

Our Mission

Comfort. Independence. Security.

The Bluffs Senior Community is committed to providing relaxed senior living in the beauty of Michigan's Upper Peninsula. We offer comfort, independence and security in a warm and friendly environment with a high standard of excellence. Our facilities are beautiful and our staff is dedicated to the health and well-being of the community.

With five affordable floor plans to choose from, seniors enjoy the convenience of additional security and maintenance-free living among their peers. Residents of The Bluffs also enjoy a variety of recreational, educational and social opportunities.

Come explore The Bluffs Senior Community. A beautiful home is waiting for you.



The Bluffs Senior Community is dedicated to ensuring comfort, independence, and security in a beautiful setting with warm and friendly staff who uphold a high standard of excellence.



Benefits

THE BLUFFS

Carefree Senior Living

The Bluffs Senior Community offers elegant living and dining rooms, as well as spacious community areas specially designed to provide a worry-free lifestyle. Nestled on a beautiful hilltop overlooking scenic Houghton and Hancock, The Bluffs is just minutes from the center of the area's shopping district. The Bluffs offers an exceptional package of services with your apartment rental.

The monthly fee for Independent Living includes the following:

- Choice of spacious Studios, 1 Bedroom or 2 Bedroom apartments with senior-friendly bathrooms and kitchens
- Weekly laundering of linens, sheets and towels (Self-service facilities also available)
- Elegant main dining room with tableside service
- Private dining room for gatherings with family and friends
- Delicious breakfast, lunch and dinner served daily
- Snacks and beverages in our Coffee Corner Lounge
- Local transportation to shopping centers, planned special events, and more
- 24-hour availability of trained staff
- Emergency pendants assigned to each resident
- Spacious and well-appointed lounges and common areas
- Daily courtesy check-ins
- Weekly housekeeping services and trash removal
- A full calendar of educational, social, and recreational opportunities
- Entertainment and happy hour gatherings
- Fitness and wellness programs
- Utilities included except phone and internet
- Maintenance of your apartment and grounds care
- Post office with keyed mailbox
- Staffed reception area with concierge services
- No buy-in fee or long term lease



“This is a very nice place and I’m happy here. The people are great, very caring and always ready to help in any way.”
Lorraine

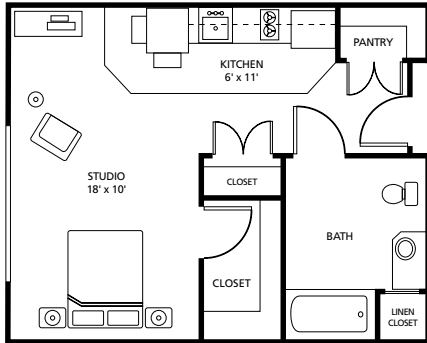
Portage Health Home Services, a private-duty home care agency, has its offices on-site and is available for those residents who may require more assistance than that provided by The Bluffs. Their services are available for an additional charge.



