



CAMPUS EXPANSION



Since 1905, Three Pillars Senior Living Communities has served thousands upon thousands of families and residents.

Our dedication to a storied history of mission-based services exists as strongly today as it did back then. For us, it’s always mission first – we measure our success by the satisfaction of our residents, not the size of our bottom line. Three Pillars’ proceeds are reinvested into the organization – not distributed to shareholders.

We value our team members as individuals – recognizing the integral role they play in providing residents with a lifestyle they deserve, at an exceptional value, from people they can trust.

As we look to the future, we consistently seek ways to provide our current and future residents with industry-leading, high-quality care, programming, and accommodations.

OUR MISSION

Three Pillars Senior Living Communities, sponsored by the Masonic Fraternity, takes pride in meeting the social, physical, and spiritual needs of older adults through high-quality housing and services.

OUR VISION

We will be the Senior Living Community of choice in Wisconsin, grounded in Masonic Principles in all we do, for residents and other customers who will live lives of fully achieved personal satisfaction, and whose support is uniquely crafted to maintain the highest level of vibrant health and independence.

OUR VALUES

We’re proud of our culture. It’s driven by our values and modeled by our staff.

The respect and commitment we demonstrate to our residents and each other leads to a fulfilled life with a mindset of fun as a habit, and empathy as a decision.

Our five organizational values are:

- **Respect**
- **Commitment**
- **Fulfillment**
- **Empathy**
- **Fun**

LIFE IS JUST GETTING STARTED AT THREE PILLARS

What the next generation demands from retirement living and services is different. The overall experiences and expectations are distinct. We know this and we celebrate it!

What won’t change is a demand for high-quality services, delivered by trusted, compassionate staff and volunteers, which is why we plan to invest over \$125 million into the future of active adult living in the Lake Country area.

We’re ready to surpass new expectations by delivering thoughtfully refreshed, well, everything. This includes housing, dining, wellness activities, and more.

We’ve already begun with the recently-modernized Masonic Center for Health and Rehab, as well as the expansion of Riverside Lodge Assisted Living, which now features 52 new apartments, and 17 dedicated memory care suites.

2023 AND BEYOND

Three Pillars added eight new Village Homes in the winter of 2023. In 2024, construction begins on a new independent living “neighborhood” across from the curent campus on HWY 18. This new community will feature:

- Courtyard Homes
- Garden Homes
- Lofts

These new options, coupled with the addition of a “Town Center” accessible by our entire campus, will include amenities such as:

- | | |
|----------------------------|---------------------|
| ✓ Casual Dining | ✓ Pickleball Courts |
| ✓ Supper Club | ✓ Rooftop Terrace |
| ✓ Pub | ✓ Dog Park |
| ✓ Spa/Wellness | ✓ Fitness Center |
| ✓ Performing Arts Center | ✓ Theater |
| ✓ Social Connection Spaces | ✓ Park |
| ✓ Walking/Biking Trails | ✓ Kayak Launch |

PRICE RANGES FOR OUR NEW RESIDENCES:

- **90% Refundable Residency Fee:** \$327,000-\$885,000
- **Monthly Fee:** \$1,625-\$4,288



Courtyard Homes



Garden Homes



Lofts



LOFTS ON THE GREEN

Conveniently located in the heart of our new “Town Center,” Lofts On The Green offers seven amazing floor plans. Each choice includes spacious balconies, perfect for sipping morning coffee as the sun rises, and your favorite beverage when the sun sets.

You’ll never have to stray far from home with every amenity - pub, dining, theater, spa, fitness, salon and more - just steps away.

Lofts On The Green is the best of both worlds with a city-living feel in a gorgeous Lake Country setting.



- 1 Bedroom
- 1½ Baths
- Walk-in Closet
- Laundry Room
- Patio/Balcony
- 1,024 sf

SOHO

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$466,000	\$1,635
LOW	\$327,000	\$2,479



All floorplans are approximate and subject to change.



