



Prairie Gate

The Terrace

Senior Apartments

Welcome to Prairie Gate

At Prairie Gate, your ideal residence is complemented by an assortment of conveniences and amenities to enrich your life.

Enjoy maintenance-free living and comfortable, convenient floor plans. Regardless of which plan you choose, it's sure to reflect your sense of style as you add your own personal touch.

Included Amenities

- Utilities (heat, electric, central air conditioning, water, sewer, and trash)
- Telephone service
- Continental breakfast
- Basic cable television service
- Open public Wi-Fi
- Monitored smoke detector
- Wellness programs: intellectually stimulating programs, spiritual care services, group fitness classes, fitness center, volunteer opportunities
- Pastoral care
- Designated complimentary transportation to shopping and outings
- Controlled entrance
- Lawn care and snow removal
- Property tax and building insurance
- Apartment and building maintenance
- Priority access to other Presbyterian Homes & Services living and care options based on availability
- Smoke-free community

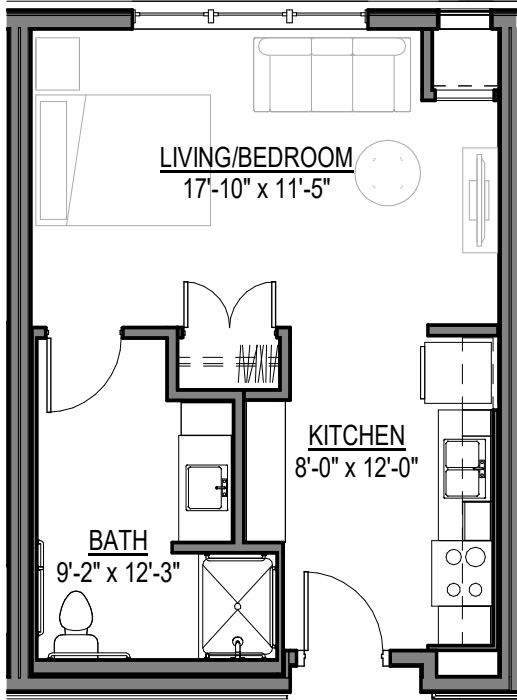
Other Conveniences

Additional fees may apply

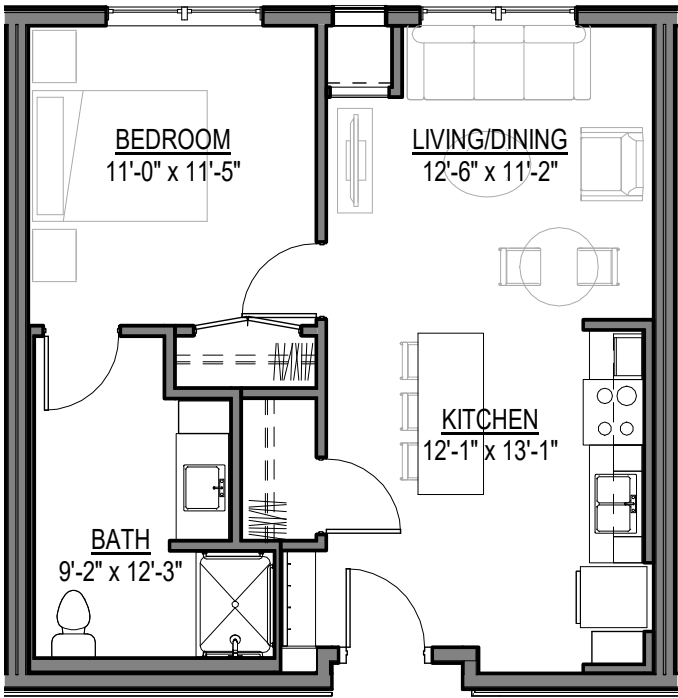
- Attached heated parking
- Restaurant-style dining
- Additional storage
- Transportation for shopping and outings
- Physical, occupational and speech therapy
- Guest dining
- Guest suite
- Pets are welcome (guidelines apply)