Floorplans

THE BLUFFS

Carefree Senior Living

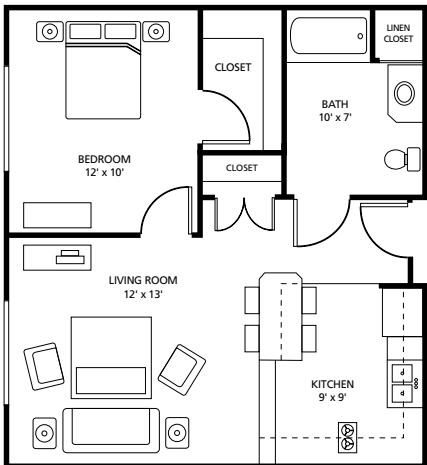


STUDIO APARTMENT

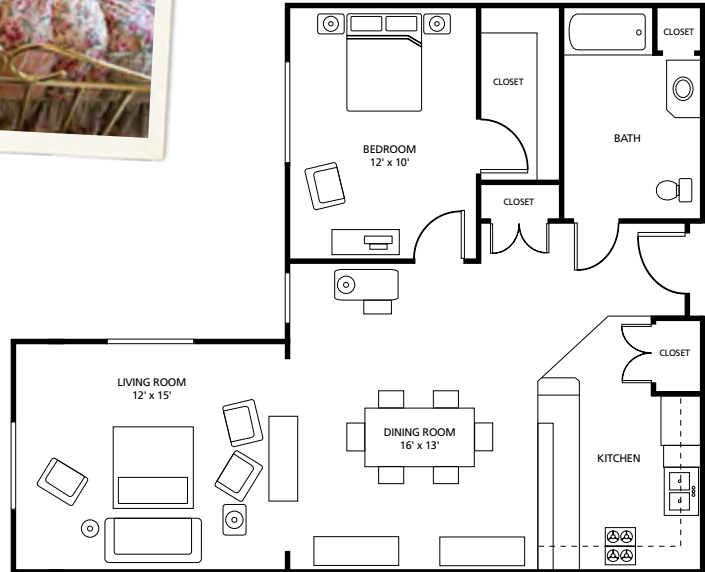


“ I love my apartment, it’s home.”
Shirley

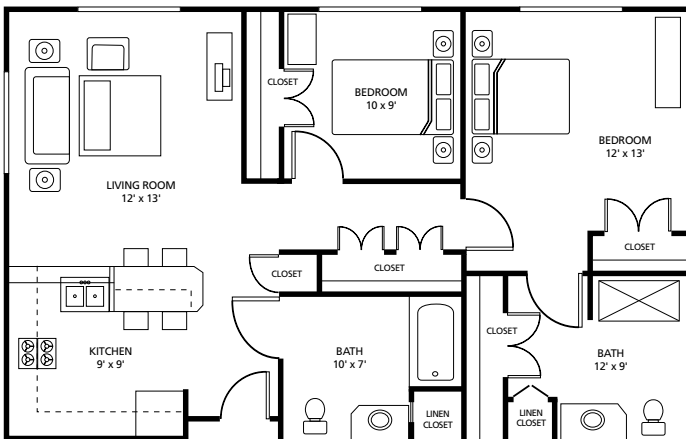
“ Our activities director is amazing!”
John



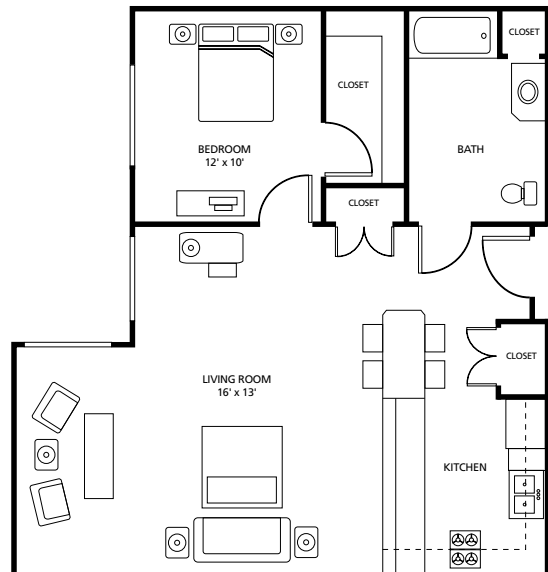
ONE-BEDROOM APARTMENT



ONE-BEDROOM DELUXE



TWO-BEDROOM APARTMENT



ONE-BEDROOM DELUXE



Pricing

THE BLUFFS

Carefree Senior Living

The Bluffs Senior Community provides quality apartments plus optional services to make your living environment enjoyable and comfortable.

	Studio	One Bedroom	One Bedroom Corner	One Bedroom Deluxe	Two Bedroom	
SINGLE OCCUPANCY	FACING CANAL					
	1st Floor	N/A	\$3,102	\$3,148	N/A	\$3,941
	2nd Floor	\$2,855	\$3,188	\$3,230	\$3,941	\$4,048
	3rd Floor	\$2,928	\$3,277	\$3,317	\$3,941	\$4,156
	FACING WOODS					
	1st Floor	\$2,627	\$2,973	N/A	N/A	N/A
	2nd Floor	\$2,715	\$3,058	N/A	N/A	N/A
	3rd Floor	\$2,799	\$3,148	N/A	N/A	N/A

2nd Occupant: \$600/additional

ADDITIONALS

- Personal Laundry \$6/load
- Telephone \$43/month, long distance included
- Additional Housekeeping . . . \$10/hour
- Personal Shopping \$15/hour
- Meal Delivery \$4/meal
- Garages \$60/month

*Prices subject to change without notice



“I don’t know where to start! Everything is great!”
Clara



Independent Living

QUINCY COVE Carefree Senior Living



The Bluffs offers independent living at Quincy Cove Condominiums, a senior community set on over 20 acres in the beauty of Michigan's Upper Peninsula. Residents enjoy maintenance-free living in any of our spacious, open floor plans. Surrounded by breathtaking views, our paved walking trail leads to The Bluffs where residents are invited to take part in outings, events and meals. Residents can relax in the privacy of their own homes and experience the comfort and security of carefree senior living.

