



Tour of Community and Home on Wednesday and Fridays by appointment. We look forward to meeting with you.

Contact: abigail.ccsvillage@gmail.com or phone 519-379-5287

FOR SALE

1060 SQ FEET House
2 BEDROOMS AND 2 BATHROOMS
LEASED LAND FEES \$500 A MONTH
LOT SIZE for this unit is 40 by 100
LEASED LAND FEES \$500.00 a month that includes taxes, water, sewer, garbage removal, grass cutting and snow removal.
\$259,000.00

This 1,060-sq foot home is an open-plan great room with kitchen, dining room and living room, as well as 2 bedrooms and 2 baths on the main level. The home is light-filled thanks to numerous windows, lighting and ceiling lights. The open style kitchen features cabinets with soft close drawers, appliances including refrigerator, range with exhaust fan and silent dishwasher. There are two bedrooms that offer closet and storage space. One bedroom has an ensuite bathroom with vanity and mirrored cabinets, and a walk-in shower. The second bathroom includes a full-size stackable washer and dryer.

COMMON AREAS

AMENITIES:

Library, Health and Wellness Room, Outdoor Spa and Salt Water Pool, Indoor Sauna and Exercise Equipment.

Excellent Well Water, tested monthly

Host Home for support, security for the Community

Two acres of developed property @ CCSVillage a Lifestyle Community.



About CCSVillage

We are an intentional community of care and share, designed by a group of active seniors. We want a village that will support ageing in place, staying actively engaged in life and enjoying good friendships and encouraging intergenerational work and volunteer relationships.

Each household is a private home from 1060 sq ft, to 405 sq ft., and a small yard of 100 by 40 sq ft.

Tenants and home owners have a responsibility to contribute to the community, maintain cleanliness and are expected to participate in the life of the community, and share the values of the community (mutual respect, tolerance, care and cleanliness for the earth, and each other, and the space they inhabit). There are responsibilities of membership in our community including attending meetings and participating in projects. We wish to have a diverse community because we believe that life is richer if many different viewpoints and experiences are available and Cleanliness is next to Godliness.

Extensive common facilities include a library, health and wellness room, fully equipped office centre, gazebos, community gardens and other open spaces. Each home owner may purchase a storage shed, workshop, or hobby shed.

All residents - Management: All members share the responsibility for the management and care of the community – building, maintaining and enriching it via participation and in doing the work.

Volunteer Residents typically volunteer their labour as their contribution to shared responsibilities.

How is CCSVillage different from a commune?

CCSVillage homes are privately owned, and there is no shared income or ideology other than friendship, care and courtesy for others.

What if I don't feel like socializing all the time?

Few of us feel like socializing all of the time. There is no expectation to be social at any particular time. Abigail homes offer the choice of enjoying the privacy of your own home and common areas that are not currently in use, or enjoying whatever happens to be going on in the neighborhood. How much you socialize is up to you. You may wish to create your own signs or symbols to let your neighbors know if



you prefer not to talk at the moment. Most of us who choose to live here do so because we enjoy knowing one another and offering friendship.

What if I do not like all my neighbors?

This is not surprising as we all have challenges with some personalities, and this housing gives us an opportunity to experience personal growth.

How will Abigail Homes at CCSVillage be physically maintained?

Members are responsible for the interior maintenance of their individual homes. Exterior maintenance of the common areas is organized by doing the work together. Some of the work is paid for with your monthly fees.

What do homeowners own?

Each homeowner owns his/her own home, and the land is leased. The monthly lease fees are \$500.00 and include water, sewer, taxes, winter maintenance of roads and summer maintenance of grass cutting.

Room Rentals at Abigail House are under the management and care of CCSVillage Lifestyle Communities.

What if I own a Home in CCSVillage and decide to sell later?

You would sell your Home just as you would sell any other home that you owned conventionally, except that your buyer may need to meet the requirements and be interviewed by the management of CCSVillage. The CCSVillage Management will maintain a list of prospective buyers/renters to be the first to be informed of the sale before approaching the wider market. The CCSVillage Management also holds the first right to purchase at fair market value.

Who can/can't live at CCSVillage?

We are intergenerational and currently we have 90% seniors. Members are expected to participate in the life of the community and share the values of the community (mutual respect, tolerance, care and cleanliness for the earth and each other. There are responsibilities of membership in our community including attending meetings and participating in projects. We wish to have a diverse community because we believe that life is richer if many different viewpoints and experiences are available.



Is there a “no smoking” policy?

Yes, our members have adopted a very clear “no smoking” policy concerning all buildings private and shared, and anywhere on the grounds. We are committed to the health and well-being of all of our members.

Are pets allowed?

No pets are allowed. Our pets are of the human kind.



ARE YOU THE APPLICANT FOR THIS COMMUNITY?

NAME

ADDRESS

PHONE NUMBER

EMAIL ADDRESS

ARE YOU EMPLOYED, RETIRED OR IN BETWEEN?

BRIEFLY WRITE YOUR JOURNEY AND INTEREST IN OUR COMMUNITY.

WHAT IS APPEALING ABOUT LIVING AT CCSVILLAGE IN AN ABIGAIL HOME?

WHAT ARE YOUR PERSONAL STRENGTHS, WEAKNESSES OPPORTUNITIES AND THREATS OF LIVING IN COMMUNITY?

WHAT DO YOU SEE AS STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS OF LIVING IN COMMUNITY?