

## 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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INDEPENDENT LIVING • ASSISTED LIVING • TWO LEVELS OF MEMORY CARE

