



Villa St. Francis

Peekskill, N.Y.



The Villa

High on a bluff overlooking the Hudson with only twenty-nine residents, private river view dining, library, fitness center, chapel and much more, Villa St. Francis will compare with the finest "boutique" residential hotels.

Villa St. Francis fulfills the needs for age 60 plus, independent women who wish to maintain their social and family ties free of the burdens of maintaining their own home, meal preparation, house-keeping, and all the tasks involved in single living.

Given our incomparable setting, spacious grounds and thoughtful design, combined with affordable cost, Villa St. Francis may well be the answer to your needs.

*Villa St. Francis
250 South Street
Peekskill, New York 10566
914-737-4244*



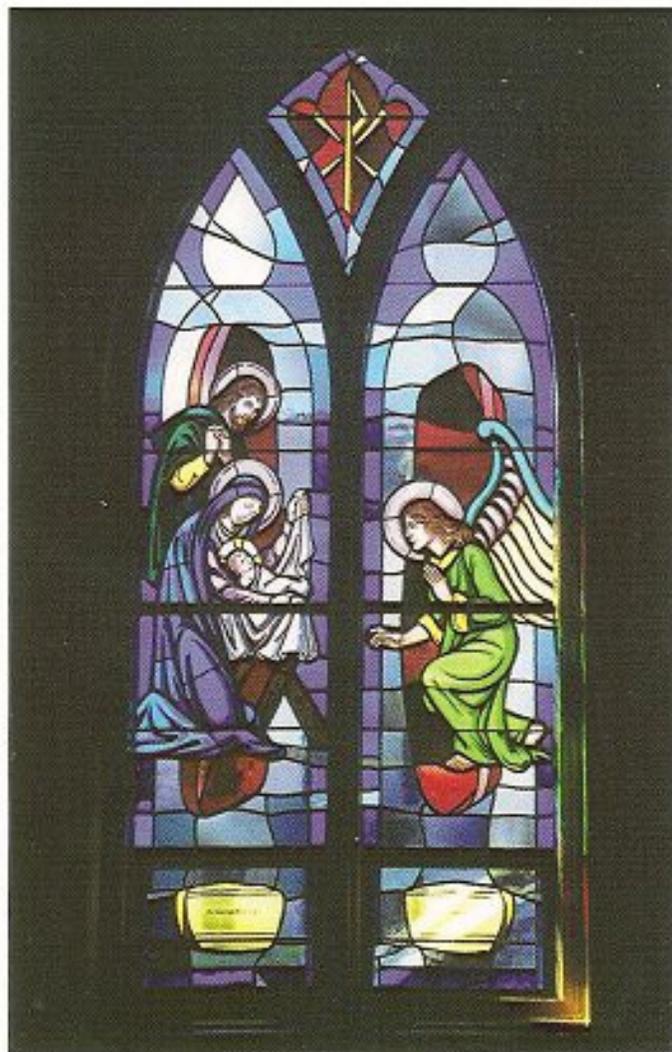
Recognizing the residential needs of this fast growing segment of society, the sponsors have taken great care to assure that all of your needs will be met. You will be part of a small community of mature women like yourself, who seek a quality of life unavailable elsewhere. As our extensive list of Services illustrates, we have tried to provide all that you may enjoy in your day-to-day living. Naturally, your personal safety, security and comfort are of great importance. From electronic site access to building security to in-room alarm systems, we provide "state of the art" safeguards for "around the clock" assurance.

The Sponsors

The Franciscan Missionary Sisters of the Sacred Heart continue their 137 years of service to the Church. Villa St. Francis is the latest of these ministries, that range from founding and staffing 61 elementary and high schools, a college, 8 child and adult care centers and St. Joseph's Home for Children. The extensive experience, knowledge and caring gained over more than 100 years in these ministries will continue here at Villa St. Francis.

Management

The Board of Directors of Villa St. Francis will define policies for operations at the Residence. The Board will consist of Religious and lay members to assure long-term continuity. They will appoint an Executive Director to carry out policy. A resident Council will serve in an advisory capacity to the Executive Director who, with her entire staff, will implement these policies with the aim of providing the highest level of resident satisfaction.