Sample Floor Plans

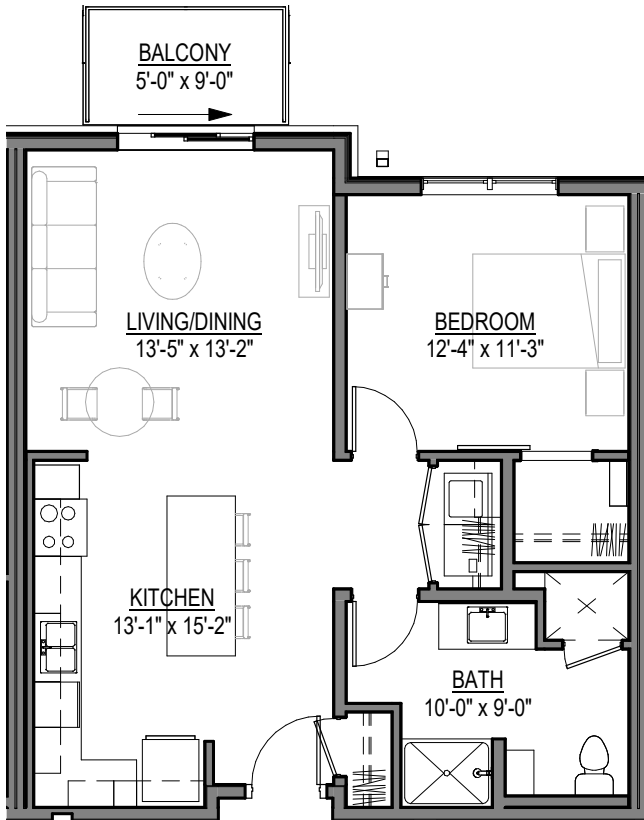


Bison
Studio | 428 Sq. Ft.



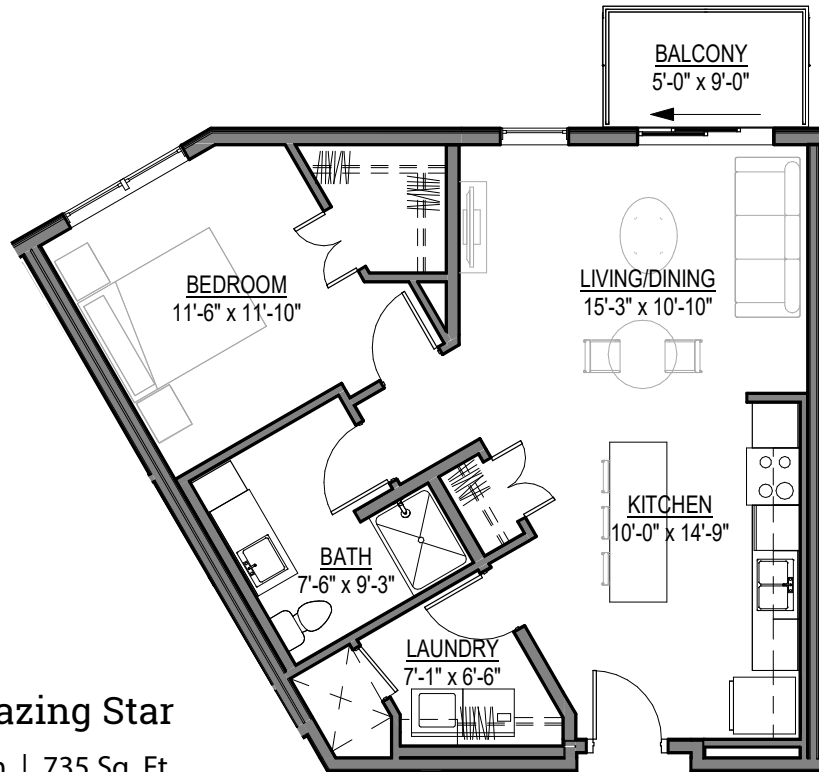
Elk
One Bedroom | 585 Sq. Ft.

Floor plans, features and amenities are subject to change without notice. Stated dimensions and square footage are approximate. Additional floor plans may be available. Please ask about availability.



