



**A N I N D E L L**

**ACTIVE ADULT RESIDENCES**



# WELCOME HOME



## Engage, Enrich, Elevate

Located in Folsom within the highly desirable Broadstone Master Plan community, Anindell features 180° views of downtown Sacramento and is just one mile from the upscale Palladio at Broadstone lifestyle mall, and 5 miles from Folsom Lake.

The Folsom area offers an attractive balance between a calm suburban environment and convenient access to outdoor activities. With a picturesque blend of natural beauty, active vibrance, and an established sense of community, Folsom is the ideal place to call home.

Anindell features modern architecture, functional floor plans, and elegant design along with the amenities you expect. From curated experiences and robust clubs to member concierge services, our exclusive community offers enhanced social opportunities so you can enjoy resort-style living to the fullest.

## The Community You've Imagined

Inspired by the beauty and warm earth tones of Spanish-style architecture, Anindell is designed to take advantage of the temperate climate and sweeping views of its Folsom location.

The beautifully landscaped 6.8-acre campus is an environment where residents have the opportunity to live, work, relax, and play in a community of friends.

Our apartment homes were meticulously designed to exceed expectations, with your preferences and lifestyle in mind. The seamless fusion of simplicity and sophisticated detail coupled with affection for the natural surroundings result in a community of timeless beauty and design.





# LIVEWELL

## AT ANINDELL

### Energize, Vitalize, Thrive

Our lifestyle program, LiveWell at Anindell, embodies a holistic approach to health and well-being with a focus on physical fitness, mental wellness, emotional balance, and social connections. Living well means prioritizing an active lifestyle that promotes overall health, vitality, and happiness. In essence, living well involves finding balance and harmony across various aspects of life, embracing a lifestyle that supports physical, mental, and emotional well-being while actively participating in life's adventures, passions and pursuits.

### LiveWell Core Elements

**Gather:** Embrace connection and camaraderie through vibrant social events and shared experiences, fostering friendship and community.

**Enlighten:** Expand your horizons with thought-provoking discussions, creative workshops, and inspiring lectures, exploring spirituality and personal growth.

**Discover:** Immerse yourself in diverse activities, dynamic clubs and indulgent culinary adventures, igniting your sense of curiosity, fueling your passions, and enticing your palette.

**Strengthen:** Nourish your body and mind with holistic wellness experiences, nutritional education, and energizing fitness programs, vitalizing your being and invigorating your soul.

**Explore:** Uncover luxury and leisure through curated outdoor adventures, exclusive excursions, and unique travel, enriching your journey of discovery and exploration.

**Contribute:** Make a meaningful impact through philanthropic endeavors, community engagement and purpose-driven pursuits, inspiring unity, and collective empowerment.



# UNPARALLELED COMFORT



If you're looking for a warm and inviting Folsom residence, Anindell offers the perfect place for you to call home. Our elegant one- and two-bedroom apartment homes feature a custom selection of fine interior finishes and craftsmanship of the highest quality.

Anindell's apartment homes are designed for today's active senior, with an emphasis on lifestyle, convenience, security, and comfort. With a variety of floor plans, you will find exactly what you're looking for at Anindell.

## Apartment Home Amenities

- Private entry
- 9'-11' ceilings
- Quartz countertops
- Wood cabinetry with designer finishes
- Stainless steel, energy star-rated appliances
- Washer & dryer in each apartment home
- Tiled walk-in showers with glass enclosure
- Individual heating & air conditioning
- Private balcony or patio





# ELEVATE YOUR EVERY MOMENT



## Discover a Socially Active Lifestyle

With a multitude of social opportunities, you can seize the day your way. Plan every moment with exciting activities or relax in the tranquility of your home.

Whether you're planning a group event with your neighbors, coordinating a poolside barbeque, or arranging a cocktail party with friends on the patio, Anindell is at your service. Immerse yourself in a world of tailored activities, educational series, and exclusive travel opportunities designed to enhance your lifestyle and broaden your horizons.

On-site workshops, theatre, fitness classes and literary clubs are just a few of the stimulating activities available to residents. With opportunity for engaging in the arts, music, philanthropy, and community leadership, each endeavor draws on the wealth of history, wisdom and experience the residents bring to the community. Anindell is always evolving to reflect its residents, their passions and interests.

