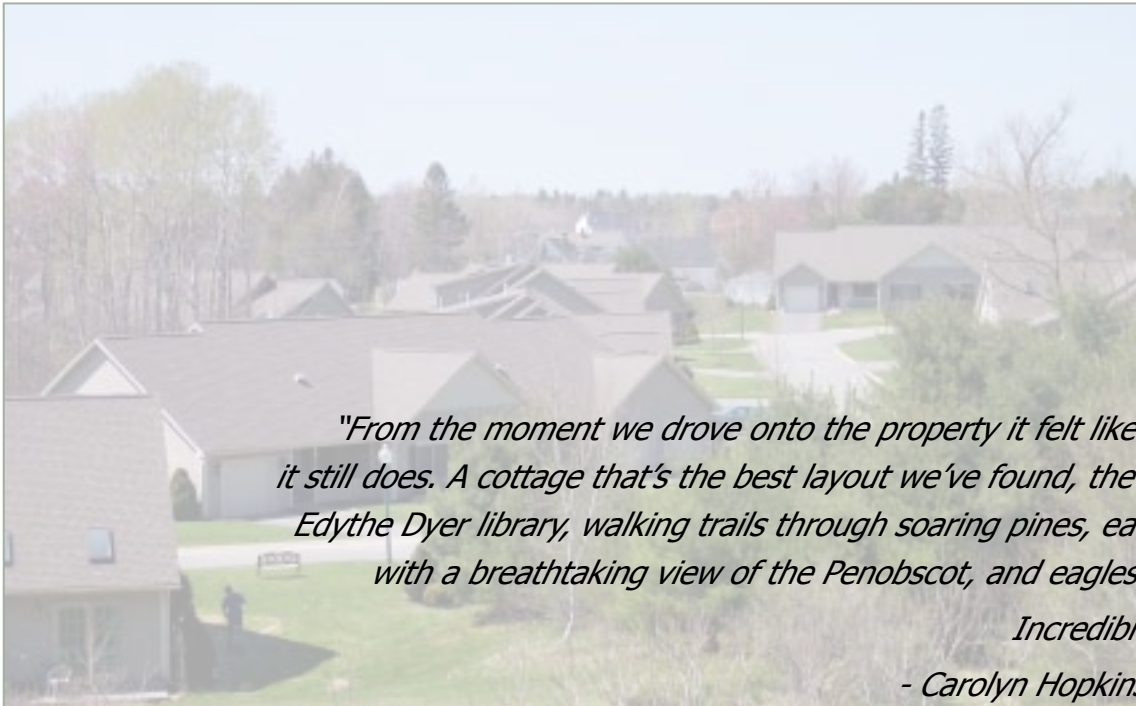




# Current Availability

and helpful information for your consideration



*"From the moment we drove onto the property it felt like home and it still does. A cottage that's the best layout we've found, the marvelous Edythe Dyer library, walking trails through soaring pines, eating dinner with a breathtaking view of the Penobscot, and eagles overhead.*

*Incredible! Avalon!"*

*- Carolyn Hopkins, Resident*



*50 Foxglove Drive, Ste. 11, Hampden, ME 04444*  
*(207) 862-5100 / (800) 950-0037 / [avalonvillage.com](http://avalonvillage.com)*



## *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*

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# 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*

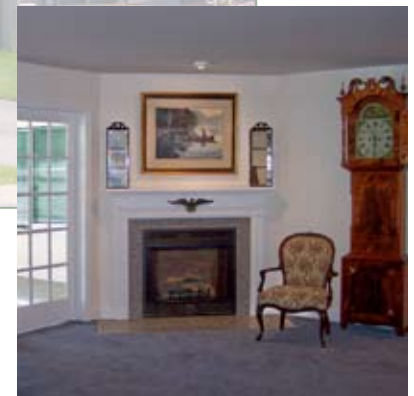
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### Allagash B Model

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

Level two: Finished loft with triple dormer, full bath with shower, expanded storage area



### Price includes these extras:

- ▶ Gas fireplace with hearth and mantle
- ▶ 4 season solarium
- ▶ 2nd floor bed room
- ▶ Expanded deck area
- ▶ Sola-tube in kitchen
- ▶ Laundry room cabinets
- ▶ Grand living room space



