



THE FOUNTAINS
AT MILLBROOK

THE COTTAGES

Your Getaway in the Hudson Valley



YOUR PRIVATE GETAWAY AWAITS AT THE FOUNTAINS AT MILLBROOK.

YOUR COTTAGE

Take refuge from smog, traffic, crowds and noise in the heart of the beautiful Hudson Valley, just 90 minutes and a world away from the hustle and bustle of Manhattan. Relax amidst art and antiques, music and theater, barns and farm stands, history and horses.

When you're in your Cottage, you're home. Whether you're watching the hummingbirds on your patio or entertaining friends in your designer kitchen, you'll find your Cottage modern, spacious, luxurious and private – without all the nagging upkeep of previous homes. All maintenance is included. Gaze at 200 wooded acres through generous windows or relax with the paper on the porch, appreciating life as nature intended it. Even your canine companion will love a stroll through our abundant paths and nature trails. Best of all, just outside your door you'll find services, amenities and the best neighbors you've ever met.

6 FLOOR PLANS TO CHOOSE FROM

Full modern kitchen with frost-free refrigerator, electric oven, range and dishwasher

Designer kitchens with granite countertops and stainless steel appliances in select Cottages

9-foot ceilings and skylights

Generous windows looking out to spectacular meadow and mountain views

Private garages

Patios and fireplaces in select Cottages

Pet-Friendly environment with fenced in areas in select Cottages

Ample closet space

Resident emergency call system

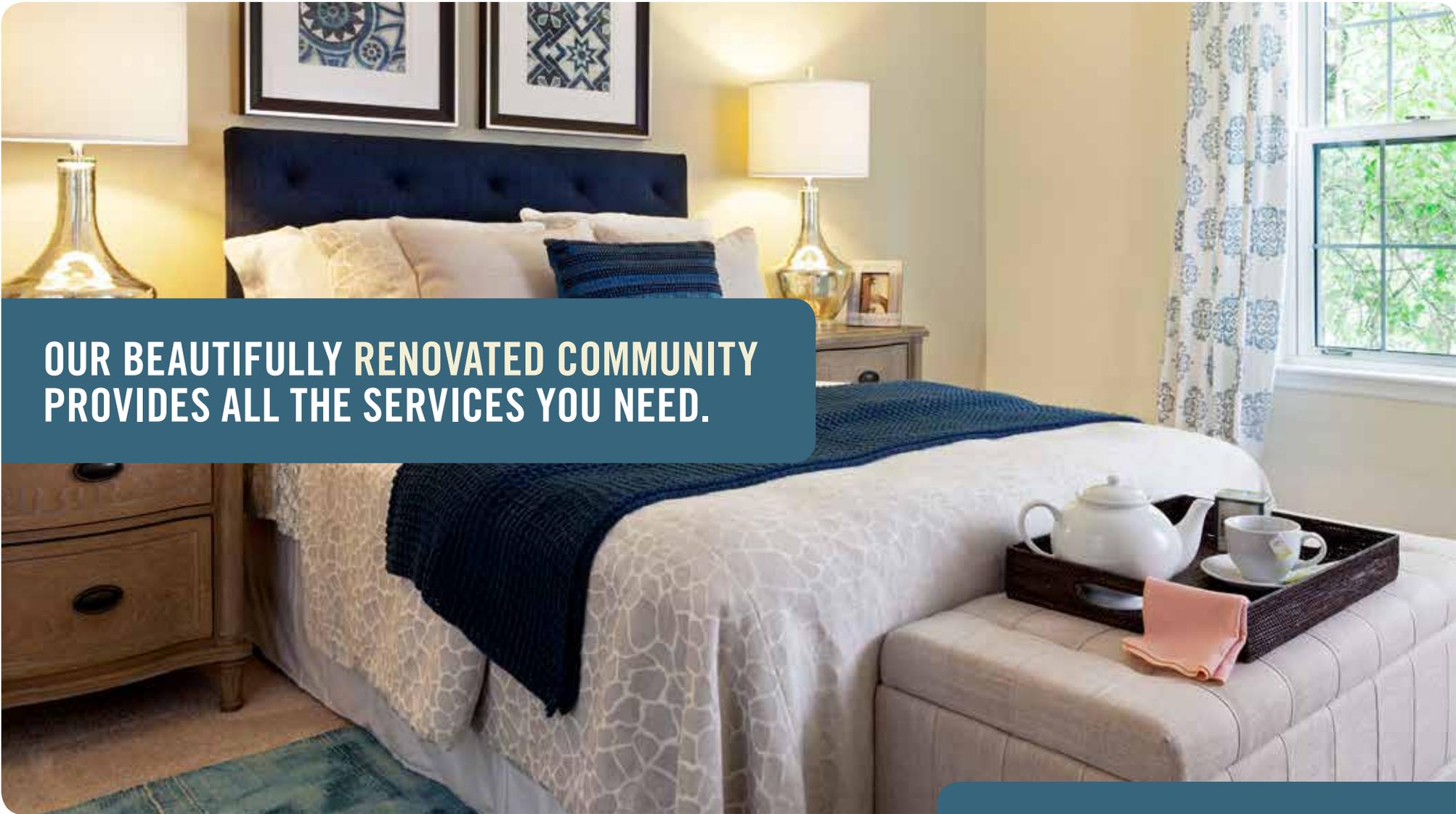


**MODERN COMFORT, RICH HISTORY
AND MAINTENANCE-FREE LIVING.**

COTTAGE LIFESTYLE

Detached privacy gives the Cottages a culture all their own. Active and fun-loving neighbors create a welcoming neighborhood vibe. Cottage living removes so many worries from your daily life and replaces them with life-enhancing services and fun, fulfilling pursuits. Take advantage of any of the campus amenities just a short stroll away, or use our 24-hour door-to-door car service. Indulge in our full-service beauty salon and barber shop, join friends for a Yoga or Tai Chi class at the Health and Wellness Center, or grab a tasty bite at any of our three dining venues. The Cottages allow you to enjoy the the independence you want, any assistance you may need, plus the picture-perfect Cottage lifestyle.

