



Sonata *Lake Mary*

RESORT-STYLE INDEPENDENT AND ASSISTED LIVING





ALWAYS AT YOUR SERVICE

At Your ServiceSM is an attitude, philosophy, and commitment to service excellence. At Sonata, all team members bring an extra measure of hospitality to exceed your every expectation and add something special to each day.

DISTINCTIVE LIVING FOR TODAY'S SENIOR

Located in the Lake Mary Wellness and Technology Park, **Sonata Lake Mary** is an easy choice for those with elevated standards and higher expectations. It's why we insisted on building oversized apartments with open floor plans, high ceilings, deluxe kitchens with quartz countertops, walk-in closets, and outdoor terraces custom made for Florida living! All this and the convenience of all-inclusive rent-based retirement living with no expensive buy-in fee.

Exceeding your expectations is not simply a promise we make. It's the fundamental principle behind resort-style retirement living at **Sonata Lake Mary**. Why settle for conventional when you can expect more at **Sonata Lake Mary!**

CREATE YOUR OWN LEVEL OF LUXURY

At its heart, retirement living is all about having more time and freedom to live your best life. It's about releasing yourself from the burden of home maintenance and upkeep. And keeping up an active mind, body, and spirit as you age.

At **Sonata Lake Mary**, each day invites you to experience activities that reflect your personal tastes, passions and pursuits, and more ways to enjoy them! Anytime dining on your schedule, fitness classes, entertainment, social events and clubs—everything your heart desires in retirement living and an abundance of resort-style amenities and social opportunities to help you stay energized, engaged, and ultra connected to friends and family.



SIGNATURE PROGRAMS BY SONATA

Our award-winning Signature Programs inspire residents to bring their retirement dreams & desires into full bloom. We focus on seven dimensions of wellness, extending as many ways possible for you to live life to the fullest each and every day.



SONATA LAKE MARY

You'll find it's not all about what you expect from resort-style retirement living. It's about what you'll experience too. Sonata Lake Mary is the ultimate choice for all who believe each day should bring the prospect of a more peaceful tomorrow.

AND THE RETIREMENT YOU DESERVE

You'll be assured that every stage of your health care needs will be met in the community you call home. Our location in close proximity to Orlando Health gives residents access to world-class medical facilities right at your doorstep, plus Sonata's award-winning signature care. It's why we offer a full continuum of lifestyle choices on-site, including independent living, assisted living, and memory care.

At **Sonata Lake Mary**, you'll find your personal sanctuary amid well-appointed residences with built-in safety and security features. Elegant, sophisticated finishes blend seamlessly with the latest innovations in residential design, including a state-of-the-art HVAC air filtration and ventilation system, assistive listening and emergency call systems, expanded generator capacity, and touch-free technology.

WELCOME TO SONATA LAKE MARY

SONATA LAKE MARY IS YOUR PARTNER IN INDEPENDENT AND ASSISTED LIVING

Introducing **Sonata Lake Mary**, a resort-style independent and assisted living community offering seniors the latest innovative design, unparalleled services, and amenities. Compose your best life at **Sonata Lake Mary** and expect more!

Sonata Lake Mary consists of 245,000 square feet of living space featuring a total of 193 apartments, dedicating 108 apartments for independent living, 72 apartments for assisted living, and 13 for memory care residences. Offering all-inclusive senior rental living.

Featuring an array of amenities, **Sonata Lake Mary** offers a heated resort-style pool, multiple recreational venues to enhance your fitness and wellness, as well as full-service dining options and a poolside bar and grill - just to name a few.

All-inclusive living with no up-front buy-in. Resort-style independent living with priority access to assisted living and memory care. Sonata offers three distinct lifestyles, convenience, and comfort with all the perks of Central Florida living.

Sonata Senior Living welcomes you to experience the symphony of your life. Welcome to **Sonata Lake Mary**.



RESORT INDEPENDENT & ASSISTED LIVING

410 Caring Drive
Lake Mary, Florida 32746
(407) 477-5957

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Assisted Living Facility License # 13795

SITE PLAN



In continuation of the *Sonata Lake Mary* At Your ServiceSM and Live It UpSM programs, our site plan is highlighted with numerous resort-style amenities our residents can enjoy.

