

FINALLY, A RETIREMENT COMMUNITY  
THAT CAN KEEP UP WITH YOU



**FAIRWINDS**  
REDMOND



FAIRWINDS - REDMOND  
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WELCOME TO THE  
UN-RETIREMENT COMMUNITY

The traditional retirement community has met its match. Live here and you can truly be yourself. Active? Laid-back? Maybe a little bit of both? Yes, yes, and yes indeed.



**FAIRWINDS**  
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ACT YOUR AGE OR  
YOUR ROLLERBLADE® SIZE  
IT'S UP TO YOU



**DINING** | There's dining and then there's tastebuds-doing-the-happy-dance dining. Fresh, seasonal menus, and more.



**HEALTH & FITNESS** | Doesn't fitness seem to take a back seat as we get older? Not anymore. PrimeFit™ makes it convenient and fun.



**BRAIN FITNESS** | Introducing a new approach to brain fitness that's a blast. And Language Learning programs powered by Rosetta Stone,® too.



**TRAVEL** | Surprise! Move in and you'll have Travel by Leisure Care™ to call upon for any of your travel needs. Can you say, "Let's get going?"



**FUN** | We've found that seniors like to have fun. Oh yes they do! You'll have choices galore, with classes, events, parties, trips, and more.



**CARE SERVICES** | We're here to help with flexible care services. Always delivered with finesse and centered on you.



**PETS WELCOME** | Dogs (even with their wet noses) and cats (even with their bad attitudes) are welcome here.



**RESIDENT SERVICES** | Move in and you will suddenly have a professional helper to pamper you silly. Yes, it's included!



OUR RESIDENTS  
OFTEN SAY THEY  
WISH THEY WOULD HAVE  
MOVED IN SOONER

COME SEE WHY



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CALL 425.558.4700 TODAY



Folks are always telling us that we just do things a little better. Maybe it is our focus on providing warm, friendly, five-star service.

**To be fair, it could be the variety of meals with an upscale flair enjoyed every day in our Red Sky Restaurant.** We use fresh Northwest ingredients to create a dining experience like no other found in a retirement community. Or, perhaps it's because our resident services is always at the ready to help book appointments in the spa, transportation via our town car service, or set up tee times.

**You'll find us in the suburbs of Redmond at the base of Education Hill,** in the Novelty Hill and Union Hill neighborhoods, conveniently located near the Microsoft main campus. We are also near Redmond Ridge, Trilogy and Bear Creek developments and very close to Marymoor Park where there is plenty of green space, a dog park, outdoor movies in the summer, and even Cirque du Soleil and Teatro ZinZanni performances.

**For healthcare needs,** we are convenient to Swedish, Kaiser, Evergreen, and Overlake Hospital.

**For shopping and downtown amenities,** our Mon-Friday, shuttles regularly stop in Redmond, Bellevue, Woodinville, and Kirkland.



### Community Features & Amenities

- The Red Sky Restaurant featuring seasonal menus and daily specials
- Private dining room for residents and guests
- Room service for breakfast, lunch and dinner
- Espresso, wine & beer bistro with WiFi
- Moderate income program
- PrimeFit work out gym with a full time fitness instructor
- Balance Builders multidimensional balance building program
- Heated indoor swimming pool and spa
- Exercise program offered five days a week
- Raised garden beds next to the Bear Creek Preserve
- Assisted living services department managed by a registered nurse
- Essentials salon and spa - hair, nails and massage
- Theater, billiards/gaming area, and a large multi-purpose activity room
- Extensive calendar of events, outings, presentations and entertainment
- Library
- Personalized resident services
- Weekly housekeeping with linen services
- Six complimentary laundry rooms
- Full time maintenance team
- Extensive transportation services
- Secure underground parking garage
- Travel by Leisure Care full service travel agency
- Brain fitness program
- Language Learning programs powered by Rosetta Stone®

### Apartment Features & Amenities

- Spacious studio, one- and two-bedroom apartments which include full kitchens
- Floor plans ranging in size from 400 to 1550 sq. ft.
- Choice of interior design styles
- Daily resident check-in program
- 24 hour emergency communication system
- Smoke detection and sprinkler systems



## PRICING

Jr. One-Bedroom*	Starting at \$3,825
One-Bedroom*	Starting at \$4,995
Two-Bedroom	Starting at \$6,995
Double Occupancy	add \$900

Over 20 unique floor plans to choose from.

\*Ask about our Moderate Income Program with rates starting at \$2,700.

### MONTHLY RENT INCLUDES

Continental breakfast and a choice of lunch or dinner, weekly housekeeping with linen services, personal concierge assistance, and scheduled daily transportation. In addition, we offer a variety of activities, excursions, and educational programs. We have a PrimeFit gym with a full time certified fitness trainer as well as an indoor heated swimming pool and spa. Residents who drive have a reserved parking space in our secure underground parking garage. All utilities except telephone and cable are included and we do a morning check in with each resident 7 days a week. All residents have an emergency communication system and access to our six laundry rooms. Routine apartment maintenance is also included.

