

2016



Abigail Homes in CCS Village

AN ABIGAIL HOUSE IN CCS VILLAGE
PRICE RANGE \$90,000 TO \$340,000



Gail Acton

Community Care Solutions

1/1/2016



Become Private Investors of Abigail Homes in CCS Village Community or Simply Purchase a Home in our New Community.

This is an Age-Advantaged Community, that recognizes, engages and supports all ages. We have put forth intentional efforts to make ageing and youth two of our greatest assets in a unique community called CCS-Village. There are members of all generations working towards an intergenerational community.

Within our community Abigail Housing provides all residents safe, affordable housing, where you can work and play and have access to schools, retail, medical facilities, transportation and a healthy environment while living independently, co-operatively and affirmatively. We are looking for seven private partnership investors of \$250,000.00 each. This investment will also provide you with one of our homes ranging in value from \$90,000 to \$340,000 and 400 sq. ft. to 2,400 sq. ft. As an investment property, and ownership of a home within the community, there is an opportunity to build 30 additional homes as shown in the proposed model.

Homes may also be purchased in the community that range from \$360,000 to a Granny Suite at 400 sq. ft. for \$90,000, with add on sun rooms, or decks, to being fully furnished.

This village is comprised of 2 acres of leased land owned by Ken and Gail Acton and Glenn McConkey. The community supports a business centre, shop, club room, health and wellness centre, and is in a location of advantage for serving the greater community of Grey Bruce with a population of 85,000 persons.

It is low maintenance living, with snow removal, grass cutting, and gardens attended by a professional maintenance crew.

Innovative industries and businesses through internet access are welcome in this rural global community. We are located in Georgian Bluffs on beautiful Georgian Bay. This is an opportunity for entrepreneurs or immigrants to start a new life. Visit www.ccsvillage.com; www.ccscare.co

Frequently asked questions

What is the primary advantage of leasing land?

When you lease your land you become a partner with CCS Village – Abigail Homes (CCS), a long-term relationship that enhances your home and community value. Both you and CCS are committed to ensuring the community is an outstanding place to live for years to come. The main advantage, when compared to the cost of buying, is that you retain the down payment you would need for the land, so you can invest it, use the money to offset living expenses, or just save it for a rainy day!

What are the other advantages of leasing versus owning land?

Often the cost of Home Ownership with your land may surpass the amount of your lease payment. When you own your land the cost includes professional property management and other services for which you will pay extra. Also included in your lease payments are the community amenities you'll enjoy, such as a swimming pool, spas, clubhouse, community centre, internet cafe and library.

What are the advantages of living in an inter generational community?

One of the nicest things about living in an inter generational community is that you will meet many people your age who share similar interests. You'll love having friends to join for dinner, and neighbors to meet up at the clubhouse to enjoy the activities that your community offers. You will be able to work, volunteer and complete life projects with younger generations. (Affirmative Living) This is YOUR time in a community that offers you all the great activities and friendly people that allow you to enjoy it.

Am I responsible for yard maintenance?

We have a staff that maintains lawns, in addition to that we have full time maintenance to handle the needs of the pool area, clubhouse and other surrounding areas to keep them looking great. If you wish to volunteer for any of these activities you may do so.

What other ways would professional management benefit me?

Professional management provides complete community maintenance through hands-on-enforcement of the community regulations. They also maintain the resources to correct problems that may arise in emergency situations or long-term capital requirements. This means there will be no emergency or unplanned assessments. Our homeowners must meet approved standards of residency, resulting in a better quality of life, as well as a lower stress living environment

What happens if I want to sell my house?

Homeowners in our land lease communities may choose to sell their home independently, or have our sales staff represent them in the sale. CCS representation assists by increasing the opportunity for the home to be viewed by potential buyers.

Is it more difficult to sell a home in a land lease community?

It is actually easier because the cost of the land is not included in the selling price of the home. This lower home pricing appeals to considerably more home-buyers.

Age-Friendly Rural Community

At CCS Village our services, settings and structures enable people to age actively.

We recognize the wide range of capacities and resources among older people.