- 1 Bedroom w/Den
- 1½ Baths
- Walk-in Closet
- Laundry Room
- Patio/Balcony
- 1,193 sf

DUBLIN

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$535,000	\$1,725
LOW	\$375,000	\$2,693



- 2 Bedrooms
- 2 Baths
- Walk-in Closet
- Laundry Room
- Patio/Balcony
- 1,271 sf

SYDNEY

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$564,000	\$1,735
LOW	\$394,000	\$2,756



- 2 Bedrooms
- 2 Baths
- Corner Residence
- Walk-in Closet
- Laundry Room
- Patio/Balcony
- 1,312 sf

COPENHAGEN

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$581,000	\$1,795
LOW	\$407,000	\$2,847



- 2 Bedrooms
- 2 Baths
- Corner Residence
- Walk-in Closets
- Laundry Room
- Patio/Balcony
- 1,318 sf

VANCOUVER

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$587,000	\$1,820
LOW	\$411,000	\$2,882



- 2 Bedrooms
- 2 Baths
- Corner Residence
- Walk-in Closet
- Laundry Room
- Patio/Balcony
- 1,324 sf

MANHATTAN

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$587,000	\$1,820
LOW	\$411,000	\$2,882



- 2 Bedrooms w/Den
- 2 Baths
- Corner Residence
- Walk-in Closets
- Laundry Room
- Patio/Balcony
- 1,478 sf

LUXEMBOURG

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$661,000	\$1,925
LOW	\$463,000	\$3,123



You're ready to let go of some responsibilities: house, cars, yard, and everything they came with. You're just not so keen on apartment living - just yet. The perfect transition? Three Pillars' new Courtyard Homes. With two options - 1,313 2-bedroom or 1,058 one bedroom with den - you'll have plenty of space to make it yours.

You'll also be close enough to our Town Center so you can get to the spa, theater, and dinner within minutes. All you have to do is open your door, walk through your beautifully-landscaped courtyard and you're halfway there.



- 1 Bedroom w/Den
- 1½ Baths
- Walk-in Closet
- Laundry Room
- Front Porch
- 1½ Car Garage
- 1,058 sf

CHELSEA


	90% Refundable Residency Fee	Monthly Fee
HIGH	\$477,000	\$1,625
LOW	\$335,000	\$2,489



