

Abigail Homes and Care, in CCS Village

2017



**A Home for 45
and older in an
Intergenerational
Active Adult
Community**



**Flexible/Co
Housing
Community of
Shared
Resources**

My professional expertise over the last 20 years has enabled me to be a spokesperson for senior and health care. My understanding of the relevant needs in our communities nationally has brought me to a point of concern. As a consultant and Private Care Provider I am initiating this proposal to tackle the core issues to enable our country to provide and sustain and create innovative housing and care.

Gail Acton

Abigail Homes and Care

1/1/2017



Abigail Homes and Care is a non-profit est.2005 residential community located in CCS Village in the Hamlet of Springmount.

This is an Age-Advantaged Community, that recognizes, engages and supports all ages. We have put forth intentional efforts to make ageing and youth two of our greatest assets in a unique community called CCS-Village. There are members of all generations working towards an intergenerational community. The purpose of innovative models of housing and care community living is to meet the continuing need and demand for senior housing with solutions of cohousing, flexible housing, and resource and care share.

Growing Seniors Population in Canada is an Asset and Opportunity

In Canada the number of seniors outnumber children, and seniors make up 16% of the population according to Statistics Canada. Baby boomers-those born from 1946 to 1965-reach retirement age and will raise the senior population to 23% by 2030.

Instead of seeing this potential burden on society, seniors can be economic drivers for the community and major consumers for products, services, innovators and mentors working with the next generation when they stay well, healthy and engaged in the community. The purpose of this community is a healthy, engaged, working community.

CCS Care & Share is a principle of living within the community, and encourages voluntary, neighbourly, mutual support that can help reduce social isolation and promote positive active lifetime ageing. We encourage active, positive, socially-engaged independent ageing and reduce the focus on needs of ageing.

CCS CARE offers quality standards in Professional Care Providers with Certified Caregivers/Personal Support Workers available. Neighbourhood care and share does not replace front line health and social care providers or medical assistance.

CCS CARE SHARE SOLUTIONS-Home Care through the medical system is not always satisfactory and is often limited. We can augment your care through CCS and put you in charge of your service.

Become a Private Investor of Abigail Homes in CCS Village

Community or Simply Purchase a Home in our New Community.

All of the property has been rezoned for medium density residential with home business opportunities in three phases of development. The first phase includes the completion of 3 flexible homes with interconnecting foundation walls. Bio-gas will support the 5 homes in a rural municipal area that supports bio-gas development. By-laws are in place for medium-density residential.

Second phase would be 25 units, in pods of five, with one of the pods being a host home with interconnecting foundation walls on one side. One to two wells for each pod and one bio-gas unit are proposed.

The homes are flexible homes of 1120 square feet, creating a possible 50 units for selling as micro-investments of one or two rental units.

The third phase is for 25 units in pods of five duplicated for the possibility of 50 units, purchase or rentals of each pod, and creating housing/rentals/investments for flexible housing, micro investment housing, or co-housing. Possible 5/10 1120 sq ft/560sq.ft in 5 pods of 25 home units/50flexible units. Purchase or rentals of each pod and creating housing/rentals/investments for flexible housing, micro investment housing, and co-housing. Rental fees \$850/950 per person. Property lease per unit is \$500/600.

Total units on 31 acres of land 50/110 plus five units/10 on the 1.98 acres. (55/115 units)

One unit cost of maintenance and land rental is \$500.00 a month/\$6,000 a year or in the case of shared housing \$3,000 a person.

Rental fees per co-share one bedroom, one washroom is \$1,700 a month/\$850

Home purchase is \$189,000 plus monthly fees \$500/6,000

Flexible home purchase is \$98,000 each side for \$196,000

Frequently asked questions

What is the primary advantage of leasing land?

When you lease your land you become a partner with CCS Village – Abigail Homes (CCS), a long-term relationship that enhances your home and community value. Both you and CCS are committed to ensuring the community is an outstanding place to live for years to come. The main advantage, when compared to the cost of buying, is that you retain the down payment you would need for the land, so you can invest it, use the money to offset living expenses, or just save it for a rainy day!

What are the other advantages of leasing versus owning land?

