



Timber Hills

The Terrace

Senior Apartments

Welcome to Timber Hills

At Timber Hills, 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)
- Basic cable television service
- Telephone service
- Light housekeeping every other week
- Continental breakfast (Monday–Friday)
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center, volunteer opportunities
- Pastoral care
- Designated complimentary transportation to shopping and outings
- Apartment and building maintenance
- Lawn care and snow removal
- Property tax and building insurance
- Priority access to other Presbyterian Homes & Services living and care options based on availability
- Smoke-free environment
- Heated indoor car wash bay

Other Conveniences

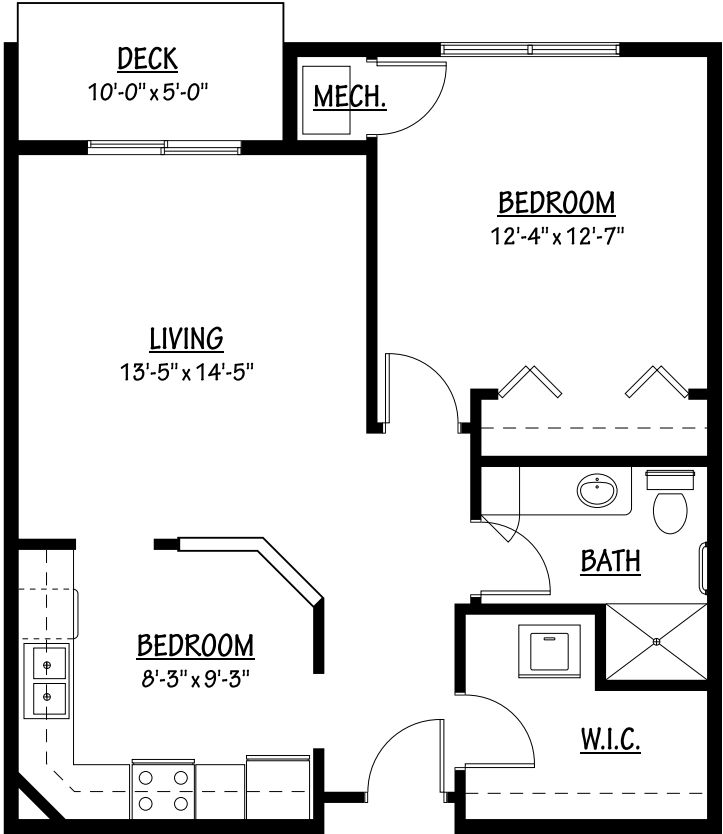
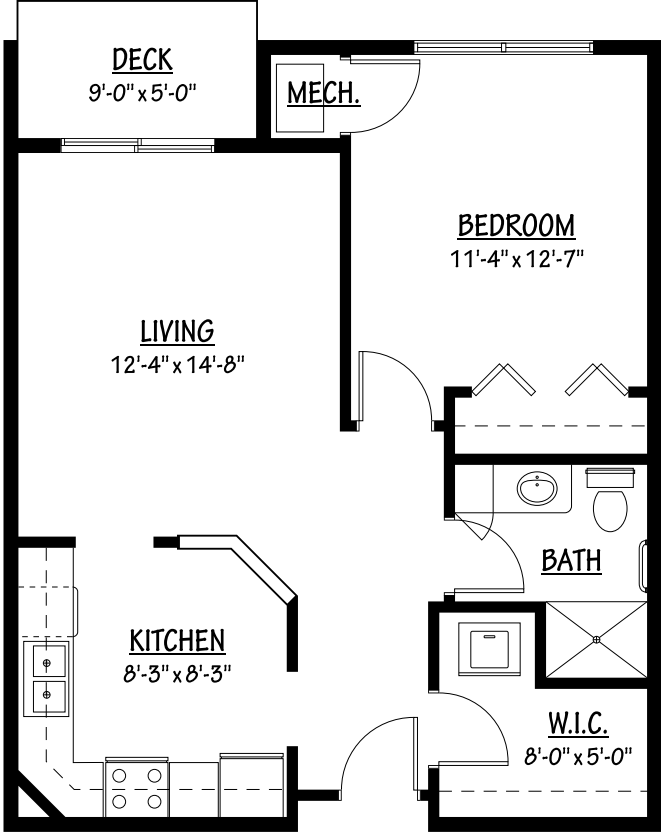
Additional fees may apply