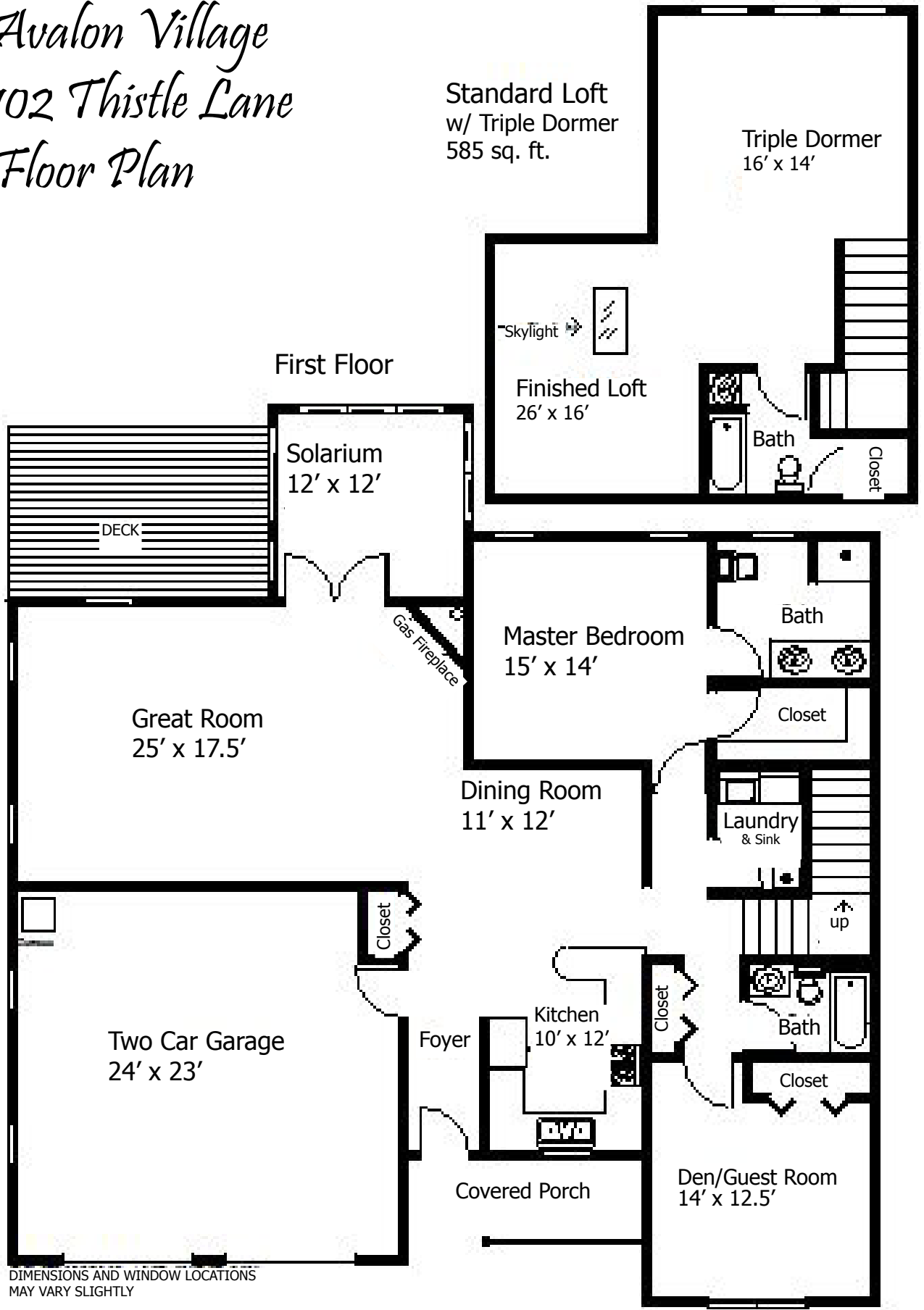
### Cottage Amenities

- ▶ Large yard that backs up to pond; abundant bird watching
- ▶ Spacious, open floor plan
- ▶ Plentiful sunlight

**CONTACT US FOR A TOUR!**

SHARE PRICE **\$287,200**

# Avalon Village 102 Thistle Lane Floor Plan



DIMENSIONS AND WINDOW LOCATIONS  
MAY VARY SLIGHTLY

**CONTACT US FOR A TOUR!**



*Kennebec Model*

Level one: Master bedroom suite, two full baths, kitchen, dining room, living room, den, solarium, laundry room, single-car garage  
 Level two: Finished loft