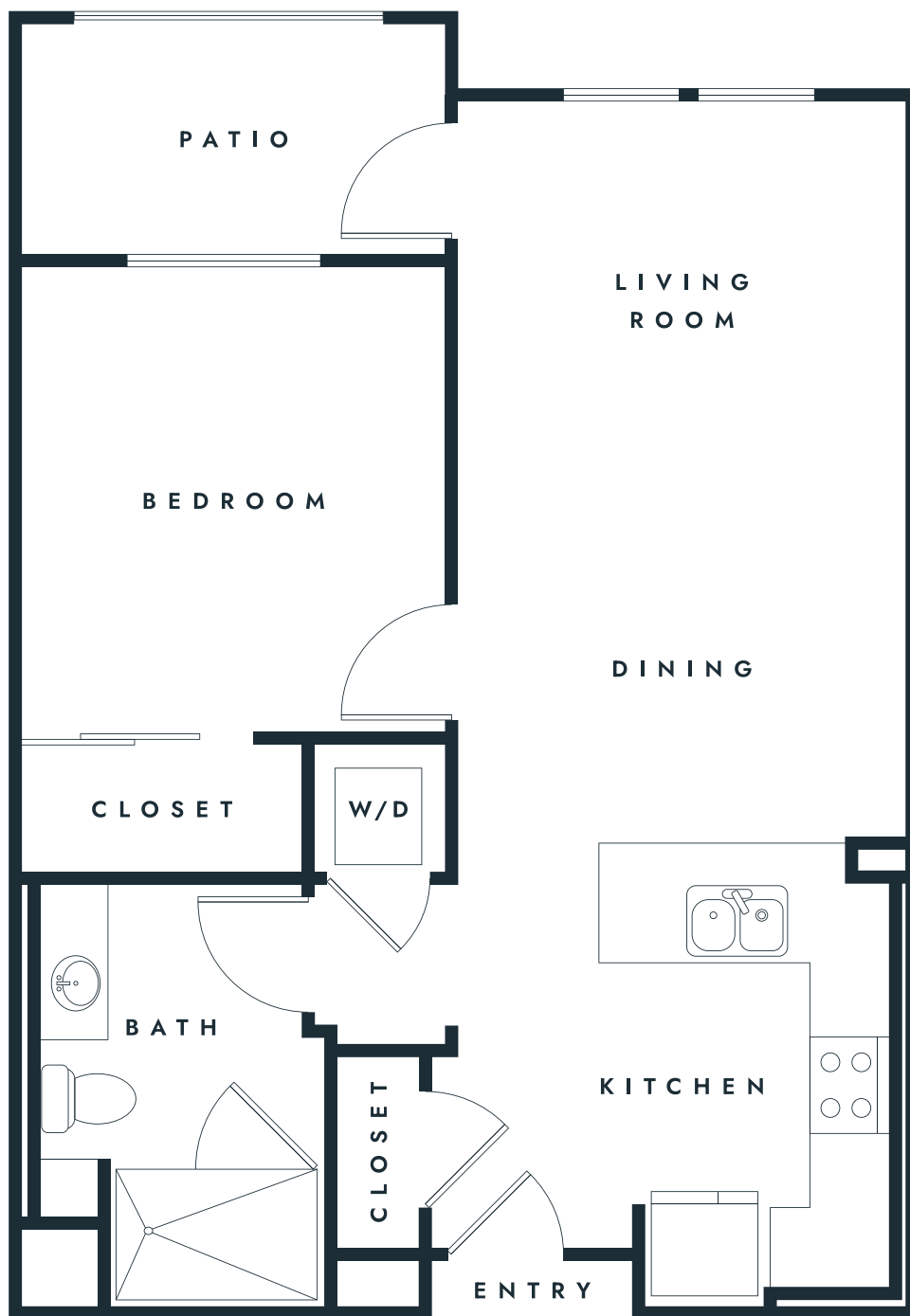
## Community Amenities

- Sky Terrace Lounge
- Bistro, Private Dining Room & Catering Kitchen
- Club Lounge & Library
- Movie Theatre with Power Reclining Chairs
- Yoga Studio, Fitness Center, & Wellness Courtyard
- Swimming Pool & Spa
- Outdoor Barbeque Kitchen
- Pet Park & Resident Gardens
- Pickleball Court
- Private Carports & EV Chargers
- Art Studio
- Manicure & Pedicure Nail Salon
- Billiards & Gaming Tables