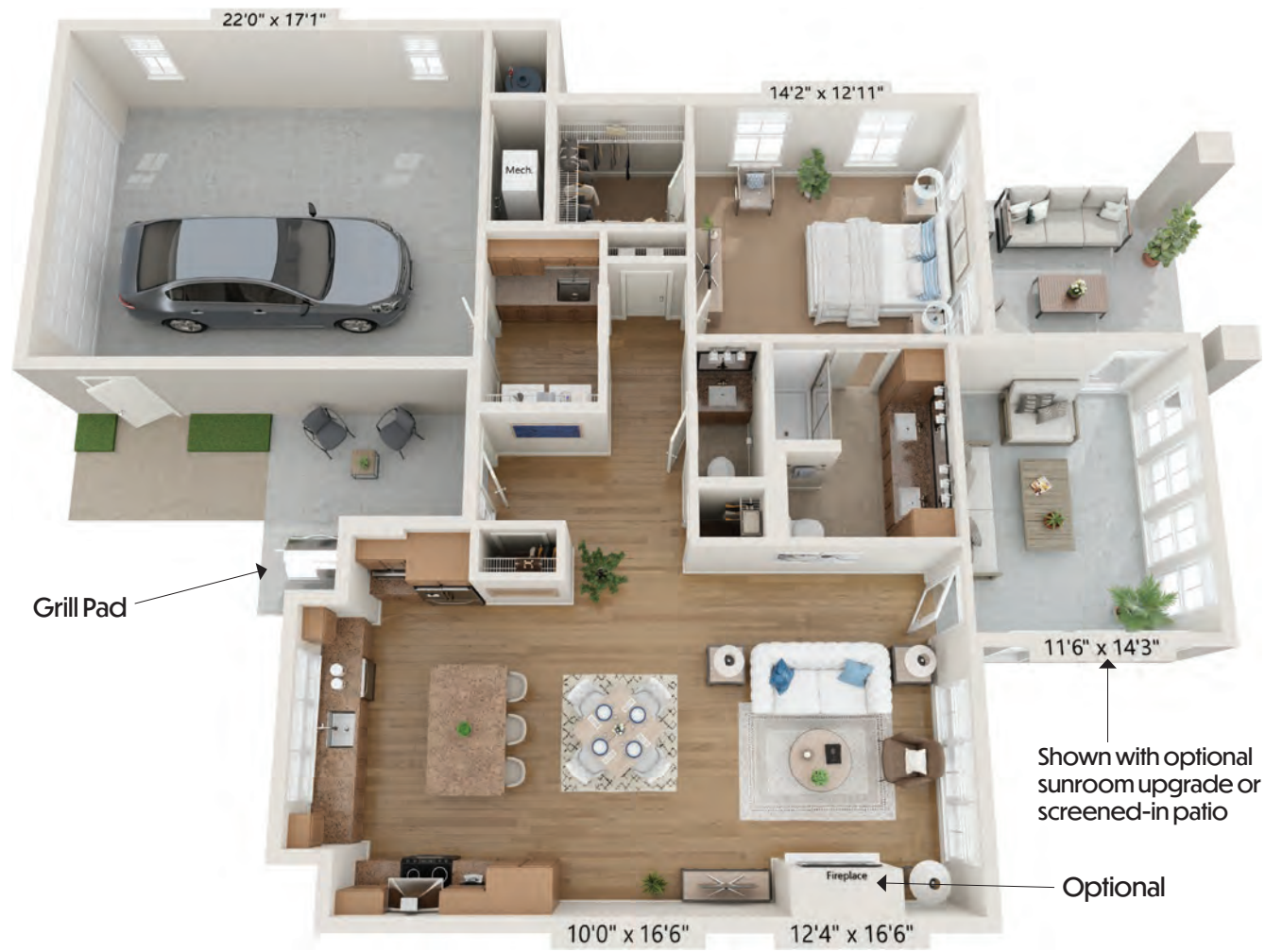
- 2 Bedrooms
- 2 Baths
- Walk-in Closet
- Laundry Room
- Front Porch
- Back Patio
- 1½ Car Garage
- 1,313 sf

MANCHESTER

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$552,000	\$1,650
LOW	\$386,000	\$2,650



