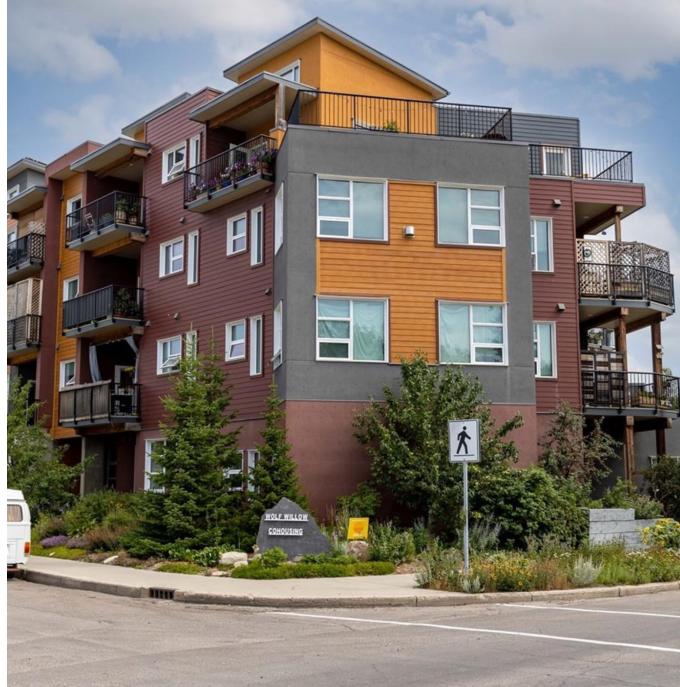




WOLF WILLOW COHOUSING

- Condo with a community
- Collaborative decision-making about what matters to you
- Sustainable living & built to last
- Outstanding amenities: Sauna, workshop/woodworking, art/craft room, music room, exercise room, guest suite, laundry, event/community room
- Near riverside parks, walking paths, and shops of Riversdale



UNIT 304 TWO BEDROOM

\$390,000

**304 - 530 Ave J South
Saskatoon, Saskatchewan
S7M2A8**

Lucille (306) 737 - 0567

**Learn more about
Wolf Willow Cohousing or
inquire to attend an event:
www.wolfwillowcohousing.ca**

- Inviting open-concept kitchen, dining, and living room with north & west-facing windows
- Two large bedrooms
- Spacious bathroom with a step-in tub and separate shower
- Gorgeous kitchen with copious cupboards and an island with lighting and seating



Light & Green Spaces

- Condo is a Unit with windows on the West and North sides
- Condo has a private balcony
- Morning sunrises in den and master bedroom
- Bright and spacious hallways boast floor-to-ceiling windows
- Easy access to second-floor terrace with patio seating
- Ground level patio and garden; shared beds as well as individual gardening plots available

Welcome Home!



Wonderful spacious layout

Four closets including one walk-in closet

Heated floors cozy on your feet

Your own Bosch washer/dryer

Dishwasher & Air-Conditioning

Two large bedrooms

Windowed nook ideal for reading, dining or office

Large living room

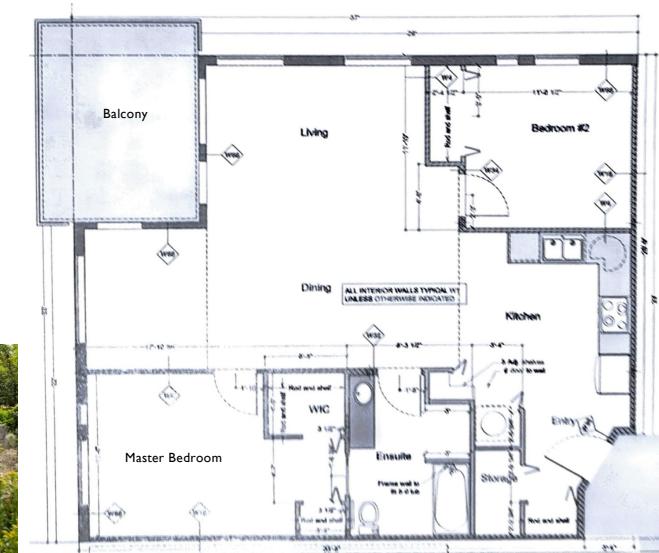


Title: Condominium/Strata

Parking: One Covered Parking Space
(WW policy: new members to receive use of a garage parking space)

Condo Fees: \$691 + \$25 Monthly

Buyer/agent to verify all measurements & details.



LIVING IN COHOUSING

- Shared responsibility & decision-making
- BYO dinners and community dinners
- Community gardening
- Deep Cleans in Spring & Fall
- Working groups and committees that plan events, manage spaces, or take care of the building
- Coffee hours, happy hour on Fridays
- House concerts
- Movie and activity nights



CORE VALUES

We govern ourselves according to respectful, democratic, non-hierarchical and consensus-oriented principles.

We honour each other's gifts and differences in the spirit of seeking equality and opposing discrimination.

We celebrate our community life by working and playing together.

We use resources wisely to care for the earth through our commitment to environmentally-conscious and energy-conserving principles

We take responsibility for our actions by using clear, open and honest communication in all matters affecting our community.

WOLF WILLOW

We are an intentional, evolving community fostering belonging and purpose. We support each other and our broader community as friends, neighbours, helpers, citizens. We encourage positive connections while honouring personal needs for privacy. honest communication in all matters affecting our community.

LIVING IN COHOUSING

Within cohousing, members make decisions about common concerns at regular community meetings. Using decision-making models including sociocracy, responsibility for decisions and actions is shared by all community members.

The division of labour is based on each member's interest and how they choose to contribute. Some people enjoy gardening while others support the community by planning social events, organizing building upkeep, or refreshing policy. We all contribute to regular upkeep of the building and grounds through garden workbees, cleaning teams, and twice-annual deep cleans of common spaces. Collaboratively, we decide what our community needs and share the work to keep monthly costs reasonable.

Tenants are part of the community and will be expected to contribute in their own way to the building, processes, and community of Wolf Willow. Please talk to us to learn more.