



### **Independent Living**

With over four decades of service to seniors in the Capital District, Kingsway Community is the choice for senior independent living; we offer a safe, comfortable and enjoyable alternative to living in your own home. Situated in a nicely manicured neighborhood setting, Kingsway offers seniors three independent living options.

Kingsway Village and Parkland Garden Apartments each feature helpful services and amenities like weekly housekeeping with linen service and transportation, as well as delicious dining options and a variety of apartment layouts to choose from.

Enjoy coffee with friends in the Village Café, take a spin in our fitness room or head out for a show. You can also invite your family to join you for dinner!

At Kingsway Court Apartments, we feature one-bedroom apartments with limited options for those who seek a maintenance-free lifestyle.

Whatever your need or desire, Kingsway is here to help you enjoy the best years of your life. So come find out why so many people call Kingsway home.





# Kingsway Village Apartments

## **No “Buy-In” or Entrance Fee**

Enjoy a home designed to surpass every expectation you have for retirement living. Kingsway Village offers apartments with large, inviting living rooms, well-appointed kitchens and spacious bedrooms. There are six floor plans, most with a patio or balcony. By providing generous living space, coupled with a myriad of additional services available within our community setting, Kingsway Village residents maintain their independence, privacy and security.

Kingsway Village Apartments offer a carefree, comfortable lifestyle. Part of the 25-acre Kingsway Community campus, the Village is nestled in the peaceful, residential Woodlawn area of Schenectady, convenient to shopping, cultural events and churches. Easy access to major highways allows for travel in all directions.

## **Floor plans include:**

One bedroom

One bedroom with den

Two bedroom, two bath



## Features

- Quiet residential setting with landscaped courtyards for outdoor activities
- Apartments with large, inviting living rooms, well-appointed kitchens, spacious bathrooms
- Beautifully-appointed common areas and lounges to relax, meet friends, read or socialize
- Café open seven days a week
- M&T Bank on premises
- 50-seat movie theater
- Miniature golf course and shuffle board
- Fitness room with cardiovascular equipment and light weights
- Unique trust investment requiring neither a buy-in nor an entrance fee
- Fully-applianced kitchen with oven/range, microwave, frost-free refrigerator and dishwasher
- Individually-metered and controlled gas heat and air conditioning in each apartment
- Emergency pull-cord system in every bedroom and bathroom
- Ample closet space
- Convenient laundry facilities free of charge

- Most with patio or balcony
- Secured entrances
- Sprinkler system, smoke and heat detectors
- Handicapped accessible

