

## Gypsum Mills Community

Gypsum Mills Estates is more than just a place to live; it's a neighborhood and community that offers more recreational facilities and other amenities than most traditional housing communities. These include:

- \* **Resident-run Community Center** -- with kitchen, dining room, fireplace, and lounge area, for community activities such as cards, bingo, monthly social activities, and holiday parties. We also have weekly exercise classes at the community complex and all amenities are free to use for residents. The center can also be reserved for private parties for a fee.
- \* **In-Ground, Heated Swimming Pool**
- \* **Nine-Hole Executive Golf Course** -- public course with priority tee times for Gypsum Mills residents. (Free for residents). \*Private golf carts are permitted.
- \* **2 Shuffle Board Courts**
- \* **Regulation-Size Tennis Court**
- \* **Horseshoe Pit**
- \* **Half-Court Basketball**
- \* **3 Bocce Courts**



Community Center



Pool

Open To The Public

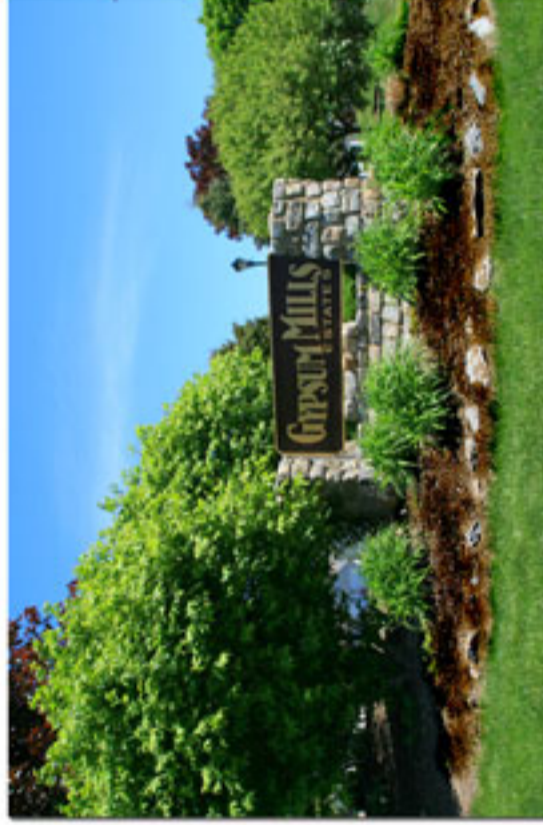


9 Hole Executive Golf Course

## About Gypsum Mills

Gypsum Mills Estates is Morgan Management's latest manufactured home community. Located in Victor, New York. It features high-quality manufactured homes, modern recreational facilities, 24-hour on-site management, and proximity to shopping, recreation, and attractions, in one of the state's major metropolitan areas.

Gypsum Mills Estates is conveniently located in Victor, a rapidly growing suburb of Rochester -- the second largest city in New York State -- and just minutes from the intersection of two of the state's major highways, Routes 90 and 490. Victor is the fastest growing community in the area, with stores, restaurants, banks, churches, Thompson Medical Center, and recreational activities and area attractions are only minutes away -- and Rochester's world-class cultural offerings are a short 30-minute drive from your doorstep.



## Standard Features

Gypsum Mills Manufactured Homes come with the latest home furnishings in the industry including:

- \*Hardwood Cabinetry
- \*Drywall
- \*Hidden Marriage Beams
- \*Luxury Master Suites
- \*Spacious Closets
- \*Upgraded Appliances
- \*Upgraded Insulation
- \*Asphalt Driveway
- \*Landscaping
  - 1 Tree + 15 Shrubs
  - Seeded Lawn
  - Street Light Installed
  - Storage Shed

## Optional Features

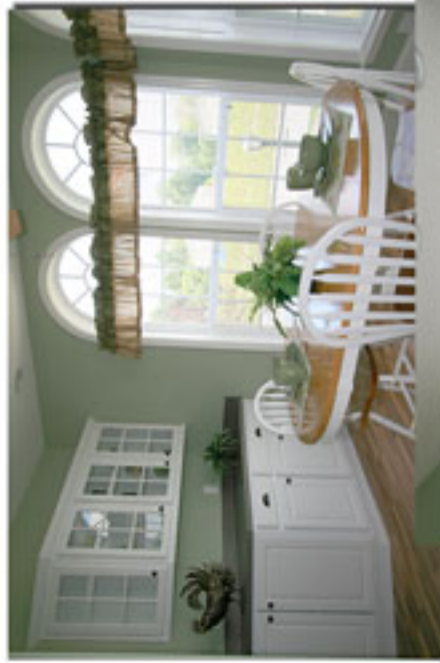
Gypsum Mills offers even more customization with these optional features.

- \*Corian Countertops
- \*Hardwood Floors
- \*9' Ceilings
- \*Central Air Conditioning
- \*Central Vacuum System
- \*Porches, Decks, & Patios
- \*Enclosed Sunrooms and Garages
- \*Attics

Every Gypsum Mills home has all the amenities and luxuries you need.

- Without the work.
- Without the expense.
- Without the worries of an old fashioned home.

Enjoy the perfect combination of care-free living and the stability of home ownership. Gypsum Mills Estates offers affordable, high quality 3-bedroom/2-bathroom manufactured homes.



### Gypsum Mills Estates

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# GYPSUM MILLS ESTATES

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