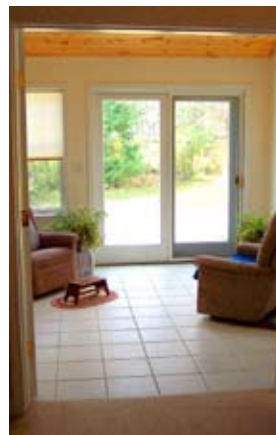
*Price includes these extras:*

- ▶ Recessed lighting throughout living areas
- ▶ Solarium
- ▶ Columbia Clic and tile flooring



*Cottage Amenities*

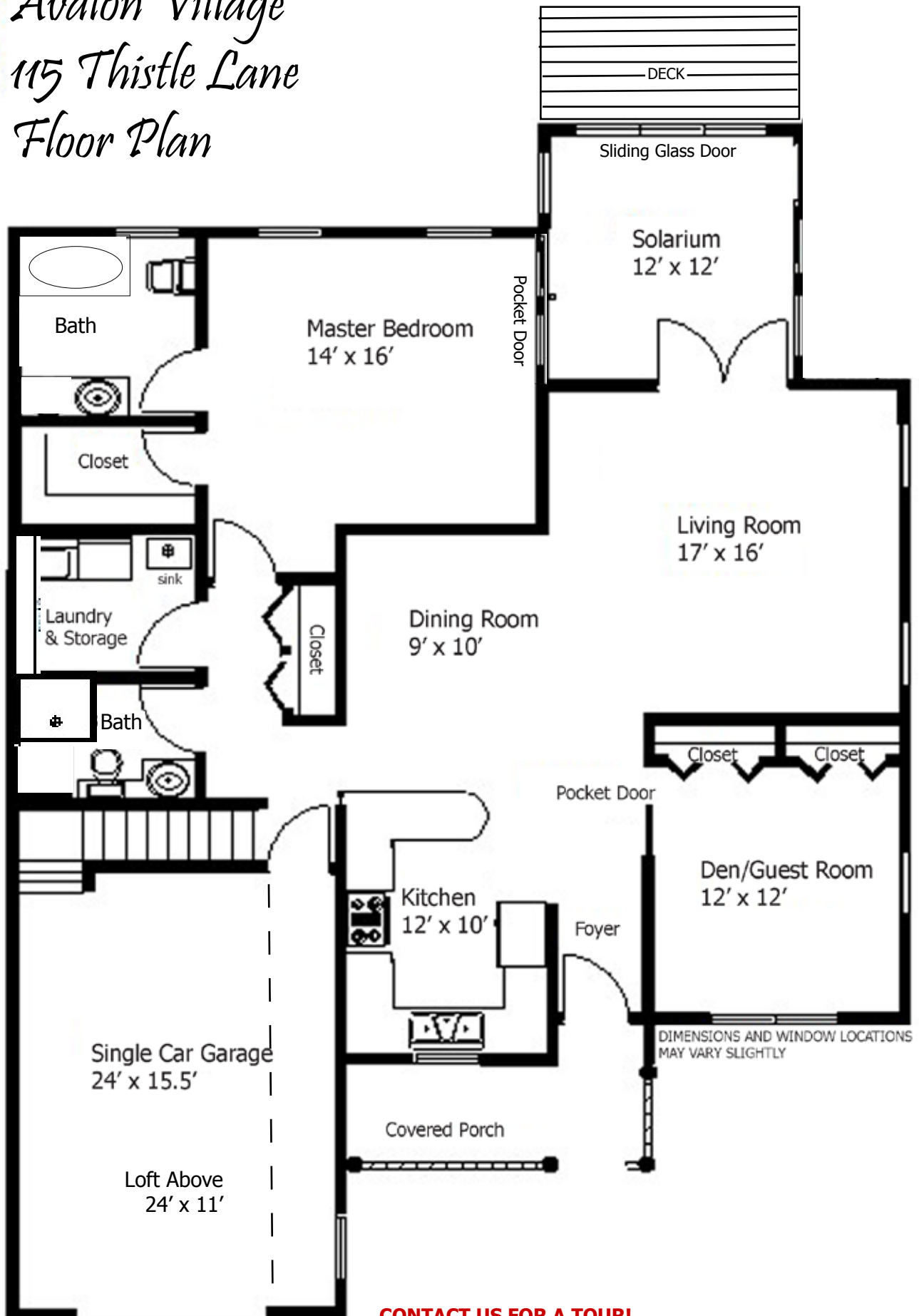
- ▶ Laundry room with built in closets
- ▶ Master Bedroom opens to Solarium
- ▶ Spacious and open with plentiful sunlight
- ▶ Stone wall and wild rose bushes