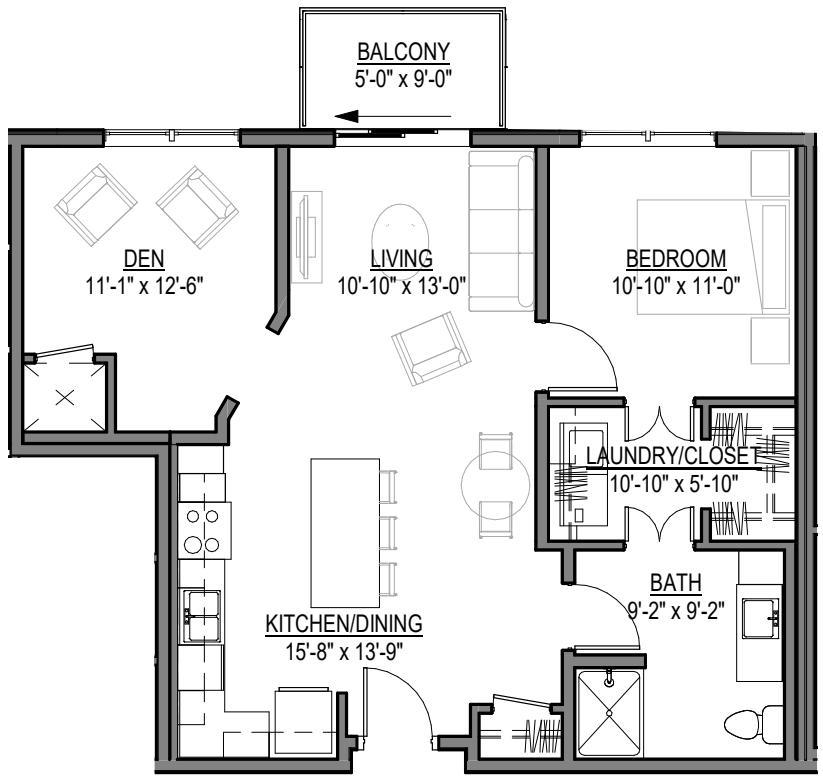
Aster

One Bedroom | 729 Sq. Ft.



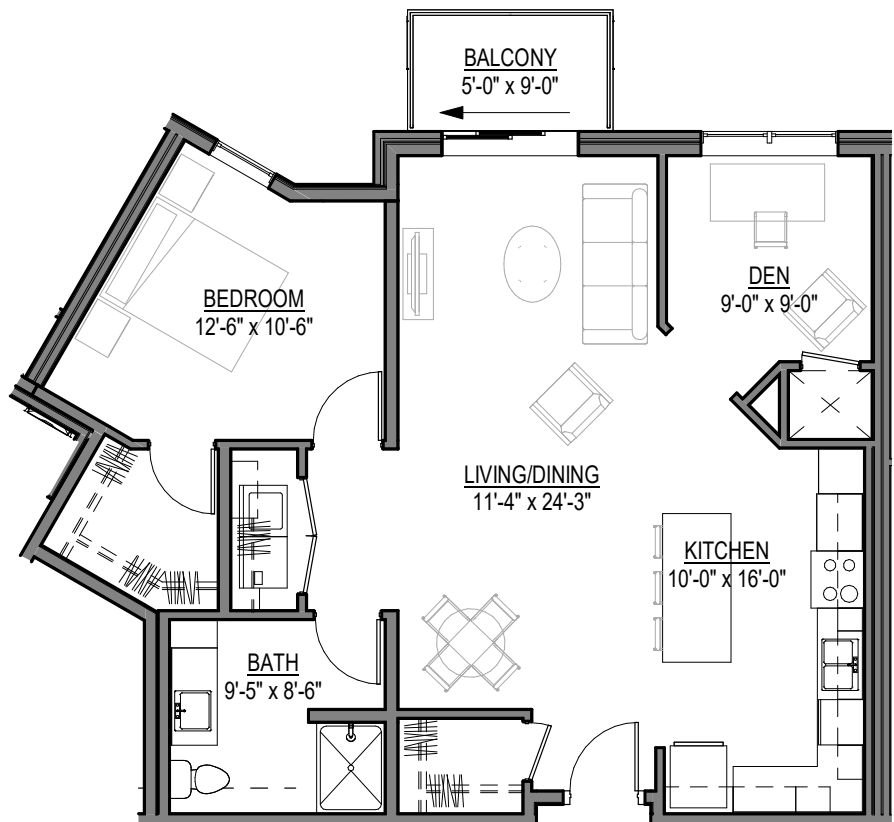
Blazing Star

One Bedroom | 735 Sq. Ft.

