

Lifestyle Features

Riverview Village Estates
1101 - 2nd Avenue SE, Swift Current, SK S9H 5M6
Tel: 306.773.8146 Fax: 306.773.5440
Email: rview@sasktel.net
Web: www.rview.ca

Riverview Village Estates

Riverview Village Estates is a non-profit, community-owned, life-lease retirement (55+ years) community. Retirement life-lease provides a lifestyle of living that has become increasingly popular in Canada because it brings together compatible neighbors who share similar values.

The first step to becoming part of our community is to get your name on the waiting list with a deposit, which is fully refundable if you change your mind. When a suite that fits your requirements becomes available we will contact you to come in for a viewing. When you have decided to purchase the suite you will be given three contracts. The first contract is the offer to purchase, which is a straightforward document stating the cost of the unit and its location. The second document a loan agreement, which outlines the terms of the loan to the Comprehensive Community. The third contract is the Life Lease Agreement, which states the terms in which the Comprehensive Community leases the property back to you. These documents are written in plain language and can be further explained by our management team.

The life lease grants the leaser the right to use the property according to the life lease agreement. After you take occupancy of your unit you may live there as long as you choose, or may move out at any time. You may also choose to move to another suite in the building as they become available. Comprehensive Community (Swift Current) Inc. will buy back your suite at the market value if/when you decide to move out, less any reclamation and refurbishing costs. This system ensures that you will never pay Realtor fees, as well as a hassle free transition for you and your family.

Our mission is to develop a facility that will benefit its residents, employees and the community. The Riverview Village Estates community encourages love, safety, dignity, privacy, personal independence, freedom, growth and well-being.

The location provides spectacular country or city views. The City of Swift Current is located on the Trans-Canada Highway in southwestern Saskatchewan, the most temperate region in our province. Swift Current is home to approximately 20,000 residents. The City features 2 shopping malls, a regional hospital, two scenic golf courses, an art gallery, a museum, and much more! It also boasts being selected as one of "The Top 10" cities in Canada.

Come home to living at its best in this city of warm, friendly people!

** All dimensions and area calculations in this document are approximate and subject to final survey as built. Riverview Village Estates reserves the right to make any changes to any area.

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Are You Ready For Resort Retirement Living?

Most first time visitors don't feel they are ready for a retirement community. However, once they make the decision to move to a community those same residents often say "I wish I had done this sooner!" Some questions to ask yourself that can help you decide...

- Do I need help caring for the one I love?
- Am I looking for a more active social life?
- Would I like to feel more secure in my surroundings?
- Do I enjoy, or wish I had more, exercise and recreation opportunities?
- Is my home maintenance becoming too much for me to manage?
- Would I like to share my dining experiences with friends more often?
- Will having 24 hour monitoring give me peace of mind?
- Is my health declining?
- Has it become difficult to keep track of my medications?
- Would I be more comfortable if I had some supportive services available?
- Am I relying on friends and family to do things for me?
- Am I lonely?

Common Expenses

Each resident of Riverview Village Estates commits to pay a monthly maintenance fee for building upkeep. The fee is based on the size of the unit. The fee covers such expenses as utilities, property taxes, 24 hour on call personnel, garbage collection and snow removal, grass cutting and yard maintenance, building insurance, custodial services in the common area, care services a la carte in the dining room, activities, entertainment, and special events. The cost of these services is comparable to typical home expenses, but with many more amenities included. In return you will enjoy the convenience of your own home within a village community, complete with recreational and leisure activities with no maintenance responsibilities.

Assisted Living Services

Assisted Living Services are provided to Riverview Village Estates through a management company, which offers personal services for a nominal fee. These services include but are not limited to meals and snacks, organized leisure activities, housekeeping and linen services, room service, 24 hour emergency monitoring, help with daily personal needs, shopping, medication coordination and monitoring, and escorted professional appointment services. Our support program is adapted to coincide with the needs of our residents, allowing them to maintain the dignity and independence they cherish, and living within a safe and supportive environment. An active community of choice.