Welcome home to beautiful Quincy Cove.

Monthly Rent is \$1,400 plus utilities.

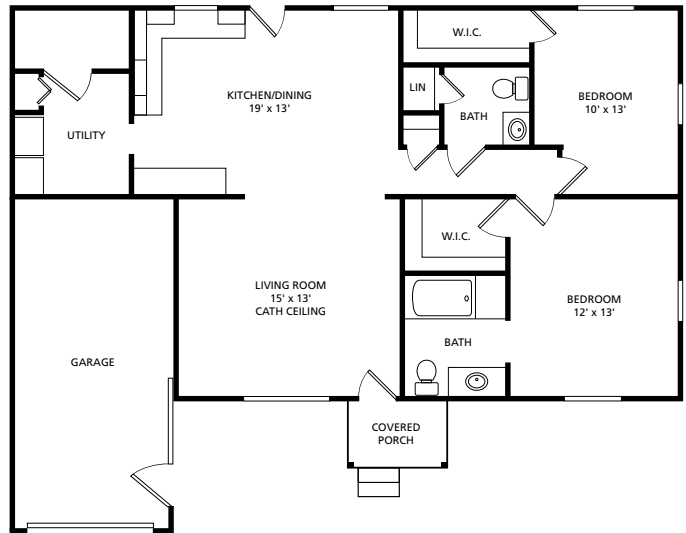
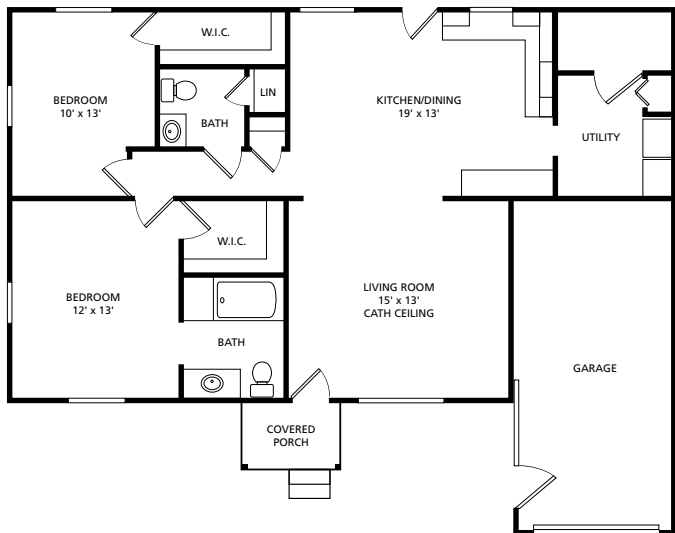
Quincy Cove Condos are equipped with:

- Dishwasher
- Full range
- Microwave
- Garbage disposal
- Window treatments
- Natural gas
- Central air

Maintenance-free living includes:

- Lawn care
- Snow removal
- Road maintenance
- Local bus service
- Garbage pick-up

“Everyone reached out and welcomed me when I moved from Texas.”
Rene





Application

TENANT NAME _____

CURRENT PHONE NUMBER _____

CURRENT STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

IF APPLICABLE:
CO-TENANT NAME _____

CURRENT PHONE NUMBER _____

CURRENT STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

I WOULD LIKE TO MOVE INTO THE BLUFFS ON THIS DATE _____

I WOULD LIKE THIS TYPE OF APARTMENT

- STUDIO ONE BEDROOM, STANDARD ONE BEDROOM, DELUXE TWO BEDROOM

APARTMENT RESERVATION SELECTION UNIT # _____

Enclosed is my reservation deposit in the amount of Two Hundred and Fifty Dollars (\$250) and my apartment selection. I understand that the reservation deposit shall be refundable up until I take residency at The Bluffs under the conditions outlined in the Reservation Agreement. Upon taking residency I understand the Reservation Deposit shall be applied to the One Thousand Dollar (\$1,000) New Resident Service Fee and become non-refundable after the first Thirty Days (30) of Residency as outlined in the Resident Lease Agreement.