### ADDITIONAL SERVICES & FEES

Residency Fee (one-time prior to move-in)	Based on apartment type
Pet Rent (per pet)	\$50 per month
Underground Parking	\$100
Personal Emergency Response System	\$75 set up / \$25 per month*

*\*Included with Assisted Living*





## Assisted Living at Fairwinds - Redmond

Our assisted living services are person-centered and flexible. As we see it, everyone has very different needs and desires. There are no cookie cutter people, so you will find no cookie cutter plans here. The help you receive is based on what you want, when you want it.

What if you need basic assisted living services, nothing too fancy? No problem at all. We have everything you'd expect – medication assistance, showering and bathing, dressing, personal appearance and hygiene, care coordination, mobility assistance, health maintenance, cognitive support, and more. It's just that we deliver it all with the utmost care, making sure you are comfortable and getting precisely what you want as service needs grow or diminish. That's right—our services are that flexible – easily added or scaled back as you desire.

Your base monthly rent includes three meals daily plus complimentary snacks, a daily resident check and weekly housekeeping and linen service. There is a licensed nurse on staff to direct and oversee the care team, and staff is available 24/7. Rent also includes scheduled transportation, social and recreational programs, use of activity areas, routine apartment maintenance, and all utilities except telephone and cable. Assisted living services are added on to the monthly rent as needed.

## Assisted Living Care .....starts at \$975 per month

Assisted living costs are in addition to the monthly rent and are determined by an assessment of your individual needs and preferences by the care team. Our care team will also assess on a regular basis and services are adjusted to meet your specific needs and preferences. Some special services, such as medication management, oxygen therapy, and diabetic support, may have associated additional costs. Please contact our care team for more information.



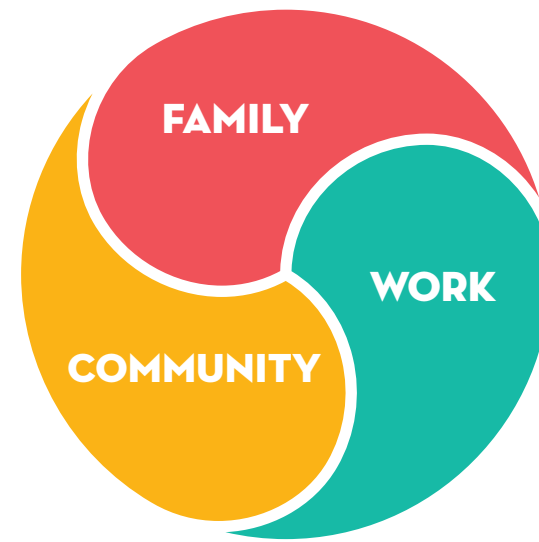
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## We take good care of our employees. What's that mean to you?

**Leisure Care is a company that obsesses about great service. It's what we love to do.** Our parent company, One Eighty, strives to inspire new and creative ways of doing business.

**Okay. Well, I know what you're probably thinking here—This sounds great and all. But so what?** Well, we think the “so what” effect is happening every day at all of our communities across the country—a crazy mix of service and creativity that makes us different than other retirement communities. One that you will feel in countless ways when you live here.

**How do we get this crazy mix of service and creativity?** Quite simply, through our employees. You see, our company strongly believes that each person should have an opportunity to be truly happy in what they do, and strive to live a balanced life. We call this living the *Three-Thirds Lifestyle*. In short, we promote putting family first (1/3), giving back to the community second (2/3), and finally, meaningfully contributing to a work environment (3/3). It may seem backwards for us to ask our employees to place work last in their line of priorities, but we know it's the right thing to do. And we've found this has powerful results that mean something



to you. Because when life is good for our employees, they are more dedicated, efficient, creative, and yes, happy. And happy people will provide you with the best service possible.

**We do everything possible to help our employees live a purpose-driven life.** And they know their company stands behind the same principles that they do. A company that believes their work makes the world a better place. Which can make your world better, too.

**We hope you can get to know some of these fine folks. And they can get to know you.**



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## A Lytle Enterprises Development



Lytle Enterprises has been one of the most highly-respected developers and owners of retirement communities for over four decades. Family owned by Chuck and Karen Lytle, Lytle Enterprises has a visionary approach that has pioneered changes in retirement community development – staying tuned in to residents, whose needs and wants change so fast.

Lytle Enterprises' future growth will continue to place emphasis on the highest quality, upscale projects to meet the future needs and innovations of seniors.

[www.lytleenterprises.com](http://www.lytleenterprises.com)

## Managed by Leisure Care



Leisure Care operates elegant retirement communities that are all about Five-Star Fun. Above all else, Leisure Care wants residents to have more fun than anyone. They do this by setting colossal standards for quality and choice in guest services, amenities, resort-style living, and in all things "fun." Driven by a genuine respect for residents and their families, Leisure Care's highly-trained employees and staff strive to exceed customer expectations every day.

