would be the right decision for you, be our guest for a couple of days and stay before you sign! After all, you wouldn’t buy a vehicle without first taking it for a test drive would you? Visit [www.LifeAtBelvedere.com](http://www.LifeAtBelvedere.com) or call (716) 247-6655 today to schedule your tour and see how the Belvedere offers a quality of living that outshines the rest!

**\*\*\*Save the Dates\*\*\***

VIP Wine & Cheese Pairing  
August 19th 3 PM – 5 PM RSVP  
Required call (716) 247-6655