## Services

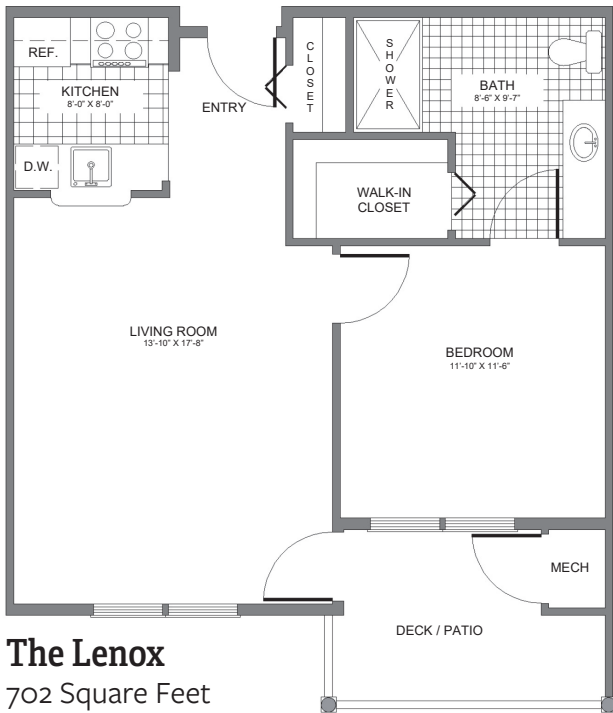
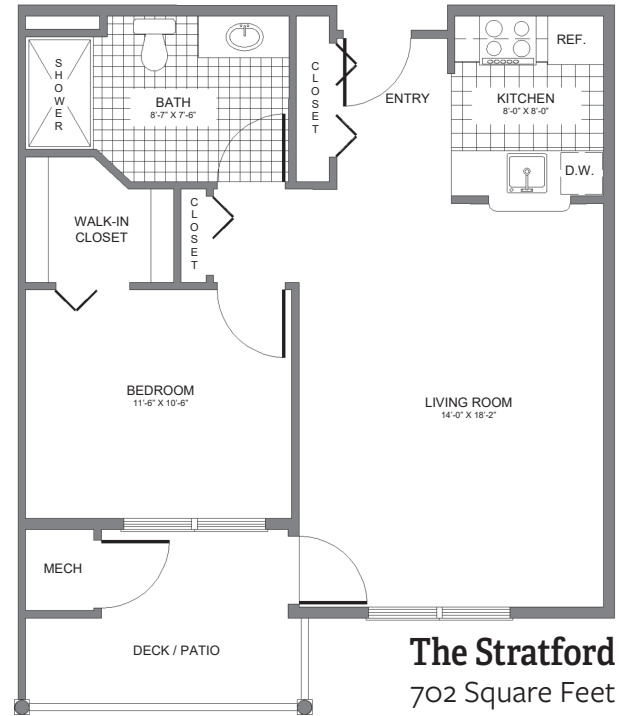
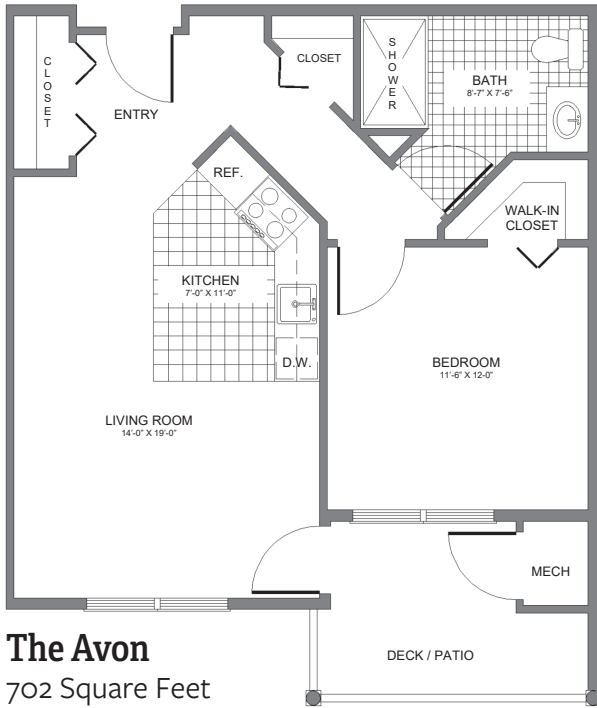
- 24-hour staffing; on-site maintenance
- Executive Chef serving flavorful culinary creations
- Multiple fine and casual dining venues—Monarch Dining Room with al fresco dining, Jesters Pub, Village Café
- Weekly housekeeping with linen service
- Cultural, social and recreational programs as well as musical entertainment and excursions
- Wellness programs
- Scheduled transportation to medical appointments

## Other Services

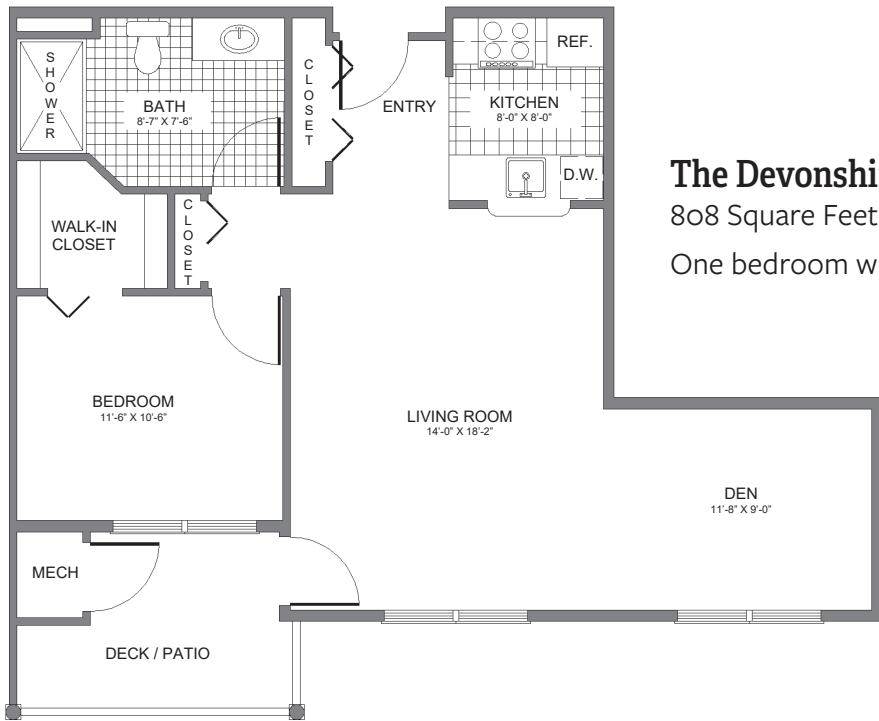
- Hair salon
- Newspaper and mail delivery
- Telephone and cable TV hookups, with special group rate for standard cable
- Hospitality Suites for overnight visitors
- Concierge services