# Natoma

1 Bedroom, 1 Bath | 700 sq.ft.



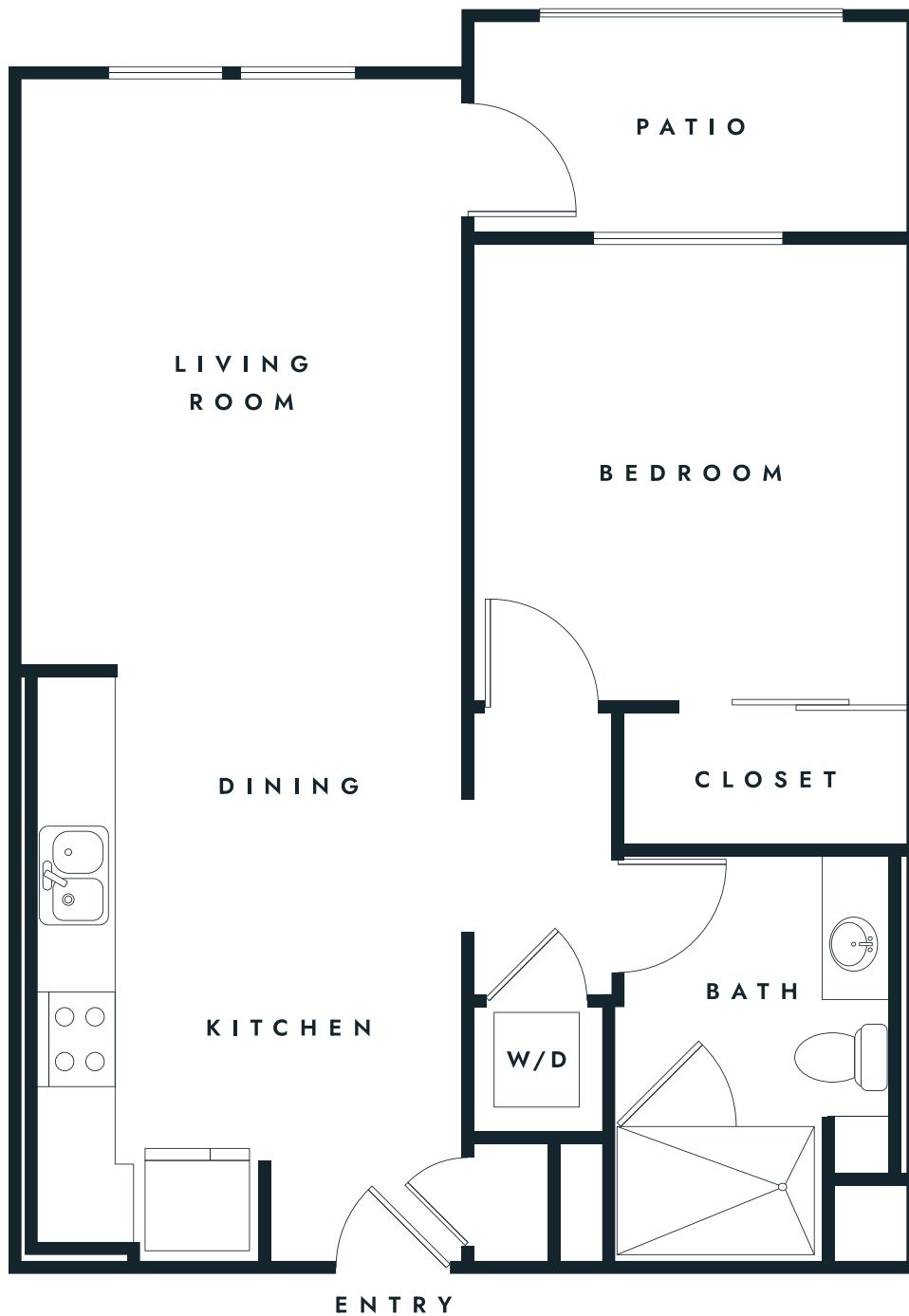
*Floor plan style and size may vary.*

NATOMA | 1 BEDROOM, 1 BATH | 700 SQ. FT. | ANINDELL



# Lexington

1 Bedroom, 1 Bath | 720 sq.ft.



LEXINGTON | 1 BEDROOM, 1 BATH | 720 SQ. FT. | ANINDELL

Floor plan style and size may vary.



