



**LEGACY<sup>®</sup>**  
AT ERIE STATION  
A WATERMARK RETIREMENT COMMUNITY

**LUXURY VILLAS  
WITH BREATHTAKING VIEWS**

1545 Erie Station Road • Henrietta, NY 14467 • **1-585-358-3063** • [www.watermarkcommunities.com](http://www.watermarkcommunities.com)

**INDEPENDENT LIVING • VILLAS LIVING**





## THE BEST OF ALL WORLDS

Lease a luxury villa and enjoy a stress-free lifestyle. Select a two- or three-bedroom villa with attached garage and full basement including some with walkouts. Enjoy modern kitchens in select residences, vaulted ceilings, cozy fireplaces and park-like views. Let our professional management team and 24-hour emergency maintenance service take care of snow removal, landscape and lawn care and much more. Personal tours are given by appointment seven days a week so schedule yours today.

### EXTRAORDINARY LIFESTYLE

Quiet, Private Neighborhood  
Spacious Floor Plans  
Maintenance-Free Lifestyle  
Amazing Amenities  
Fitness and Wellness Classes Available  
Dining and Housekeeping  
Packages Available

A woman with short, styled grey hair is smiling warmly while looking at a laptop. She is wearing a green button-down shirt and a pearl earring. Her right hand is pointing towards the screen. The background is a bright, indoor setting with large windows showing greenery outside.

## QUIET NEIGHBORHOOD, ENDLESS CONVENIENCE

Conveniently located on Erie Station Rd. in Henrietta, the gateway to the Finger Lakes and Western New York, Legacy at Erie Station Villas are a hidden oasis of calm and natural beauty. Make the most of our community amenities including a fitness center, business center, fine dining and concierge service at your disposal. Shop to your heart's content at Marketplace Mall or one of the many nearby plazas. Catch a movie at Regal Cinema and enjoy fabulous dining at a host of nearby restaurants. Hop onto the NYS Thruway or Interstate 390 for a day trip to the nearby Finger Lakes Region or Rochester's bustling Arts and Theater district. If you'd like to go further, we are just minutes from the Rochester International Airport. Schedule your personalized tour today. Welcome Home to the Legacy at Erie Station Villas!

### COMMUNITY AMENITIES

Convenient Location – 1-2 miles to Shopping/Entertainment  
Easy Access to 390 & I-90  
Snow and Trash Removal  
Lush Landscaping and Lawn Care  
Legacy at Erie Station Hospitality Packages Available



## LIFESTYLE-ENHANCING AMENITIES

Looking for the next place to call home? Look no further than the Erie Station Villas. An exciting and invigorating lifestyle awaits you in a well-appointed two- or three-bedroom villa, offering the perfect balance of convenience and comfort for an affordable monthly rate. We include lawn and landscape care, refuse and recycling pick up and snow removal. Our professional 24-hour maintenance team is at your service. Consider taking advantage of our hospitality packages available at Legacy at Erie Station for even more luxury and options! It's the perfect balance of convenience and comfort.

### VILLA AMENITIES

- Modern Appliances
- First Floor Laundry with Washer and Dryer Hook-ups
- Central Air
- Great Room with Vaulted Ceiling
- Private Deck or Patio
- Attached 2-car Garage
- Full Basement, Some with Walkouts (Per Plan)

**SPACIOUS, COMFORTABLE  
TOWNHOMES**



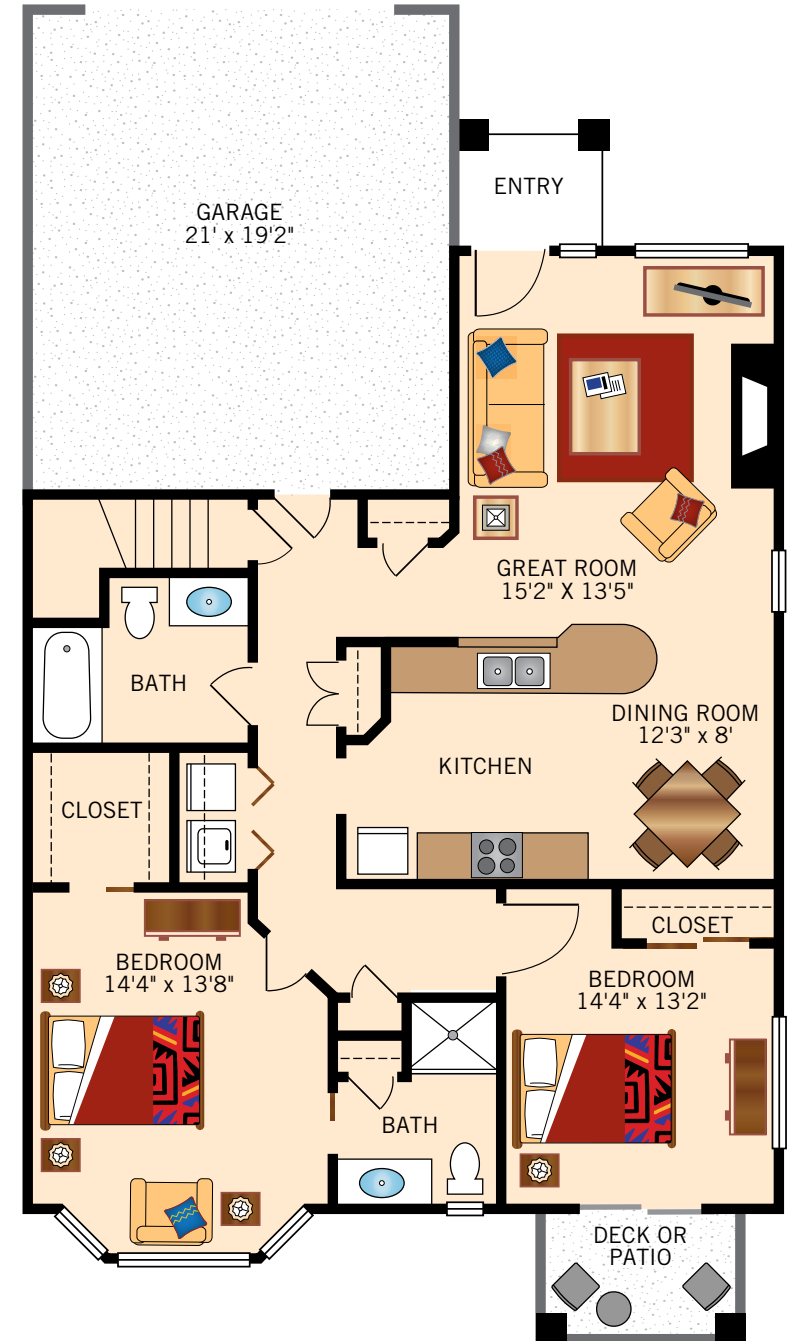
# RANCH VILLA END APARTMENT

1,283 Square Feet



# RANCH VILLA INNER APARTMENT

1,283 Square Feet



# TWO-STORY VILLA

1,763 Square Feet

