



Live what you love. *Love where you live.*

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Unmatched Sophistication

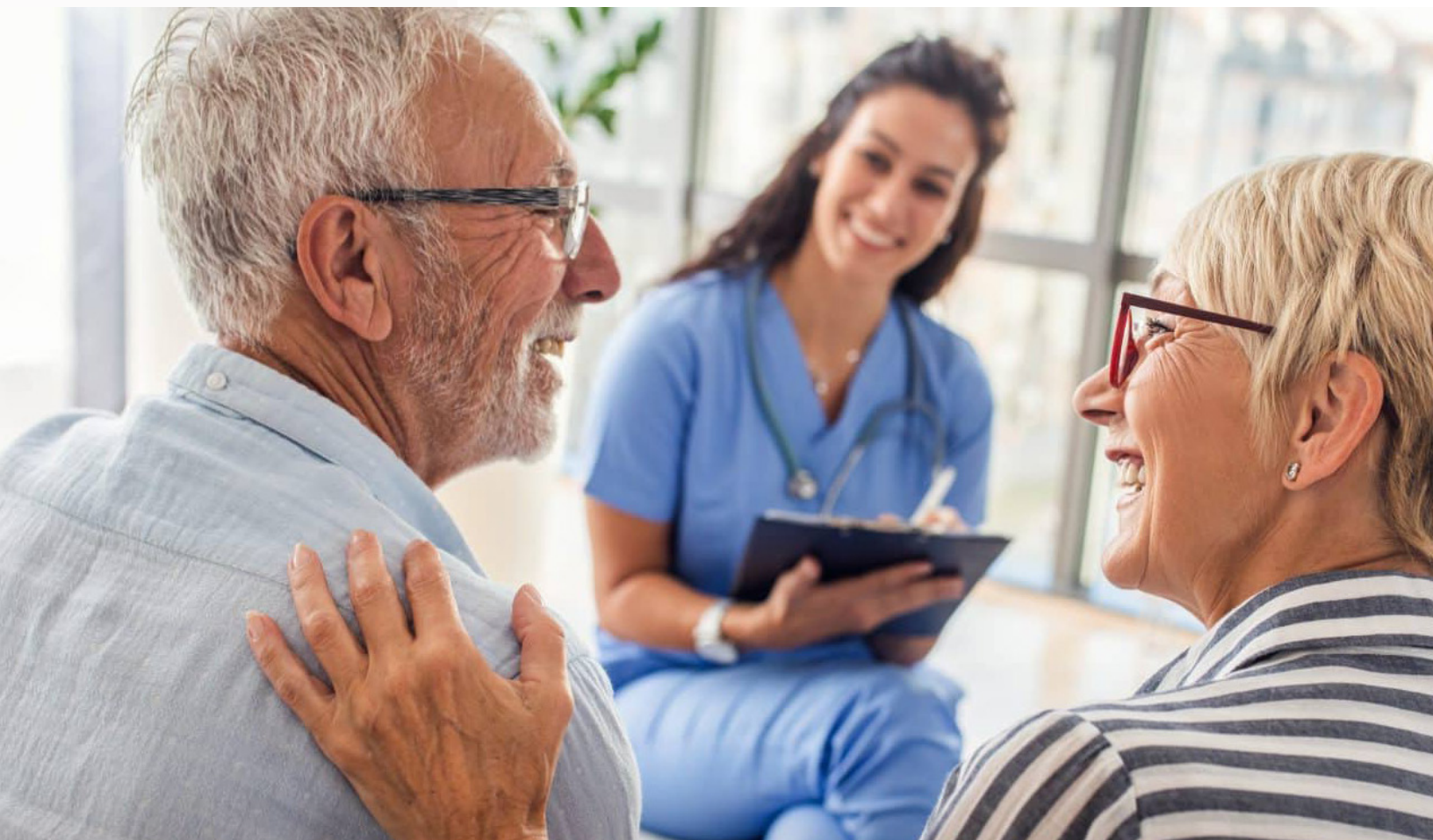
Welcome to Cypress Cove, where luxury is redefined. Embrace a lifestyle where elegance meets innovation. Enjoy spacious floor plans, high-end finishes, and state-of-the-art smart-home technology, nestled within 60 acres.

Whether you are relaxing in the tranquility of your surroundings or exploring endless opportunities for enrichment, you will be immersed in a community dedicated to unmatched sophistication and boundless possibilities. With Life Care as part of the experience, Cypress Cove provides peace of mind, so you can embrace the future with confidence.