- | | |
|---------------------------|------------------------------------------|
| 1 MAIN ENTRANCE | 6 ASSISTED LIVING & MEMORY CARE ENTRANCE |
| 2 LIMITED PRIVATE GARAGES | 7 COURTYARD |
| 3 OUTDOOR BAR & GRILL | 8 PUTTING GREEN |
| 4 RESORT-STYLE POOL | 9 MEMORY CARE GARDEN |
| 5 PICKLEBALL COURT | 10 ASSISTED LIVING GARDEN |

CAMPUS PLAN LEVEL ONE



A LOBBY
LIVING ROOM
DINING ROOM

C ASSISTED LIVING LOBBY
LIVING ROOM
DINING ROOM

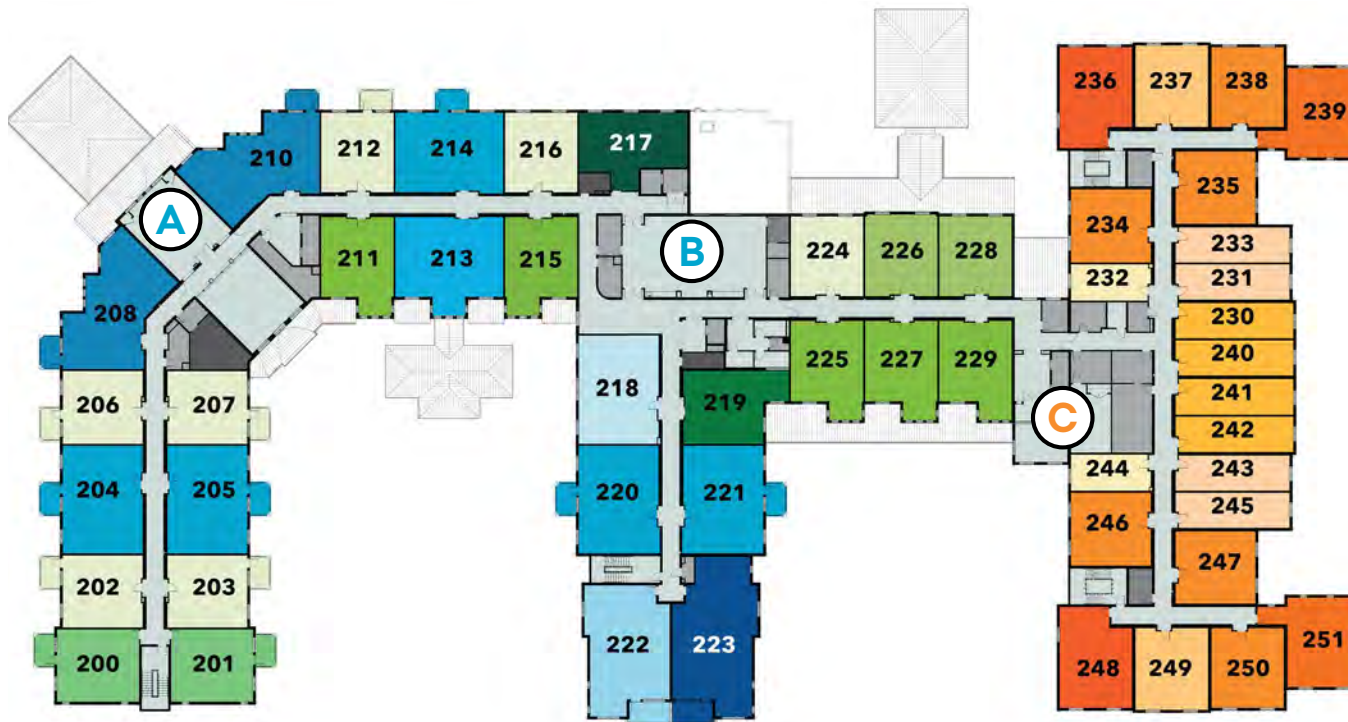
E MEMORY CARE DINING
LIVING ROOM

B FITNESS CENTER
SALON & SPA

D LOUNGE
ARTS & CRAFTS STUDIO

IL B1	1/1	769 SQ. FT.
IL B3	1/1	809 SQ. FT.
IL C1	1/1	866 SQ. FT.
IL D1	2/2	1,081 SQ. FT.
IL D3	2/2	1,148 SQ. FT.
IL F	2/2	1,321 SQ. FT.
AL A1	STUDIO	387 SQ. FT.
AL B1	1/1	789 SQ. FT.
AL B2	1/1	807 SQ. FT.
AL C1	2/1	899 SQ. FT.
AL C2	2/1	941 SQ. FT.
MC SA1	STUDIO	390 SQ. FT.
MC SA2	STUDIO	398 SQ. FT.
MC SA3	STUDIO	507 SQ. FT.
MC SC	2/1	901 SQ. FT.
ADMINISTRATION & BACK OF HOUSE		
LAUNDRY		
STORAGE		

