



The Stratford

CONDOMINIUM OVERVIEW

Floor Plan Selections

Bedrooms	Bathrooms	Square Feet	Approximate Listing Prices*
3	2.5	1,900 - 2,900	\$1,000,000 - \$1,750,000
2	2	1,280 - 1,630	\$700,000 - \$950,000
2	1	1,155 - 1,200	\$600,000 - \$800,000
1	1	880	\$350,000 - \$450,000

* Note: Prices are set by the seller, unit listing prices are approximate and can vary.

2019 Monthly Services and Amenities Fee: \$6,047 for first person and an additional \$2,851 for second person.
Monthly HOA Fee \$70 per condominium, monthly HOA Assessment Fee \$200 per condominium.

Graciously Appointed Space



- * Nine-foot ceilings
- * Private balcony
- * Gas log fireplace with timer and remote
- * Crown Molding
- * Hardwood and marble flooring in select units
- * Full kitchens, including all appliances
- * Double pane windows
- * Central AC/Heat, individually controlled
- * In-unit washer and dryer
- * Bay and park views from many units
- * Additional private storage units
- * Parking in secure underground garage



The Stratford

Thank you for your interest in The Stratford! Whether you are looking for information for yourself, a parent, or a loved one, this packet is designed to provide you a sneak peek at the lifestyle you can expect at The Stratford. You will find that there is really no other place on the Peninsula that compares to our luxury community.

What makes The Stratford so different?

- ❖ **Boutique size:** Our sixty-five condominiums are an ideal size to create a sense of community while at the same time allowing for privacy.
- ❖ **Truly personalized service:** This is possible through an extraordinary resident to staff ratio of nearly one-to-one. Carefully selecting staff is a top priority, and it is apparent in our impressive staff retention rates, averaging seven years per staff member.
- ❖ **Located in the heart of downtown San Mateo:** The Stratford is located across the street from Central Park's beautiful sixteen acres and within easy walking distance to all of the wonderful downtown shops, restaurants, and cafes.
- ❖ **All-inclusive monthly dues:** Let us handle life's daily details. The Stratford has been exceeding resident expectations for over twenty-five years.
- ❖ **Continuing Care:** Should you ever need it, assisted living care is available to you within the privacy of your condominium or through the Laurel Wing, our fully licensed assisted living wing with nine private suites.
- ❖ **Gracious living:** Beautifully appointed and spacious floor plans range in size from one, two, and three bedroom condominiums from 880 to 2,900 square feet.
- ❖ **Equity ownership:** The Stratford provides the financial advantage of a fee simple ownership interest and equity preservation.

To learn more about The Stratford lifestyle, or to schedule a personal tour of our community, please contact me directly at (650) 342-4106. I look forward to hearing from you soon!

Sincerely,

Gayle Ponti Viola
Executive Director
CalBRE 01419943

Community and Building Amenities at The Stratford



- Formal fine dining restaurant with executive chef, pastry chef, and wait staff, with menus updated daily and meals incorporating market fresh ingredients
- Private dining, meeting, and conference rooms with custom catering services available
- Paneled library filled with current books and a wide variety of magazines and newspapers
- Rooftop club room features wraparound terrace with 360-degree views of San Francisco and the entire bay area
- Indoor pool, spa, sauna, and fitness center and on-site beauty salon
- Manicured grounds including landscaped courtyard with outdoor dining service available, 6th Floor patio, rooftop garden, and greenhouse
- Two private guest suites available to reserve for overnight family members or guests
- Full-service 24-hour concierge desk, including package delivery, special requests, and messages
- Pets welcome and dog walking services available
- 24-hour security, including monitoring cameras covering all common areas and two-way communication available in every residence
- Secure two-level underground parking garage and additional private storage units
- Extensive on-going building maintenance as well as 24-hour response for emergency repairs
- Post-tension concrete structure, on-site well, generator, and emergency supplies

Brief Overview of Services Included at The Stratford



- Three-course gourmet dinner every night ~ *formal dining or complimentary room service*
- Fresh house-made soups ~ *available every afternoon*
- High tea ~ *every Tuesday and Thursday*
- Sunday champagne brunch ~ *once a month*
- Housekeeping service ~ *two hours per week*
- Weekly linen service ~ *sheets and towels*
- Annual deep cleaning of unit ~ *11 hours per year*
- Chauffeur services ~ *available 6 days a week*
- Complimentary SFO airport transportation
- Planned activities and live entertainment
- Exercise classes and weekly personal trainer
- 24-hour health services and luxury respite suites
- Prescription and medication management
- 24-hour concierge services and on-call maintenance
- Utilities included ~ *Wi-Fi (common areas), basic cable, gas, water, hot water, garbage, and sewer*
- Private parking in secure underground garage
- Private storage room in secure underground garage
- 24-hour security watch ~ *secure gated building*
- Move-in assistance ~ *over 10 hours with a professional move manager*
- Pet-friendly ~ *dog-walkers available daily*
- Administrative management of building and grounds



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THE STRATFORD HEALTH AND WELLNESS PLAN

As a licensed Continuing Care Retirement Community, The Stratford assures each resident continuous, comprehensive health care supervision, and long term care. The Stratford's monthly fees provide a full range of wellness and health care services.