Often the cost of Home Ownership with your land may surpass the amount of your lease payment. When you own your land the cost includes professional property management and other services for which you will pay extra. Also included in your lease payments are the

community amenities you'll enjoy, such as a swimming pool, spas, clubhouse, community centre, internet access and library.

What are the advantages of living in an inter-generational community?

One of the nicest things about living in an inter-generational community is that you will meet many people your age who share similar interests. You'll love having friends to join for dinner, and neighbors to meet up at the clubhouse to enjoy the activities that your community offers. You will be able to work, volunteer and complete life projects with younger generations. (Affirmative Living) This is YOUR time in a community that offers you all the great activities and friendly people that allow you to enjoy it.

Am I responsible for yard maintenance?

We have a staff that maintains lawns, in addition to that we have full time maintenance to handle the needs of the pool area, clubhouse and other surrounding areas to keep them looking great. If you wish to volunteer for any of these activities you may do so.

What other ways would professional management benefit me?

Professional management provides complete community maintenance through hands-on-enforcement of the community regulations. They also maintain the resources to correct problems that may arise in emergency situations or long-term capital requirements. This means there will be no emergency or unplanned assessments. Our homeowners must meet approved standards of residency, resulting in a better quality of life, as well as a lower stress living environment.

What happens if I want to sell my house?

Homeowners in our land lease communities may choose to sell their home independently, or have our sales staff represent them in the sale. CCS representation assists by increasing the opportunity for the home to be viewed by potential buyers.

Is it more difficult to sell a home in a land lease community?

It is actually easier because the cost of the land is not included in the selling price of the home. This lower home pricing appeals to considerably more home-buyers.

Age-Friendly Rural Community

At CCS Village our services, settings and structures enable people to age actively.

We recognize the wide range of capacities and resources among older people.

We respond and are flexible to age related needs and preferences.

We respect the decisions and lifestyle choices of older adults.

We protect older adults who are vulnerable.

We promote the inclusion of older adults with their contribution to all areas of community life.

We believe that the physical environment is an important determinant of physical and mental health, and have created a supportive, healthy environment, with outdoor and indoor spaces, and a building design to enhance physical well-being and quality of life, accommodating individuality and independence, fostering social interaction and enabling people to conduct daily activities. We encourage walking on internal footpaths. Available are accessible washrooms and adaptations to help seniors feel safe and secure.

We encourage work and play with activities that foster socialization between younger and older members of the community.

We provide transportation for a reasonable fee to allow residents access to working, shopping or going to appointments.

Our cost of housing is affordable and provides independent housing with care services when health and finances allow.

Mortgages are available for homes on leased land through RBC.



NEW PRICE FOR TWO
BEDROOM/TWO BATHROOM

MLS 1555351

LOT SIZE 40X100

MONTHLY FEE \$500

SEWER WATER AND TAXES
\$300

Hydro Separate Metered and
Heating is Natural Gas/\$110
Mo estimated to be reduced

This is an Abigail Home 2 bedroom, 2 bathroom, living room, kitchen and laundry in CCS Village. The CCS Village is well maintained with an administration building, Community, Health and Wellness, Business and Hobby Centre. Landscaping is developed and there is Sauna, Whirlpools and Swimming Pool on site. This is a niche and an intergenerational affirmative living community and a grass roots alternative to nursing home and retirement living.

Available are Fridge, Stove, Dishwasher and Microwave, Washer and Dryer, Living Room Furniture, Dining room table and chairs as extra for \$7,000.

Plumbing, Sewer, Gas, Water, Air Conditioning and Heating/Mechanical: Natural Gas, Forced Air. Grey Vinyl, Drive-way paved, Carpet and Cushion/Vinyl Laminate

Water drilled wells, Sewer Septic, Located on 2 acres of land

November \$189,000.00

Annual Site Fee: \$3,000.00

Decks and Stairs: \$2,000 to \$3,000

On existing model no charge.

Municipality fee: \$3,000.00/one time

Gas and Hydro metered separately and dependent on your usage:

No Amenities Fee- Includes community centre, business centre, health and wellness centre

Air Conditioning \$3,500.00

NO PETS...Human Kind only.

