



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 404

TWO BEDROOMS

\$409,000

- Inviting open-concept kitchen, dining, living room, and study/den
- Vaulted 14-foot ceilings and a gallery of windows in the main area offering splendid natural light
- Spacious bathroom with large vanity, separate shower and soaker tub
- Large private west-facing balcony
- Kitchen hosts an abundance of cabinets for storage with inviting peninsula seating

**404 - 530 Ave J South
Saskatoon, Saskatchewan S7M2A8**

Contact:

Margo (306) 378-7300

Ken (306) 378 -7455

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

Approx. 1,113 sq ft in unit
with shared ownership of 5,000 sq ft of
amenities & 2,400 sq ft of patio/deck.





Welcome Home!



- Open prairie sky and treetop views offer stunning sunsets year-round.
- Well-designed spacious layout with two bedrooms
- Heated floors cozy on your feet
- Plenty of storage: six closets including two in the master bedroom and a walk-in storage
- Easy to care for plus great amenities and community

Neighbourhood: Riversdale

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

Annual Property Taxes: \$3083 (in 2024)

Shared laundry onsite. Plumbed for in-suite laundry.

Light & Green Spaces

- Bright and spacious hallways boast floor-to-ceiling windows
- Nearby access to fourth-floor deck
- Ground level patio and garden; shared beds as well as individual gardening plots available



LIVING IN COHOUSING

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



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.