

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

TOTAL \$866.52

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!

DRIEPT@TRINITYVILLAGE.COM
WWW.TRINITYVILLAGE.COM

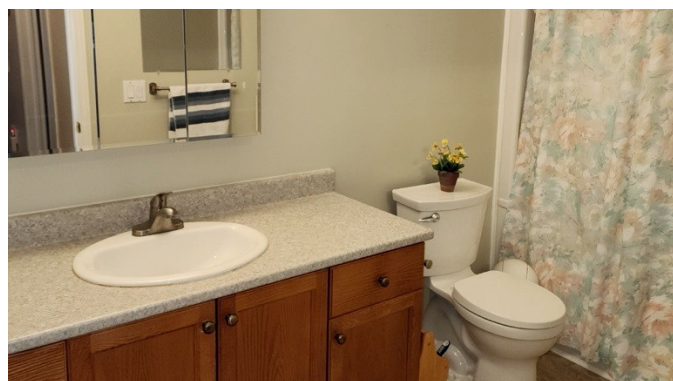
519-896-3112
2711 KINGSWAY DR. KITCHENER, ON



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:

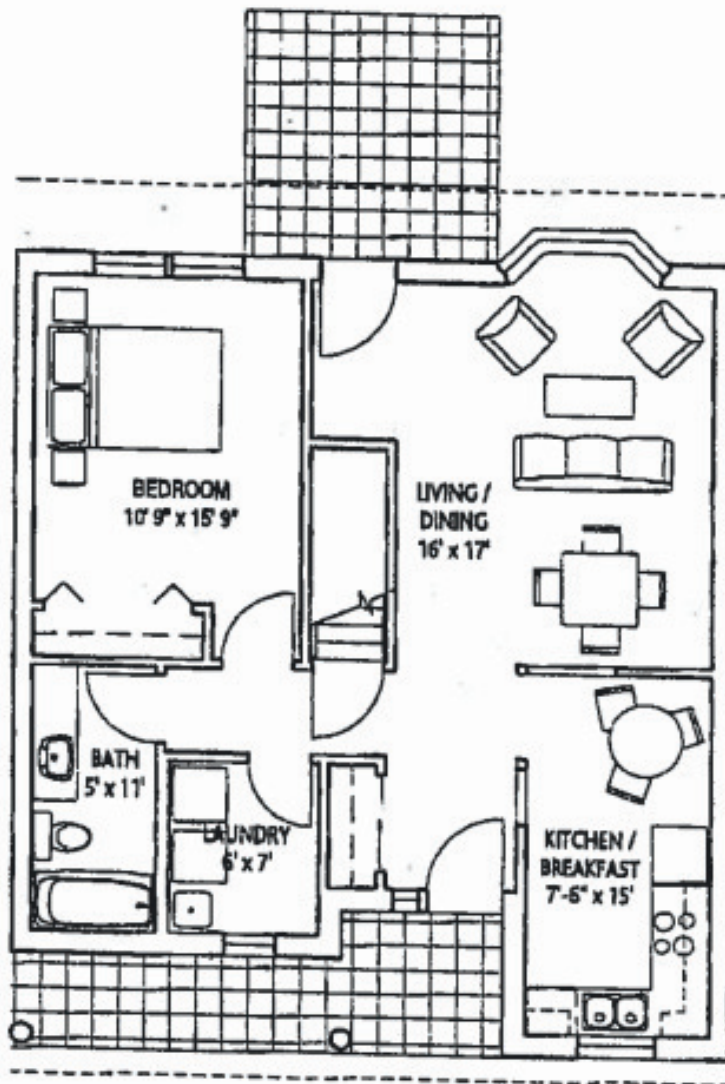
- Property Taxes
- Reserve fund for future replacement of capital items
- Common Fee
- Monthly water heater fee

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