Cypress Cove offers an array of amenities, a first-class wellness program, and unique experiences all within the beautiful setting of HealthPark Florida. Just minutes from the Gulf of Mexico and steps from HealthPark Medical Center. The convenience and beauty of this location ensure there is something to love around every corner. Situated in the heart of healthcare, Cypress Cove is a vibrant community in Southwest Florida—where a variety of opportunities await around every turn.



A Lifestyle YOU WILL LOVE!



The Life Plan Advantage

What you should know about Life Plan communities.

A Life Plan community, formerly known as a Continuing Care Retirement Community (CCRC), provides maintenance-free living, wellness programming and personal growth opportunities, along with several levels of healthcare, all on one campus.

At Cypress Cove, we offer an active senior living lifestyle plus the full continuum of care—from Independent Living to Skilled Nursing. By having all levels of care in one place, you can stay close to friends and loved ones.

Cypress Cove's levels of living and care include:

- Independent Living at The Harbour
- Independent Living at The Villas
- Independent Living at The Oaks
- Assisted Living at The Inn
- Memory Care Assisted Living at The Cottage
- Skilled Nursing at The Lodge
- Rehabilitative Care at The Mead Therapy Center
- At-Home Care Services with Cypress at Home

Choose to take control of future healthcare costs.

Retiring without the stress of escalating healthcare costs is the goal of our residents, and here at Cypress Cove, we offer financial plans designed to provide long-term financial security paired with access to high-quality healthcare. Residents are assured of asset protection in the form of a variety of contracts that return up to 100% of the entrance fee to their estate. Residents can be confident in their future, knowing they will have a plan in place for any unforeseen healthcare expenses.

What does a not-for-profit Life Plan community mean to our residents?

Cypress Cove is a not-for-profit 501(c)(3) Life Plan community where earnings are reinvested into services and enhancements that benefit residents. Unlike for-profit organizations focused on generating profits for shareholders, our tax advantages help control costs while meeting stringent government standards for financial stewardship. This means you can feel confident knowing Cypress Cove is dedicated to supporting your financial well-being.

Our person-centered approach to living enables residents have the opportunity to influence operations and shape program offerings. What is important to you is important to us, and we are here to ensure you can make the choices that matter most to your life.

Cypress Cove also offers the full continuum of healthcare services to meet your needs at every situation. We encourage you, your family, and your financial advisors to bring us your questions. Together, we will explore how Cypress Cove can support a fulfilling, secure, and vibrant lifestyle as part of a Life Plan community.

Tax advantages are hard to ignore.

Because a portion of your entrance fee and monthly fees may be attributed to healthcare needs, those fees may qualify as a future medical tax deduction even while in Independent Living. We are happy to provide details and meet with your tax or financial advisor to assist.



OUR Residents WILL TELL YOU

- The financial security is incomparable. It is reinforced with asset protection and a choice of flexible contracts including:
 - Life Care Plans
 - Modified Care Plans
 - Fee-for-Service Plans

*Learn more about
Cypress Cove!*

**Schedule a
personal tour, call
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Residential Neighborhoods

THE *Harbour*

Our bright and airy one and two-bedroom residences are thoughtfully designed with 9-foot ceilings, spacious walk-in closets, and picturesque views inviting natural light to fill your home. Everything you need is conveniently located under one roof, setting Cypress Cove apart from other communities in the area.

Our stunning residences are waiting for your personal touch to make them your own. Whether it is arranging your cherished furniture or coordinating a seamless move, our dedicated move-in coordinator will handle every detail.



THE *Oaks*

Nestled within 12 acres of lush, beautifully landscaped green space, The Oaks invites you to relax, explore, and connect with nature. You will enjoy access to the exceptional five-star services and amenities that make Cypress Cove a premier destination for inspired living.

Experience high-end finishes, state-of-the-art smart-home technology, and a thoughtful array of services and amenities designed to enhance your active, independent lifestyle.



Live WHAT YOU LOVE. *Love* WHERE YOU LOVE.

THE *Villas*

Situated within their own charming neighborhood, our two and three-bedroom villas offer the perfect blend of privacy, space, and scenic beauty. Whether you are captivated by serene lakeside views or the tranquility of a lush preserve, each villa is designed to connect you with the natural surroundings.



Every home features a spacious screened-in lanai, ideal for enjoying peaceful mornings or breezy evenings, a two car garage for your convenience, and your very own front yard. The villas are more than just homes—they are your sanctuary offering relaxation, comfort, and a vibrant lifestyle.



