



Don't let the fact that our cottages are at near full capacity prevent you from coming to tour our beautiful community! Come, see what we have to offer.

Private showings of any size cottage can be arranged, with single and double-car garages, fireplaces, solariums, large decks, sunny or shady lots ...  
*you name it!*

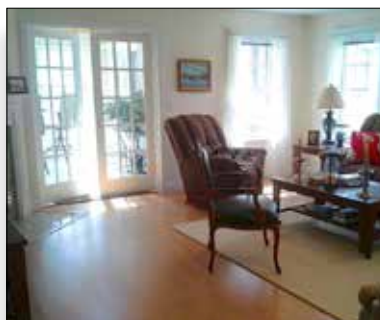
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Now is the time to plan for the best years  
of your life - at Avalon Village!

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**Consider this:** THREE double-car cottages recently sold without any marketing effort whatsoever. Why? Because the buyers made a no-risk **Priority Reservation Deposit** and were the first in line when the cottage model they wanted became available to purchase. Will you be next?

Call us to schedule a private  
showing by appointment. (207) 862-5100 / (800) 950-0037 ext.202





## Moving to Avalon is a Sensible Financial Step to take



Consider what you are currently paying for the following:

- ▶ Home and property insurance
- ▶ Property taxes
- ▶ Yard maintenance and lawn mowing
- ▶ Snow and/or trash removal



- ▶ Major and minor home repairs
- ▶ Appliance repairs and replacements

Avalon's fee structure is thoughtfully constructed in a way that takes full advantage of the economies of scale that come from combining 58 households. While fees at Avalon are among the most reasonable in the retirement community industry, Avalon Management recognizes the serious obligation it has to each shareholder to uphold high maintenance standards. Consequently, the management company is dedicated to consistently finding or providing the best quality services at the most reasonable cost.

Avalon Village fees include a small monthly contribution to a reserve fund for future home expenses, something that individual homeowners often neglect. The well funded and thought out reserve is one of the biggest benefits to moving to Avalon. The reserve establishes a "useful life" for all components of cottages, such as roofs, appliances, flooring, painting, etc. The contribution rate ensures replacement or repair of these components as necessary. Never worry about leaks, drafts, clinks or clanks again!

Financial benefits extend far beyond monthly fees. The management company annually purchases propane for home heating in bulk at a rate well below the price paid by individual homeowners. And, at Avalon there is always a staff member available to address any urgent concerns, night and day.

We want you to concentrate on enjoying your life at Avalon to its fullest!



50 Foxglove Drive, Ste. 11, Hampden, ME 04444

(207) 862-5100 / (800) 950-0037 / [avalonvillage.com](http://avalonvillage.com)

# Our Cottages

Avalon Village cottage living provides residents with the best of neighborhood living options in a maintenance free environment. Our cottage designs are a blend of innovative and traditional living options. Spacious floor plans are provided to accommodate individual furnishing choices. The neighborhood is designed along traditional lines to create a classic, inviting neighborhood feel with cottage entrances placed close to the street, while preserving maximum privacy. Additionally, each cottage is sited so that residents may enjoy the unique natural features of Avalon's extraordinary location. All cottages have a full array of standard features selected to make life most comfortable, with options galore, such as two-car garages and expanded storage areas, not typically found in other retirement communities.

Avalon Village offers six floor plans, each of which may have been modified and customized to suit the individual preferences of our residents. Each floor plan includes generous layouts and uncommon attention to detail, with living spaces ranging from 1,300 sq. ft. to over 2,300 sq. ft. All cottages have spacious living rooms, modern kitchens, separate dining areas, full laundry rooms, and two full baths. The master bedroom suite in each includes a private bath and walk-in closet. A full sized garage and private deck are also features of each model.

The basic models consist of the unique features found below. Available cottages will more than likely have been modified during construction. Future modifications may be possible. We will gladly provide specific listings for all available cottages.