A La Carte Hospitality Services

A la carte hospitality services include housekeeping, personal laundry, daily living assistance, medication assistance, daily room checks, meal reminders and escorts, bed making, minor tuck in assistance, bath assistance, 24 hour on call assistance, linen service, companion service, shuttle service, and chef prepared meals.

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Living Areas

Riverview Village Estates features 155 spacious suites, offering 30 unique floor plans to choose from to suit your needs.

Parkway Place - 52 one and two bedroom condos

Cypress Vista - 18 one and two bedroom condos

Willows Terrace - 14 assisted living studio suites

Kanata - 79 one and two bedroom condos

Amenities and Services

Riverview Village Estates also incorporates a range of both interior and exterior amenity spaces, creating a lively environment for its residents.

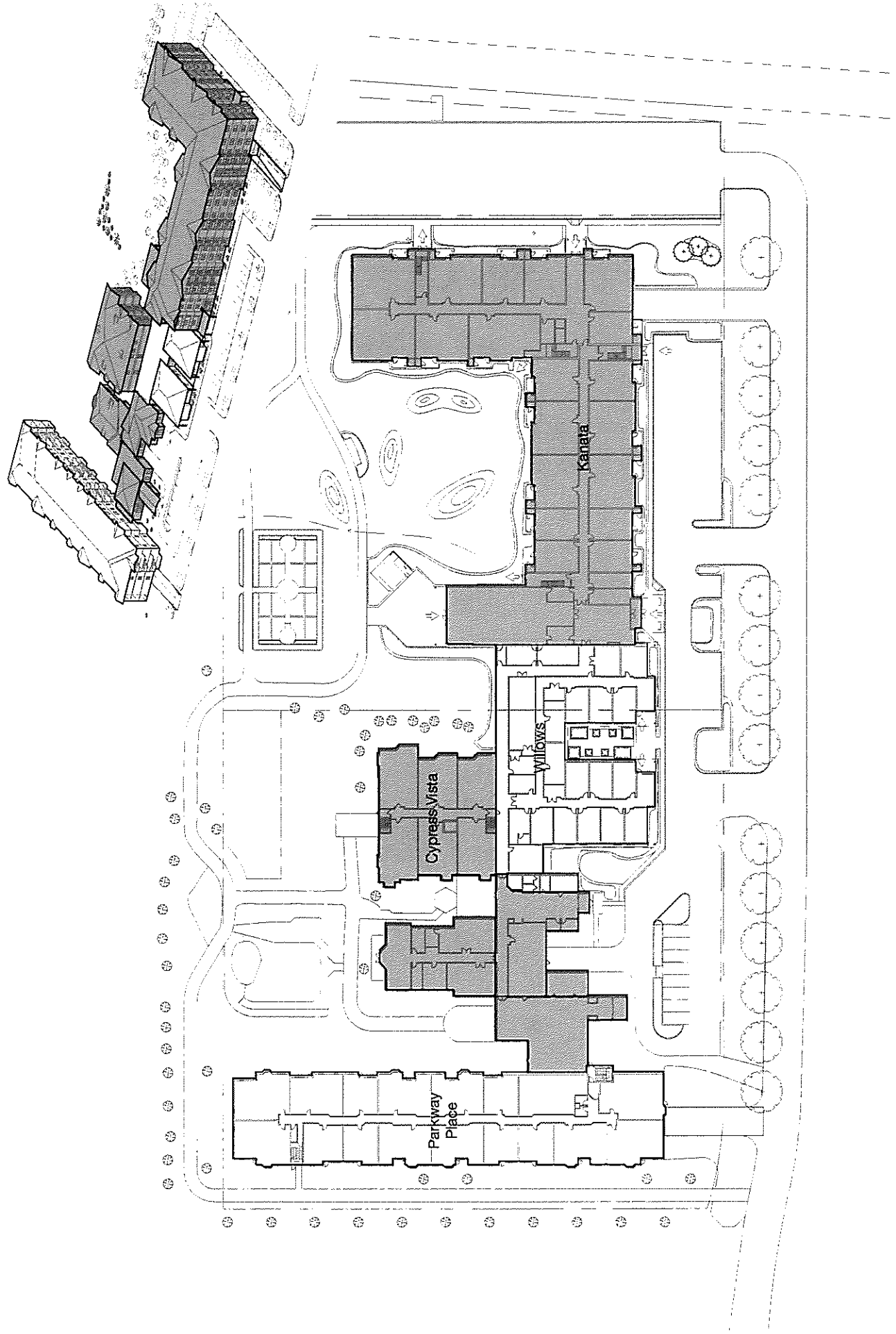
Many interior amenity spaces are open for residents' use including sun-rooms, activity rooms, a puzzle area, a craft room, a library and reading nooks, a fire place, a wellness centre, a theatre, multipurpose rooms, a carpentry room, a full service kitchen, a catering kitchen, bistro bars, and a large dining room, all of which are open to residents.

