

# Trinity Village

## TERRACE

BEAUTIFUL LIFE LEASE  
**FOR SALE**  
NONSMOKING HOMES/GROUNDS

PRICE IMPROVEMENT!  
**UNIT 26 | \$389,000**  
830 sq. ft. 1 Bedroom, 1 Bathroom

Common Fee:	\$466.59
Property Tax:	\$206.04
Reserve Fund:	\$153.86
Water Heater:	\$40.03
<b>TOTAL</b>	<b>\$866.52</b>

## About Property

Conveniently located just minutes from major highway, shops, and restaurants, this inviting Life Lease Townhome offers a bright open-concept living room, a spacious kitchen with generous cabinet space, main floor laundry, and a sun-filled primary bedroom. The unfinished basement provides the perfect opportunity to customize the space to suit your needs.

### Tired of endless yard work and shoveling snow?

Come by and see how our supportive community can make life easier for you

## Property Features

- Bright open-concept living and dining area
- Spacious kitchen with generous cabinet storage
- Five appliances included: fridge, stove, dishwasher, microwave, and washer/dryer
- Central air conditioning
- Reverse osmosis water system
- Main floor laundry for convenience
- Unfinished basement with potential for customization
- Recent upgrades include: Central vacuum system, two storm doors, stair lift for added accessibility, new flooring in the kitchen

**Contact us today to book your viewing!**

DRIPERT@TRINITYVILLAGE.COM  
WWW.TRINITYVILLAGE.COM

519-896-3112  
2711 KINGSWAY DR. KITCHENER, ON



Kitchen with generous cabinet storage and five appliances included



Carpet free flooring



3-piece bathroom



Bright open-concept living and dining area



Unfinished basement with potential for customization



Bright and comfortable bedroom with generous space and natural light



Main floor laundry for convenience



## A Well-Maintained Community

### Protecting your home and peace of mind

At Trinity Village Terrace, each resident contributes a portion of their monthly Occupancy Charge to a dedicated Reserve Fund. This fund is carefully set aside to support the repair, replacement, and improvement of shared building components and exterior elements — helping to preserve the long-term value of your home and the community.

The Reserve Fund covers capital items such as:

- Roofs, windows, decks, and exterior finishes
- Driveways, walkways, drainage systems, and roadways
- Shared mechanical systems, lighting, and more

Key facts:

- Professionally managed by a Reserve Fund Committee with representation from both residents and the organization
- Reviewed every 5 years through an independent Reserve Fund Study conducted by a qualified engineering firm
- Invested responsibly to ensure funds are available when needed — no unexpected assessments or major repair fees for residents

This approach ensures that maintenance and future capital work are planned and funded, creating a worry-free lifestyle for those who call Trinity Village Terrace home.

*\*This overview is for informational purposes only. For comprehensive terms, responsibilities, and conditions, please refer to the full Reserve Fund Policy and the Life Lease Occupancy Agreement.*



## Occupancy Fees

Monthly Occupancy Fees Include:

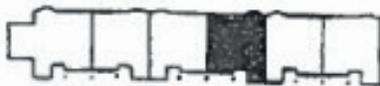
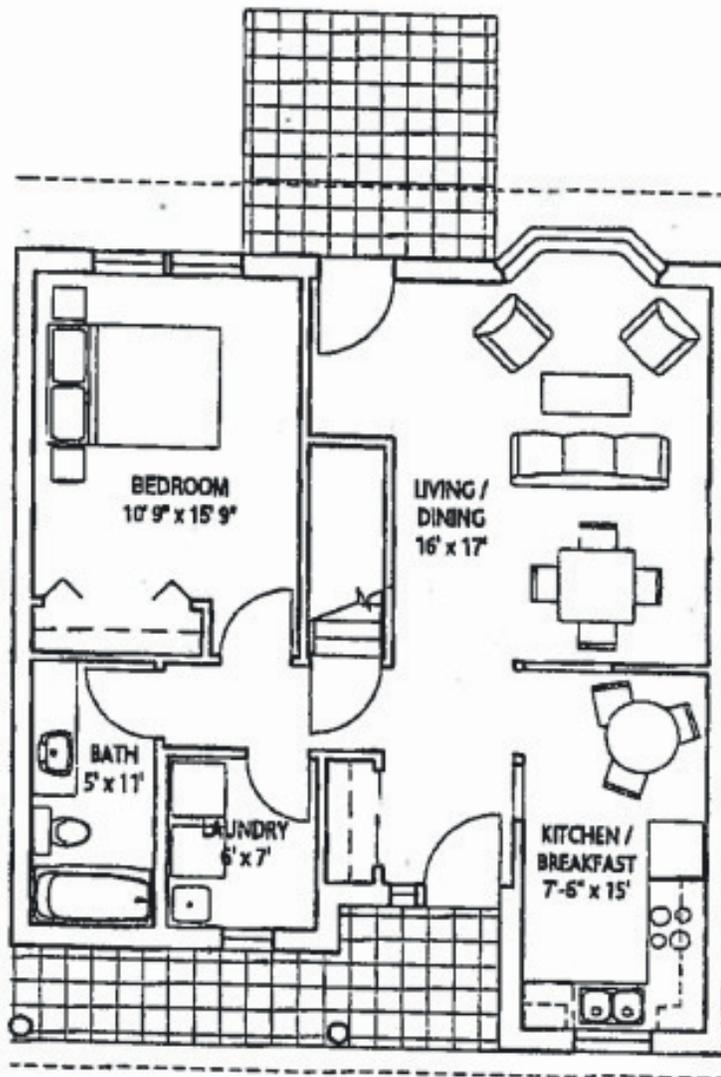
- Property Taxes
- Reserve fund for future replacement of capital items
- Common Fee
- Monthly water heater fee

Services/Amenities:

- Lawn care and snow removal
- Repair/maintenance of heating, plumbing and electrical systems and equipment.
- Maintenance/repair/replacement of structural components and exterior finishes including roofs, garage doors, porches, etc.
- Gas barbecue hookups available
- House checks, mail pick-up for extended absences available
- Property management and administrative costs
- Onsite maintenance staff
- And so much more!

*\*Costs paid directly by unit holder include individually metered hydro, metered gas, telephone, cable, internet, hot water tank rental, and contents / liability insurance.*

# SPRUCE



Inside Unit  
830 sq. ft.



Trinity Village Terrace  
Life Equity Housing  
Montgomery Sisam Architects

1/8" - 1'-0"  
October 21, 2002