## Kennebec:

1,295 Sq. Ft. (1,495 with loft option)  
Den/Guest Room, Single Garage

## Penobscot A:

1,457 to 1,833 Sq. Ft. (Up to 2,009 Sq. Ft. with loft options & full dormer)  
Guest Bedroom, Single Garage

## Penobscot C:

1,457 to 1,833 Sq. Ft. (Up to 2,009 Sq. Ft. with loft options & full dormer)  
Guest Bedroom, Double Garage

## Penobscot C-Modified:

1,566 to 1,942 Sq. Ft. (Up to 2,118 Sq. Ft. with loft options & full dormer)  
Guest Bedroom, Den, Double Garage

## Allagash A:

1,632 to 2,008 Sq. Ft. (Up to 2,184 Sq. Ft. with loft options & full dormer)  
Guest Bedroom, Den, Double Garage

## Allagash B:

1,776 to 2,152 Sq. Ft. (Up to 2,328 Sq. Ft. with loft options & full dormer)  
Guest Bedroom, Den, Solarium, Double Garage

50 Foxglove Drive, Ste. 11, Hampden, ME 04444

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**NEW  
COTTAGE!**

### Penobscot A Model

Level one: Master bedroom suite, two full baths, kitchen, dining room, living room, second bedroom, laundry room, single-car garage

Level two: Finished loft with single dormer, 1/2 bath, large walk-in "attic"



### Price includes these extras:

- ▶ Gas fireplace with hearth and mantle
- ▶ Columbia Clic flooring throughout first floor living spaces, bedrooms
- ▶ Recessed Lighting
- ▶ Laundry sink



### Cottage Amenities:

- ▶ Open, spacious floor plan
- ▶ Sunny, conveniently located lot
- ▶ Plenty of storage space