We respond and are flexible to age related needs and preferences.

We respect the decisions and lifestyle choices of older adults.

We protect older adults who are vulnerable.

We promote the inclusion of older adults with their contribution to all areas of community life.

We believe that the physical environment is an important determinant of physical and mental health, and have created a supportive healthy environment, with outdoor and indoor spaces, and a building design to enhance physical well-being and quality of life, accommodating individuality and independence, fostering social interaction and enabling people to conduct daily activities. We encourage walking on internal footpaths. Available are accessible washrooms and adaptations to help seniors feel safe and secure.

We encourage work and play with activities that foster socialization between younger and older members of the community.

We provide transportation to allow residents access to working, shopping or going to appointments.

Our cost of housing is affordable and provides independent housing with care services when health and finances allow.

Mortgages are available for homes on leased land through RBC.



Price: \$360,000	MLS
Legal Description: PT LT 26 Con A Plan #398 Town- ship of Georgian Bluffs	Mgm. Monthly Fee: \$600 HST: NO
Lot size 60x150	Hydro: Separate Metered
Possession: One month	Sewer and Water and Taxes \$500.00 a month.
Please note the price on this house is quoted \$360,000 but should be \$340,000 without real estate involved.	

This is an Abigail Home 3 bedroom, 2.5 bathroom, living room, kitchen and laundry room and recreational room a den/office and one indoor and outdoor spa, located in CCS Village. 2,400 sq/ft fully finished.

The CCS Village is well maintained with an administration building, Community, Health and Wellness, Business and Hobby Centre. Landscaping is developed and there is Sauna, Whirlpools and Swimming Pool on site. This is a niche and an intergenerational affirmative living community and a grass roots alternative to nursing home and retirement living.

Available are Fridge, Stove, Dishwasher and Microwave, Washer and Dryer,
Plumbing, Sewer, Gas, Water, Air Conditioning and Heating/Mechanical: Natural Gas, Forced Air. Grey Vinyl, Drive-way paved, Carpet and Cushion/Vinyl Laminate
Water drilled wells, Sewer Septic, Located on 2 acres of land. Price \$360,000.00

Annual Site Fee: \$3,000.00

Municipality fee: \$3,000.00/one time

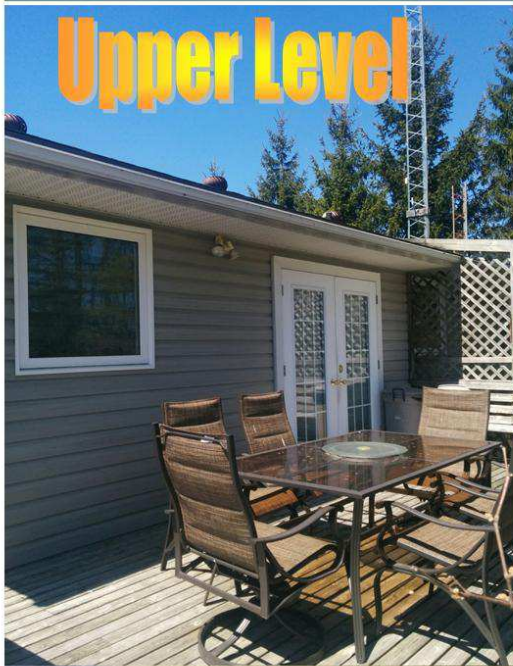
Gas and Hydro metered separately and dependent on your usage:

Amenities fee: \$145.00/mo.

NO PETS...Human Kind only. Turn North on Hwy 6 at Springmount, go to the first set of lights and turn left and then right onto Drive-In Theatre Road. Second building on your left ABIGAIL Homes in CCS Village. Call 1-519-800-3802 must put the 1 in front. Leave a message for a return call and appointment time. Email gail@ccscare.co.Thank you.



Lower Level





This is an Abigail Home 2 bedroom, 2 bathroom, living room, kitchen and laundry in CCS Village. The CCS Village is well maintained with an administration building, Community, Health and Wellness, Business and Hobby Centre. Landscaping is developed and there is Sauna, Whirlpools and Swimming Pool on site. This is a niche and an intergenerational affirmative living community and a grass roots alternative to nursing home and retirement living.