# Kingsway Village One Bedroom Floor Plans (Measurements may vary slightly)



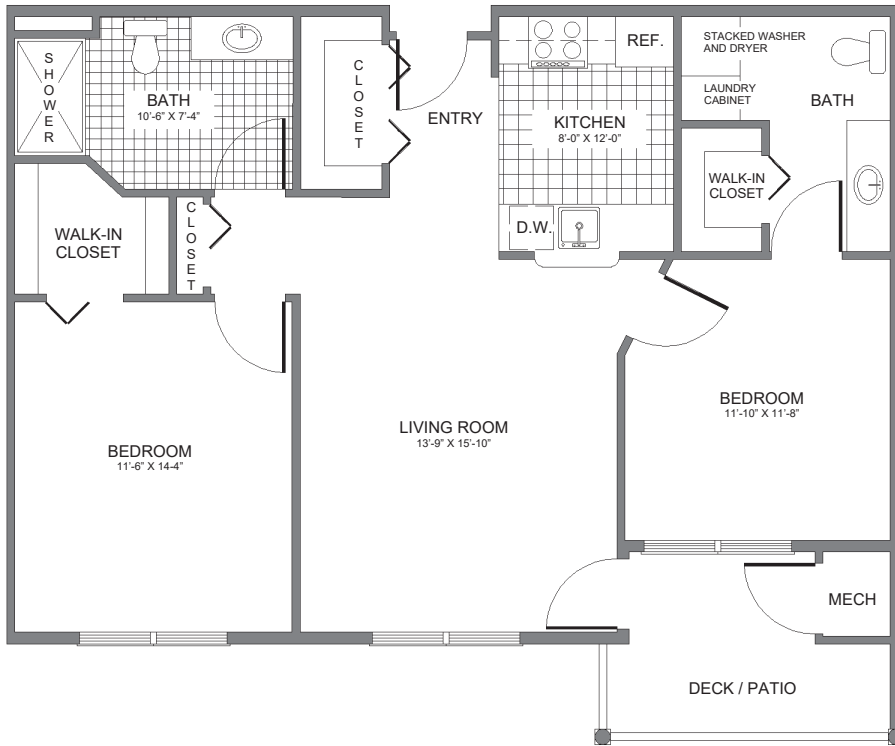




**The Devonshire**  
 808 Square Feet  
 One bedroom with den

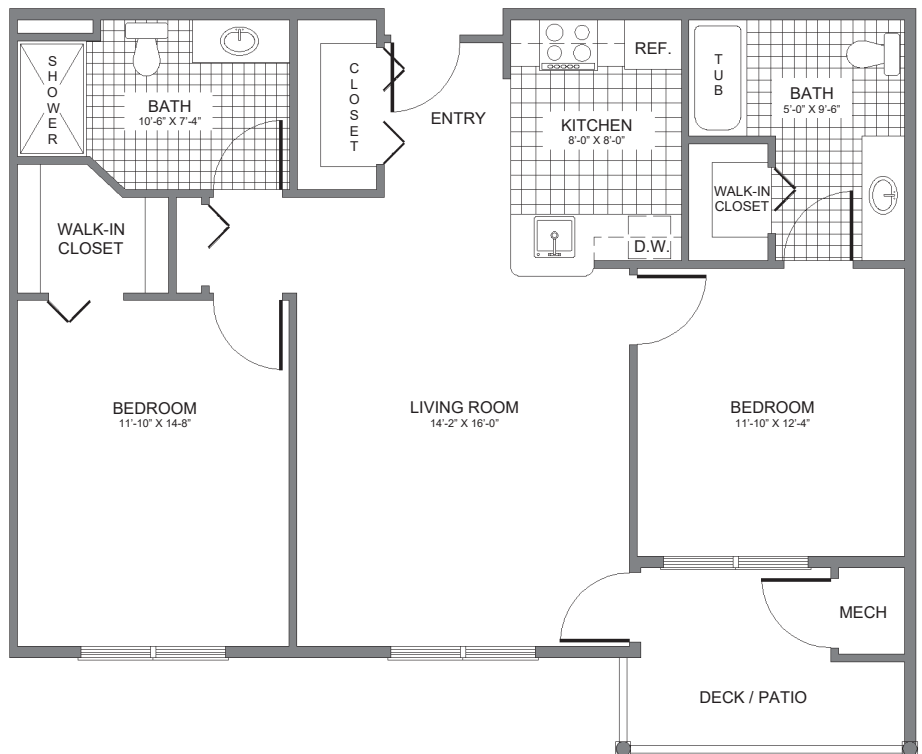


# Kingsway Village Two Bedroom Floor Plans (Measurements may vary slightly)



**The Woodlawn**  
1,020 Square Feet  
1 and 1/2 bath with  
stacked washer & dryer

**The Sterling**  
1,020 Square Feet  
2 baths





# Investment Information

Kingsway Community, a locally owned and operated family company, proudly setting the standard in senior housing since 1975, introduced The Village in 2001. These apartments offer a variety of services and amenities along with a unique investment package.

As is always the case at Kingsway Community, residency at Kingsway Village does not require a “Buy-In” or an entrance fee. We have, however, developed an innovative program for Kingsway Village that is designed to ensure our residents’ long-term financial independence. Every resident invests in his or her own future by establishing an account with one of the nation’s pre-eminent trust and investment firms. M&T Bank provides an array of investment options, from extremely conservative fixed income offerings to more sophisticated alternatives for those residents seeking more growth potential. The investment choices offered to Kingsway residents have been through a rigorous screening process and include some of the most widely known and best performing investment vehicles available in the financial industry. Each resident will work closely with an advisor from M&T Bank to create a portfolio that is tailored to meet his or her goals. In addition to having periodic meetings with the financial advisor to review the portfolio, the resident will have the ability to monitor the account at all times and full discretion to make changes to the portfolio allocation whenever he or she wishes.