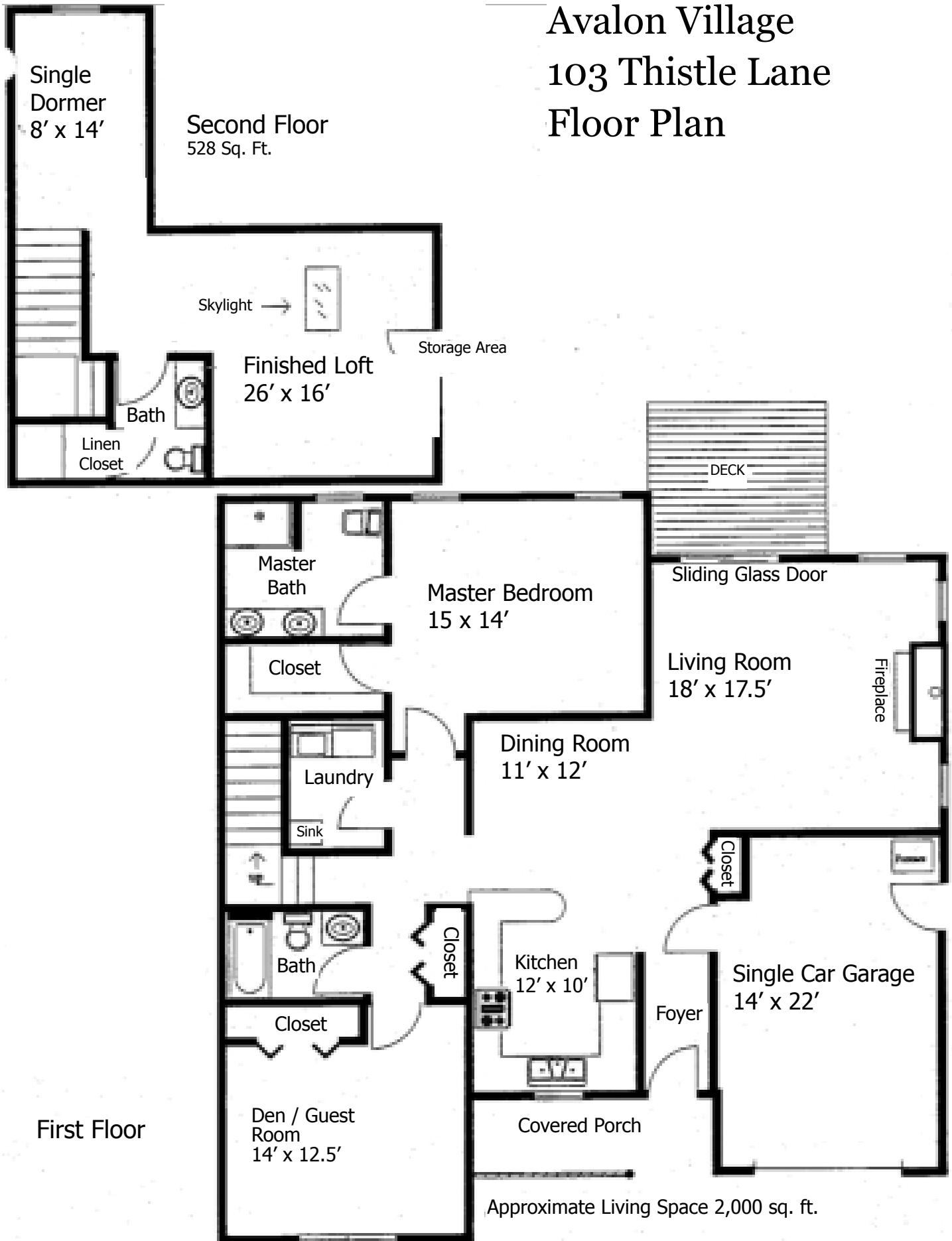
**CONTACT US FOR A TOUR!**

SHARE PRICE **\$231,210**

# Avalon Village

## 103 Thistle Lane

### Floor Plan



DIMENSIONS AND WINDOW LOCATIONS  
MAY VARY SLIGHTLY

**CONTACT US FOR A TOUR!**



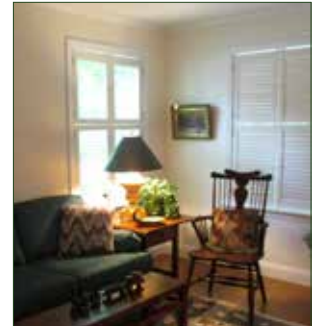
## Allagash A Model

Level one: Master bedroom suite, two full baths, kitchen, dining room, living room, additional den, second bedroom, laundry room, double-car garage

Level two: Finished loft with double dormer, 3/4 bath, bedroom, closets, and large walk-in "attic"

## Price includes these extras:

- ▶ Granite countertops in kitchen & baths
- ▶ Columbia Clic flooring
- ▶ Central air conditioning
- ▶ Extended tiled deck
- ▶ Garage cabinets and counters
- ▶ Whole house 12KW generator
- ▶ Crown molding
- ▶ Sola-tube in kitchen
- ▶ Tiled front porch
- ▶ Kitchen cabinet upgrades, additional lighting
- ▶ Vanity, granite counters and cabinets in laundry room
- ▶ Personal property to convey: drapes and matching bedspreads



## Cottage Amenities

- ▶ Shaded, beautifully landscaped corner lot
- ▶ Plentiful storage - no need to downsize!