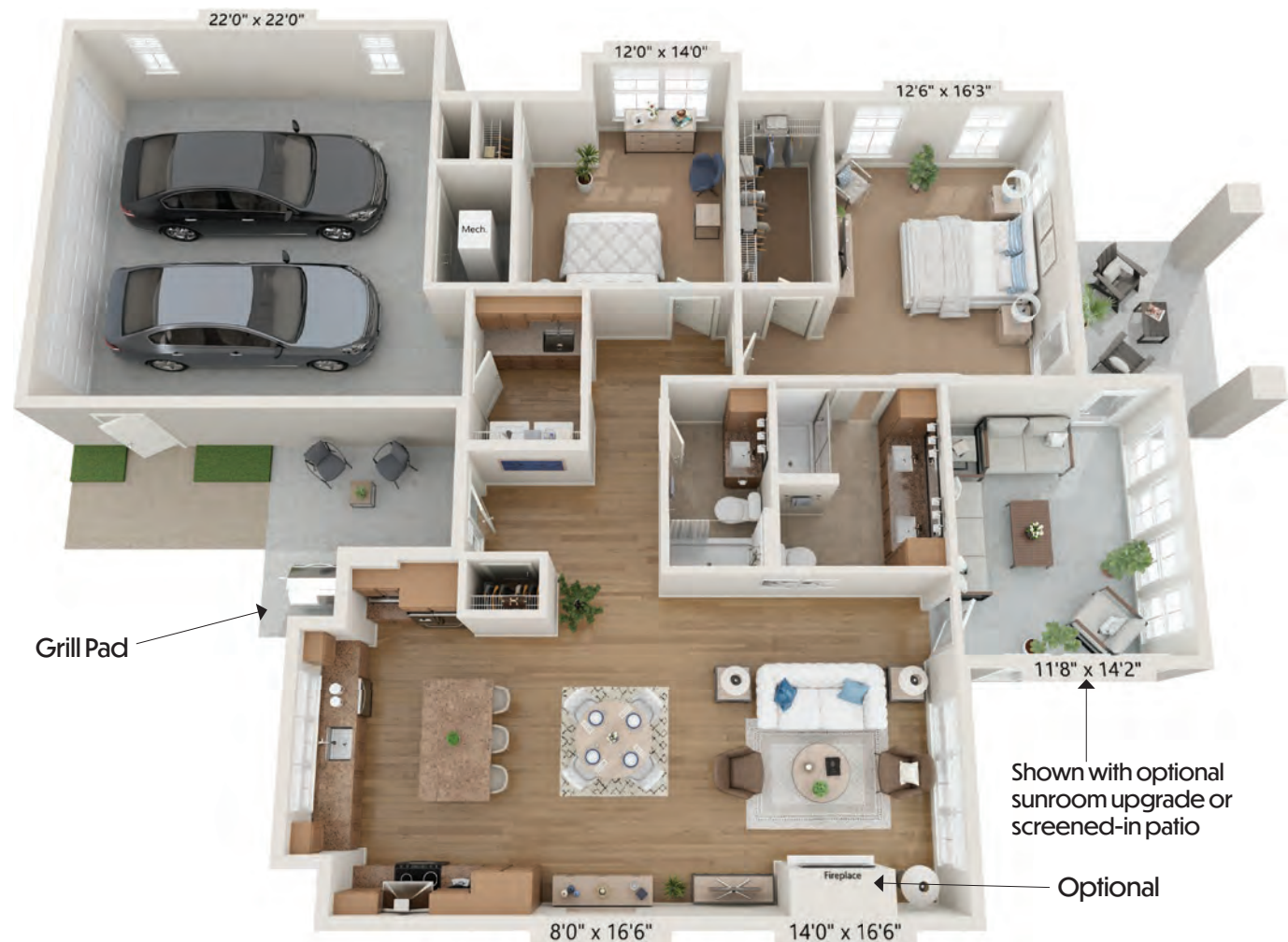
You used to love the mowing, and didn't mind the snow removal if it meant you had your space, your home. Now, it's time to leave the shovels, rakes, ladders and the mower behind, and concentrate on "you time." But, you still want your space - your own porch, a nice outdoor area, and plenty of spots for gardening. Insert Three Pillars' Garden Homes, which make leaving your home seem like something you should've done years ago. Come home to a Three Pillars Garden Home and bring your free time. We'll take care of the rest.



- 1 Bedroom
- 1½ Baths
- Walk-in Closet
- Laundry Room
- Front Porch
- Patio
- 1½ Car Garage
- 1,092 sf (1,263 with optional sunroom)