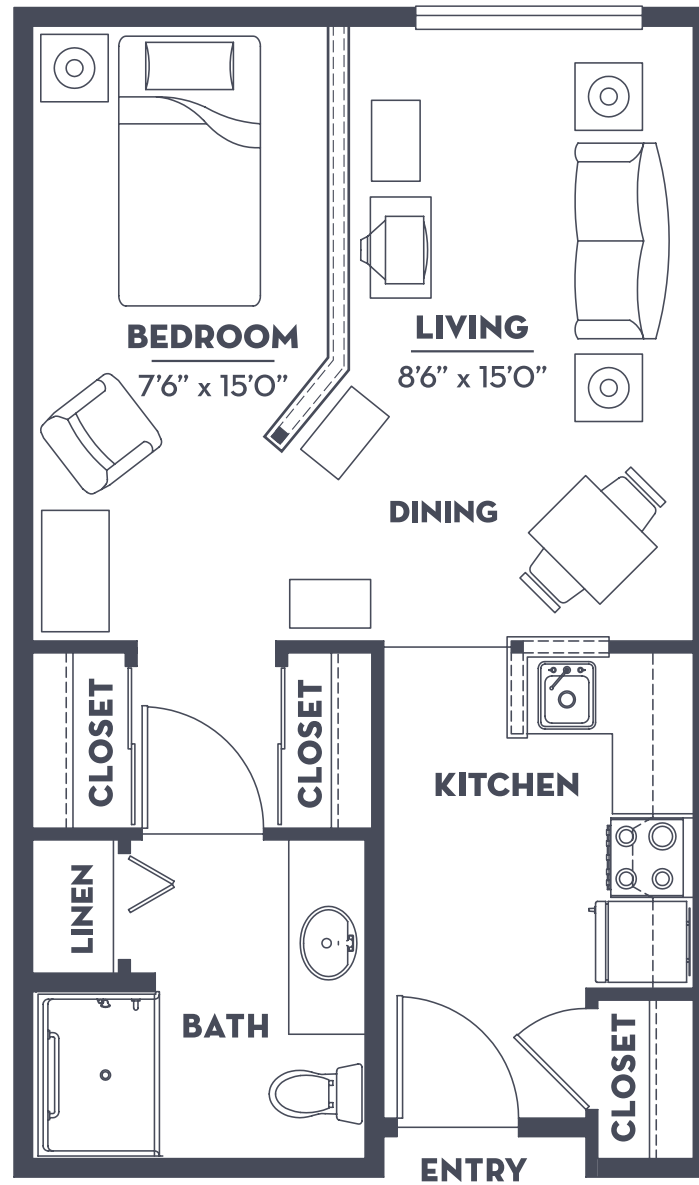
The innovative spirit and dedication to service that began more than 40 years ago have allowed Leisure Care to become one of the nation's top privately-held senior housing companies.

Leisure Care's full range of management services include community management, operations, and development.

[www.leisurecare.com](http://www.leisurecare.com)