Price: \$169,999	MLS 1555351
Legal Description: PT LT 26 Con A Plan #398 Township of Georgian Bluffs	Mgm. Monthly Fee: \$300 HST: Refund
Lot size 40x100	Hydro: Separate Metered
Possession: Delivery date 6-8 weeks. one onsite ready for OCCUPANCY	Sewer and Water and Taxes \$300.00 a month.
Possession: Delivery date 6-8 weeks. ONE onsite ready for occupancy.	Sewer and Water and Taxes \$300.00 a month.

Available are Fridge, Stove, Dishwasher and Microwave, Washer and Dryer, Living Room Furniture, Dining room table and chairs as extra for \$7,000.

Plumbing, Sewer, Gas, Water, Air Conditioning and Heating/Mechanical: Natural Gas, Forced Air. Grey Vinyl, Drive-way paved, Carpet and Cushion/Vinyl Laminate

Water drilled wells, Sewer Septic, Located on 2 acres of land. Price \$169,999.00

Annual Site Fee: \$3,000.00

Decks and Stairs: \$2,000 to \$3,000

Municipality fee: \$3,000.00/one time

Gas and Hydro metered separately and dependent on your usage:

Amenities fee: \$145.00/mo.

Air Conditioning \$3,500.00

NO PETS...Human Kind only.

Turn North on Hwy 6 at Springmount, go to the first set of lights and turn left and then right onto Drive-In Theatre Road. Second building on your left ABIGAIL Homes in CCS Village. Call 1-519-800-3802 must put the 1 in front. Leave a message for a return call and appointment time. Email gail@ccscare.co. Thank you.

ABIGAIL NEW HOMES FOR SALE AT CCS VILLAGE



\$169,999





Price: \$89,999	MLS 1555351
Legal Description: PT LT 26 Con A Plan #398 Township of Georgian Bluffs	Mgm. Monthly Fee: \$300 HST: Refund
Lot size 40x100	Hydro and Gas: Separate Metered
Possession: To be discussed. PRIVATE LISTING ON MLS	Sewer, Water and Taxes \$300.00 a month.

Medium Density Residential. Lease land and purchase home.

This is an Abigail Home 1 bedroom, 1 bathroom, living room, kitchen in CCS Village. The CCS Village is well maintained with an administration building, Community, Health and Wellness, Business and Hobby Centre. Landscaping is developed and there is Sauna, Whirlpools and Swimming Pool on site. This is a niche and an intergenerational affirmative living intergenerational community and a grass roots alternative to nursing home and retirement living.

Available are Fridge, Stove, Dishwasher and Microwave, Washer and Dryer, Living Room Furniture, Dining room table and chairs as extra for \$7,000.

Plumbing, Sewer, Gas, Water, Air Conditioning and Heating/Mechanical: Natural Gas, Forced Air. Grey Vinyl, Drive-way paved, Carpet and Cushion/Vinyl Laminate

Water drilled wells, Sewer Septic, Located on 2 acres of land. Price \$89.999.

Annual Site Fee: \$3,000.00

Decks and Stairs: \$2,000 to \$3,000

Municipality fee: \$3,000.00/one time

Gas and Hydro metered separately and dependent on your usage:

Amenities fee: \$145.00/mo.

Air Conditioning \$3,500.00

NO PETS...Human Kind only.

Turn North on Hwy 6 at Springmount, go to the first set of lights and turn left and then right onto Drive-In Theatre Road. Second building on your left ABIGAIL Homes in CCS Village. Call 1-519-800-3802

ABIGAIL NEW HOMES FOR SALE AT CCS VILLAGE



\$89,999



Contact Information

ADDRESS

118 DRIVE IN CRESCENT

OWEN SOUND ONTARIO N4K 5N7

WWW.CCSVILLAGE.COM

WWW.GAILACTON.COM

gail@ccscare.co



LEGAL DESCRIPTION

PT LT 26, CON A, PL 398

LOT 1.98 ACRES