VERSAILLES

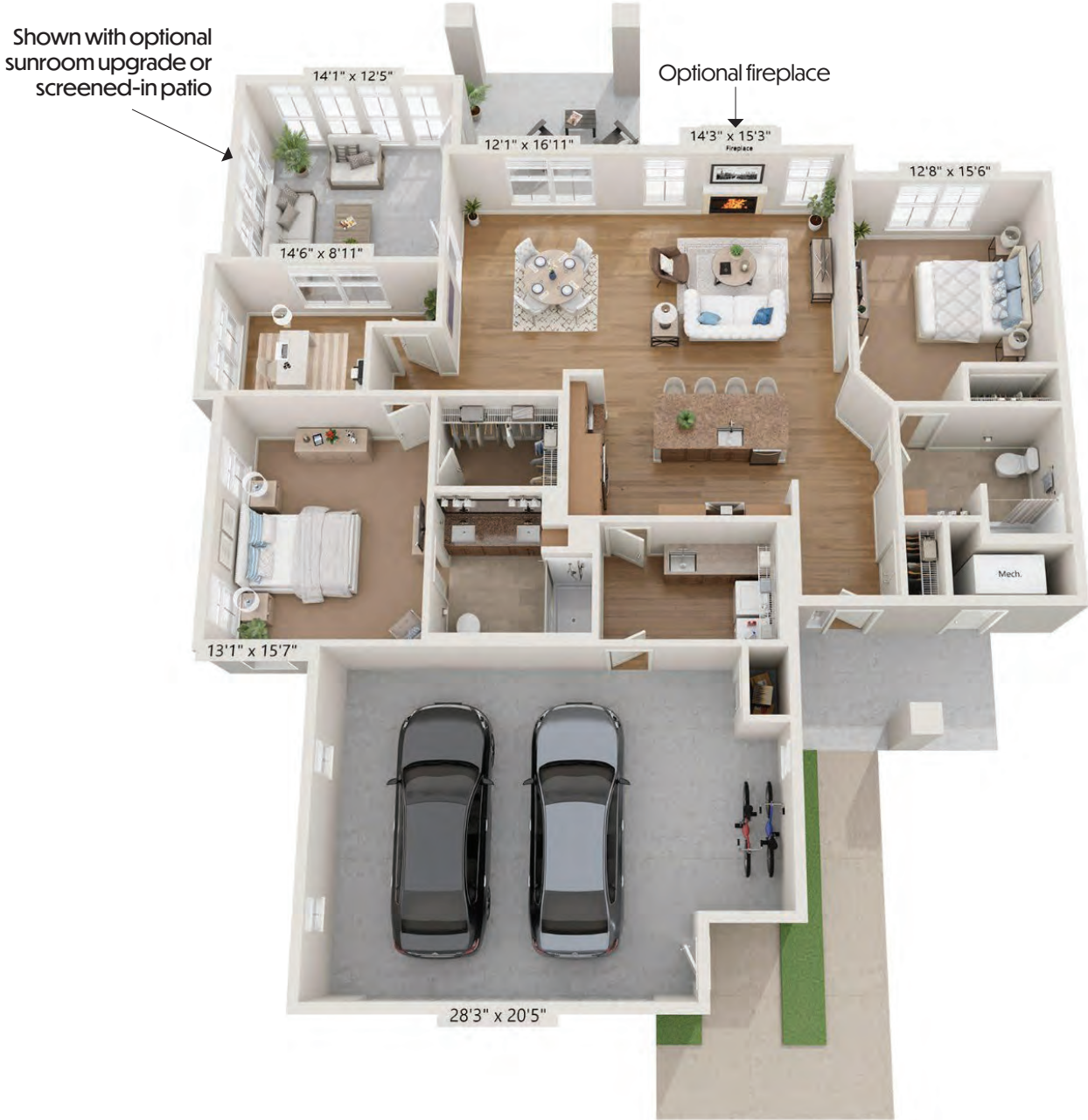
	90% Refundable Residency Fee	Monthly Fee
HIGH	\$592,000	\$1,860
LOW	\$415,000	\$2,933



- 2 Bedrooms
- 2 Baths
- Walk-in Closet
- Laundry Room
- Front Porch
- Patio
- 2-Car Garage
- 1,375 sf (1,549 with optional sunroom)

SAVANNAH

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$736,000	\$2,020
LOW	\$515,000	\$3,353



- 2 Bedrooms w/Den
- 2 Baths
- 2.5-Car Garage
- Walk-in Closet
- Laundry Room
- Patio
- 1,644 sf (1,821 with optional sunroom)

PASADENA

	90% Refundable Residency Fee	Monthly Fee
HIGH	\$851,000	\$2,460
LOW	\$595,000	\$3,913