Custom-made Plantation Blinds available for sale with cottage

**CONTACT US FOR A TOUR!**

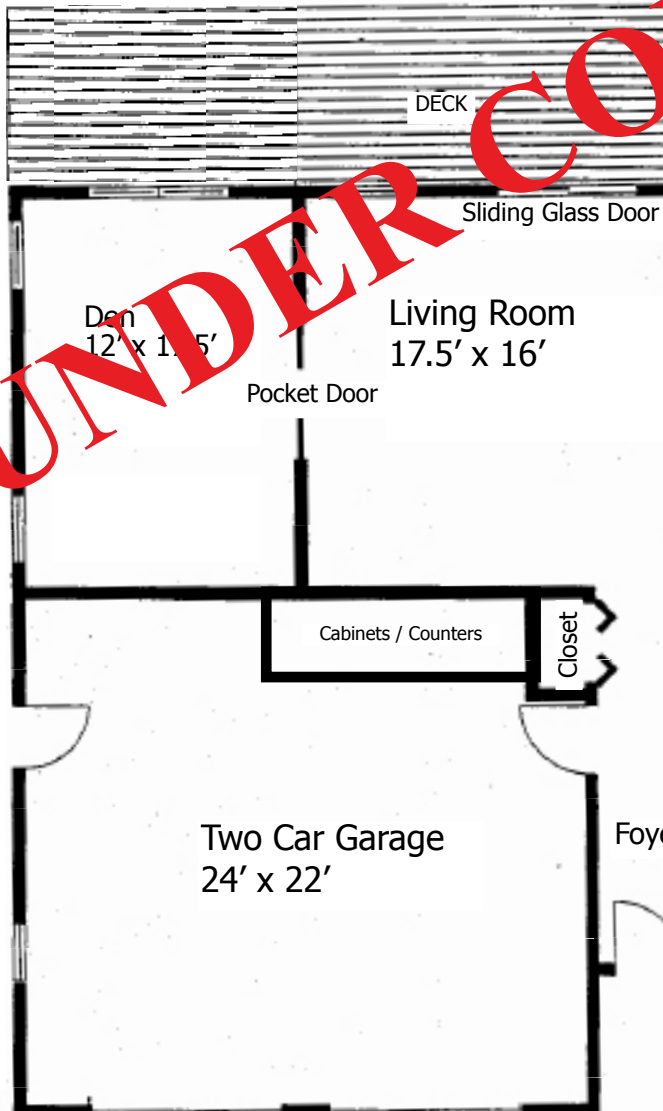
SHARE PRICE **\$305,300**

# Avalon Village

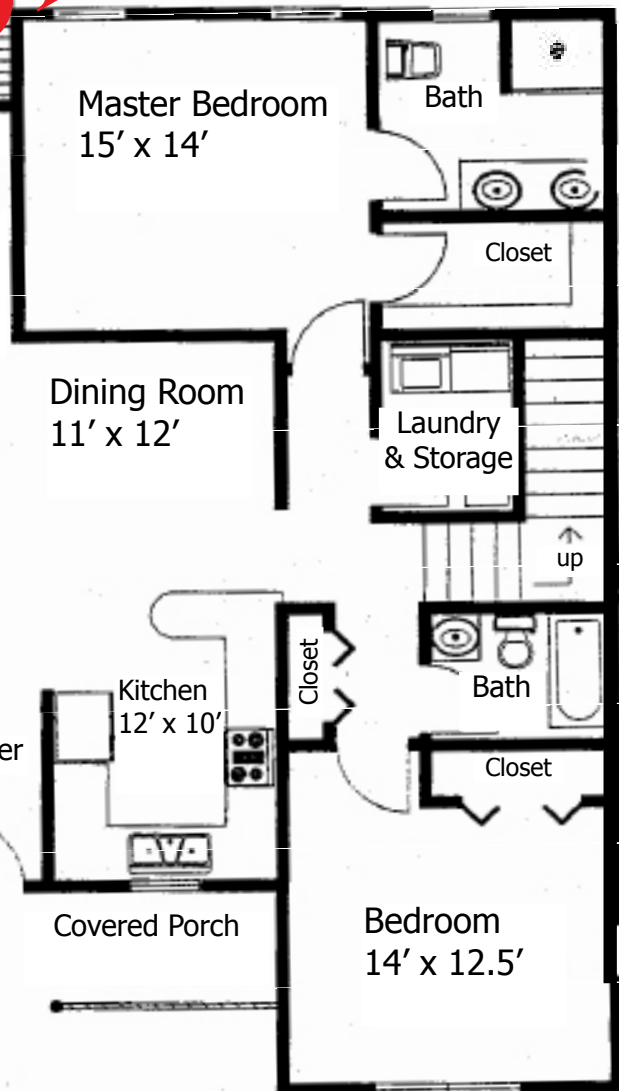
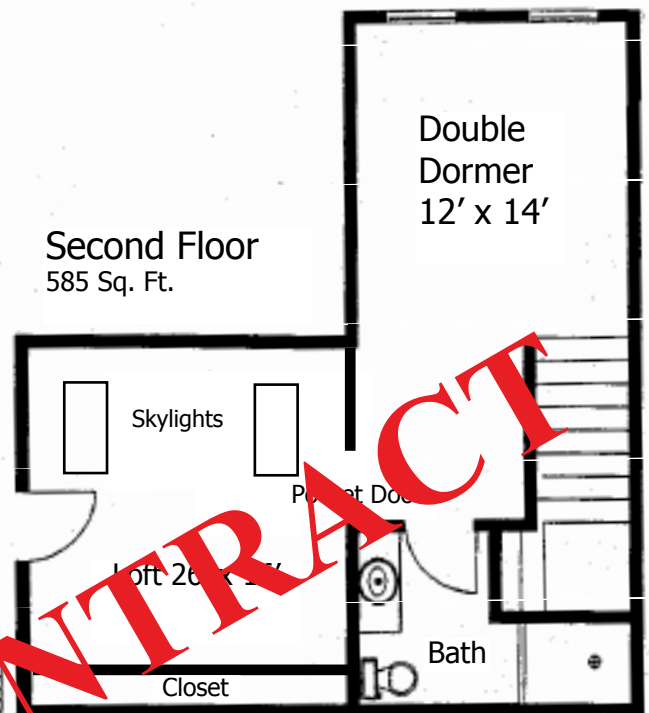
## 101 Wintergreen Court

