

# The Belvedere

*“It feels like home”*

## A Resident Testimonial Journey & Why They “Love it here”

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Transitioning from the home you have filled and enjoyed over the years has never been easier. “It feels like home and we love it,” is how Karen Howard and her husband Robert, described their “smart-sizing” move to The Belvedere, a 55+ independent senior rental community located at 375 Harris Hill Road in Williamsville, NY. When Karen first toured The Belvedere, she knew right away this was where they wanted to live. “This is it!” was the Howard’s reaction. “After seconds of walking through the Grand Foyer, we knew this was where we wanted to call home”.

Regardless of age, moving can be a notorious source of stress. From the disruption of daily routines to the challenges of finding a new home, many aging adults who are faced with the decision to vacate their home of decades in favor of an independent living community find it too stressful to seriously consider. However, a move to an active, independent living community, does not have to be the doom-filled ordeal you may think it to be. In fact, it comes with a number of benefits and advantages.

### No More Stairs

While The Belvedere has three floors, its residents have no stairs to contend with. Many homeowners do not realize how often they must climb the stairs at their house every day. Fortunately, there are no stairs inside your luxury apartment at The Belvedere. In fact, the property features three elevators positioned at different entryways throughout the building. So, regardless of where you choose to enter the building, you are walking the same distance to your floor’s conveniently located elevator.

### “Having storage was a huge thing for me”

Robert and Karen moved from a 2,000 square-foot house with a full basement and enjoy cooking and entertaining. “Having space to put things is very important”, Karen tells us about the 9-foot storage closet



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conveniently located inside her apartment. On the spacious design of The Belvedere’s floor plans, Angelo Natale, CEO of Natale Development Co. said he wanted to “make sure residents have enough room to bring their most cherished possessions with them.” The Howards live in the “Aria,” floor plan with a courtyard view overlooking the property’s pool and putting green. The 1,300 square foot unit features two bedrooms, one-and-a-half baths and a very large storage closet positioned off the kitchen area. This made transitioning from their previous home very easy. In addition, the Aria floor plan features another 9-foot walk-in-closet in the master bedroom, as well as a linen closet located in the full bathroom. “There is a place for everything,” reports Karen on the abundance of storage inside their apartment.

### I never thought about that..

Every apartment at The Belvedere includes several features designed to improve the comfort and convenience you may not have noticed was missing from your previous home, such as widened doorways or easily accessible showers and bathtubs. In fact, each living space at The Belvedere features wide 36-inch doorways, walk-in-showers and a raised toilet. These apartments also feature:

- In-unit washers & dryers
- Gourmet kitchens equipped with an island
- Quartz counter tops
- Spectrum’s “Select” Cable TV Package
- Wi-Fi
- Stainless Steel Appliances
- High 9-foot ceilings



- Private Balcony or Patio
- Smoke-free Living
- Individual Heat & Central air conditioning
- Spacious open floor plan designs

The Belvedere allows residents to choose between eight different floor plans. Starting at 1,050 square feet and soaring all the way up to 1,750 square feet, these apartment homes are not only luxurious, but they are also some of the most spacious floor plans in the area. Rent prices begin at \$1,204.

### “Everything is new and well maintained”

“We didn’t want to own anymore because of the maintenance that comes along with home ownership”. The Howards former home had a large yard furnished with a 700 square foot deck that required constant upkeep.

A big reason Karen and Robert chose The Belvedere was the maintenance free lifestyle their new home offered. They no longer have to worry about the furnace going out, the sink backing up, the stove breaking, the air conditioner not working, fixing the roof,

painting the house, shoveling snow and all the rest. Life at Belvedere is worry free - all that maintenance is taken care of for you. This means no more unplanned home repair bills! “Last year we painted the deck and the railing and the year before we painted the house. We got to the point in our lives where we didn’t want to do that anymore or we physically couldn’t do it anymore,” Karen explains.

### Resort-style Amenities

“The Belvedere is like a luxury hotel”, says Karen of the Belvedere’s impressive selection of amenities, many of which cannot be found at other local communities. The apartments surround a beautiful courtyard area complete with a heated swimming pool where residents enjoy activities such as Aqua Zumba, a pool house, putting green, tiki bar and barbeque area. Indoor features include a pub and 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 sports package)! Residents also have the convenience of entertaining in the

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large community room, furnished with a fully equipped kitchenette area, TV and fireplace. Snowbirds can practice their golf swing all year round with The Belvedere's in-door golf simulator located on the third floor. There are even guest suites for out-of-town visitors!

The Belvedere's Lifestyle Coordinator pampers residents with a full calendar of SUN® (Senior Umbrella Network) Program activities and events- at no additional fee. The SUN® Program specializes in activities

centered around active aging such as Zumba Gold, walking club and Chair Yoga just to name a few. The SUN® (Senior Umbrella Network) 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, the industry's only national awards program that honors superiority in building, design, the lifestyle and marketing of housing, and more. The SUN® Program was honored as one of the nation's "Best 55+ Lifestyle Programs," and was presented the honor at the NAHB International Builders' Show in Las Vegas, Nevada. "The people are so friendly", reports Karen on talking about new neighbors she has met at "Wind Down Wednesday", one of The Belvedere's many activities. For your health and well-being.



## The Belvedere offers everything under the SUN® 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

### "Don't Wait"

With the housing market being at an all-time high, the Howard's knew that this was the right time to sell their home before the market dips again. Karen and her husband looked at many other apartment communities, but they all seemed to be missing items on Karen's check list. The Howard's didn't want to feel like they were living in a retirement home or entering the next phase of their life, because they are very active and simply not there yet. They made the decision to call The Belvedere home after just one tour! "It just felt like home", beams Karen while smiling beneath her mask. With that, the family put the house that they had lived in for years up for sale and began to prepare for the transition to their new home at The Belvedere.

### First Impressions

The Belvedere features an exquisite grand foyer entry. "It's so beautiful when you walk in", Karen said of the entryway, which currently features a 12-foot professionally decorated tree. When asked what the driving factor was to choose The Belvedere over other communities, Karen replied without hesitation, "It was peace of mind, no more unplanned home maintenance expenses, the large size of the apartments and the lifestyle that The

Belvedere offers." "It's beautiful, it's new and very welcoming. It's independent, it feels like home and we love it"!

\*\*\*Save the Date\*\*\* Join us for our Winter Wonderland VIP event on Thursday, January 21th from 4:00 PM – 6:00 PM. Baby, it's cold outside, so warm up with a cup of hot chocolate and refreshments from the dessert bar and join us for special winter entertainment and tour while you meet our friendly staff and residents. In order to safely social distance, this is a limited RSVP only event. Not to worry though, The Belvedere gladly offers personalized Facetime and Skype tours as well.

From the minute you walk in the door, the Belvedere's friendly team of professionals provides you with a welcoming and proficient experience. Feel free to schedule your tour of the community and explore the three model apartments. The Belvedere is currently accepting applications, and our team is happy to provide any assistance needed, ensuring the application process is a simple one. Don't forget to ask about the fantastic rent specials while you're there!

Please visit [www.LifeAtBelvedere.com](http://www.LifeAtBelvedere.com), email: [Leasing@LifeAtBelvedere.com](mailto:Leasing@LifeAtBelvedere.com) or call (716) 247-6655 today to schedule your tour and see how down-sizing can give you an upgrade in your quality of life.