The account will be titled in the resident’s name and be earmarked as a means of guaranteeing that assets are available for offsetting the costs of care if, and when, the resident transitions into assisted living at Kingsway Manor or the skilled nursing facility at Kingsway Arms. In some instances, it may be possible to receive the income



generated by the account without transitioning to either the assisted living or skilled nursing care facilities. The fundamental principals of this program are to guarantee that the account is always controlled by the resident and to ensure that the assets within the account accrue for his or her benefit. Accordingly, in the event a resident were to pass away while at Kingsway Community, the full balance of the account would be distributed to the resident’s estate for the benefit of his or her heirs. Moreover, if a resident should decide to leave Kingsway Community for any reason, remaining funds in the account would be paid in full to that resident.

Elegant, inviting, independent apartments, together with the security of multiple levels of health care all on one campus adept at providing safe, secure senior housing, plus financial security, all add up to the gift of independence.

**M&T**Bank



# Parkland Garden Apartments

## No “Buy-In” or Entrance Fee

Parkland Garden Apartments are designed to give you everything you want in a home without all the unwanted responsibilities. Offering a secure, comfortable lifestyle for seniors, Parkland Garden Apartments feature spacious updated kitchens with all stainless steel appliances and generous-sized rooms. A delicious daily meal and weekly housekeeping with linen service are provided. So relax and savor the freedom to enjoy life.