The Vibrant Lifestyle

Superior service and luxurious amenities.

Independent Living at Cypress Cove means releasing yourself from home maintenance allowing more freedom to do what you love and embracing a lifestyle of security, comfort and ease. Residents find most everything they need right on campus. We offer over 250 activities each month and our location makes exploration of Southwest Florida an easy drive.

SERVICES:

- Outstanding Culinary Options at Three Restaurants
- Concierge Services
- Barbershop and Beauty Salon Offering Manicures, Pedicures, Massage Therapy and Facials
- Convenience Store
- Bank with ATM and Safe Deposit Boxes
- Exercise/Fitness Classes Daily
- Water and Electricity Included
- Wi-Fi and Cable Included
- Individually Controlled Thermostat
- Weekly Housekeeping
- Weekly Laundering of Bed and Bath Linens
- Dry Cleaning Service: Pickup and Delivery
- 24-Hour Security Services
- Gated Community
- Urgent Response System with 24-Hour Monitoring
- Smart Home Technology
- Complete Home and Building Maintenance and Groundskeeping
- Options for Licensed Home Health Care with Cypress at Home
- Wellness Nurse
- Medical Suite
- On-Site Physicians
- Pharmacy Delivery
- Property Tax and Building Insurance Included in Your Monthly Service Fee
- Weekly Scheduled Transportation for Shopping and Special Events
- Private Transportation Including Medical Appointments



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AMENITIES:

- Indoor Heated Pool, Spa and Sundeck
- Outdoor Saltwater Pool and Spa
- Scenic, Fine Dining Restaurants
- Waterfront Casual Dining and Sports Pub
- Library
- Computer Lab
- Mail and Communications Center
- Fully Equipped Fitness Centers
- Tennis Courts
- Pickleball Courts
- Bocce Ball
- Billiard Room
- Ping Pong
- Cocktail Lounges and Daily Happy Hour
- Card and Game Room
- Woodworking Shop
- Art Studio
- T-Bone Dog Parks
- Native Plant Garden
- Raised Gardening Beds
- Waterfront Pavilion
- Indoor Auxiliary Storage
- The Good Life Wellness Program
- Outdoor Recreation, such as Horseshoes, Shuffleboard, Fishing and Gardening
- Walking Paths
- Planned Social, Recreational, Cultural and Educational Activities
- Auditorium
- Private Dining Rooms
- Gourmet Catering Service
- Overnight Guest Suites





Sage & Salt

Exceptional Culinary Experiences

Indulge in sophisticated lakeside dining at the elegant Coast, or savor casual bites with sweeping lake views at Captains Table. For a relaxed ambiance, head to Sage & Salt by our outdoor saltwater pool. Whether you are enjoying fine wine pairings with dinner or catching up over lite bites, our culinary options are just one reason residents cherish life in our vibrant community. Plus, with a flexible culinary plan, it is simple to dine in or take your meal to go.

Our talented in-house chefs and culinary team, in collaboration with the director of culinary services, carefully select local, seasonal, and organic ingredients whenever possible. Enjoy attentive table service and a range of delicious options, from homemade soups, fresh fruit, and crisp salads to specialty desserts.

COAST
RESTAURANT & LOUNGE



SAGE & SALT
CLUB & POOLSIDE DINING



A VERY
*Happy
Hour!*



Coast

For those residents who enjoy a cocktail, beer, or glass of wine, our community gathers daily for happy hour. This is the perfect time to make new friends, connect with neighbors, and enjoy one of the unique amenities of Cypress Cove living.



Captains Table



Assessing Financial Fit

Cypress Cove offers three unique contract options, giving you the opportunity to choose your entrance fee, monthly service fee and how you want to prepare for higher levels of care you may need in the future.

LIFE CARE *Plan*

Provides security and peace of mind by including all the benefits of an independent lifestyle plus unlimited Assisted Living, Memory Care Assisted Living and Skilled Nursing—should you ever need it in the future—all for the same monthly service fee. With our comprehensive Life Care plan, you're assured that your long-term care needs will be met and your financial assets will be protected.

MODIFIED CARE *Plan*

Offers a reduced entrance fee for Independent Living, with the assurance of unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee.

FEE-FOR-SERVICE *Plan*

Allows you to pay only for the long-term care services you use. Should you need Assisted Living, Memory Care Assisted Living or Skilled Nursing in the future, it will be available to you as needed on a private pay basis.



A variety of contracts make life easier.