CAMPUS PLAN LEVEL TWO



A ARTS & CRAFTS STUDIO

B LECTURE HALL & THEATER

C THERAPY CENTER

IL B1	1/1	769 SQ. FT.
IL B2	1/1	787 SQ. FT.
IL B3	1/1	809 SQ. FT.
IL B5	1/1	859 SQ. FT.
IL C2	1/1	873 SQ. FT.
IL C3	1/1	914 SQ. FT.
IL D2	2/2	1,137 SQ. FT.
IL D3	2/2	1,148 SQ. FT.
IL D4	2/2	1,228 SQ. FT.
IL E	2/2	1,280 SQ. FT.
IL F	2/2	1,321 SQ. FT.
IL F2	2/2	1,518 SQ. FT.
AL A1	STUDIO	387 SQ. FT.
AL A2	STUDIO	553 SQ. FT.
AL A3	STUDIO	565 SQ. FT.
AL B1	1/1	789 SQ. FT.
AL B2	1/1	807 SQ. FT.
AL C1	2/1	899 SQ. FT.
AL C2	2/1	941 SQ. FT.
	ADMINISTRATION & BACK OF HOUSE	
	LAUNDRY	
	STORAGE	

CAMPUS PLAN LEVEL THREE



A GAME & CLUB LOUNGE

B ASSISTED LIVING THEATER

IL B1	1/1	769 SQ. FT.
IL B2	1/1	787 SQ. FT.
IL B3	1/1	809 SQ. FT.
IL B4	1/1	825 SQ. FT.
IL B5	1/1	859 SQ. FT.
IL C1	1/1	866 SQ. FT.
IL C2	1/1	873 SQ. FT.
IL C3	1/1	914 SQ. FT.
IL D2	2/2	1,137 SQ. FT.
IL D3	2/2	1,148 SQ. FT.
IL D4	2/2	1,228 SQ. FT.
IL F	2/2	1,321 SQ. FT.
IL F2	2/2	1,518 SQ. FT.
AL A1	STUDIO	387 SQ. FT.
AL A2	STUDIO	553 SQ. FT.
AL A3	STUDIO	565 SQ. FT.
AL B1	1/1	789 SQ. FT.
AL B2	1/1	807 SQ. FT.
AL C1	2/1	899 SQ. FT.
AL C2	2/1	941 SQ. FT.
ADMINISTRATION & BACK OF HOUSE		
LAUNDRY		
STORAGE		

CAMPUS PLAN LEVEL FOUR



INDEPENDENT 1/1

IL-B1 | 769 SQ. FT.

IL-B2 | 787 SQ. FT.



- Quartz countertops
- Individually controlled heating and A/C
- Walk-in shower
- Large closets | Bathroom linen
- Faux wood blinds throughout
- 9 ft.-ceilings
- All utilities including Wi-Fi, cable, and phone included
- 24-hour controlled access entry
- Integrated smoke detectors
- Staff safety check-in system
- Keyless suite entry system

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INDEPENDENT 1/1

IL-B3 | 809 SQ. FT.

IL-B4 | 825 SQ. FT.

IL-B5 | 859 SQ. FT.



INDEPENDENT 1/1

IL-C1 | 866 SQ. FT.



INDEPENDENT 1/1

IL-C2 | 873 SQ. FT.

INDEPENDENT 1/1

IL-C3 | 914 SQ. FT.



D1 PORCH
D3 BALCONY
D4 SUN ROOM

INDEPENDENT 2/2

IL-D1 | 1,081 SQ. FT.

IL-D2 | 1,137 SQ. FT.

IL-D3 | 1,148 SQ. FT.

IL-D4 | 1,228 SQ. FT.

ASSISTED STUDIO

AL-A1 | 387 SQ FT.

AL-A2 | 553 SQ FT.

AL-A3 | 565 SQ FT.