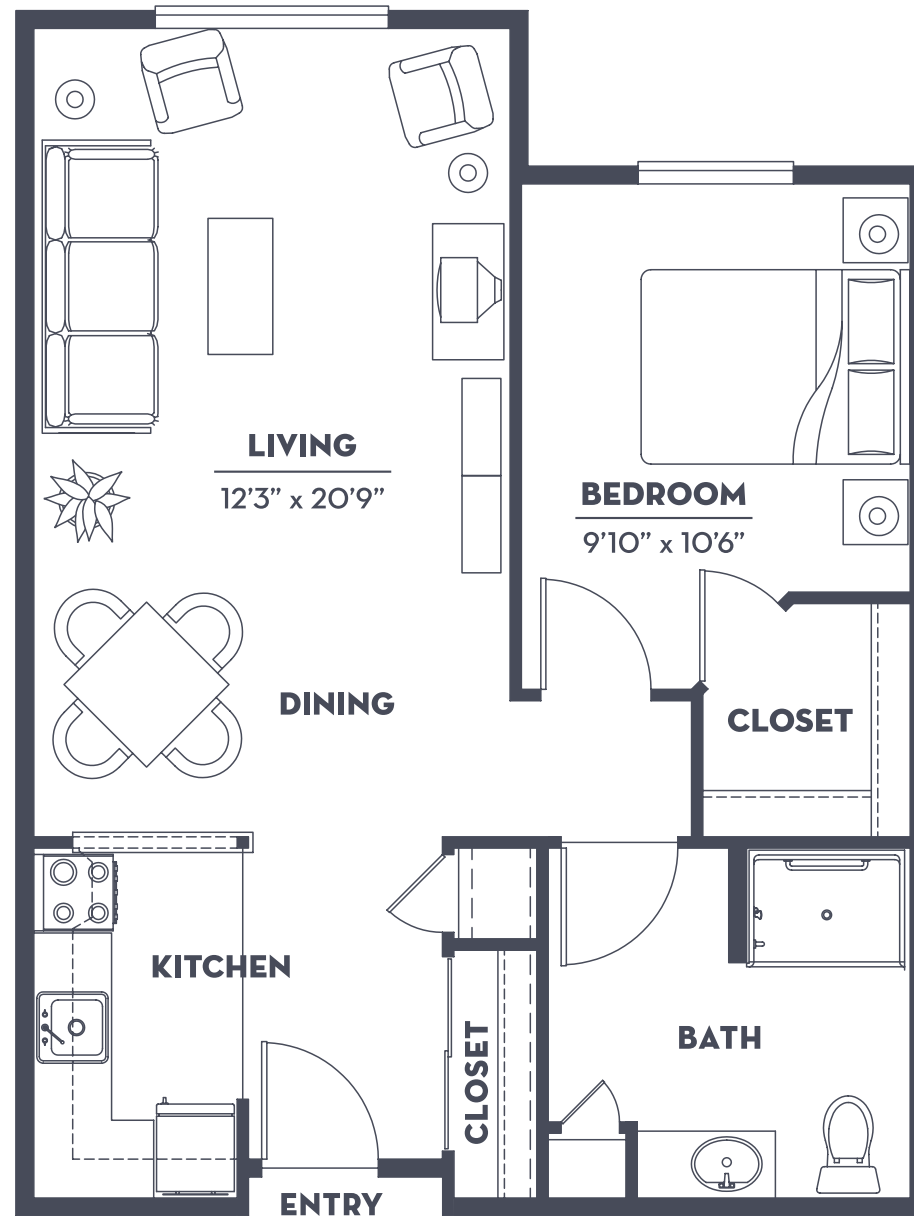


**Jr. One-Bedroom**  
**One-Bath**  
**468 Sq Ft**

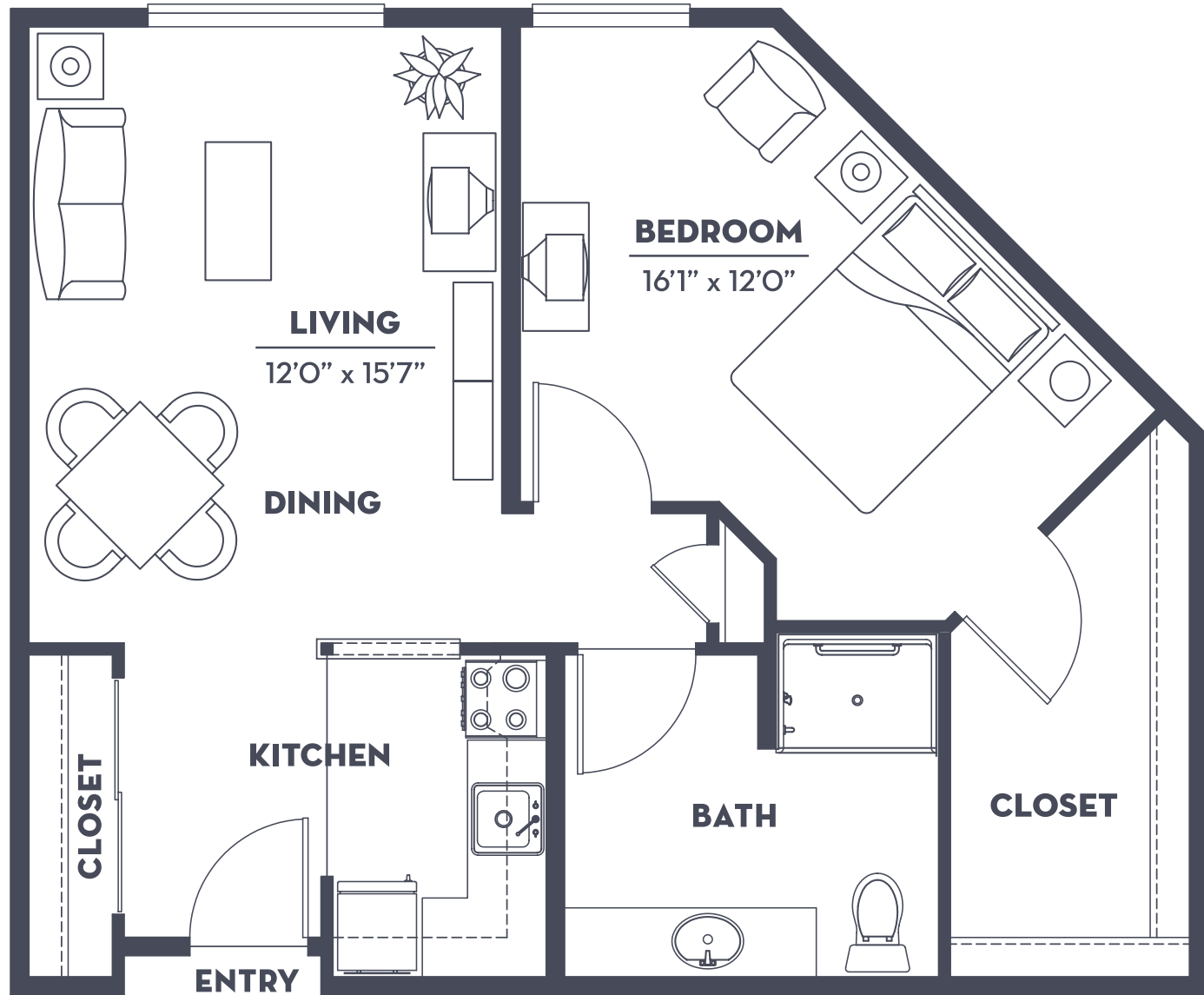