# Ellis

1 Bedroom, 1 Bath | 760 sq.ft.



ELLIS | 1 BEDROOM, 1 BATH | 760 SQ.FT. | ANINDELL

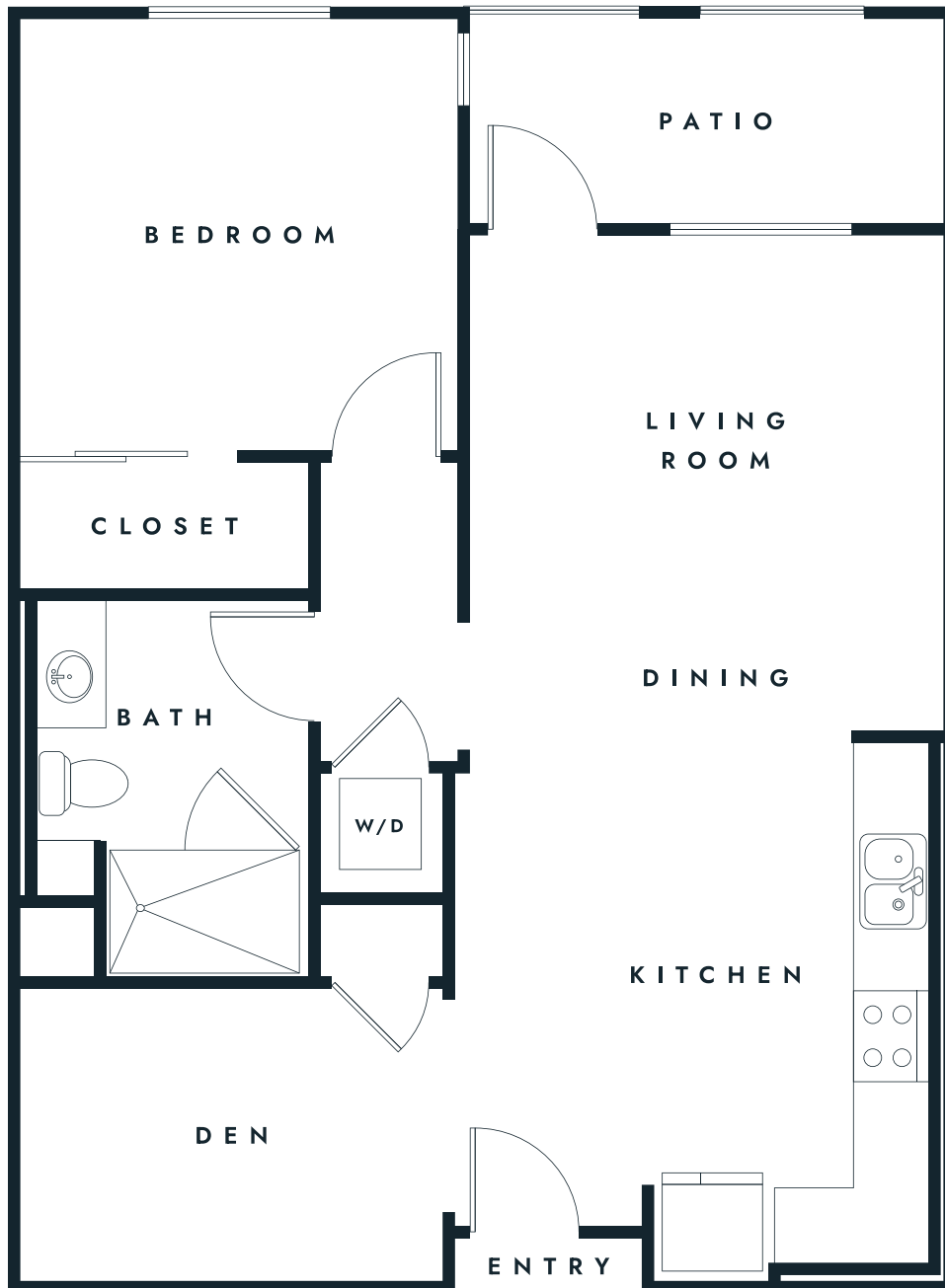
*Floor plan style and size may vary.*





