

TOTAL RESIDENCES **179**

Independent Living	102
Assisted Living	58
Memory Care	19

AVAILABLE PURCHASE OPTIONS:

- 90% Life Estate Option
- 50% Life Estate Option
- 0% Life Estate Option
- Fee Simple Option

A PLACE FOR YOU

A vibrant, modern senior environment with 24-hour staffing in our **INDEPENDENT LIVING, ASSISTED LIVING** and **MEMORY CARE** neighborhoods.

Shared spaces that are reminiscent of a **SPA RESORT** featuring a heated outdoor pool, fitness center with sauna, steam room and spa, well-stocked library, wellness center, arts and crafts studio and computer center, in addition to a card and game room.

Rest easy knowing The Fountains at Sea Bluffs is an extraordinary place filled with abundant options, including spacious condominiums with one, two, or three bedrooms, to chef prepared cuisine and a vibrant lifestyle of growth and discovery.

AN OPTION FOR EVERY APPETITE

A daily culinary celebration where exquisite food and service are met with panoramic coastline views in our elegant dining room, **LES FONTAINE**.

A FULL LIFE

Stay active in current interests and discover new ones with dozens of monthly classes, concerts, outings and events, including **WATERMARK UNIVERSITY** mind and body fitness classes.

Treat yourself to a massage, salon and barber service.

LET US DO THE WORK

With our meticulous housekeeping and responsive maintenance, **YOU'LL NEVER HAVE TO LIFT A FINGER**. Our dedicated, well-trained professionals are available **24 HOURS PER DAY**.

Watch the flowers bloom knowing that you don't have to lift a finger. Our landscapers keep all 20 acres in pristine order.

Make your **MOVE STRESS-FREE** with our move-in coordination program.

JUST THE FACTS



INDEPENDENT LIVING AT THE TOWN CENTER

Variety of floor plans to choose from

Lushly landscaped campus only minutes from Dana Point Harbor

Delicious and healthy chef-prepared continental breakfast and your choice of lunch or dinner prepared to order

Weekly housekeeping service

Caring, trained staff available 24 hours per day

Scheduled transportation for excursions and medical appointments

All utilities except phone service

Cable TV

Complete condominium maintenance including plumbing and major appliances

Dynamic calendar of classes, activities and outings including Watermark University classes

Variety of senior wellness programs including exercise classes, personal trainers and aqua fitness classes

Preventative health screenings and education programs

State-of-the-art wireless resident call system

Move-in coordination

AVAILABLE FOR AN ADDITIONAL FEE:

Guest meals, additional meals and catering services

Condominium room service

Beauty, barber and spa services

Additional housekeeping

Dry cleaning and laundering of personal items

Personal maintenance assistance

Private transportation

Personal shopping

Rehabilitation therapy

"I'm OK" personal, daily assurance check



ASSISTED LIVING AT THE INN

Bright, cheerful studio, one- and two-bedroom apartments with ocean, mountain and garden views
Three nutritious, well-balanced meals each day
Healthy and delicious snacks available at all times
Temporary room service when you are not feeling well
Weekly housekeeping, personal laundry and flat linen service
Daily tidying
Caring, trained staff available 24 hours per day
Scheduled transportation for excursions and medical appointments
All utilities except phone service
Cable TV
Complete apartment maintenance including plumbing and major appliances
Dynamic calendar of classes, activities and outings including Watermark University classes
Variety of senior wellness programs including exercise classes, walking groups, low impact aerobics and tai chi
Preventative health screenings and education programs
Professional health and wellness assessment
Medication management and delivery setup through The Fountains at Sea Bluffs pharmacy programs
Ongoing communication with primary care physician, other health care professionals and family members
State-of-the-art wireless resident call system
Move-in coordination

MEMORY CARE AT THE GARDENS

Bright, cheerful studio, one- and two-bedroom Bright, cheerful studio, one- and two-bedroom apartments with ocean, mountain and garden views
Housekeeping, linen and laundry services
Complete apartment maintenance services
24-hour staffing with specially trained memory care experts with certification through the National Council of Certified Dementia Practitioners (NCCDP)
Three nutritious, well-balanced family style meals where families and friends are welcome
Healthy and delicious snacks available at all times
Personal pantry program for each residents' favorite foods
Dynamic calendar of Watermark University classes designed for residents with memory care needs
Structured and spontaneous activities specifically tailored to each resident

MEMORY CARE AT THE GARDENS *(continued)*

Extraordinary outings that you would never expect in a memory care community
Homelike environment with resident photographs, keepsakes and family histories
Family communications center
Medication management and delivery setup through The Fountains at Sea Bluffs pharmacy programs
Ongoing communication with primary care physician, other health care professionals and family members
Move-in coordination

SERVICES

Dynamic calendar of activities, outings and Watermark University classes
On-site Independent Living, Assisted Living and Memory Care
Delicious and healthy chef-prepared meals
Caring, trained staff available 24 hours per day
24-hour concierge services
Catering and room service
Massage, salon and barber services
Housekeeping, laundry and dry cleaning services
Complete apartment maintenance services including plumbing and major appliances
Transportation services including private transportation
Move-in coordination service
Preventative health screenings

AMENITIES

Lushly landscaped
Minutes from Dana Point Harbor
Ocean-view dining at Les Fontaine Dining Room
Heated outdoor pool
Fitness center with sauna, steam room and spa
Wellness center
Well-stocked library
Arts and crafts studio
Computer center
Olde Harbor movie theater
Reception and television lounges
Card and game room
Fireside room for socializing
Wet bar with personal liquor lockers
Secure, underground parking
State-of-the-art wireless resident call system



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A WATERMARK RETIREMENT COMMUNITY

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