

PAVILION

A large Pavilion links both buildings together and provides a walk through and a number of amenities.

An elegant formal dining room with fire place and baby grand piano is open regularly for social dining between the two buildings. Adjacent are public washrooms.

The fitness room is equipped with floor mats, weights, yoga balls, a treadmill and stationary exercise bikes.

The hair salon styles both men's and women's hair.

The Office of the Property Manager, the Catering Office and the Sales Office are located in the pavilion.

Beautiful Roof Top Gardens with pergola, seating areas and walking paths provide tranquil outdoor space and for amusement there is a putting green, and courts for bocce ball, shuffleboard and lawn bowling.



A LIFE LEASE COMMUNITY

TRANSPORTATION

Public transportation is available with a City bus stop on the corner of Dean Avenue and Madelaine Drive. The Barrie South GO station is just down the street within walking distance.



THE TERRACES AT HERITAGE SQUARE

90 and 94 Dean Avenue
Barrie, ON L4N 0M3

(Near Big Bay Point Road and Yonge Street in Barrie's South End)



Visit our website for more information
and a list of available suites

www.ioof.com

Contact our Sales Office 705 720- 4318



IOOF
SENIORS HOMES INC.

*"Caring
IS OUR
Reason for Being"*

OUR OTHER LOCATIONS

The Odd Fellow and Rebekah Home
Long Term Care Facility
10 Brooks Street
Barrie, ON L4N 5L3

The Odd Fellow and Rebekah Manor
10A Brooks Street
Barrie, ON L4N 5L3

Heritage Place
Supportive Housing
20 Brooks Street
Barrie, ON L4N 7X2

Reg # 102526415 RROO01

THE TERRACES AT HERITAGE SQUARE was established and is owned and managed by the IOOF Seniors Homes Inc., a charitable, non-profit organization in Barrie since 1940.

Completed in 2004, the complex is a 161 suite life-lease community for independent seniors aged 60+. The life lease concept is designed for today's seniors who wish to maintain their independence, enjoy the benefits of leasehold ownership and belong to a vibrant community. With no more lawns to cut or snow to shovel, owners at the Terraces enjoy the freedom to travel or do whatever they take pleasure in without the worries of onerous chores and maintenance. Residents take pride in belonging to a friendly and caring community. There are numerous Resident organized activities and social events to participate in. The Terraces is within walking distance to the public library, super grocers, pharmacy, convenience stores, LCBO, banks, and various restaurants.



IOOF
SENIORS HOMES INC.

THE LIFE LEASE CONCEPT

Life Lease is a 'leasehold agreement' registered on title to the property the same as a deed is registered on a condominium or detached house. This registration protects the interests of the owner. Suites at the Terraces are purchased and resold at market value similar to purchasing a home or condominium. New purchasers sign a Life Lease Occupancy Agreement with the IOOF Seniors Homes. Owners have the exclusive right to occupy the suite and to use the common facilities for as long as they desire or are able.

OCCUPANCY FEES

Monthly occupancy fees are payable once an owner has taken possession of a suite and are based upon the square footage of the suite.

Occupancy fees cover costs for: the maintenance and cleaning of all common areas both exterior and interior, grounds maintenance, waste removal, common area electricity, heating and air conditioning, cold and softened hot water, enhanced cable television, management and administrative fees, building insurance, and Replacement Reserve Fund for future replacement/ repair of building envelope/ grounds/ and capital items.

ADDITIONAL INDIVIDUAL COSTS

City of Barrie Property Taxes based on the square footage of the suite. Individual metered hydro for each suite, telephone, and internet. Suite insurance with a minimum of two million dollar liability coverage and contents insurance for personal belongings.

BUILDING FEATURES

The Terraces at Heritage Square is barrier free and accessible. Each building has a guest suite that can be booked through the Property Manager for out of town family and visitors.

Front lobbies and lounges are spacious and tastefully decorated. Mail boxes have outgoing mail slots. Monitored security surveillance in the front lobby and parking garage. Covered parking garage with an indoor wash bay, bike rack, and ample outdoor visitor parking.

Garbage chutes located on each floor. Two elevators in each building. Each building has a multipurpose room for gatherings of approximately 30 people and used for Resident driven programs. These rooms can be booked by Residents at no cost for private functions. There is a catering kitchen adjacent to each multipurpose room.

There is a games room in each building and a library on the fifth floors. A billiards room, computer lab and workshop are common areas used by both buildings. The grounds are beautifully landscaped.



SUITE TYPES AND LAYOUTS

Residents at the Terraces enjoy quiet independent living in suites ranging from 763 to 1,521 square feet. There are twelve different suite layouts, with a combination of one and two bedrooms with or without dens. Each suite is provided with one covered parking space and one storage locker. Suites either have a solarium, walk out patio, or balcony. Some premier suites have a large walk out terrace.

Suite layouts and available suites for resale are listed on our web site at www.ioof.com Tours occur every Tuesday at 94 Dean Ave in the lobby at 2:00 p.m. sharp. Participants will receive a tour of the facilities and be able to view any suites available for resale.

SUITE FEATURES

- Side window in suite entry door with over head pot lighting. Wide entrances and accessible doorways.
- Spacious living and dining rooms. Eat in kitchen with pass-through in most suites. One bank of pull-out drawers in kitchen for pots and pans. Task lighting under kitchen cabinets.
- Four energy efficient kitchen appliances (stove, integrated range hood and microwave, refrigerator, and built in dishwasher. Ensuite laundry/storage with hook ups for optional stackable washer and dryer.
- Rocker type light switches, and thermostats at four foot height. Receptacles at 18 inches above floor level. Lever hardware on all doors, faucets and easy grip cabinet handles.
- Convenient linen closet.
- Large master bedroom with ensuite bathroom in two bedroom suites.
- Large bathrooms with medicine cabinet, toggle light switches, heat lamps and safety grab bars. Most two bedroom suites feature one bathroom with a tub shower combination and the second bathroom with a walk in shower and a built in seat.
- Individual heat pumps for each suite's heating/air conditioning.



WELLNESS CLINIC

The Terraces is fortunate to have a Wellness Clinic onsite with the services of a Nurse Practitioner who provides specialized primary health care services for seniors and for members of the neighboring community. The Nurse Practitioner holds regular offices hours and can be seen by appointment.

CONTRACTED HEALTH CARE PROFESSIONALS

Contracted visiting healthcare professions that provide services at the Terraces include: Mobile Dental Services, Physio Therapist, Massage Therapist, Foot Care and Acupuncturist.