**CONTACT US FOR A TOUR!**

SHARE PRICE **\$208,340**

*Avalon Village  
115 Thistle Lane  
Floor Plan*



**CONTACT US FOR A TOUR!**



*Avalon Village*  
the natural choice in retirement living

*Now is the perfect time to make your move!*

## **"BUYER'S INCENTIVES"**

*There's never been a better time to buy!*

## **"RENT to BUY"**

*Don't let the cottage of your dreams get sold to someone else ...  
Move in now with plans for future ownership.*

## **"SPRING INTO AVALON"**

*Sign up by July 1st and Avalon will cover your  
Association Fees for two months!*

*Private showings available by appointment*

**(207) 862-5100 x11 / 800-950-0037**



*Penobscot A Model*

Level one: Master bedroom suite, two full baths, kitchen, dining room, living room, solarium, second bedroom, laundry room, single-car garage  
 Level two: Unfinished loft with double dormer, expanded storage area



*Price includes these extras:*

- ▶ 4 season solarium
- ▶ Additional laminate flooring
- ▶ Kitchen upgrades



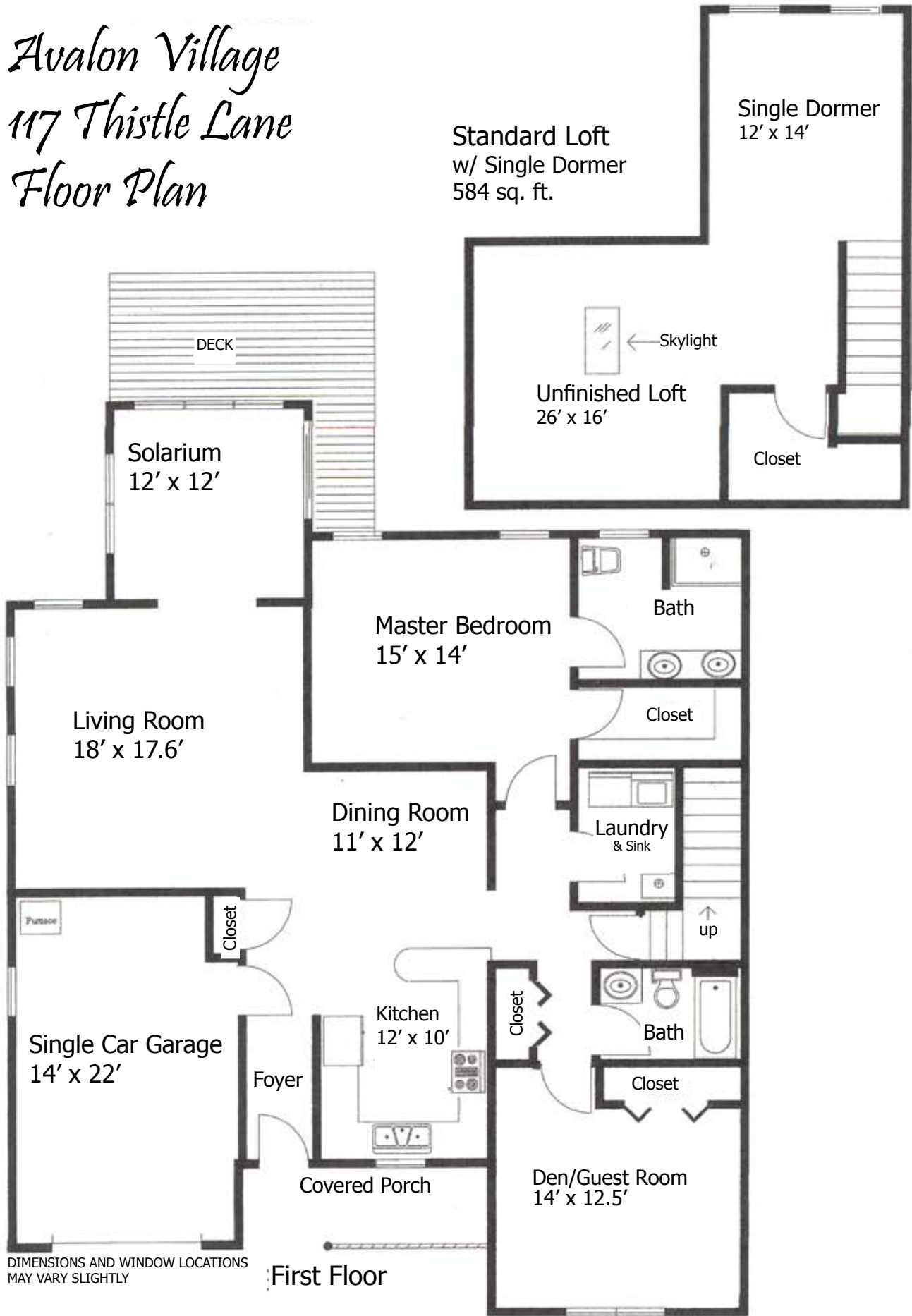
*Cottage Amenities*

- ▶ Unfinished loft provides a "blank canvas" for customizing
- ▶ Hilltop setting with plentiful sunlight
- ▶ Spacious back yard provides privacy

**CONTACT US FOR A TOUR!**

SHARE PRICE **\$224,915**

# Avalon Village 117 Thistle Lane Floor Plan



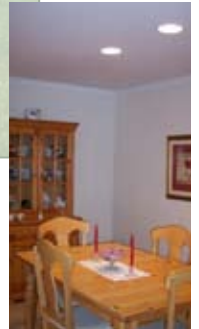
**CONTACT US FOR A TOUR!**



*Kennebec Model*

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

Level two: Finished loft



*Price includes these extras:*

- ▶ 4 season solarium
- ▶ Columbia Clic flooring
- ▶ Gas fireplace with hearth and mantle
- ▶ Ceramic tile in laundry room and bathrooms
- ▶ Built-in entertainment center in den
- ▶ Crown molding
- ▶ Sola-tube in kitchen



*Cottage Amenities*

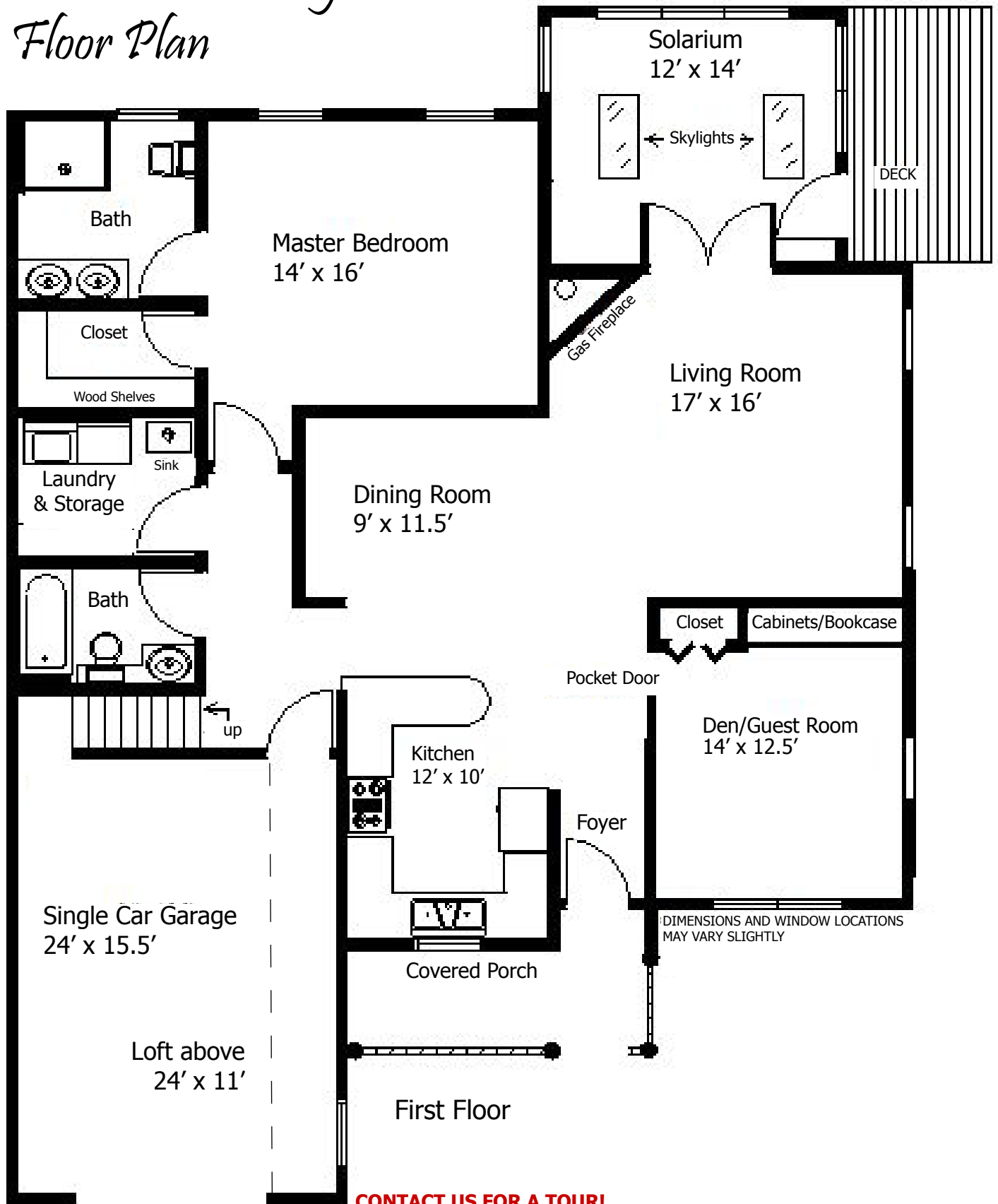
- ▶ Southernly exposure with plentiful sunlight
- ▶ Wide open floor plan
- ▶ Spacious yard, open setting