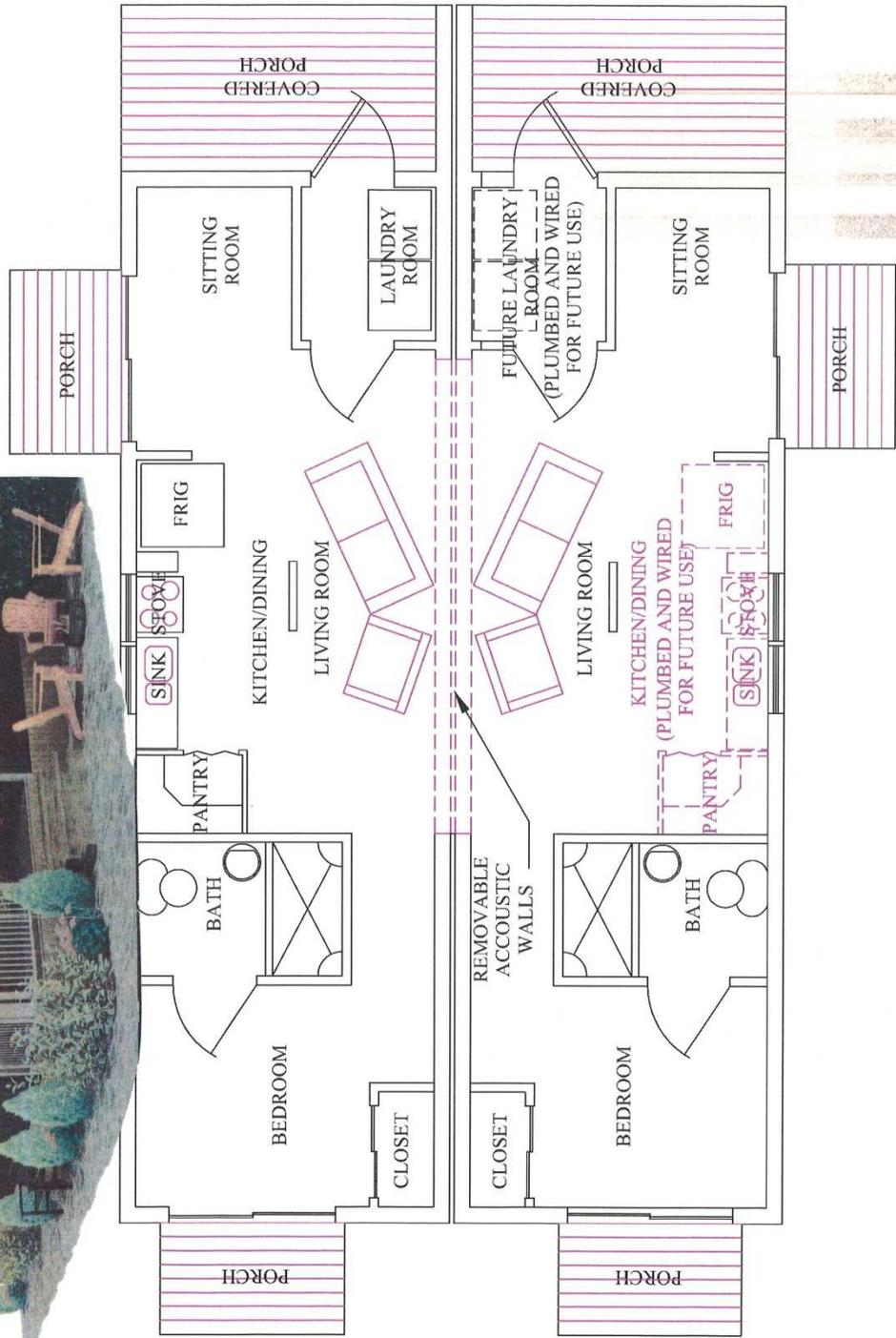
Turn North on Hwy 6 at Springmount, go to the first set of lights and turn left and then right onto Drive-In Theatre Road. Second building on your left ABIGAIL Homes in CCS Village. Call 1-519-800-3802 must put the 1 in front. Leave a message for a return call and appointment time. Email gail@ccscare.co.Thank you.

ABIGAIL NEW HOMES FOR SALE AT CCS VILLAGE



November Sale
\$189,000





Contact Information

ADDRESS

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LEGAL DESCRIPTION

PT LT 26, CON A, PL 398

LOT 1.98 ACRES