

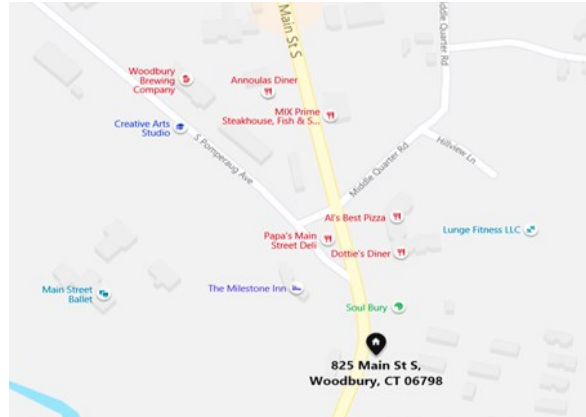
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## Mission Statement

The mission of Spruce Bank Farm is rooted in its beginnings, when leaders from the faith communities of Woodbury joined together to form the Woodbury Interfaith Elderly Housing Corporation. The goal was and continues to be, to address the town's need for quality, affordable housing for senior citizens. Since 1981, Spruce Bank Farm has provided comfortable, secure homes in a beautiful hillside setting. More than a place to live, Spruce Bank Farm is a flourishing neighborhood of diverse residents, caring staff and dedicated volunteers who share commitment to fostering independence, mutual respect and the continued growth of all who live, work or volunteer in this community. The 12 units of Spruce Bank Farm III were added to the complex in 2002 under the auspices of Woodbury Senior Housing, Inc.



## Spruce Bank Farm III



825 Main Street, South  
Woodbury, Connecticut 06798  
Phone: (203) 266-4628  
Fax: (203) 266-4886

## Property Sponsored by:

Woodbury Senior Housing Inc.  
A non-profit corporation



## Funded by:



## Managed by:



117 Murphy Road  
Hartford, CT 06114

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## *Spruce Bank Farm III*

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*A scenic community  
for 12 households  
within the property for  
people 62 years of age  
and over.*



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**Location:**  
825 Main Street, South  
Woodbury, CT 06798

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## Who May Apply:



People interested in residency must meet federal eligibility requirements. Residents are admitted in accordance with the Fair Housing Law without regard to race, color, creed, religion, national origin, familial status, sex, sexual orientation or handicap. One member of the household must be at least 62 years of age.

## Application Process:

To request an application call: (203) 266-4628 or stop by the office located in the Community Center, between the hours of 9:00 a.m. & 5:00 p.m., Monday through Friday.

## Unit Information:

There are 2 Buildings with 6 Apartments to a Building, all on ground level.

- 12 - One Bedroom Apartments
- 2 of which are Handicap Accessible
- Smoke Free Community

## Each Apartment Features:

- Wall to wall carpeting
- Cable Ready TV Hookup
- Assigned Parking Space
- Beautiful Views

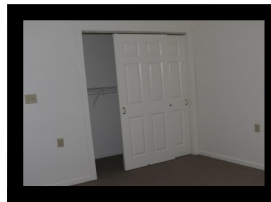
Full Kitchen with appliances:



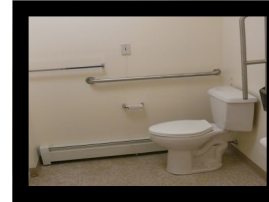
Livingroom:



Closet Space:



Full bathroom:



## Rent Schedule:

Rents are determined in accordance with regulations of the HUD 202 PRAC and are based on the size of the unit and the income of the occupant (s).

Rent includes:

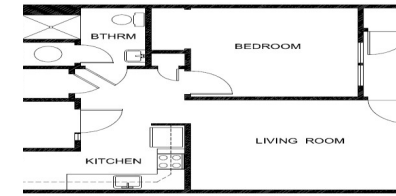
- All utilities, water, refuse collection, snow removal, ground and building maintenance

Rent does not include:

- Cable TV/internet or air conditioning

## One Bedroom Apartment:

Square Footage 650



## For Your Enjoyment & Convenience:



- Community Room with Kitchen
- Coin Operated Laundry Facility
- On-Site Office and Superintendent
- Small Pets Accepted with Prior Approval