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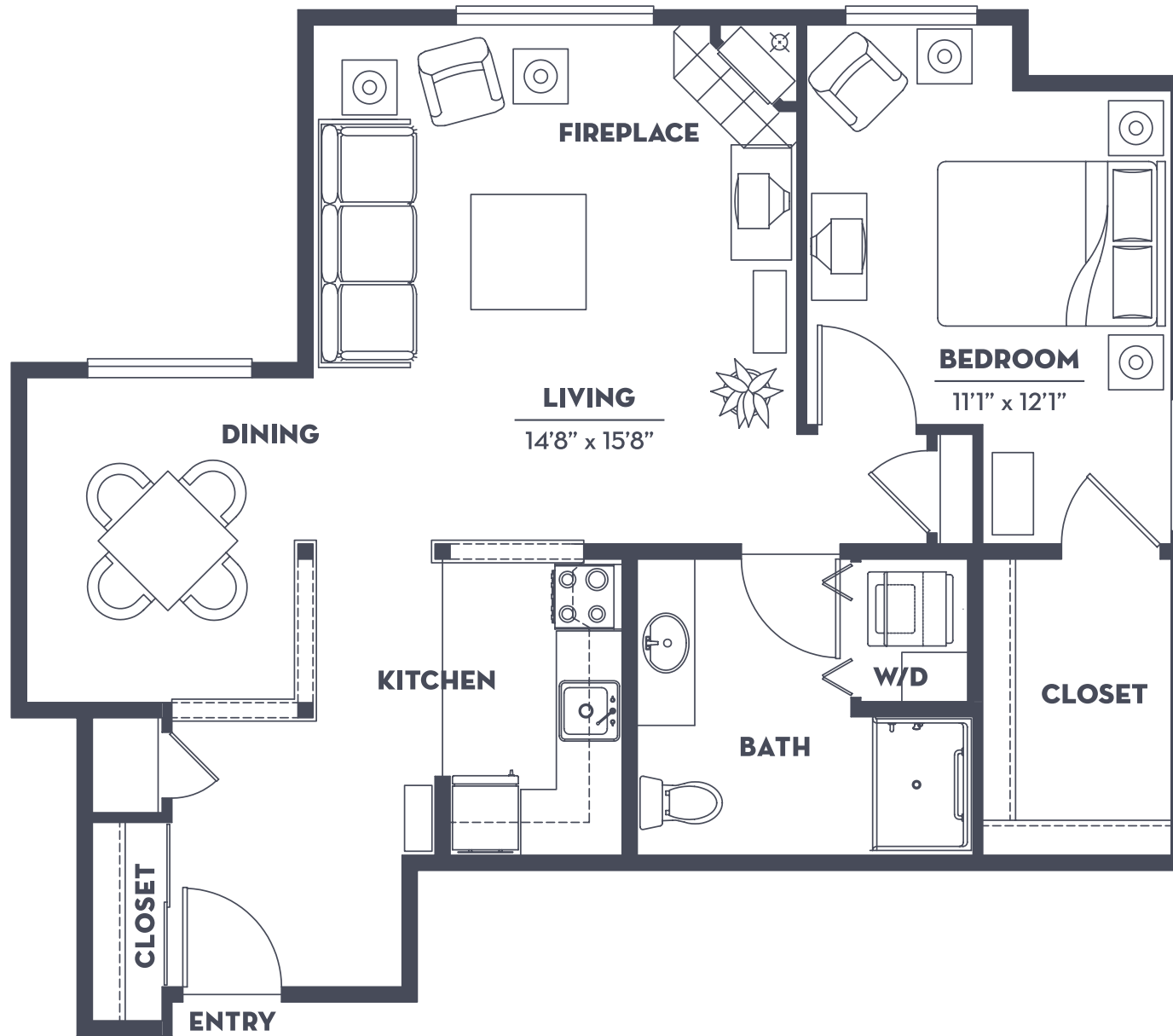
**One-Bedroom**  
**One-Bath**  
**667 Sq Ft**