The Stratford is the finest community of its kind, licensed in each residence for both Independent and Assisted Living. This provides the option of recuperation, whether in an individual's own condominium or in the Laurel Wing, our assisted living wing offering nine private suites.

While your own physician remains at the center of your medical care through your Medicare Part A and B and Medigap insurance, our physicians (as Medical Directors) and on-site Resident Care Director are always available for consultation. Should it ever become necessary, The Stratford can arrange for all facets of a person's long term care needs. The plan also manages off-site skilled nursing care as well as outpatient care or acute hospital care.

The Stratford's excellent wellness and health care program includes:

- Full-time on-site Resident Care Director who supervises the wellness program and the Laurel Wing
- Every condominium is licensed for assisted living so that residents can get the services they need in their own home, if the need arises
- The Fitness Center has an indoor pool, spa, sauna, free weights, and exercise machines and a healthy lifestyle is encouraged through health education and a full program of fitness classes
- The long-term care program provides complete coverage for on-site assisted living with 24-hour supervision or off-site assisted living or skilled nursing (120 days at no additional charge)
- Special dietary accommodations
- Transportation to medical and dental appointments
- Assistance with processing of medical and insurance forms and claims
- On call podiatrist and optician



DISTINCTIVE DINING BECOMES A PERSONAL EXPERIENCE FOR SENIORS AT THE STRATFORD OF SAN MATEO



Chef, Staff Bring Five-Star Focus to Everyday Dining For Residents

SAN MATEO, Calif. — When Wayne and Bibbits Brown enter the dining room at The Stratford of San Mateo, they immediately start to receive the VIP treatment. It's no different for Dr. Francis Lee. For both, their favorite table is waiting. The evening's wine selections were specially selected to suit their personal preference.

As the first course of white truffle potato soup is served, the chef is adding accents to the medallions of lobster and the Tournedos Rossini with haricot verts bundle, and fine-tuning the dishes to each individual's palate. Nobody has to ask how they take their after-dinner coffee, which accompanies a vast array of fine desserts prepared by the in-house Pastry Chef Analicia DeGuzman.

What prompts the personal attention given to the Browns' and Dr. Lee's meals? Well, they are more than regulars at The Stratford, located at 601 Laurel Avenue in San Mateo. They are residents of The Stratford — the Browns having called the community home for more than four years, while Dr. Lee just recently moved there.

As residents, they enjoy an atmosphere in which exceptional dining and service aren't reserved for a night out on the town, it is the daily standard. That is, if white truffle potato soup, medallions of lobster, Tournedos Rossini, and an array of fine desserts can ever be considered "standard" fare.

"We really pay attention to the details and personally know 100 percent of our clientele," said David Randolph, The Stratford's dining services director. "Our residents are like an extended family, and when you cook for your family, you get to know their tastes. Within the first week of someone joining our community, all our staff members know their name and what type of beverage to have on hand for them."

The Stratford at San Mateo is able to personalize its dining experience in large part because it's a very close-knit community of 86 residents. The chef prepares dinner each night for approximately 70 dining room patrons, with another 15 or so exercising their option to have room service delivered to their door. Residents choose nightly from two menu entrees with complementing soup or salad, starter, and dessert, or they can select from a number of other entrée selections that are always available.

"Some people don't want to go to a five-star restaurant every night. Sometimes they want home cooking," said The Stratford Chef Martin Sanchez. "We have both styles available on any given day. We'll have residents suggest certain foods and dishes they want to try."

The Stratford continues its commitment to excellence that goes beyond residents' favorite dishes, such as rack of lamb and Beef Wellington, to all the amenities and services that make up the condominium community's maintenance-free lifestyle.

"Once people experience the high standards we set in our dining room, they start to understand the atmosphere we strive for in all aspects of life at The Stratford," said community Executive Director Gayle Viola. "We take great pride in the little details, which are an essential part of the personal service approach residents like the Browns and Dr. Lee look forward to each day."

To learn more about how you can reserve your personal table at The Stratford of San Mateo, please call (650) 342-4106 or visit the community online at www.TheStratfordSM.com.



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DINNER MENU EXAMPLES

Caramelized Onion Soup with Gruyère Croutons
Classic Caesar Salad Tableside
Rack of Lamb with Rosemary and Mint
Grilled Salmon with Mustard Dill Sauce
Both Served with Creamed Spinach and Twice Baked Potato
Linzer Torte

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Rock Shrimp Bisque with Crème Fraîche
Butter Lettuce with Roasted Beets, Champagne Vinaigrette, and Crumbled Goat Cheese
Duck Leg Confit with Red Wine Shallot Demi Glace
Pan-Seared Scallops with Lemon Beurre Blanc
Both Served with Steamed Blue Lake Beans and Wild Rice Pilaf
Chocolate Raspberry Roulade with Berry Coulis

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Asparagus Soup
Smoked Salmon Tableside
Sole Meunière
Filet Mignon
Both Served with Pencil Tip Asparagus and Pommes Frites
Tiramisu

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Minestrone Soup
Romaine Lettuce with Grapefruit, Avocado, and
Meyer Lemon Vinaigrette
Sautéed Veal Medallions with Lemon, Parsley, and Capers
Pan-Roasted Halibut with Roasted Tomatoes
Both Served with Chateau Potato and Ratatouille
German Chocolate Cake with Vanilla Bean Ice Cream

Alternative Selections and Petite Portions Available