### Floor Plan

First Floor



Second Floor  
585 Sq. Ft.



DIMENSIONS AND WINDOW LOCATIONS  
MAY VARY SLIGHTLY

**CONTACT US FOR A TOUR!**



# Avalon Village Priority Reservation Agreement

Avalon Village LLC acknowledges receipt of One Thousand Dollars (\$1,000) from \_\_\_\_\_ (Prospective Resident) which shall reserve a priority status on the Priority Reservation List for purchase of a share of cooperative stock in Avalon Village Owner's Association and occupancy in a residential cottage unit within Avalon Village for the Prospective Resident.

In consideration of the deposit, Avalon Village LLC hereby assigns the Prospective Resident a Priority Reservation Number. This number, which is assigned in order of deposit receipt, places the Prospective Resident in a position on the Priority Reservation List. Numbers are sequential and permanent and the number assigned will not be reassigned to another, even should Prospective Resident terminate this agreement or complete a purchase of a share of stock in the cooperative.

Prospective Resident and Avalon Village LLC agree that the Prospective Resident may at any time enter into an agreement to purchase an available share of cooperative stock relative to a specific residential cottage unit within Avalon Village. Avalon Village's Cooperative Cottage development has been completed but turnover will regularly offer opportunities for cottage share re-sale. When a cottage share becomes available, Priority Reservation List Members will be notified. Upon such notification, Priority Reservation List Members shall have limited time, specified in a written notice to all Priority Reservation List Members, within which to reserve the cottage share and enter into a purchase and sale agreement with Avalon Village LLC. First priority on any given available unit shall be given to the lowest numbered list member, except in instances where a first option has been retained.

In the event Prospective Resident would like to retain a first option on any cottage within Avalon Village but not currently available for sale, Prospective Resident shall indicate his/her preference herein, or subsequently, in writing to Avalon Village LLC. Avalon Village LLC agrees, upon notification, to grant Prospective Resident a first option within Priority Reservation List Members to enter into a Purchase and Sale Agreement for the specified share of stock for the cottage unit at the time it becomes available. Only one first option can be given on any particular share.

Prospective Resident shall have the right to terminate this agreement at any time for any reason by written notice to Avalon Village LLC. Upon notification of termination, Avalon Village LLC shall refund the \$1,000 reservation fee within fourteen (14) working days. Once termination is requested Prospective Resident shall lose priority status and first option rights.

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## Prospective Resident Information

Name \_\_\_\_\_ DOB \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Name \_\_\_\_\_ DOB \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ day \_\_\_\_\_ eve \_\_\_\_\_ cell \_\_\_\_\_

Model of Cottage desired (preference only)

\_\_\_\_ Kennebec (1,271 sq. ft.) \_\_\_\_ Penobscot A (1,457-1,833 sq. ft. 1-garage) \_\_\_\_ Penobscot C (1,457 sq. ft. 2-garage)

\_\_\_\_ Penobscot C modified (1,566-1,942 sq. ft.) \_\_\_\_ Allagash A (2,008 sq. ft.) \_\_\_\_ Allagash B (2,152 sq. ft.)

First Refusal Location (optional) Street \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Signature of prospective resident

\_\_\_\_\_  
Signature of prospective resident

Check # \_\_\_\_\_

PRIORITY RESERVATION NUMBER \_\_\_\_\_

\_\_\_\_\_  
Signature for Avalon Village LLC

\_\_\_\_\_  
Date