SIGNATURE OF PROSPECTIVE TENANT _____ DATE _____

CO-TENANT SIGNATURE (IF APPLICABLE) _____ DATE _____

APPLICATION ACCEPTED BY _____ DATE _____





Expense Comparison Worksheet

Cost is a key consideration when thinking about moving an aging parent to a senior living community. You may be surprised to learn that many older people spend more money living alone and paying expenses separately, than they would by joining a senior living community. This worksheet will help families compare current living expenses with that of a senior living lifestyle.

Current Monthly Expenses Comm.	Your Present Home	The Bluffs Senior
1 Mortgage, Rent or The Bluffs Fees	\$ <input style="width: 150px;" type="text"/>	\$ <input style="width: 150px;" type="text"/>
2 Utilities (Electricity, Gas, Water, Sewer, Trash Removal)	\$ <input style="width: 150px;" type="text"/>	Included
3 Property Tax and Insurance	\$ <input style="width: 150px;" type="text"/>	Included
4 Home or Renter's Insurance	\$ <input style="width: 150px;" type="text"/>	\$ <input style="width: 150px;" type="text"/>
5 Yard Care & Landscape Maintenance	\$ <input style="width: 150px;" type="text"/>	Included
6 Weekly Housekeeping	\$ <input style="width: 150px;" type="text"/>	Included
7 Maintenance & Home Repairs	\$ <input style="width: 150px;" type="text"/>	Included
8 24-Hour Security	\$ <input style="width: 150px;" type="text"/>	Included
9 Laundry Services (Washer & Dryer)	\$ <input style="width: 150px;" type="text"/>	Included
10 Transportation (Insurance, Gas, Registration, Repairs)	\$ <input style="width: 150px;" type="text"/>	Included
11 Three Meals Daily	\$ <input style="width: 150px;" type="text"/>	Included
12 Social, Cultural, Recreational Events	\$ <input style="width: 150px;" type="text"/>	Included
13 Health and Wellness	\$ <input style="width: 150px;" type="text"/>	Included
24-Hour Emergency Call Service	\$ <input style="width: 150px;" type="text"/>	Included
Exercise Programs	\$ <input style="width: 150px;" type="text"/>	Included
Full-time Activities Staff	\$ <input style="width: 150px;" type="text"/>	Included
14 Subtotal	\$ <input style="width: 150px;" type="text"/>	\$ <input style="width: 150px;" type="text"/>
Potential Income from Sale of Home		
15 Net Proceeds from Sale of Home*	\$ <input style="width: 150px;" type="text"/>	Included
16 Invest at Current Market Rate, e.g. (line 15 X 6%)	\$ <input style="width: 150px;" type="text"/>	Included
17 Monthly Investment Income from Home Sale (line 16 divided by 12)	\$ <input style="width: 150px;" type="text"/>	Included
18 Total Current Monthly Expenses Plus Potential Income from Sale of Home (line 14 + line 17) vs. The Bluffs Fees	\$ <input style="width: 150px;" type="text"/>	\$ <input style="width: 150px;" type="text"/>

* It may be helpful to consult tax and financial advisers to determine this amount which represents the market value of your home less any outstanding mortgage, all sales related costs and any applicable taxes.



Sample Menus

Breakfast

Breakfast Special of the Day

Strawberry Topped
Belgian Waffle

Coffee, Tea, Milk, and Juices

Breakfast Ala Carte Options

Golden Pancakes

French Toast

Fresh Eggs Any Style

Cold or Hot Cereal

Sausage Links

Crispy Bacon

Yogurt

Buttered Toast

Lunch

Lunch Special of the Day

Canadian Cheese Soup

Grilled Chicken & Bacon
on Sourdough

Chef's Salad

Fresh Homemade
Dessert of the Day

Lunch Ala Carte Options

Soup Du Jour

Fresh Fruit or Veggie Plate

Chilled Fruit Cup
with Cottage Cheese

Design-Your-Own
Deli Sandwich

Angus Beef Burgers

Dinner

Dinner Special of the Day

Garden Salad

Spring Mix Salad

Split Pea Soup

Local Baked Whitefish,
Baked Potatoes & Chef's
Choice Vegetable

Fresh Homemade
Dessert of the Day

Dinner Ala Carte Options

Soup Du Jour

Fresh Fruit or Veggie Plate

Chilled Fruit Cup
with Cottage Cheese

Design-Your-Own
Deli Sandwich

Angus Beef Burgers