- Quartz countertops
- Individually controlled heating and A/C
- Walk-in shower with built-in seats
- Large closets | Bathroom linen
- Faux wood blinds throughout
- 9 ft.-ceilings
- All utilities including Wi-Fi, cable, and phone included
- 24-hour controlled access entry
- Integrated smoke detectors
- Staff safety check-in system
- Keyless suite entry system

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ASSISTED 1/1

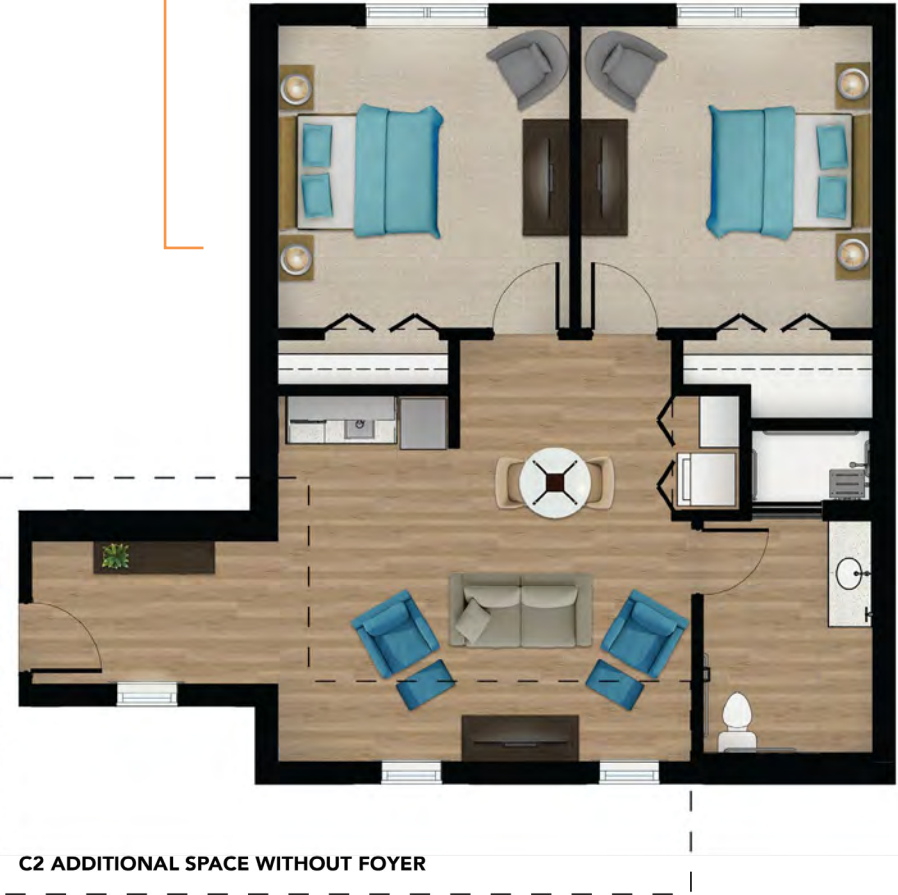
AL-B1 | 789 SQ. FT.
AL-B2 | 807 SQ. FT.

B2 ADDITIONAL SQUARE FOOTAGE



ASSISTED 2/1

AL-C1 | 899 SQ. FT.
AL-C2 | 941 SQ. FT.



SERENADES 2/1 COMPANION SUITE

MC-SC | 901 SQ. FT.



- Quartz countertops
- Individually controlled heating and A/C
- Walk-in shower with built-in seats
- Large closets | Bathroom linen
- Faux wood blinds throughout
- 9 ft.-ceilings
- All utilities including Wi-Fi and cable
- 24-hour controlled access entry
- Integrated smoke detectors
- Staff safety check-in system
- Keyless suite entry system featuring proximity bracelet readers
- Geo-location and motion sensors

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A2 EXTENDED BEDROOM



SERENADES STUDIO

MC-SA1 | 390 SQ. FT.
MC-SA2 | 398 SQ. FT.

SERENADES
COMPANION SUITE

MC-SA3 | 507 SQ. FT.



SERVICES & AMENITIES - INDEPENDENT LIVING



Every aspect of **Sonata Lake Mary** is designed with the sophisticated senior in mind. At Sonata Senior Living's newest resort-style independent and assisted living community, you can expect more from best-in-class senior living!