The exterior amenity areas include walking paths, patios, courtyards with scenic views, a fire pit, recreation gardening and individual garden sites, a waterfall and lily pond, and a gazebo to host outdoor concerts.

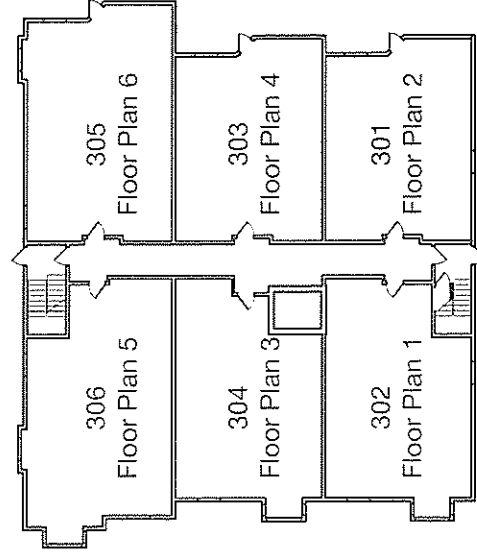
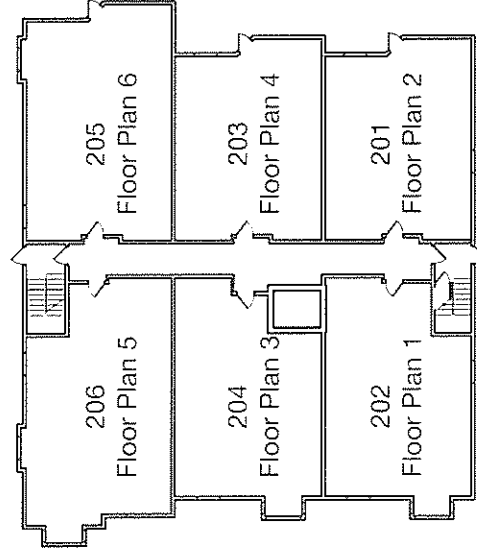
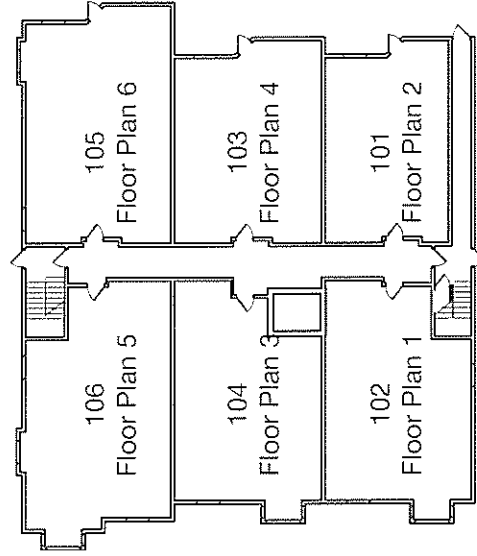
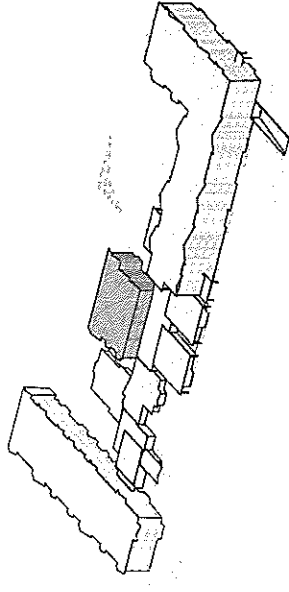
Scheduled activities like weekly musical entertainment, daily exercise programs, weekly church services and a daily coffee time create a lively social atmosphere for residents, encouraging interaction and creating new relationships.

