

ORIOLE PARK RESORT

Do you love the feeling of community, outdoor living, gardens, security, companionship, family ... Oriole Park is proud to offer the ultimate recreational living in a private '55+' resort only minutes from London. This beautiful private resort offers the independent lifestyle you're looking for and the quality of life you deserve. It's full of community involvement in an upscale adult environment, a budget you can afford, only minutes from the city you can easily access. It just doesn't get any better and makes all the sense in the world.

After **53 years in business, and in the same family**, we've proven that we know what it takes, that we understand what our customers want and we can deliver! We are 'hands on' management, caring, hard-working, friendly and dedicated. We offer a unique lifestyle that simply cannot be duplicated in any other park. A combination of the feeling of home ownership and adult community living in a resort atmosphere.

We are happy to announce that we can finally offer year round occupancy in single-wide, '1 ½' or 'L' shaped or double-wide mobile homes, ranging from 540 sq ft to 1,400 sq ft with many options and add ons, both inside and out.

Homes can only be purchased through Oriole Park. We are an exclusive dealer for General Coach. GC does not sell directly to the consumer market however you can work directly with them and/or us on the design. No other homes can be brought into the resort.

Three and four season resorts have been around for years and are incredibly successful across North America. Our \$2.7 million redevelopment plan to provide this unique and affordable lifestyle for 200 empty-nesters, retirement aged couples, singles and snowbirds in a private, gated state-of-the-art adult resort community, follows the same successful lifestyle community enjoyed not only in Florida but now, across the continent. Isn't this what you're looking for, right here in London?

We've come such a long way and are currently full with only resales available. The first customers in are enjoying the benefits of preferred lots in preferred locations. As we build around our beautiful trees instead of cutting them down, this will limit the numbers of double wides in particular so if this is for you, it is in all our best interests to begin the process sooner than later. Preferred quality of life sooner than later? We think so.

RENT (includes lot fees, use of all common areas, snow plowing main roads, water, sewer
• 45' x 50' lots (2,200 sq ft): \$495 monthly • 50' x 60' lots (3,000) sq ft: \$550 month

ADDITIONAL:

\$65 annual rent, first fill for 2 tanks approx \$ 550 (if empty) plus tank installation

Estimated additional monthly expenses (*calculating all potential expenses, you many choose all or some*)

Rent:	\$ 495 - 550
Metered hydro: ranges from \$40 - \$125 on average	40 - 125
Propane: average per month	175 - 200
Insurance (<i>based on a value of your home</i>)	50 - 60
Property tax (<i>est \$700 - \$1,200 / yr based on the value of your home</i>)	80 - 140
Rogers hi-speed unlt'd internet / VIP TV / home phone (flat rate all 3, upgrades avail)	103
Garbage disposal (incl recycle) by dumpster	<u>10</u>
	\$ 964 - 1,188

ALL INSTALLED HOMES INCLUDE: Excavating, concrete pad, hydro/water/sewer hookups, insulate water lines, delivery, setup by manufacturer (4-5 day on sites: blocking, levelling, hurricane straps, marry two halves int/ext), insulated white vinyl skirting (upgrade available), 10' x 20' concrete driveway (can be resized), 10' x 10' or 8' x 12' custom shed to match house on concrete pad, 10' x 20' pressure treated enclosed deck with railing (can be upgraded or resized), 4' wide entry steps, white aluminum railing on front of house depending on model, custom tank enclosure to match house (depending on location), eavestroughs, building permits

GENERAL COACH 'DOUBLE WIDE' / '1 ½'s' and SINGLE WIDE MOBILE HOMES

Single wide mobile homes starting at \$275,000 plus tax less tax rebate
1 ½'s start at \$340,000 plus tax less rebate
Double wides starting at \$355,000 plus tax less tax rebate
www.generalcoach.on.ca to view manufacturing video, interior design video

CAR PORTS / INSULATED DECK ROOFS / DECKS / SHEDS

Carports or white aluminum solid deck roofs can be added
Visit www.orioloparkresort.com for more information
Go to 'FAQ' page, click on links for answers to many more questions, floorplans, new home pricing, resales, policies, photos.