# Stanford

1 Bedroom, 1 Bath + Den | 840 sq.ft



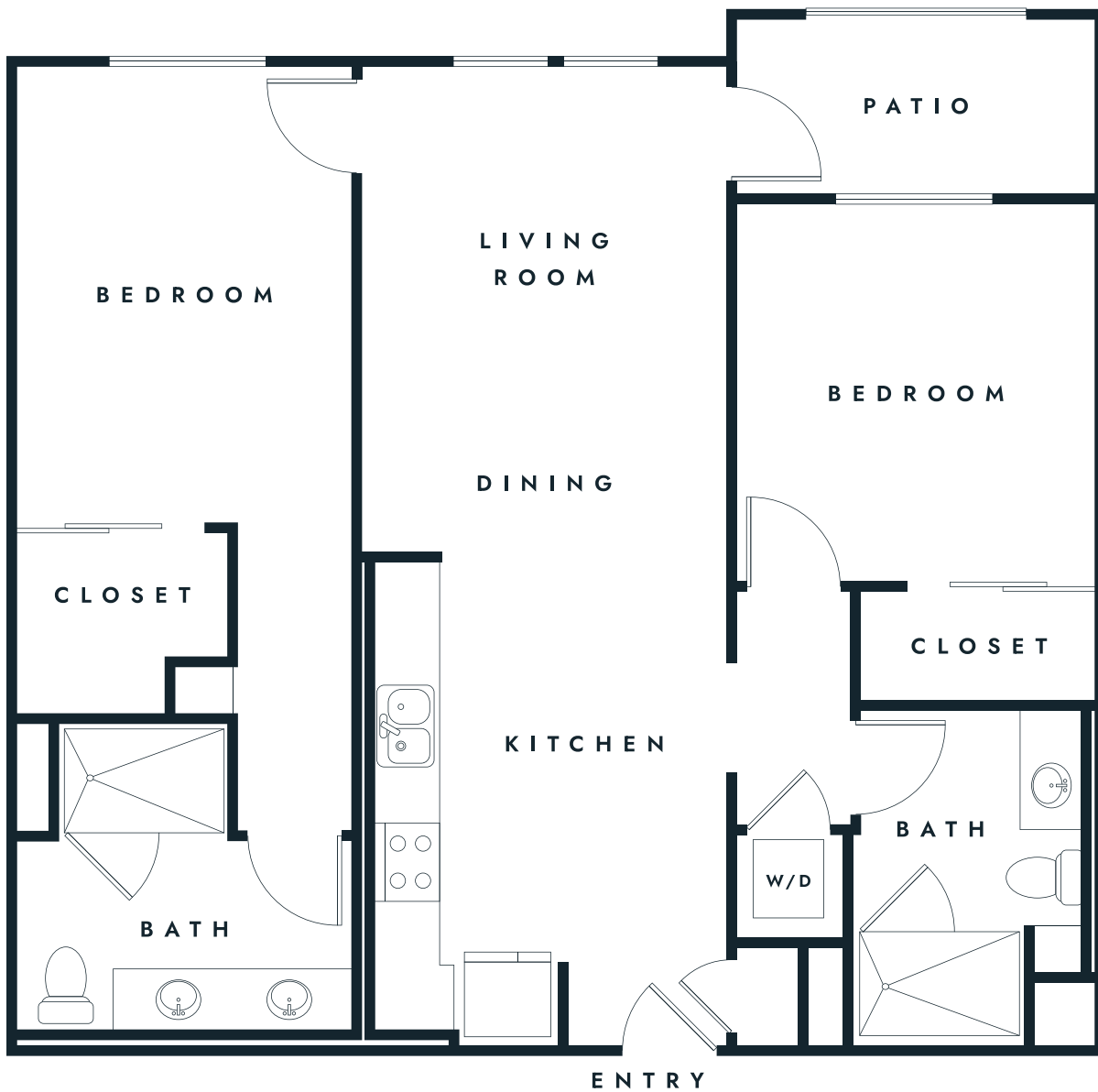
*Floor plan style and size may vary.*

STANFORD SUITE | 1 BEDROOM, 1 BATH + DEN | 840 SQ. FT. | ANINDELL