Directions

From NYC and Points South

The Saw Mill River Parkway to the Taconic Parkway North. Exit at Route 9A/100 North. Follow 9A, which will turn into Route 9 North; proceed on Route 9 North; exit at South Street - Hudson Avenue Exit in Peekskill. Make a left at the end of the ramp onto Hudson Avenue. Make next left onto South Street. Come to Stop sign, cross street and make a right turn into the property.

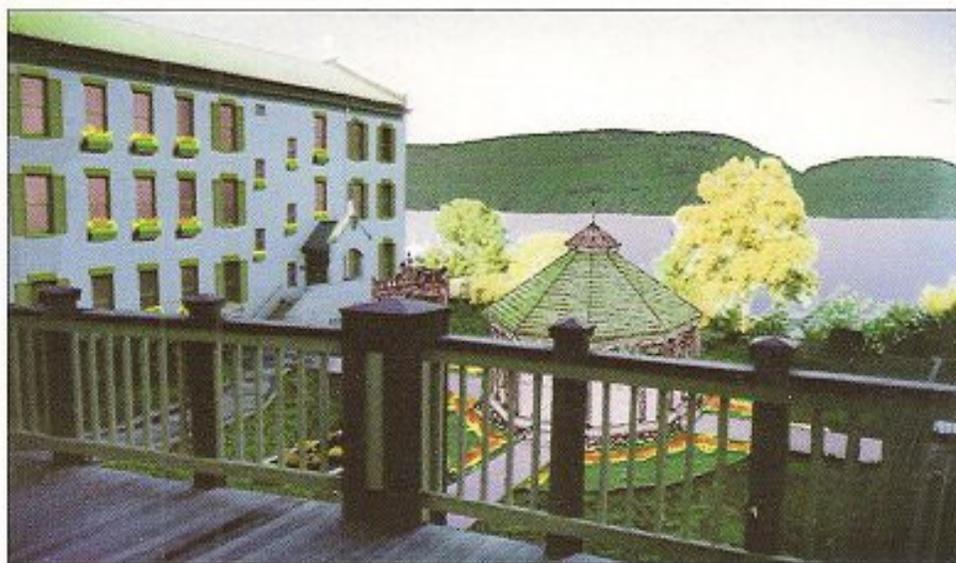
From White Plains

287 West to Exit 3 (Sprain Parkway North). Sprain leads into the Taconic Parkway. Exit at Route 9A/100 North. 9A will turn into Route 9 North. Proceed as above

From Bear Mountain Bridge, Fishkill, Poughkeepsie and Points North
Follow Route 9 South. Exit South Street in Peekskill. Make a right at the end of the ramp; make a quick left onto the property.

From Tappan Zee Bridge

After toll bridge take Route 9 Tarrytown exit. Follow Route 9 North through Tarrytown, Ossining and Croton towards Peekskill. Exit at South Street/Hudson Avenue in Peekskill. At the end of the ramp make a left onto Hudson Avenue and next left onto South Street. Come to Stop sign, cross street and make right turn into property.



Residency Fees

Studios at Villa St. Francis are offered on an initial two-year rental basis with succeeding one year renewal. The leasehold provides a beautifully appointed studio and a full complement of services and amenities. New residents pay a one-time entrance fee in addition to the monthly fee.

Entrance Fee

This one-time entrance fee is \$2,700. The first \$700 of this entrance fee is due upon notification of acceptance. The balance of \$2,000 is due upon the signing of the Residency Agreement.

Monthly Rental

The monthly rental includes the selected studio, staffing and support, weekly housekeeping services, all meals in the dining room, utilities (excluding telephone), cable ready television service, on-site activities, fitness center, social events and parking.

The Studio monthly rental is \$2,450. This rental is based on single occupancy.

To Learn More

*If you have any questions or to schedule an appointment, please call
Villa St. Francis at 914-737-4244*

Services

All Meals

Housekeeping

All Utilities except personal phone and cable TV (All studios are wired for phone, cable TV and computer)

Activity Program

Maintenance of common areas and grounds

In event of emergency, a resident registered nurse is available

Features

Individually controlled heating and air conditioning

Wall - to - wall carpeting, small refrigerator

Emergency call buttons in bedroom and bath

* For an additional fee the following are available:

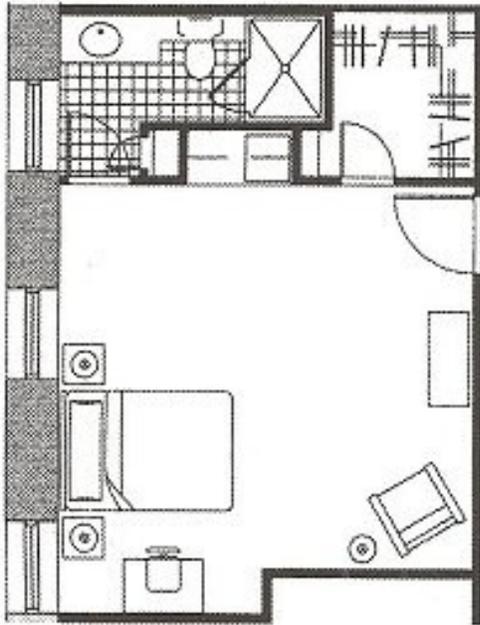
Beautician

Dining Room for private parties

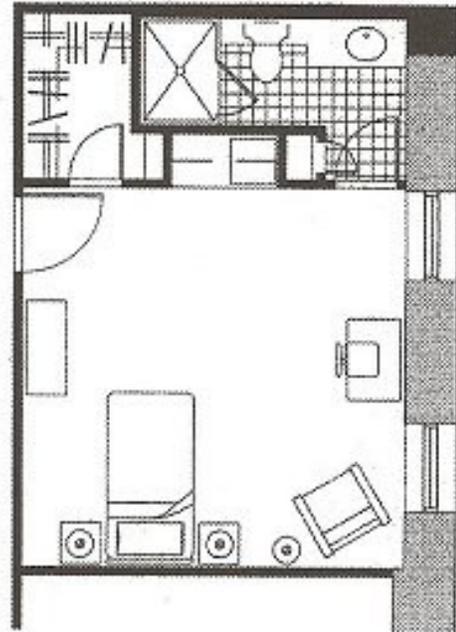
Amenities

- ♦ *an elegant courtyard, entrance and lobby*
- ♦ *beautiful dining room with access to deck overlooking the Hudson River*
- ♦ *scenic outdoor terrace with spectacular view of the Hudson River*
- ♦ *spacious lounge on each floor with kitchenette available to residents*
- ♦ *library*
- ♦ *resident parking*
- ♦ *newly refurbished 19th century chapel for quiet prayer and reflection*
- ♦ *fitness center*
- ♦ *sewing and craft room*
- ♦ *media/community gathering room*
- ♦ *resident shop for toiletries and sundries*
- ♦ *study room with computer terminals and internet access*
- ♦ *gazebo overlooking the river*
- ♦ *outdoor pool*
- ♦ *large, secure, personal storage area*

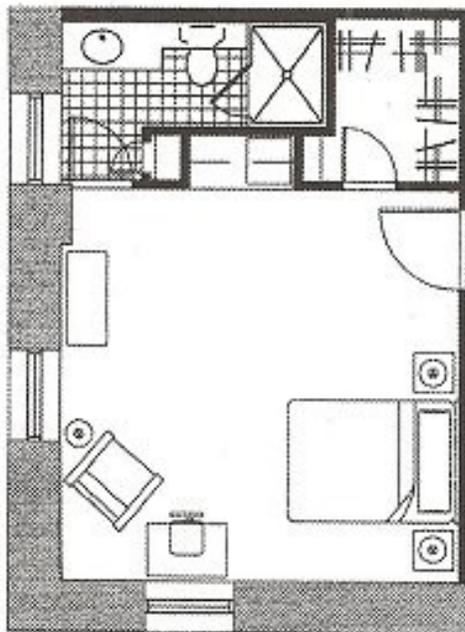
Sample Floor Plans



STUDIO TYPE 'A'



STUDIO TYPE 'B'



STUDIO TYPE 'C'

RESIDENT AMENITIES

- LARGE WINDOWS WITH RIVER VIEWS
- PRIVATE OVERSIZED TILED BATHROOM WITH WALK-IN SHOWER
- PERSONAL PANTRY WITH SMALL REFRIGERATOR AND CABINET
- WALK-IN CLOSET
- WALL-TO-WALL CARPETING
- TUB ROOM ON EACH FLOOR
- LOUNGES WITH RIVER VIEWS ON EACH FLOOR
- STUDY AREA WITH COMPUTER TERMINALS AND INTERNET ACCESS
- OUTDOOR DECK WITH RIVER VIEWS