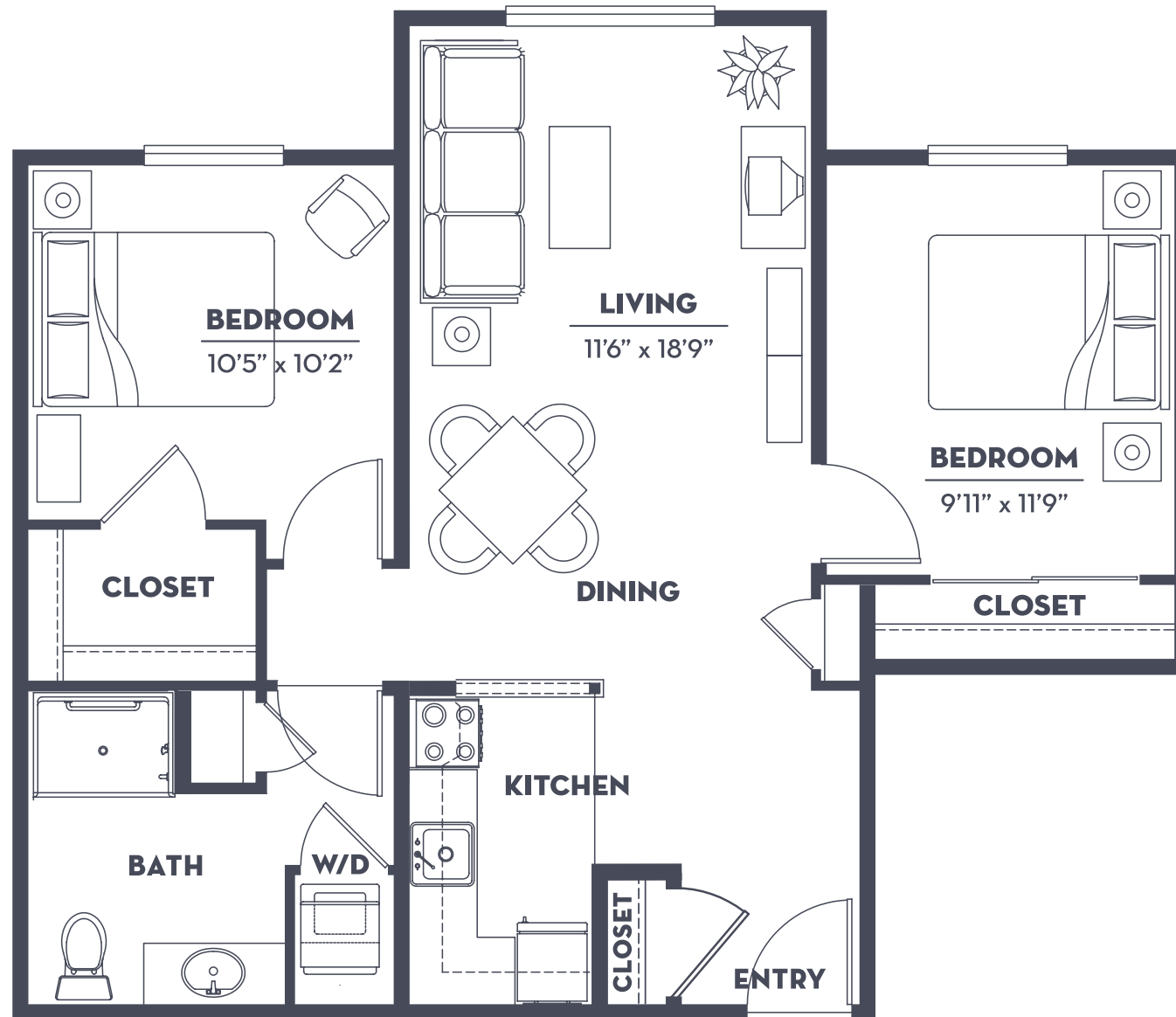
**One-Bedroom  
One-Bath  
683 Sq Ft**



**One-Bedroom**  
**One-Bath**  
**854 Sq Ft**



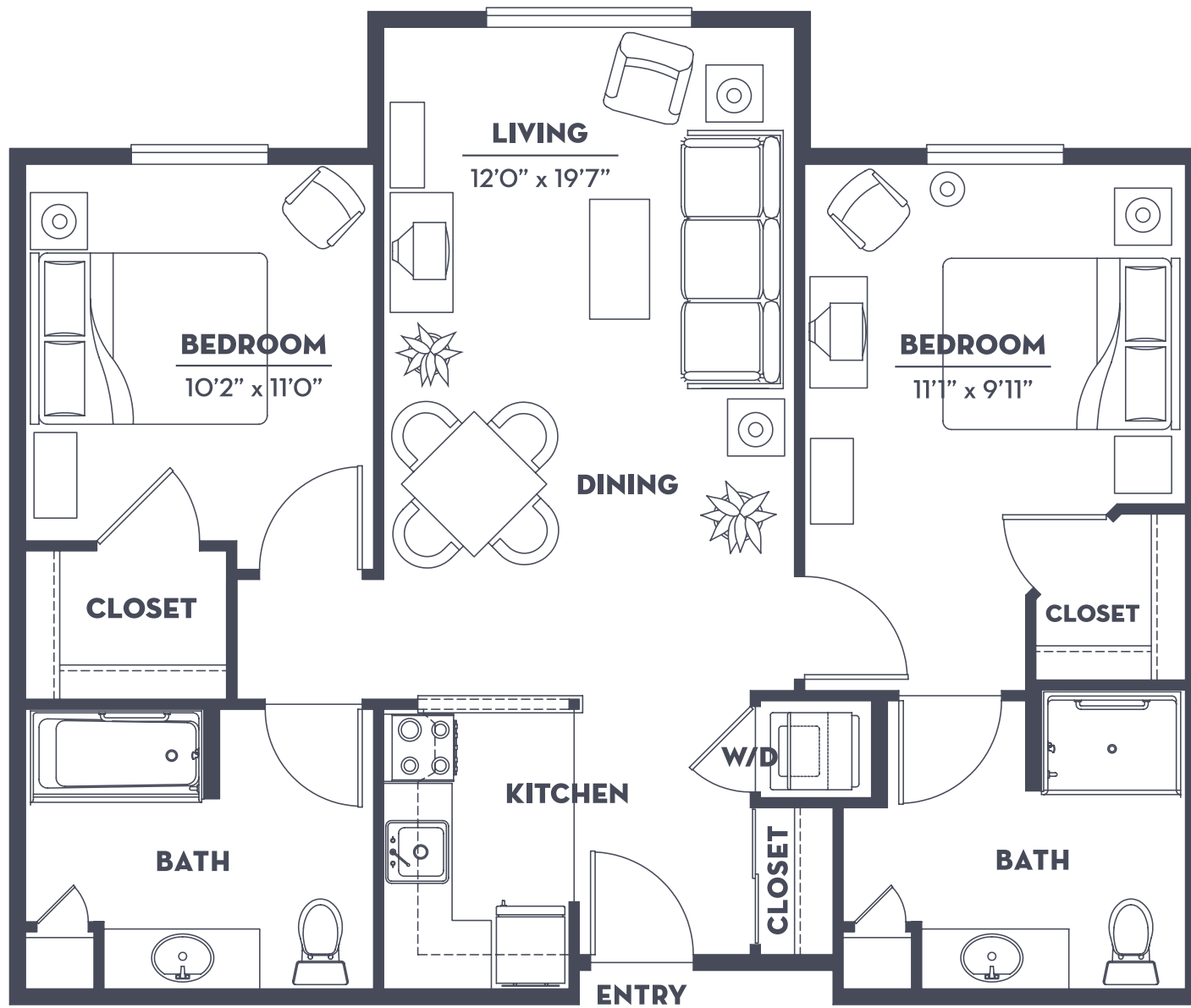
**Two-Bedroom  
One-Bath  
805 Sq Ft**



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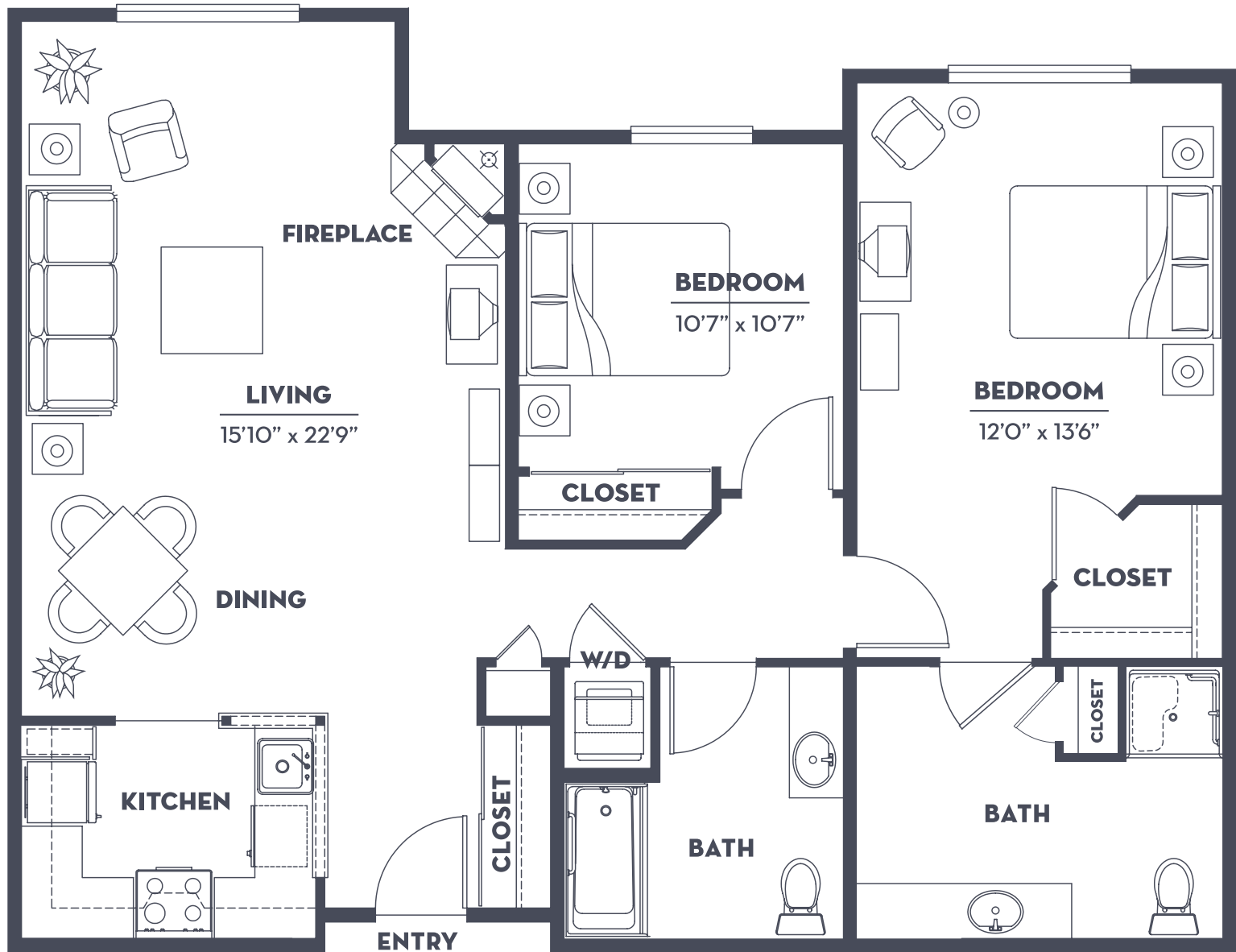