FOR YOUR CONVENIENCE

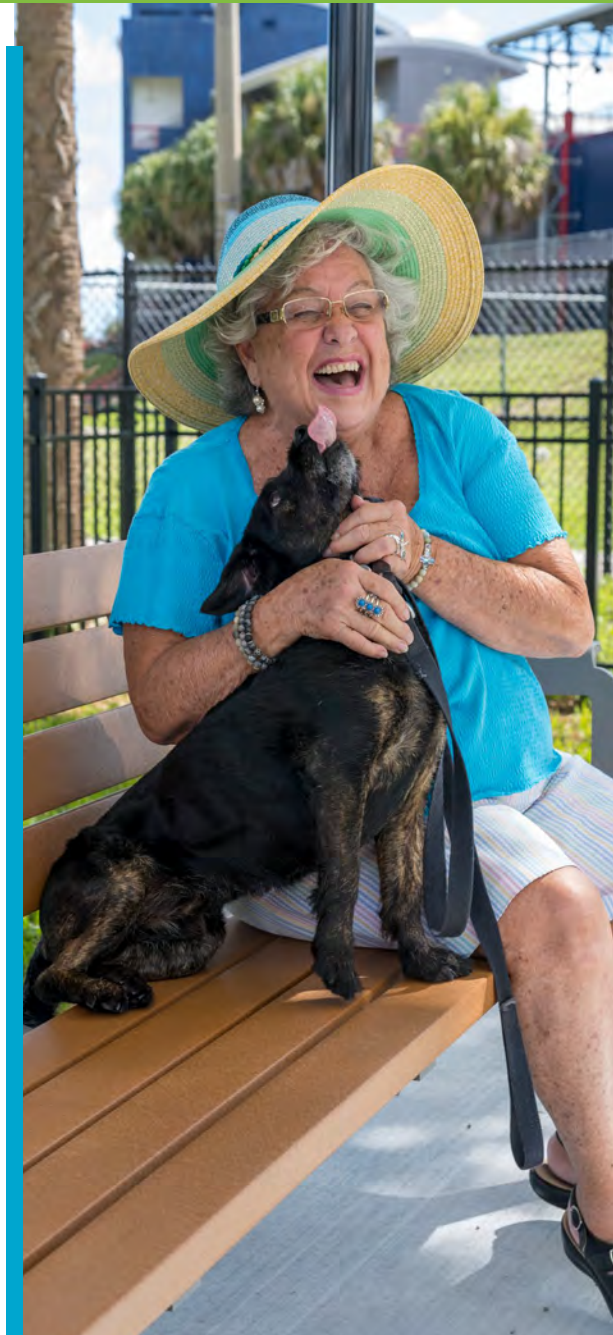
- Grab-N-Go Cafe
- At Your Service concierge
- Full-time resident liaison and move-in coordinator
- Chauffeured individual and group transportation via luxury car or bus
- Weekly housekeeping, flat linen service, and standard maintenance

FOR YOUR DINING PLEASURE

- Full-service restaurant, bistro, and poolside bar and grill
- Anytime dining menu featuring daily lunch and dinner chef specials
- Daily continental breakfast
- Private dining room with event catering available
- Elegant champagne jazz brunch
- Full-service bar with value priced drinks and hors d'oeuvres

FOR YOUR OUTDOOR FLORIDA LIFESTYLE

- Resort-style heated pool
- Putting green and professional grade golf simulation studio
- Pickleball court
- Pet spa and off-leash dog park





FOR YOUR WELL-BEING

- Access to visiting physicians, therapy, lab work, and home health services
- Full-service salon, spa, and barber
- Wellness center and fitness center
- Art studio and theatre
- A multitude of social, spiritual, fitness, and cultural programs
- Card and game lounge
- Educational seminars and entertainment

INNOVATION, SAFETY, AND TECHNOLOGY

Designed for the discerning senior in mind, **Sonata Lake Mary** boasts the latest in innovation, safety, and technology.