A flexible approach makes retirement living at Cypress Cove more affordable than ever. Our team of experienced retirement counselors will help you make the choice best suited to your individual needs and preferences. All our plans include use of Cypress Cove's beautiful amenities along with comprehensive services like culinary, housekeeping, utilities, and transportation.

Is Cypress Cove a good financial fit for you?

Scan the QR code to take a quick 2-minute assessment and discover your results!



MONEYGAUGE™

BY myLifeSite™



*Call us today to learn
more about which plan
may be best for you.*

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The Life Care Plan

Are you ready for a lifetime of security?

There are several types of senior living communities, each with varying levels of care, services and residency agreements. Cypress Cove is a Type-A Life Care community, which means residents enjoy a vibrant, maintenance-free lifestyle and lifetime access to healthcare in a resort-style, amenity-rich Life Plan community.

Cypress Cove's Life Care plan is an investment that has provided value to Floridians since 1999. It is a plan for life and more than anything, it is a gift you make to yourself and your loved ones.

Only a Life Plan community like Cypress Cove includes provisions for, and guaranteed access to, all levels of care in one location, including Assisted Living, Memory Care Assisted Living, Skilled Nursing, Rehabilitative Services and Home Care. Without a full continuum of care, an unforeseen health event would necessitate a move to a different care provider and incur the market rate for those services. These costs can be exorbitant—ranging as high as \$13,770 or more per month. The Life Care plan at Cypress Cove will significantly reduce the out-of-pocket costs of long-term care and eliminate the stress and costs associated with additional moves.

The Life Care plan includes unlimited Assisted Living, Memory Care Assisted Living and Skilled Nursing at the same monthly fee.



Cost of Living COMPARISON WORKSHEET

Living at Cypress Cove, a Life Plan community, means your monthly fee covers maintenance of your home, utilities, property taxes and the use of our convenient services and first-class amenities.

	Your Monthly Costs in Your Home	Monthly Expenses at Cypress Cove
Monthly Expenses		
Mortgage or Rent	\$	Included
Property Taxes <i>(yearly payment divided by 12)</i>	\$	Included
Homeowner's Insurance*	\$	Included
Homeowner's Association Fees and Assessments	\$	Included
Utilities		
Electric	\$	Included
Gas	\$	Included
Water and Sewer	\$	Included
Trash Removal	\$	Included
Cable TV	\$	Included
Wi-Fi	\$	Included
Lifestyle Services and Amenities		
Lawn and Pool Maintenance	\$	Included
Home Maintenance <i>(windows, electrical, plumbing, carpet, etc.)</i>	\$	Included
Appliance Service and Replacement	\$	Included
Major Home Repairs <i>(roof, siding, air conditioning system, plumbing, hot water heater, driveways, etc.)</i>	\$	Included
Long-term Care Assurance	\$	Included
Weekly Housekeeping	\$	Included
Laundry of Bed and Bath Linens	\$	Included
Restaurant Dining <i>(one meal daily)</i>	\$	Included
Entertainment and Activities	\$	Included
Other		
Health Club, Fitness and Pool Membership	\$	Included
Pest Control	\$	Included
Home Security System	\$	Included
Emergency Call System	\$	Included
Transportation	\$	Included
Future Assisted Living, Memory Care and Skilled Nursing in Private Accommodations Plan	\$	Included in Life Care

*Insurance on the building and your apartment is included in your monthly fee at Cypress Cove. Personal property insurance coverage is still necessary.

Healthcare Neighborhoods

THE *Inn*

Vibrant Assisted Living is offered at The Inn at Cypress Cove with 44 deluxe, private, one-bedroom, one-bath apartments in an elegant environment. Because we embrace the person-centered care philosophy, our residents are assured individualized care and programming suited to their abilities.



THE *Cottage*

The most innovative approaches to Memory Care Assisted Living have been thoughtfully integrated into The Cottage at Cypress Cove. It features a visionary small-home concept in which 44 private units—each with a spacious bathroom—are divided among four custom designed households.

THE *Lodge*

Skilled Nursing services are provided to residents at The Lodge at Cypress Cove, with 64 Medicare-certified private studios—each with a private bath.



THE *Mead Therapy Center*

This 3,500-square-foot Rehabilitation center has been progressively designed to combine state-of-the-art technologies with advanced therapies in an environment that's inviting and comfortable. The Mead Therapy Center provides physical, occupational and speech therapy on both an inpatient and outpatient basis.

Notes





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Love where you live.

10200 Cypress Cove Drive | Fort Myers, FL 33908
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