- 2 Bedrooms w/Den
- 2 Baths
- 2.5-Car Garage
- Walk-in Closet
- Laundry Room
- Patio
- 1,708 sf (1,869 with optional sunroom)

HOLLAND

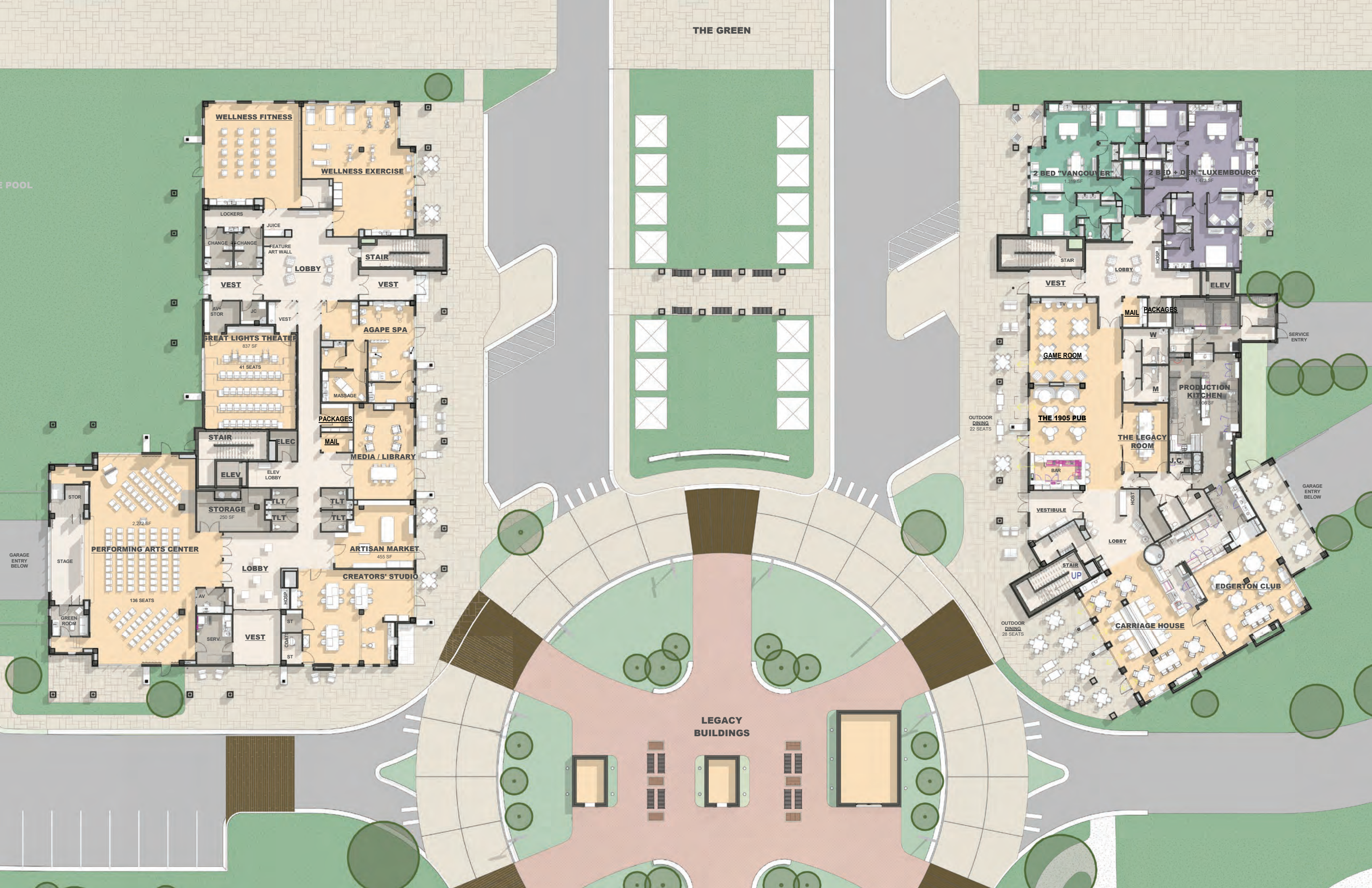
	90% Refundable Residency Fee	Monthly Fee
HIGH	\$885,000	\$2,573
LOW	\$618,000	\$4,288