# Sonoma

2 Bedroom, 2 Bath | 1,070 sq.ft.



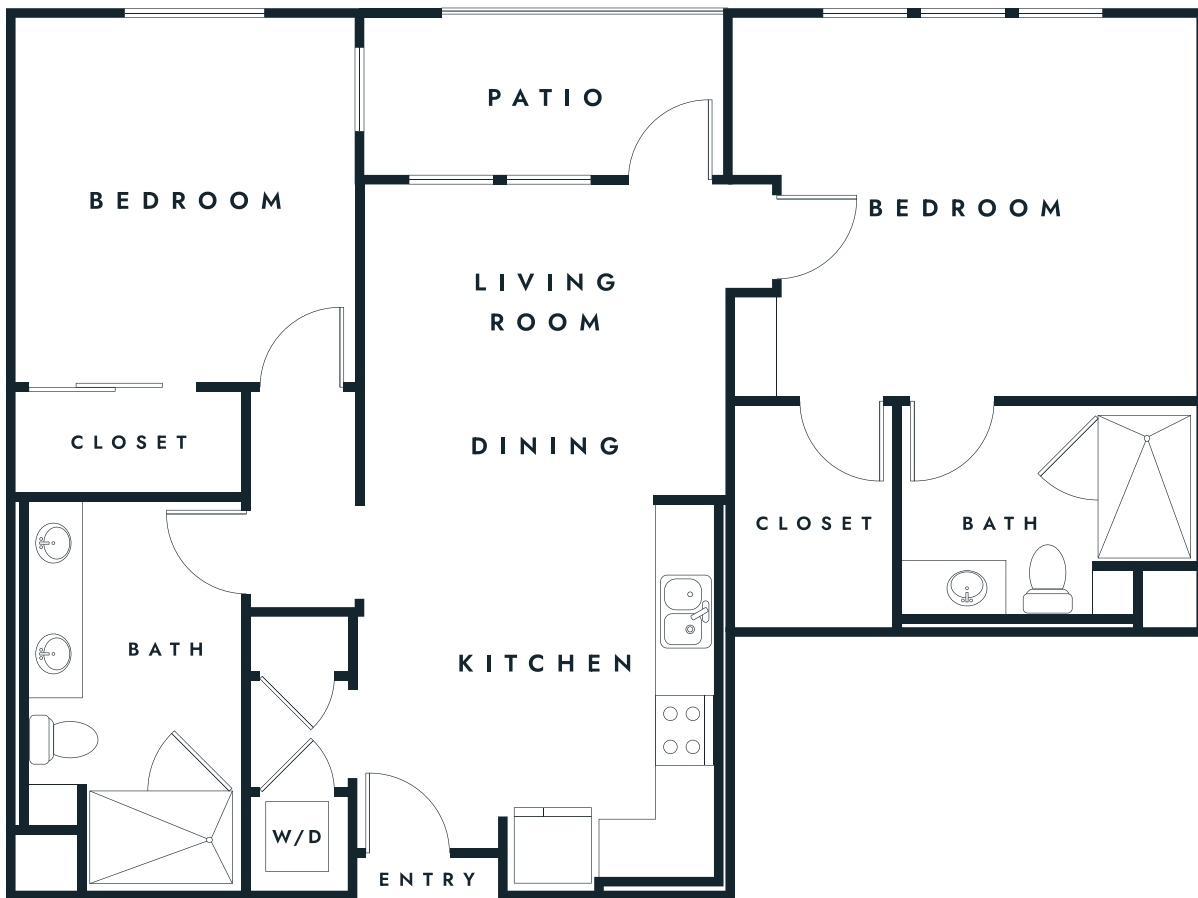
SONOMA | 2 BEDROOM, 2 BATH | 1,070 SQ.FT. | ANINDELL

Floor plan style and size may vary.