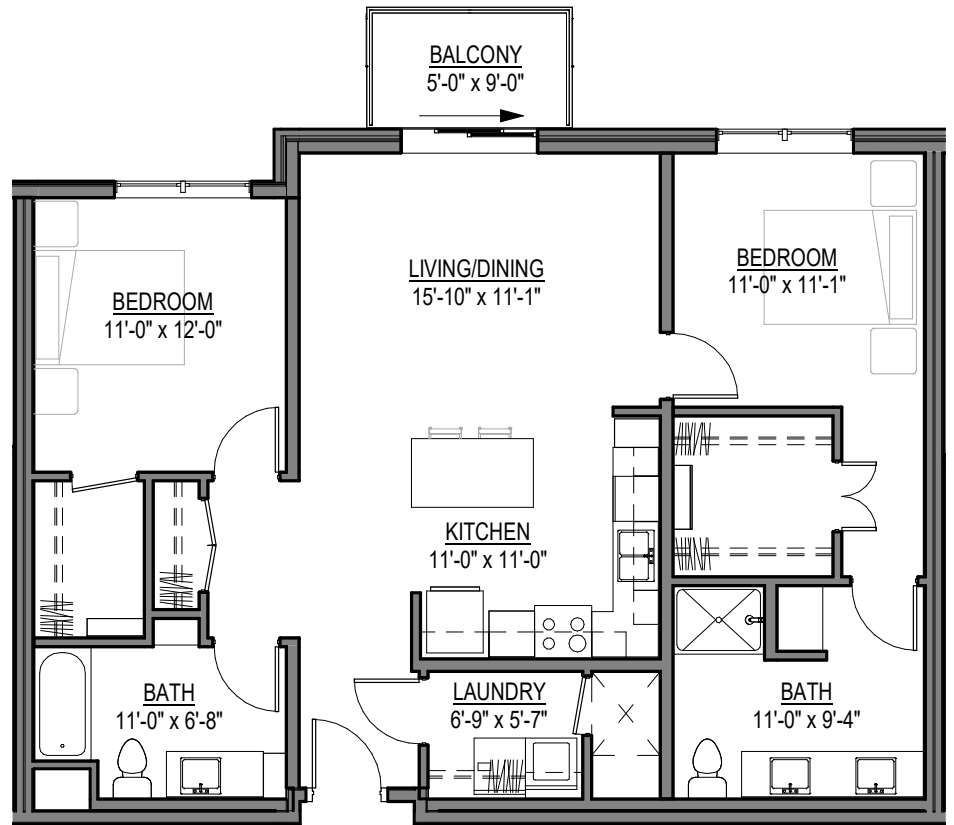


Little Bluestem
One Bedroom | 811 Sq. Ft.

Switch Grass
One Bedroom/Den | 937 Sq. Ft.



White Prairie Clover
Two Bedroom | 1,094 Sq. Ft.



Yarrow

Two Bedroom/Sunroom | 1,270 Sq. Ft.



Our senior apartments offer maintenance-free living and comfortable floor plans with value and convenience. Nicely appointed common areas are well-suited for group events and casual gatherings. Social, recreational and volunteer opportunities help create a sense of community.

Distinctive Details

- Bright open floor plans emphasize spacious rooms with nine foot ceilings
- Stainless steel refrigerator, stove/self-cleaning oven, dishwasher, microwave and garbage disposal in select apartments
- Some units include solid surface kitchen countertops
- Convenient in-home laundry with washer and dryer in some apartments
- Blinds on all windows and patio doors
- Maple cabinetry with nutmeg/toast finish throughout
- Individually controlled heat and air conditioning
- Select apartments include walk-in storage and private deck

Monthly Rental Fee

Apartment	Sq. Ft.	Rate
Studio	428	\$1,055
One Bedroom	585–735	\$1,445–\$2,615
One Bedroom/Den	701–937	\$1,735–\$3,335
Two Bedroom	914–1,094	\$2,260–\$3,865
Two Bedroom/Sunroom	1,270	\$4,410

Select senior apartments require a \$5,100 entrance deposit. The deposit is due upon lease signing and is 100% refundable.

Community Highlights

- Bistro
- Wellness center
- Aerobics studio
- Salon
- Chapel
- Auditorium
- Club lounge
- Library
- Business office
- Outdoor walking path
- Therapy center

Pricing subject to change. Residency agreement available upon request.





712-352-6600

16 Valley View Drive
Council Bluffs, IA 51503

PrairieGatePHS.org

Living Options

- Senior apartments
- Enriched living suites
- Memory care suites
- Care center

Due to COVID-19 or other future circumstance, some features may be temporarily unavailable or offered in a different way. We anticipate features will become available in original form once it is prudent to do so. Presbyterian Homes & Services (PHS) communities comply with applicable federal civil rights laws and do not discriminate on the basis of race, color, national origin, age, disability or sex.

PresHomes.org

Español (Spanish): *Llame al 1-844-558-6125*

Hmoob (Hmong): *Hu rau 1-844-558-6125*

Tagalog (Filipino): *Tumawag sa 1-844-558-6125*

Professional management by PHS Management, LLC © 2021 Presbyterian Homes and Services
All faiths welcome. Equal housing opportunity.

11/23 

 **presbyterian
homes & services**
freedom to live well®