Along with the wide range of amenity spaces Riverview Village Estates also offers a variety of services and security features to its' residents. These include, but are not limited to mail service, a hair salon, secure heated underground parking, additional surface parking, visitor parking, guest motor-home hookups, a car wash bay, SecurTec Monitoring, bed and breakfast suites, an emergency generator, and extra personal storage areas. There are also a range of services that are offered on a recurring basis including free weekly van service to the

Living Areas

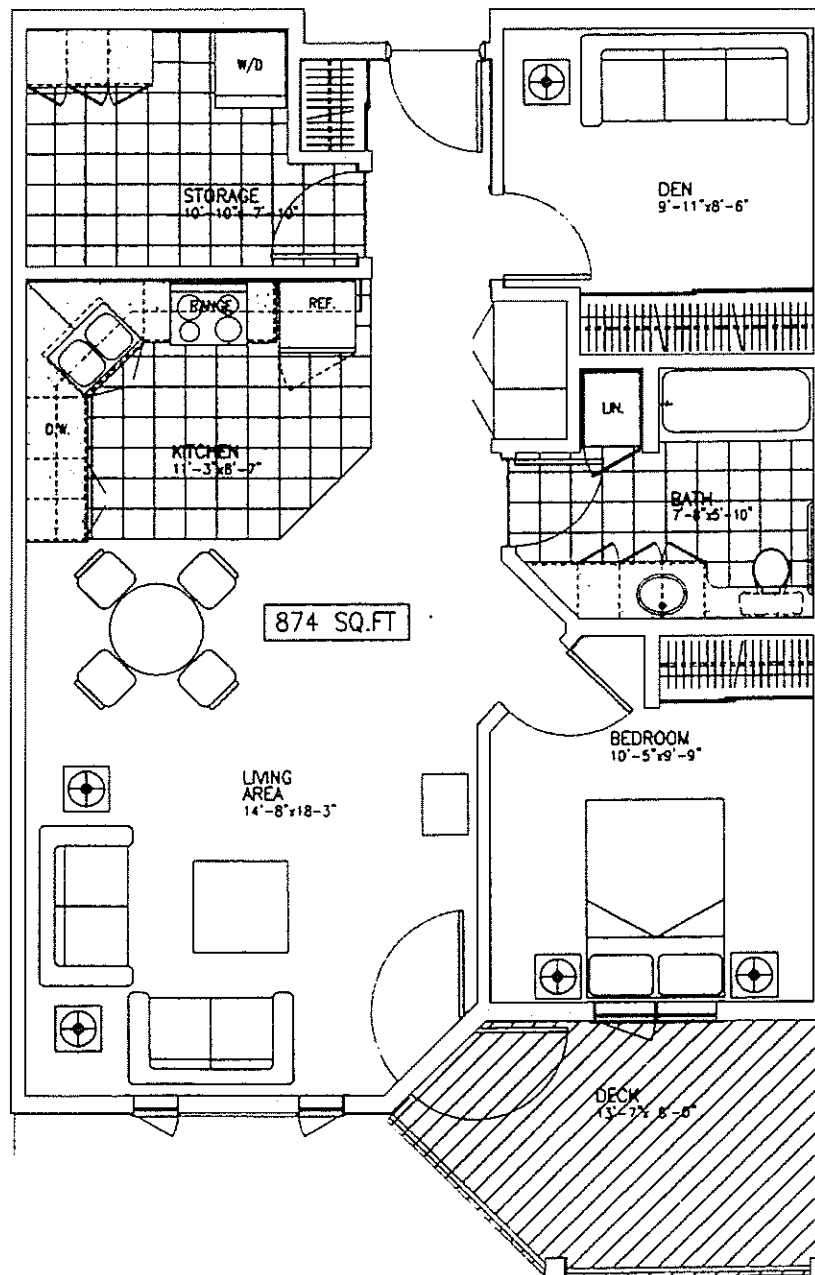


Cypress Vista Floor Plans



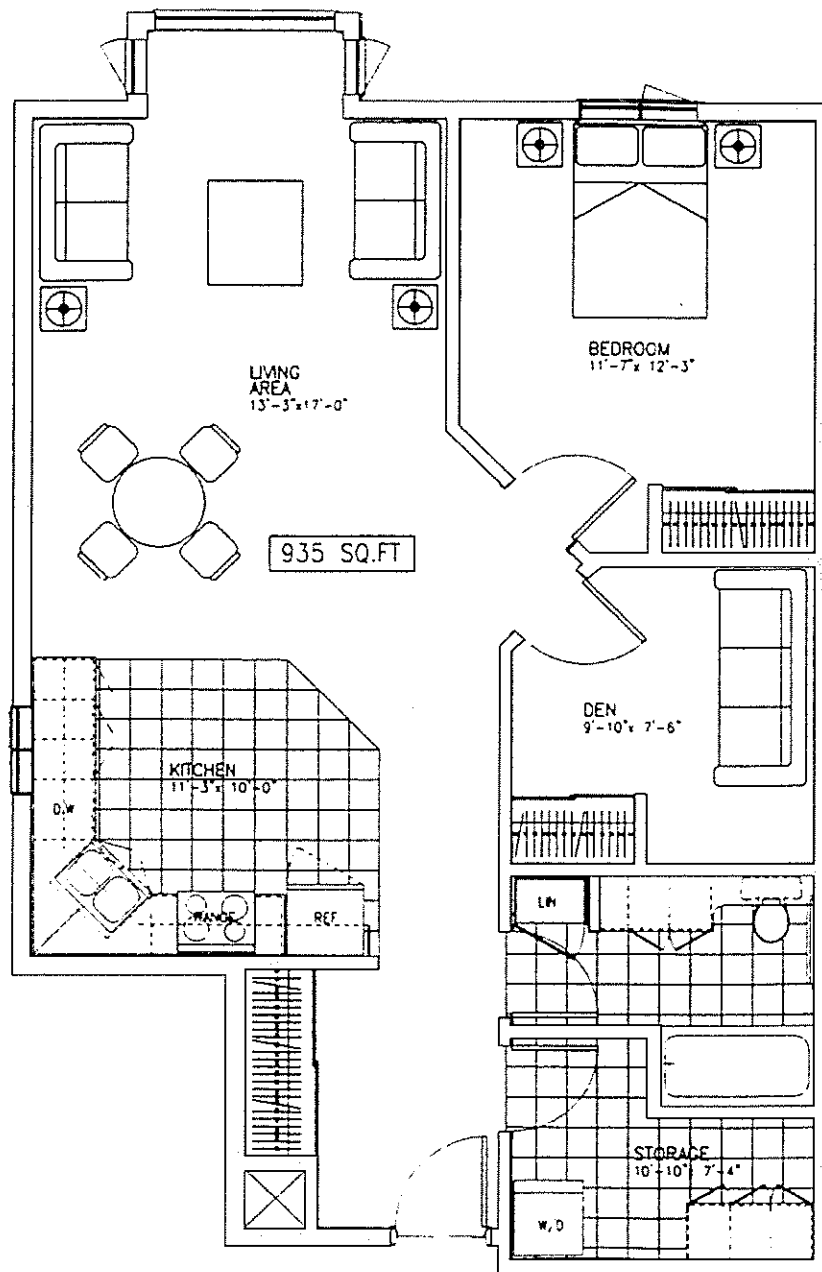
Floor Plan 2

Cypress Vista
Unit # 101, 103, 203, 303
1 Bedroom + Den // 1 Bath
874 sq. ft.



Floor Plan 1

Cypress Vista
Unit # 102, 202, 302
1 Bedroom + Den // 1 Bath
935 sq. ft.