**CONTACT US FOR A TOUR!**

SHARE PRICE **\$221,000**

# Avalon Village 120 Heather Way Floor Plan



**CONTACT US FOR A TOUR!**



*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 triple dormer, half bath, expanded storage area

*Price includes these extras:*

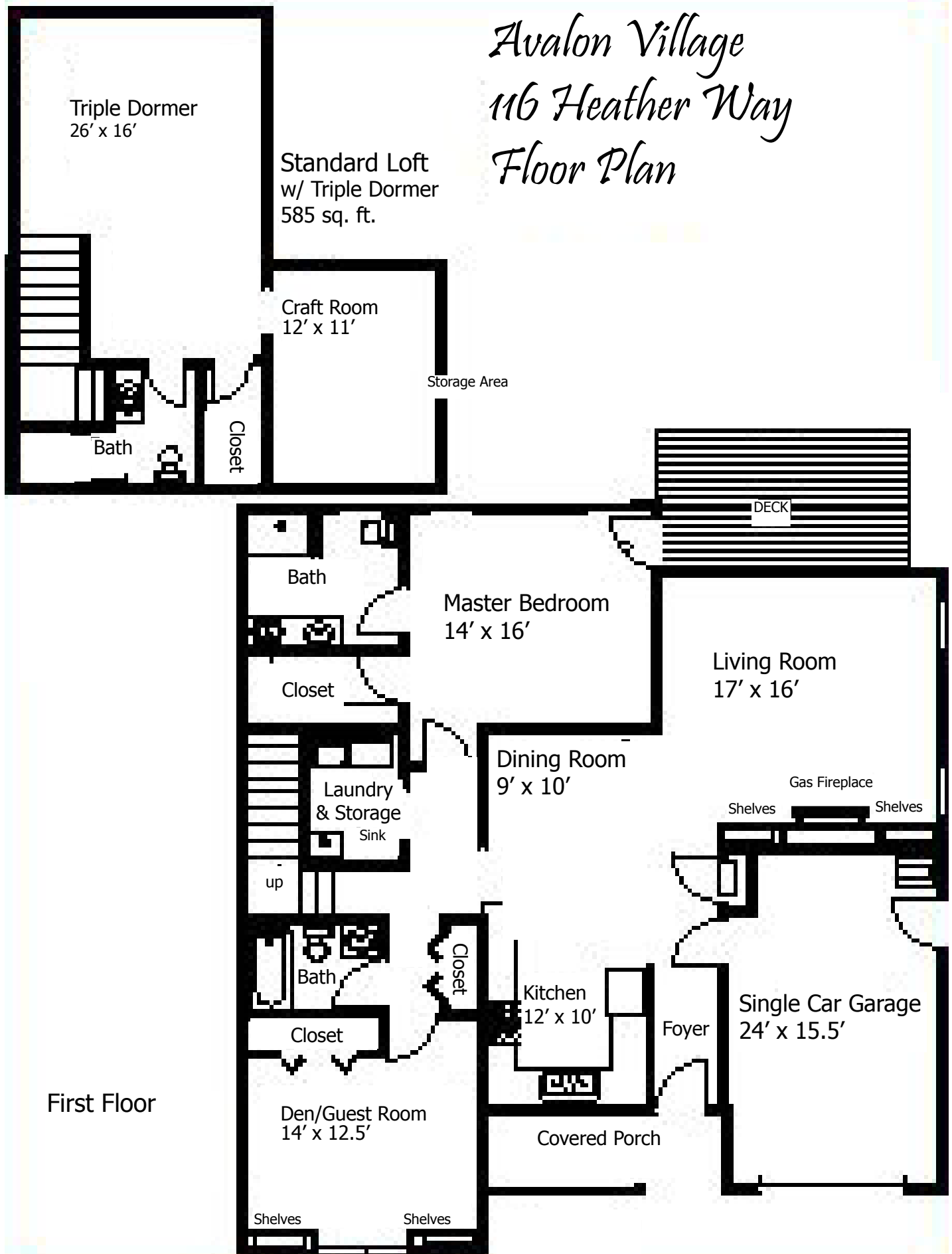
- ▶ Gas fireplace, hearth with bookcases
- ▶ Den with floor to ceiling bookcases
- ▶ 2nd floor craft room
- ▶ Cedar deck railings
- ▶ Built-in loft bookcases
- ▶ Sola-tube in kitchen