## Features

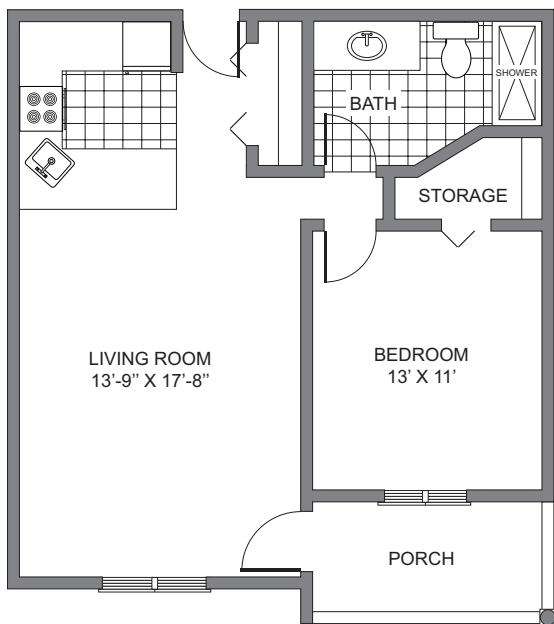
- Quiet residential setting within Woodlawn neighborhood
- Common areas to meet friends, socialize, relax
- Individually controlled heat and air conditioning
- Stainless steel appliances including dishwasher
- Complimentary laundry facilities
- Ample closet space
- Group transportation for shopping and community excursions
- Scheduled transportation to medical appointments
- Life enrichment programs to include social, cultural, wellness and intergenerational programs
- Emergency pull-cord system
- Secured entrances



## Services

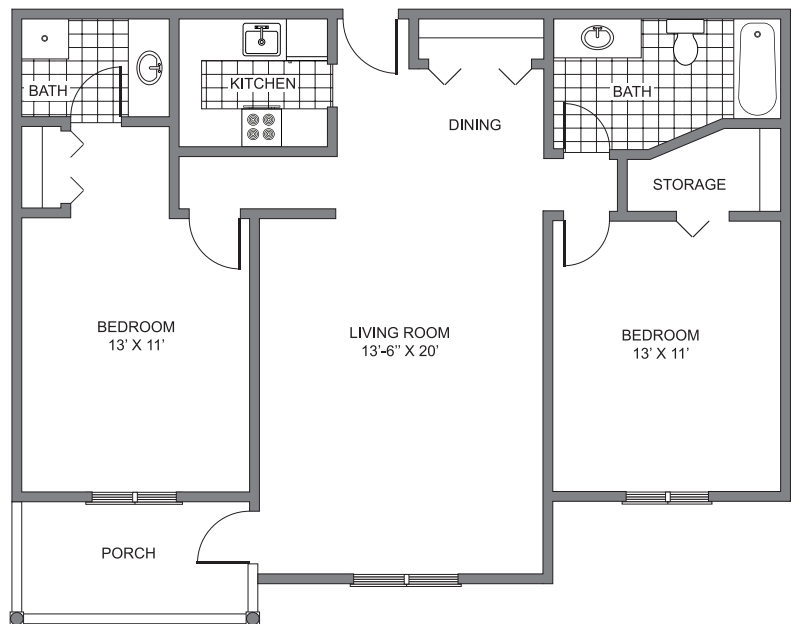
- 24-hour staffing
- Executive Chef-prepared meals served restaurant-style in the Fireside Dining Room
- Weekly housekeeping with linen service
- Scheduled transportation to medical appointments/shopping/excursions
- Hair salon
- Telephone and cable TV hookups, with special group rate for standard cable
- Hospitality Suite for overnight guests

## SAMPLE FLOOR PLANS (Measurements may vary slightly)



### One Bedroom

Approximately 750 Square Feet



### Two Bedroom

Approximately 1,000 Square Feet

2 baths

# Kingsway Court Apartments

## Best Value

Live in complete independence and freedom while enjoying the benefits of Kingsway Community. You'll love the convenience of a one bedroom apartment designed for simplicity and ease of use in a tranquil, safe setting.

- Monthly rent includes maintenance and scheduled transportation to shopping and medical appointments
- Meals and housekeeping available at an additional cost
- Complimentary laundry facility on premises
- Convenient on-campus parking
- Balcony or patio
- Life enrichment programs available at Parkland Garden Apartments



**FLOOR PLAN** (Measurements may vary slightly)