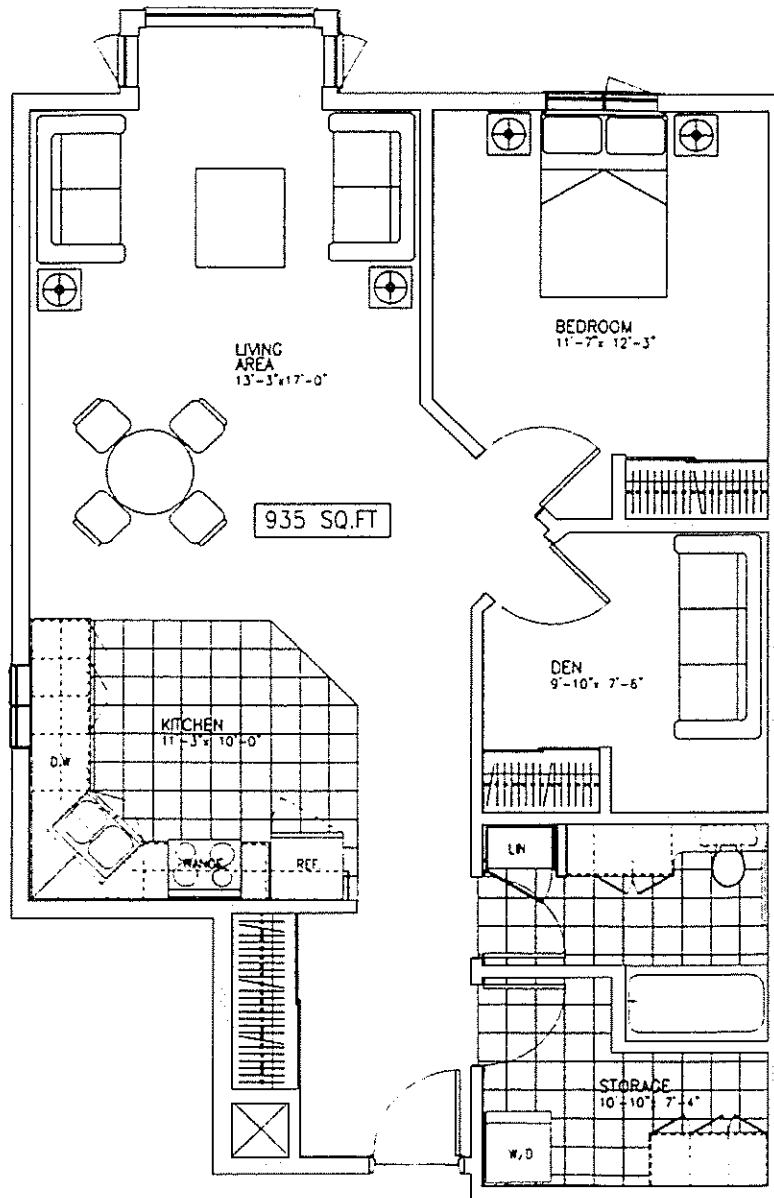
Floor Plan 3

Cypress Vista

Unit # 104, 204, 304