*Cottage Amenities*

- ▶ Spacious lot with plentiful sunlight
- ▶ Abundant storage possibilities
- ▶ Ample, spacious living spaces for a variety of activities

# Avalon Village 116 Heather Way Floor Plan



First Floor

DIMENSIONS AND WINDOW LOCATIONS  
MAY VARY SLIGHTLY

**CONTACT US FOR A TOUR!**



*Penobscot C Model*

Level one: Two bedrooms, two full baths, kitchen, dining room, living room, laundry room, two-car garage

Level two: Finished loft, cold storage



*Price includes these extras:*

- ▶ Additional laminate flooring
- ▶ Kitchen upgrades
- ▶ Gas fireplace and hearth
- ▶ Four clearstory windows in living room
- ▶ Whole house fan
- ▶ Two opening skylights in loft
- ▶ Built-in bookshelves in loft



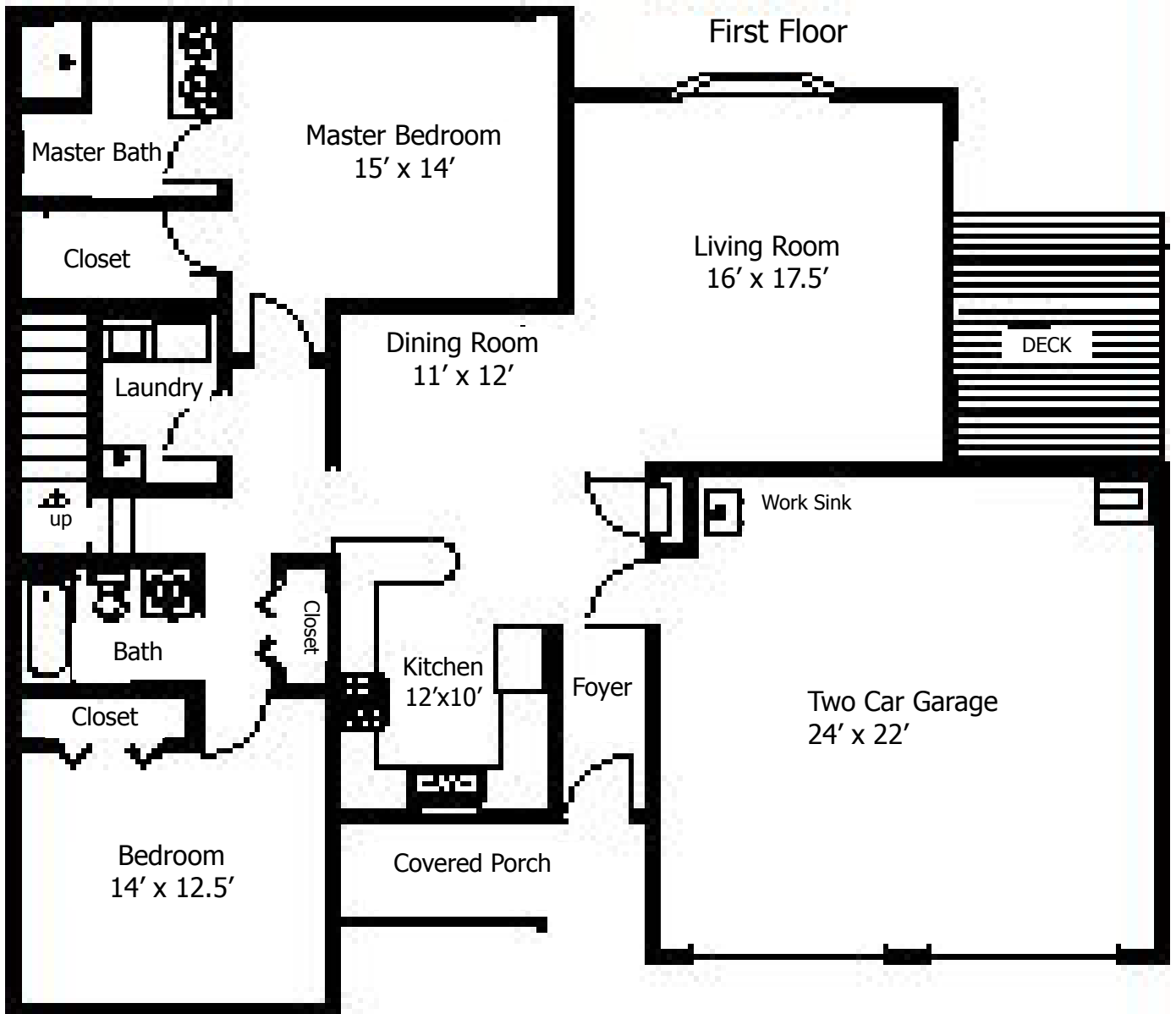
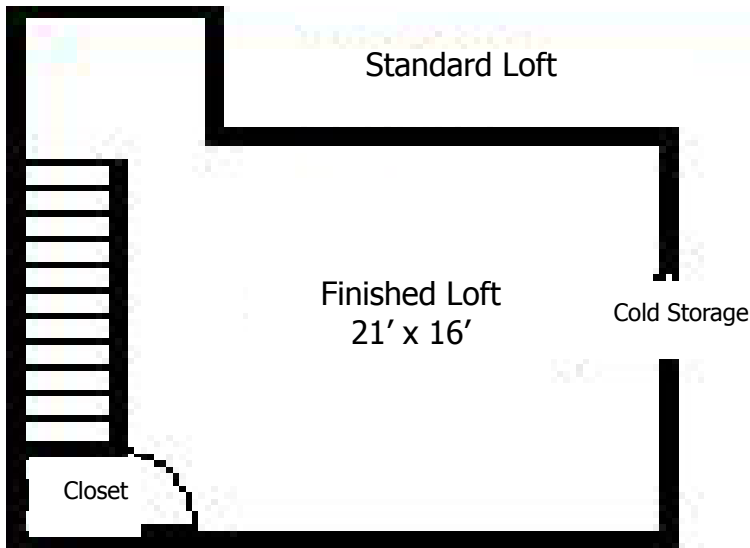
*Cottage Amenities*

- ▶ Abundant flower garden beds
- ▶ Privacy afforded by spacious yard between cottages
- ▶ Lot back ups on mature pine forest with abundant wildlife
- ▶ Close to Edythe L. Dyer Library with walking trails accessible from the back door

**CONTACT US FOR A TOUR!**

SHARE PRICE **\$228,400**

# Avalon Village 108 Heather Way Floor Plan



DIMENSIONS AND WINDOW LOCATIONS MAY VARY SLIGHTLY

**CONTACT US FOR A TOUR!**

**HERE'S A PREVIEW OF WHAT'S IN STORE:**



*Next Week's Featured Cottages*



*\$249,000*

*107 Heather Way*

*Penobscot C Model*

Level one: Two bedrooms, two full baths, kitchen, dining room, living room, expanded solarium, laundry room, two-car garage

Level two: Finished loft, cold storage

*104 Wintergreen Court*

*Penobscot A Model*

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

Level two: Finished loft with double dormer, full bath, expanded storage area



*\$244,700*

*103 Wintergreen Court*

*Penobscot C (modified) Model*

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

Level two: Finished loft with double dormer, full bath with shower, expanded storage area



*\$288,600*