FOR YOUR SAFETY

- Four-story masonry block building
- Located next door to Orlando Health Emergency Room and Medical Center
- Wireless e-call system with automated check-in (pendants available)
- Full-time resident concierge, security cameras, and overnight security

MORE INNOVATION & TECHNOLOGY

- Internal community TV channel, digital signage, and wayfinding located throughout the community
- Theatre with built-in assistive listening system (audio frequency induction loop system)
- HVAC air filtration and ventilation systems
- Touch-free technology, including key-less access control entry, and automated hands-free public doors

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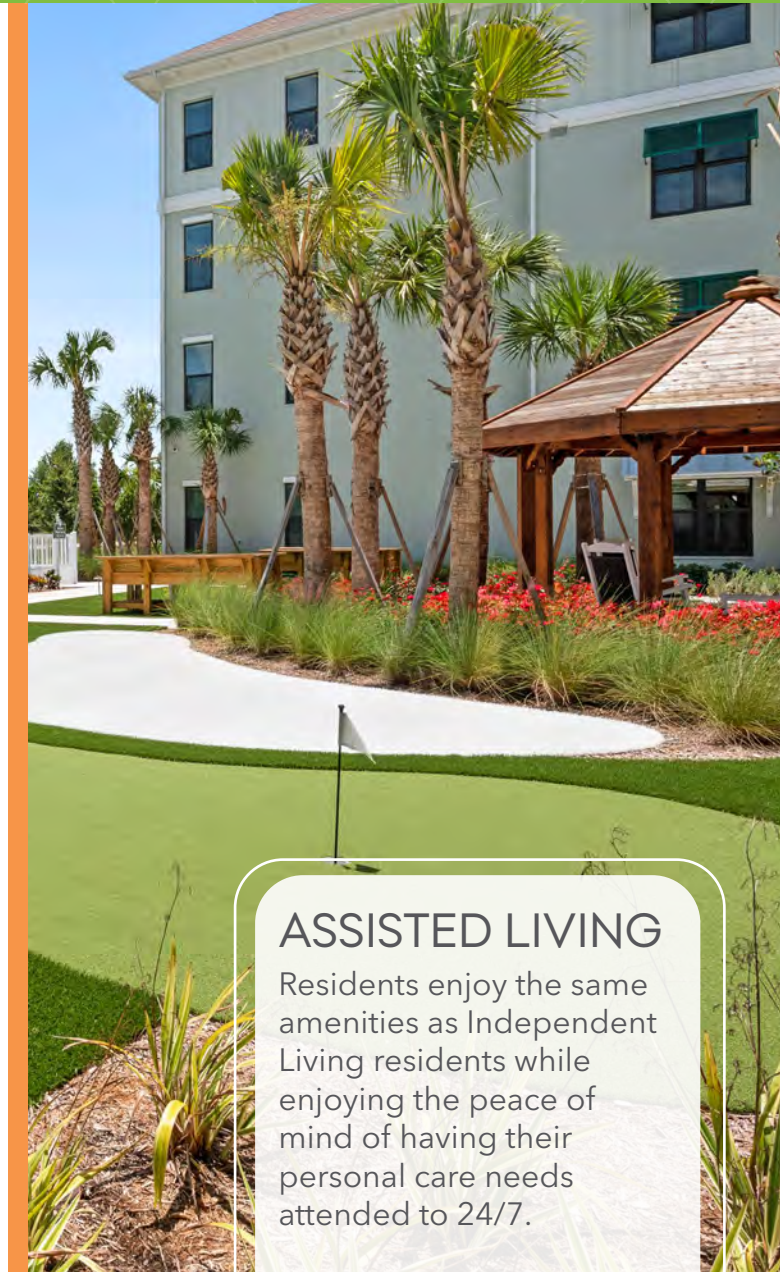
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SERVICES AND AMENITIES - ASSISTED LIVING



An engaging lifestyle that provides a diverse selection of supported cultural, social, fitness, and educational activities.

- Executive chef-prepared breakfast, lunch, dinner, and snacks
- Fully accessible, internal courtyard with walking paths and lush gardens
- Wellness center with access to visiting physicians, therapy, lab work, and home health services
- Theatre, art studio, library, game room, putting green, and dog park
- Computer hub
- Full-service salon, spa, and barber
- All meals, housekeeping, personal laundry, flat linen, standard apartment maintenance, and local transportation
- Highly trained and compassionate caregivers and licensed nursing on-site 24/7
- Advanced security and emergency call systems
- Priority access to Serenades Memory Care



ASSISTED LIVING

Residents enjoy the same amenities as Independent Living residents while enjoying the peace of mind of having their personal care needs attended to 24/7.

