

# The Belvedere

## “WNY’s Lifestyle Choice for the 55+”

### Resolutions anyone?

It’s a new year. As you look outside at the snow that needs shoveling and around the house that needs constant upkeep, you find the idea of having some extra “me” time more and more appealing. Freeing yourself from the hassles and expenses of home ownership would most definitely award you more of that, but could you afford it? Your house is paid off, so why would you want a monthly rent payment? Now comes time to do your homework by adding up all your costs of annual home maintenance such as lawn & snow removal. Factor in repairs that are surely about to come due such as replacing that old roof, furnace, air conditioner, windows, etc. Let’s not forget about Uncle Sam’s taxes, homeowner’s association fees (if applicable), utilities and extras such as cable TV, Wi-Fi and home telephone. After making that list and checking it twice, you can’t believe that renting can actually save you money! Most rental communities include some or all utilities, maintenance is included, there are also no taxes or HOA fees for rentals. So, what’s next? You want to be with friends closer to your age, but haven’t found a 55+ community that is a good fit for you. You’re still very active



THE BELVEDERE

and don’t want to feel as though you are entering the “next phase of life”; you want the *next phase of living!* After all, you’ve earned it!

Believe it or not, that middle ground does exist right here nestled comfortably inside Lancaster’s rolling hamlet meadows along the Williamsville and Clarence border. Simply put, The Belvedere is Western New York’s lifestyle choice for the 55+ and is unlike any other existing 55 and older rental community in the area for independent living. 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. The Belvedere is designed to be “*a renaissance in active adult living*” and caters to a healthy, active independent lifestyle free from the burdens and expenses of home ownership.



### I didn’t think about that...

Every apartment at The Belvedere features those details you may eventually have a need for, that aren’t often thought of living in the house you have owned for years such as:

- \*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
- \*In-unit washers & dryers
- \*Quartz counter tops
- \*Wi-Fi
- \*9-foot ceilings
- \*Smoke-free Living
- \*36-inch doorways

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Additionally, everything in your new home will be on one floor. That means **NO MORE STAIRS**. Transitioning from a home you have filled and enjoyed over the years has never been easier. The Belvedere offers its future residents resources tailored to make the transition *easy-breezy* such as: Andrew's Estate Service. The professionals at Andrew's will help melt your stress away by showing you how the things you want to bring with you the most, will fit into your new home at The Belvedere. 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. Equipped with 9-foot ceilings, ample storage space right in the apartments and open floor plans, residents feel all the familiar comforts of home. After all, everyone needs a place to put their "stuff". Select from a variety of luxury one and two-bedroom layouts. 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.

### **Worry Free Living = More "me" Time**

One of the biggest reasons to choose this kind of lifestyle is to free yourself from worrying about repair bills from the furnace going out, the sink backing up, the stove going out, the air conditioner not working, the maintenance of the roof, shoveling snow and all the rest. Now that you have more "me" time, what do you do with it? Healthy,

active living is promoted with a full calendar of activities such as walking club, Silver Sneakers & Yoga (just to name a few). Belvedere's Lifestyle Coordinator pampers residents with a full calendar of activities and events—at no additional fee! Residents can also organize events independently through their Resident Portal such as: book club in the study, card games in the community room or paint & sip classes in the hobby room. What a great way to get to know your neighbors!

The Belvedere is home to amenities not found at many other communities. The apartments surround a beautiful courtyard area where residents enjoy activities such as Aqua Zumba in a heated saltwater swimming pool—complete with a pool house. There is a putting green, tiki bar and barbeque area in the courtyard as well. Positioned at the north end of the property will be a greenhouse for community gardening come spring—where residents can show off their green thumb. Indoors features a pub & billiard room, perfect for resident happy hours, organizing Monday night poker games or catching the game on TV (*yes folks, The Belvedere's community room and pub both have the Sunday Sports Ticket*). Did someone say Superbowl party?? Residents have the convenience of entertaining in the large community room furnished with a fully equipped kitchenette area, TV and fireplace. They can even practice their swing all year round with Belvedere's in-door golf simulator or take full advantage of the onsite guest suites that are available for out-of-town visitors!

### **The Next Steps**

Don't wait for another year to pass you by. Take the next step towards your happy life and 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 provide 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! The Belvedere is pet friendly and currently accepting applications. 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 in one of The Belvedere's guest suites! 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! **375 Harris Hill Road (between Wehrle & Genesee)**