Two-Bedroom  
Two-Bath  
903 Sq Ft



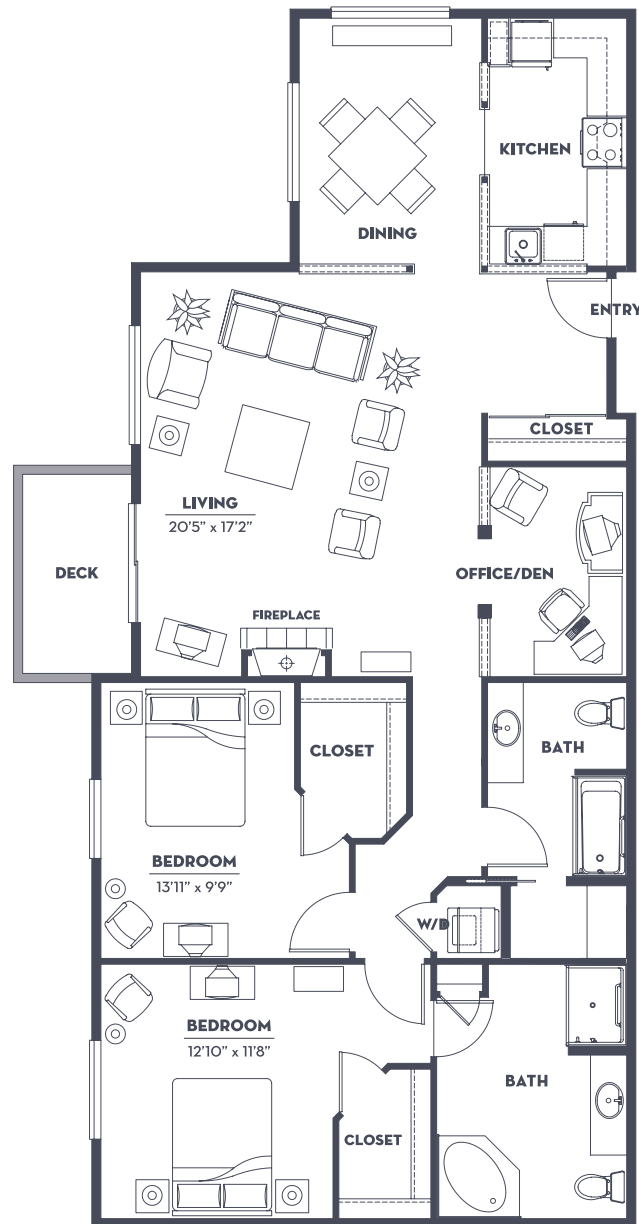
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**Two-Bedroom  
Two-Bath  
1,117 Sq Ft**



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**Two-Bedroom+Den**  
**Two-Bath**  
**1,504 Sq Ft**



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IT'S MORE THAN RETIREMENT  
IT'S FIVE-STAR FUN



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425.558.4700 • FairwindsRedmond.com

 A LEISURE CARE PREMIER COMMUNITY