Elegant dining room
Millbrook Market & Café
Bistro 79
Health and Wellness Center
Beauty salon and barber shop
Creative arts studio
Computer Center
Two spacious well stocked libraries
Abundant paths and nature trails
Ongoing courses in mind and body
fitness, from art to yoga, through
Watermark University



**OUR BEAUTIFULLY RENOVATED COMMUNITY
PROVIDES ALL THE SERVICES YOU NEED.**

AT YOUR SERVICE

We don't call our community extraordinary for nothing. We go beyond private transportation, maintenance, dining and housekeeping by offering services so customized you'll think you're living in a resort. Don't feel like cooking? Call the front desk to arrange for the meal of your choice delivered right to your door. Don't feel like walking to the main building for your scheduled spa service? Just let us know and we'll send our private car to pick you up. We're happy to go the extra mile.

Catering and room service
Salon and barber services
Transportation services including
personal drivers
Housekeeping services
Complete maintenance services
Move-in coordination service



FOOD THAT FEEDS THE SOUL.

DINING

A good meal is one of the great things in life. Chef Lukas ensures that Cottage residents have lots of choices about where to eat, when to eat and, of course, what to eat. Our elegant main dining room offers restaurant style dining with a daily changing menu. You'll be greeted by a host or hostess, escorted to your table and served to order. If you have special diet restrictions, just let us know. You'll find the menu varied, the food fresh and prepared with care and flair.

SAMPLE MENU

SOUP OF THE DAY:
French Onion

SALAD CHOICES:
Citrus Salad with Arugula and Ricotta Salata
Cranberry-Almond Mixed Green Salad with
Honey Mustard Vinaigrette

ENTRÉE CHOICES:
Herb Rubbed Pork Chops served with
Peach Sauce

Cajun Seasoned Catfish served with
homemade Tartar Sauce

Red Wine Braised Short Ribs served with
creamy Polenta

VEGETABLE CHOICES:
Lemon Pepper Green Beans

Rice Pilaf

New Potatoes with Roasted Garlic

DESSERT CHOICES:
Blueberry Lemon Upside Down Cake
Baked Pears with Raspberry Sauce



COMFORT FOOD FAVORITES AND SPECIALTY FOOD ITEMS AT YOUR FINGERTIPS.

MILLBROOK MARKET & CAFÉ

French Country style furnishings make the Millbrook Market & Café a cozy and pleasant place to meet friends and enjoy delicious food. From frittatas to baked delights such as pastries, cakes, pies and cookies, to hearty soups, artisan salads and sandwiches, Chef Lukas always aims to please. As a graduate of the French Culinary Institute with a concentration in pastries, Chef Lukas loves to put his creative skills to work by wowing café customers with his Financiers and Madeleines. If you're in a hurry, get your lunch or pastry to go. Or, if you're needing a place to just sit and relax while enjoying a hot cup of coffee and perusing the web on your laptop or tablet, this is the place. Millbrook Market & Café is open from 9:00am to 2:30pm Monday thru Friday and 9:00am to 12:00pm on Saturday.



A photograph of a dining table set for a meal. The table is dark wood and has several white plates, glasses of red wine, and a basket of bread. There are also some condiments and a bottle of beer. The setting is indoors, with a large window in the background and a potted plant on the right. A blue banner with white text is overlaid on the left side of the image.

CAREFULLY CRAFTED DINING

BISTRO 79

If you're in the mood for casual dining, Bistro 79 provides a warm yet light and airy vibe where you can choose from carefully selected menu options. Open Thursday through Saturday for dinner, indulge in an expertly crafted burger and hand cut fries or Jamaican Escovitch Red Snapper. Bring a bottle of wine to uncork, a specialty beer or even your favorite cocktail to enjoy with your entrée. This is the perfect place to sit and chat with a friend and have a bite to eat. But don't be surprised when you find Duck Confit or Crab Cakes on the menu. With a weekly changing menu, you never know what Chef Lukas will delight us with next.





VISIT US FOR A DAY, A WEEKEND, A WINTER VACATION STAY OR AN AMAZING YEAR-ROUND LIFESTYLE.

AN INVITATION...

We'd love to tell you more about our community. Please take a minute to pick up the phone and give us a call at **1-845-605-4457** Schedule a tour and lunch at the Millbrook Market & Café. We'll show you around, answer all your questions and arrange for you to meet some Cottage residents who will give you the facts on what life is really like at the Cottages.

Availability is extremely limited, book your weekend today at Hudson Valley's premier retirement community. Call for rates and availability.





79 Flint Road • Millbrook, NY 12545
1-845-605-4457 • www.watermarkcommunities.com
A WATERMARK RETIREMENT COMMUNITY

INDEPENDENT LIVING • ASSISTED LIVING