

Introducing an all-new 120-suite, age-in-care community in Millwoods.

Shepherd's Gardens will set a new standard of comfort bringing together condominium-living, apartments, assisted living, home and long-term care in one location... all in a caring Christian environment. Upscale finishing and affordable pricing assures every resident will enjoy quality craftsmanship and finishing touches such as granite counter tops, solid cabinetry, hardwood floors and superior windows.

Built with care by the Shepherd's Care Foundation... a leader in seniors care since 1970.

- Beautiful rooftop garden
- Pastoral care & chaplaincy services
- Dining room/patio serving continental breakfast, light lunches and coffee anytime
- Lots of amenities including 2 social rooms and exercise facilities
- Additional services including health care available
- Designed by selected focus groups
- Spectacular scenery of Edmonton from all directions
- suite sizes from 600 sq feet to 1925 sq feet



Q. Are the properties for sale or rent? How much does it cost? What does that include?

A. Shepherd's Gardens homes are available for sale. Pricing includes all premium finishes, one parking stall and GST included. The only other options that will add to the price are additional parking stalls and storage lockers. So far we have sold over 60 per cent of the condominium just based on word of mouth.

We are very proud to once again partner with True North Properties, our contractor, and Chris Laing of PGA Architects, who have built three new Shepherd's Care Foundation facilities in the last three years.

Q. What type of amenities can residents expect?

A. The Gardens has a dining room/patio, two social rooms, an exercise room, and a 8,500 square foot rooftop garden on the third floor for the residents to enjoy. Residents have access to all the goods and services throughout the entire Mill Woods campus. Pastoral care and chaplaincy services are available throughout the campus.

Q. What is the one thing that you want people to know about this project more than anything else?

A. The new project provides a complete aging-in-place community in Mill Woods. The project will be top quality at affordable prices.



Shepherd's Gardens has 8500 ft² of garden space



RELAX IN COMFORT

For more information on Shepherd's Gardens, call Sherry Mailo, Century 21 A.L.L. Stars (exclusive selling realtor) at **(780) 916.6702** or **(780) 463.9810** or visit www.ShepherdsCare.org

Introducing a comfortable, quality condominium community built on a spiritual foundation by a trusted name in seniors' care.



Shepherd's Care Foundation was formed in 1970 by members of the Southside, Millwoods and Barrhead Pentecostal Churches.

What is Shepherd's Care?

The Shepherd's Care Foundation (SCF) began in 1970 when a group of visionaries from three local Pentecostal Assembly churches founded an organization that would care for seniors. SCF operates seven facilities – six in Edmonton and one new assisted living facility in Barrhead, Alberta that opened in January 2007.

Shepherd's Care has three founding principles that set it apart from similar providers for seniors: 1) Christian care, 2) affordability of accommodations and 3) services within aging-in-place or campus-of-care communities. Aging-in-place allows residents to access goods and services, whether that be meals, housekeeping or health care, when and where required.

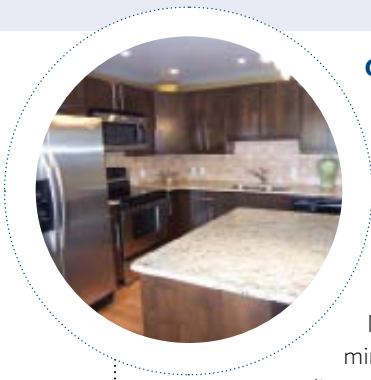
Q. What services do you provide for seniors?

A. Shepherd's Care has a variety of service options for seniors. We provide condominium living, rental apartments, lodge-like suites, home care services, assisted living suites and long-term care. At some of our facilities all of the above services are available within one campus of care.

In keeping with the foundation's three philosophies, we are currently constructing two new facilities to complete the aging-in-place services available at our Mill Woods campus – a new 15-story, 120-suite condominium highrise and a 45-suite assisted living facility to connect to the Millwoods Care Centre (long-term care) and the Millwoods Manor (seniors apartment).

This new project is very popular with local seniors who are ready to move from their homes into the benefits of condominium living in Millwoods.

The assisted living facility provides a new option of health care, while the variety of options will also allow couples to age together in one community.



Q. A lot of builders put their properties for sale and it is extra for this and extra for that. Are you like that as well?

A. As the process began, a focus group of over 40 seniors met to discuss what they would like to see in a seniors' condominium. One of the key points they discussed was the importance of one complete price for a quality condominium. Unlike buying a car, seniors did not want to see a lot of upgrade costs for their condominium. The prices at Shepherd's Gardens include quality finishing (granite counter tops, quality cabinetry, hardwood floors, superior windows and craftsmanship), one parking stall, and GST.

Q. When is the completion date?

A. The completion date will be between February and May 2009.

Q. What makes this project different from others?

A. Shepherd's Gardens is being developed based on the success of Shepherd's Care Kensington Village, one of the most progressive aging-in-place communities in Western Canada. Many facilities may claim to offer age-in-place care when there is a condominium and a long-term care centre, but with the addition of Shepherd's Gardens and the new assisted living building, additional care options will be available to residents of the Mill Woods campus of care – including condominium living with services, apartment living, lodge living, assisted living and long-term care services.

Q. If I can't take care of myself, is there anywhere I can go and still be in the same facility?

A. First, after assessment through the Capital Health Region, residents in the Shepherd's Gardens will be eligible for home care services, which allow many seniors to be able to live at home.



If homecare services are not enough, residents can access the services available at the assisted living facility or the long-term care centre. Many couples have peace of mind knowing a variety of service options are available throughout the campus.

Q. Are there meal plans available?

A. Residents at the Gardens have lots of dining options. A small dining room/patio is available for light breakfast, coffee breaks and light lunches. Additional meal plans are available next door at the Millwoods Care Centre (breakfast, lunch and/or dinner). Shepherd's Care is proud of the flexible meal plans we have developed at all of our sites that respond to the needs of our residents. In keeping with the Shepherd's Care tradition, a large social activity room is available for community meals and pot lucks – capturing the many recipes that new residents will bring with them!



What can people expect from the new residence?

The new condominium, Shepherd's Gardens, follows SCF's three philosophies. The concept for the Gardens is one that provides quality finishes, superior services, the availability of future health care services, affordable for one guaranteed price, and sponsored by the tradition of caring for over 37 years by the SCF.