Three Pillars
SENIOR LIVING COMMUNITIES

CAMPUS MAP





THE GREEN

WELLNESS FITNESS

WELLNESS EXERCISE

LOCKERS

JUICE

CHANGE

CHANGE

FEATURE ART WALL

LOBBY

STAIR

VEST

VEST

GREAT LIGHTS THEATER

41 SEATS

AGAPE SPA

MASSAGE

PACKAGES

MAIL

MEDIA / LIBRARY

STAIR

ELEV

ELEV LOBBY

STOR

STORAGE

TLT

TLT

ARTISAN MARKET

495 SF

CREATORS' STUDIO

LOBBY

AV

SERV.

VEST

HOSP.

ST

COAT

ST

LEGACY BUILDINGS

2 BED "VANCOUVER"

1,319 SF

2 BED + DEN "LUXEMBOURG"

1,473 SF

STAIR

LOBBY

HOSP.

ELEV

VEST

MAIL

PACKAGES

GAME ROOM

THE 1905 PUB

BAR

THE LEGACY ROOM

PRODUCTION KITCHEN

1,068 SF

J.C.

OUTDOOR DINING

22 SEATS

VESTIBULE

LOBBY

HOST

STAIR UP

OUTDOOR DINING

26 SEATS

CARRIAGE HOUSE

EDGERTON CLUB

GARAGE ENTRY BELOW

How It Works

1. Join the Priority Program for a fully-refundable \$1,000.
2. We'll call you when it's your Priority Member number.
3. Pick your desired home from our remaining residences.
4. Choose between two fee structure options - higher residency fee with lower month fee, or lower residency fee with higher monthly fee.
 - Higher residency fee and lower monthly fee provides higher income protection and more value-driven monthly service fees
 - Lower residency fee and higher monthly fee is designed for those who enjoy a comfortable and predictable income.
5. Reserve your new home by paying 5% of your chosen residency fee.
6. Personalize your new home with custom finishes!
7. Pay the residency fee balance when your new home is move-in ready.
8. Move in and start your Three Pillars adventure in 2025!

90% OF YOUR RESIDENCY FEE IS ALWAYS THERE FOR YOU!

Whatever your future needs, 90% of your residency fee is there for you. When you leave independent living at Three Pillars, you receive 90% of your residency fee. If you need a higher level of care and move to Compass Point or Riverside Lodge, you now have that money.

You not only have the peace of mind your money is always there, you have the incredible comfort of knowing you're in the top-rated continuing care community in Wisconsin.

And, if you should ever choose to leave Three Pillars, your 90% residency fee comes back to you in full!



What's Included?

- ✓ All appliances
- ✓ Priority access to other levels of care
- ✓ Social, cultural, and recreational activities
- ✓ Wellness Connection membership
- ✓ Local scheduled transportation
- ✓ Interior and exterior maintenance and repairs
- ✓ Groundskeeping/snow removal
- ✓ Property taxes
- ✓ Water and sewer
- ✓ 24-hour emergency/security system
- ✓ WiFi (unsecured/public)
- ✓ Trash and recycling removal

A La Carte Services

- ✓ Dining in various venues
- ✓ Housekeeping
- ✓ Personal transportation

CONTACT US TODAY!

LISA PORZKY

SALES DIRECTOR

262.965.3404

lporzky@ThreePillars.org

BRANDON PREDZIK

SALES COUNSELOR

262.965.3504

bpredzik@ThreePillars.org



THE ONLY ONE IN WISCONSIN!

Best Continuing Care Retirement
Communities in America for 2023-24



Visit [ThreePillars.org](https://www.threepillars.org) or call 800.848.5306

410 N Main St, Dousman, WI 53118