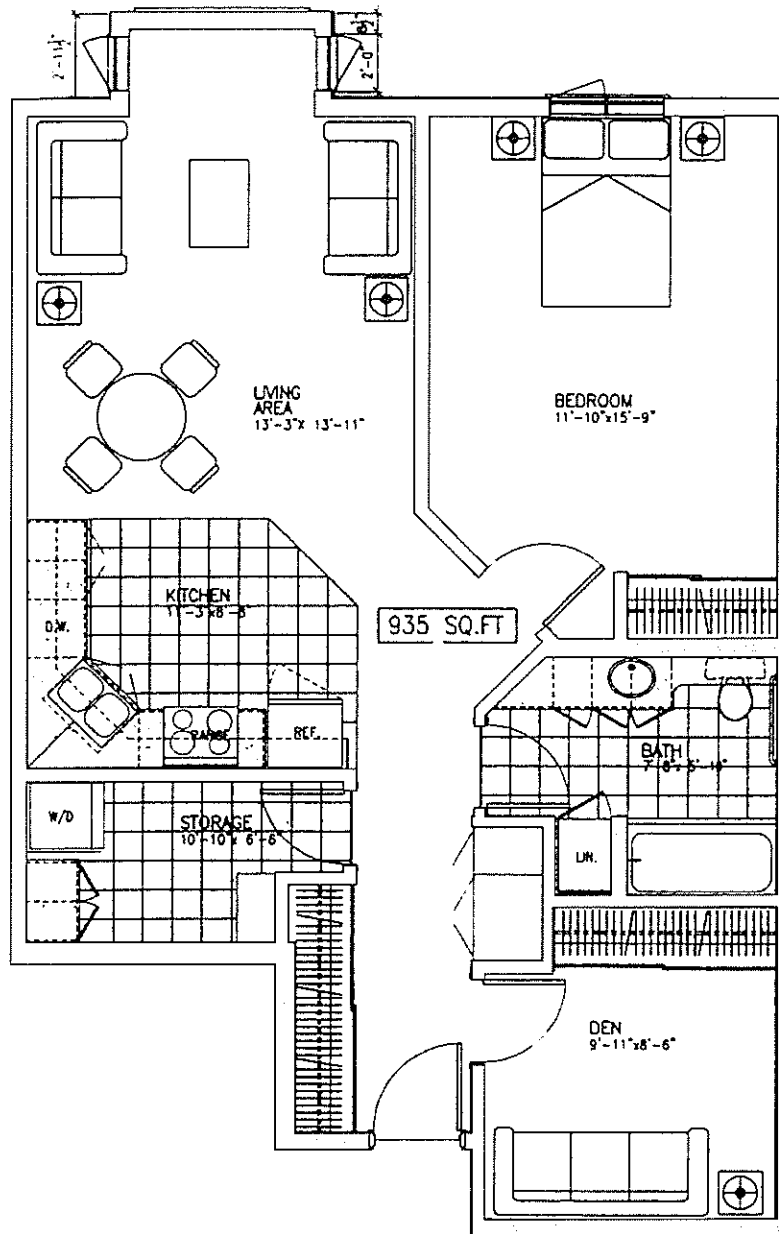
1 Bedroom + Den // 1 Bath

935 sq. ft.



