



## WOLF WILLOW COHOUSING

- Condo with a community
- Collaborative decision-making about what matters to you
- Sustainable living & built to last
- Over 5000 sq. ft. of Outstanding amenities: Sauna, art/craft room, music and exercise rooms, guest suite, workshop/woodworking, laundry, event/community room
- Near riverside parks, walking paths, and shops of Riversdale



### UNIT 401    ONE BEDROOM + DEN    (BY OFFER)

- 14-foot ceilings, large windows in this west-facing unit features one bedroom and den
- Spacious bathroom with large vanity and tub/shower
- Large private balcony, sunset views
- Lovely kitchen with over-sink window
- Inviting open-concept kitchen, dining, and living room

401 - 530 Ave J South  
Saskatoon, Saskatchewan S7M2A8

**Contact: Shannon Seaboyer**  
shannon.seaboyer@amitytrust.ca

Learn about Wolf Willow  
Cohousing or inquire to attend an  
event: [www.wolfwillowcohousing.ca](http://www.wolfwillowcohousing.ca)

Approx. 753 sq. feet



# Welcome Home!



- Tree-top view of fabulous sunsets from multiple rooms
- Lovely open-concept layout
- Heated floors cozy on your feet
- Corner-unit with plentiful south & west windows
- Easy to care for plus great amenities and community

**Neighbourhood:** Riversdale

**Title:** Condominium/Strata

**Parking:** One Covered Parking Space

(VWW policy: new members to receive use of a garage parking space)

**Condo Fees:** \$493 + \$25 Monthly

**Property Taxes:** approx. \$220 Monthly

Shared laundry onsite.

Buyer/agent to verify all measurements.

## Light & Green Spaces

- Bright and spacious hallways boast floor-to-ceiling windows
- Steps away the fourth-floor deck
- Easy access to second-floor terrace with patio seating
- Ground level patio and garden; shared beds as well as individual gardening plots available



## 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.