# Tahoe

2 Bedroom, 2 Bath | 1,130 sq.ft



TAHOE | 2 BEDROOM, 2 BATH | 1,130 SQ.FT. | ANINDELL

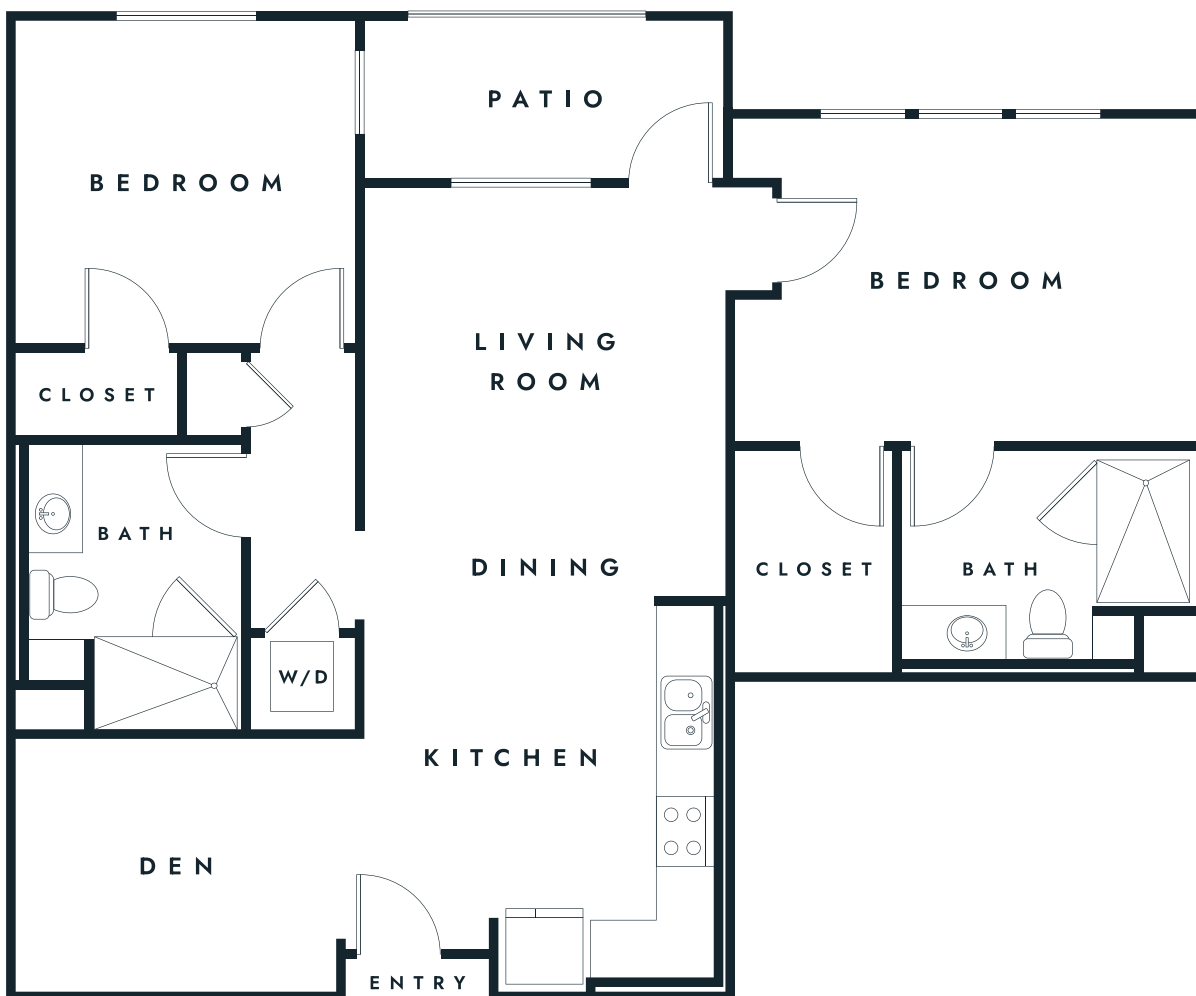
*Floor plan style and size may vary.*





# Tahoe Suite

2 Bedroom, 2 Bath + Den | 1,185 sq.ft



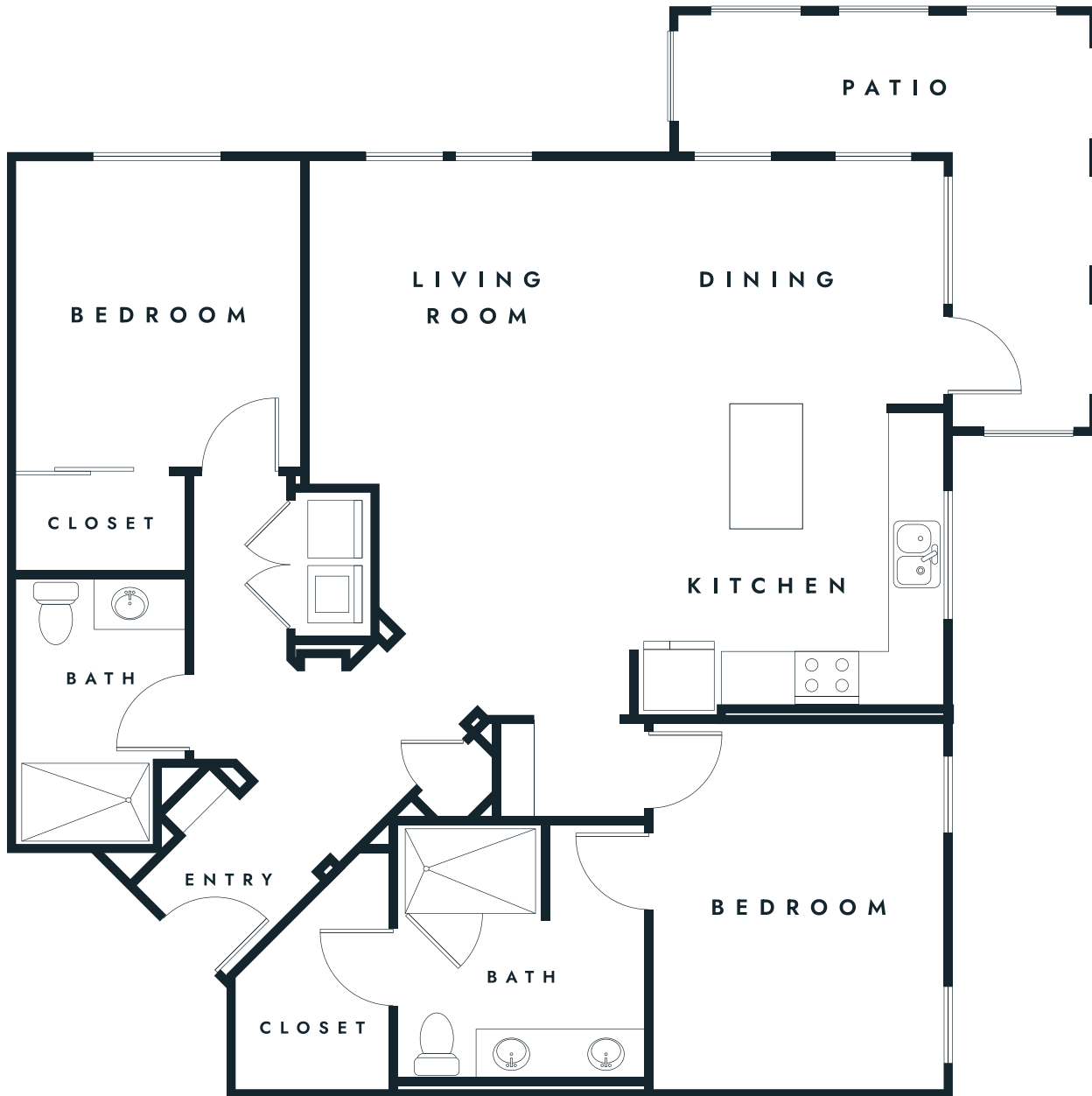
TAHOE SUITE | 2 BEDROOM, 2 BATH + DEN | 1,185 SQ.FT. | ANINDELL

*Floor plan style and size may vary.*



# Balboa

Corner 2 Bedroom, 2 Bath | 1,300 sq.ft



BALBOA SUITE | CORNER 2 BEDROOM, 2 BATH | 1,300 SQ.FT. | ANINDELL

Floor plan style and size may vary.



# Community Fee Schedule

## One Bedroom

PLAN	STYLE	SQ. FT. <i>Starting at</i>	MONTHLY FEES <i>Starting at</i>
Natoma	1 Bedroom, 1 Bath	700	\$2,595
Lexington	1 Bedroom, 1 Bath	720	\$2,595
Ellis	1 Bedroom, 1 Bath	760	\$2,895
Stanford Suite	1 Bedroom, 1 Bath + Den	840	\$3,195

## Two Bedroom

PLAN	STYLE	SQ. FT. <i>Starting at</i>	MONTHLY FEES <i>Starting at</i>
Sonoma	2 Bedroom, 2 Bath	1,070	\$3,495
Tahoe	2 Bedroom, 2 Bath	1,130	\$3,795
Tahoe Suite	2 Bedroom, 2 Bath + Den	1,185	\$3,895
Balboa Suite	Corner 2 Bedroom, 2 Bath	1,300	\$4,295





