

# Trinity Village

## TERRACE



## BEAUTIFUL LIFE LEASE FOR SALE

NONSMOKING HOMES/GROUNDS

**UNIT 53 | \$595,000**

1,184 sq. ft. 2 Bedroom, 3 Bathroom

Common Fee:	\$466.59
Property Tax:	\$293.92
Reserve Fund:	\$219.47
Water Heater:	\$40.71

<b>TOTAL</b>	<b>\$1,020.69</b>
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### About Property

Step into comfort and style with this thoughtfully upgraded townhome, featuring elegant finishes and a bright, open-concept layout. A cozy fireplace adds warmth and charm to the living space, perfect for relaxing afternoons. The partially finished basement includes a private caregiver suite complete with its own kitchenette and 3-piece bathroom—ideal for live-in support.

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

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

### Property Features

- Beautifully landscaped surroundings
- Private outdoor parking space in front of the unit
- One-storey wood-frame construction
- Mixed flooring throughout: carpet, hardwood, corlon, and vinyl plank
- Central air conditioning
- Gas fireplace in the living room
- Covered front porch and a powered awning over a deck made with composite materials.
- Water softener system included
- Built-in custom china cabinet
- Fully equipped kitchen
- Finished basement

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

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





Single-car garage with electronic door opener



Office / Den / Auxiliary Bedroom



Master Bedroom



Kitchen with ample storage, including fridge, stove, dishwasher, and microwave



Ensuite Bathroom



Custom china cabinet and gas fireplace in the living room for added comfort and ambiance







Private caregiver suite with kitchenette and 3-piece bathroom



Rear deck for outdoor enjoyment



Fully equipped laundry with plenty of storage





## 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:

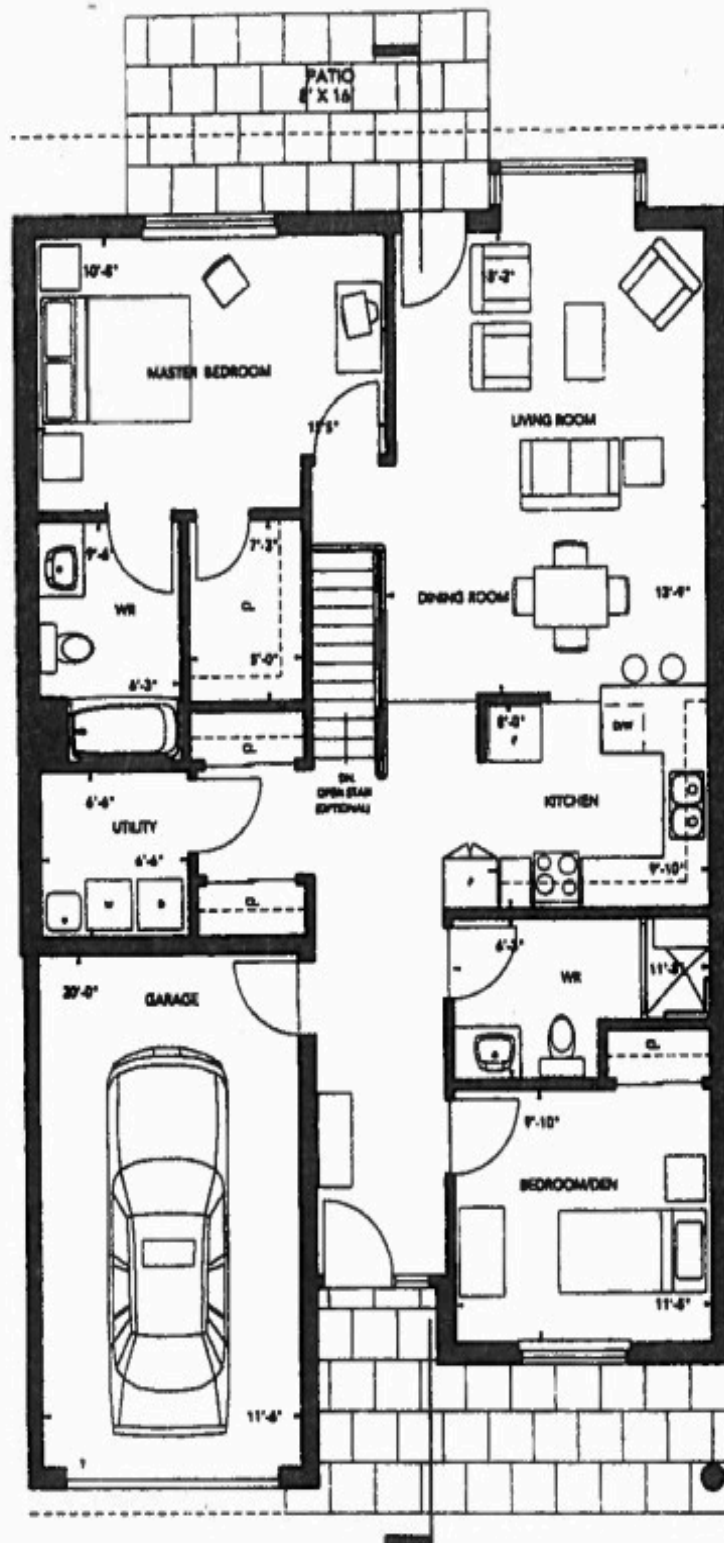
- Property Taxes
- Reserve fund for future replacement of capital items
- Common Fee
- Monthly water heater fee

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.*





the **PINE** Middle Unit without Loft (Reverse Plan)

1184 sf

Trinity Village Terrace