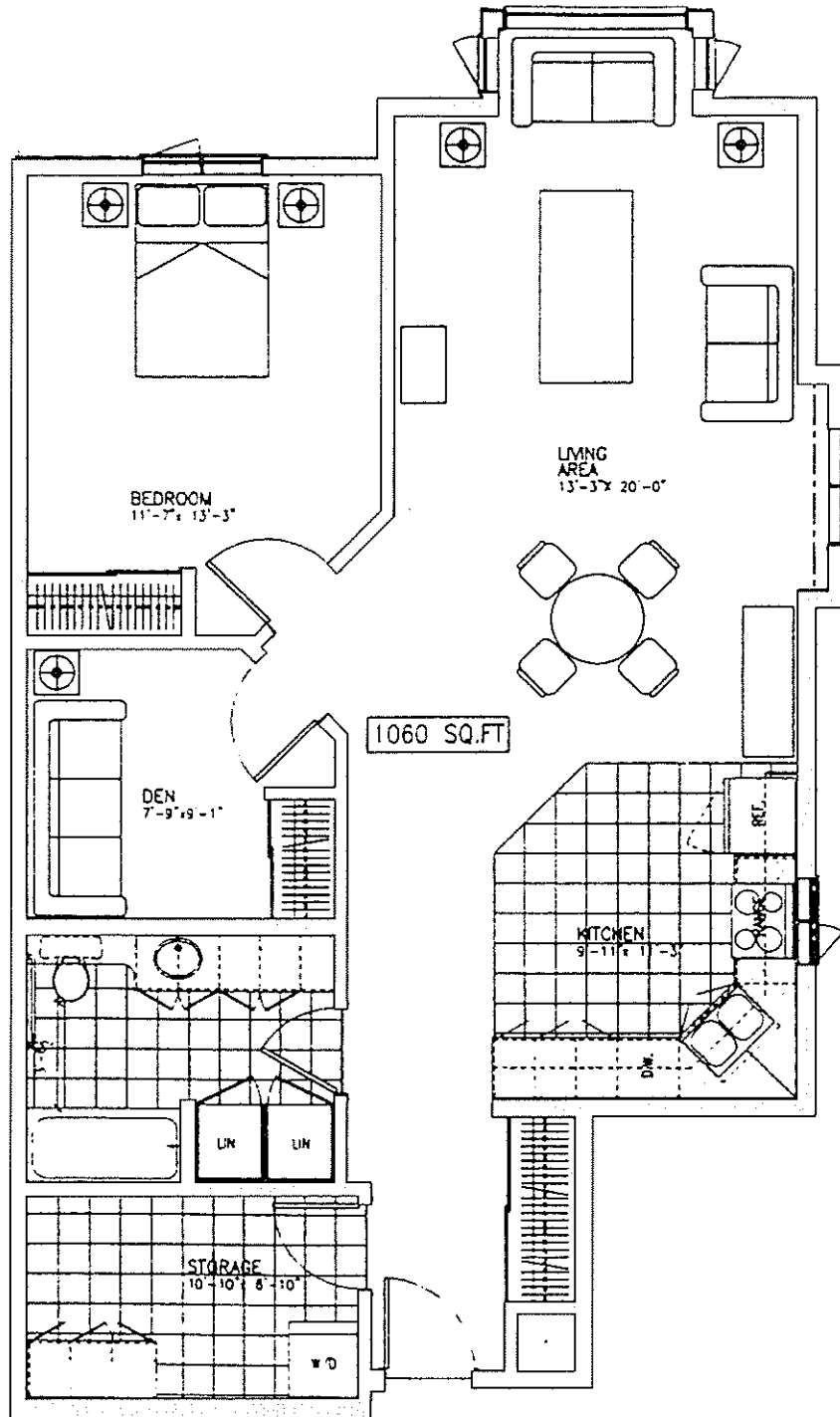
Floor Plan 4

Cypress Vista
Unit # 105, 205, 305
2 Bedroom // 1 Bath
935 sq. ft.



Floor Plan 5

Cypress Vista
Unit # 106, 206, 306
1 Bedroom + Den // 1 Bath
1060 sq. ft.



Floor Plan 6

Cypress Vista

Unit # - 105, 205, 305

1 Bedroom + Den // 1 Bath

1060 sq. ft.