SERVICES AND AMENITIES - MEMORY CARE

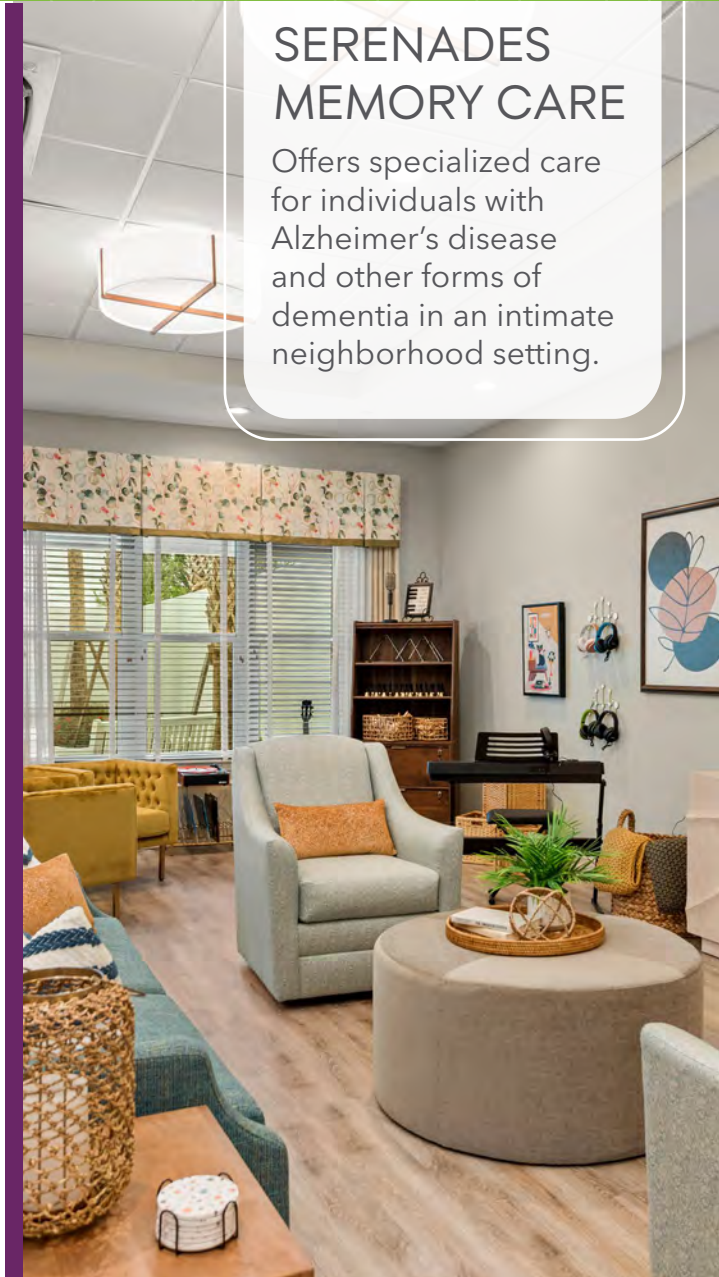


Integrating purpose-built design with Serenades award-winning programming based on person-directed care to create a vibrant lifestyle and personalized services that can be fully customized to meet your needs.

- Licensed nursing and certified memory care caregivers are on-site 24/7, all trained in Teepa’s Snow Positive Approach to Care®
- Purpose-built design includes visual cues for wayfinding, including specialized amber “night” lighting and fully saturated color palettes designed specifically for residents with memory impairments
- Sonata’s proximity bracelet readers for apartment door locks offering increased autonomy and security
- Geo-location motion sensors with predictive behavior technology
- Access to visiting physician with third party medical providers, including PT/OT, lab work, X-ray, and Hospice
- Convenient 24-hour family access
- Accessible, internal courtyard with walking paths and lush gardens
- Access to Sonata Senior Living signature programs including Bravo DiningSM and Duets by SonataSM

SERENADES MEMORY CARE

Offers specialized care for individuals with Alzheimer’s disease and other forms of dementia in an intimate neighborhood setting.





- Located in the Lake Mary Wellness and Technology Park off Interstate 4
- Offering independent living, assisted living, and memory care lifestyle options
- All-inclusive monthly fee with no long-term contract or expensive buy-in
- Choice of studio, one and two-bedroom apartments
- Sonata Senior Living award-winning signature programming



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