- Underground parking
- Restaurant-style dining
- Beauty and barber services
- Guest suite
- Health and wellness clinic
- Catered events
- Select personal home care services
- Transportation for shopping and outings
- Additional home care and hospice services available through Optage®
- Pets are welcome (guidelines apply)
- Outpatient therapy — physical, occupational and speech therapy

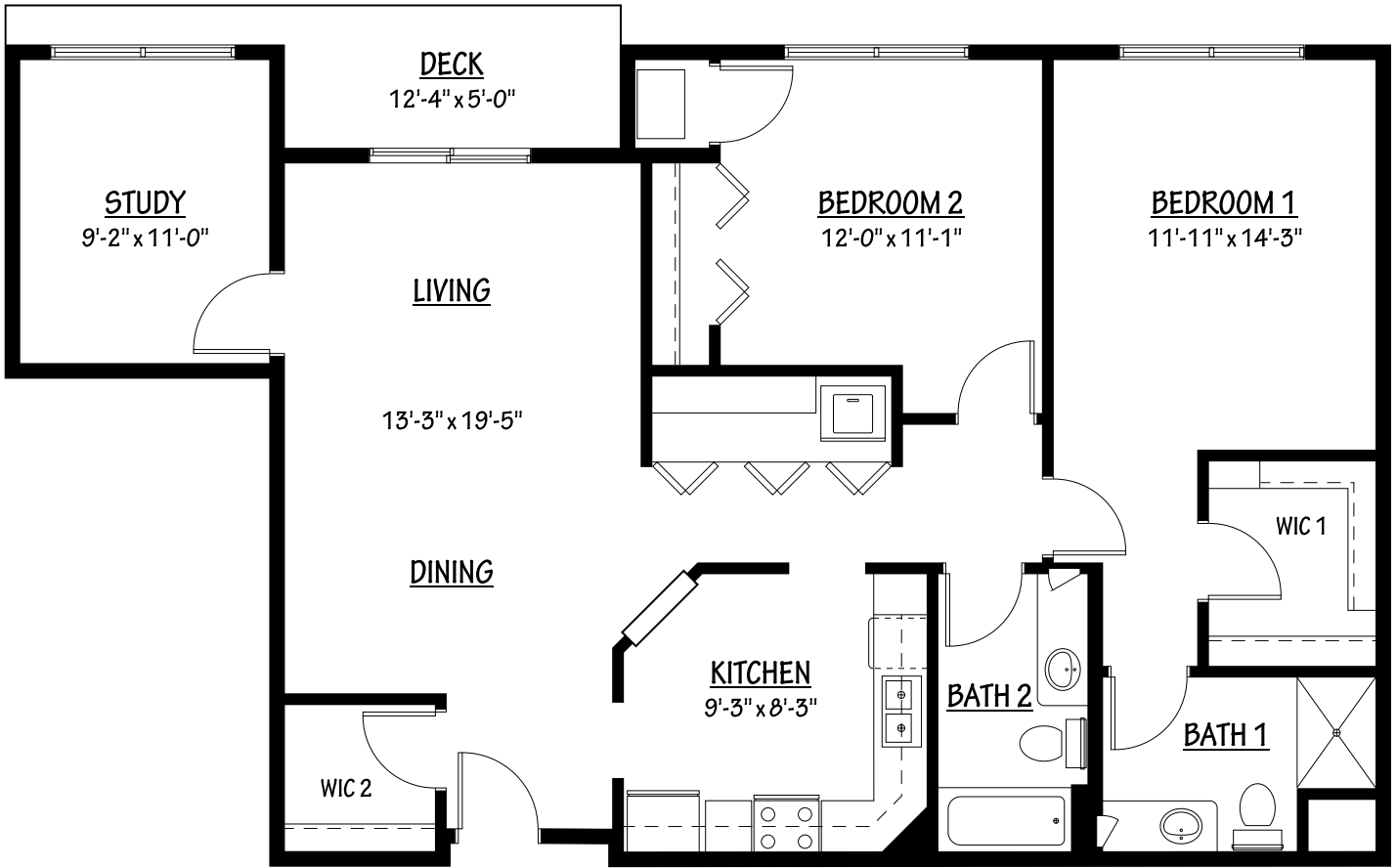


Sample Floor Plans

The Bur Oak
One Bedroom | 725 Sq. Ft.



The Cedar
One Bedroom | 786 Sq. Ft.

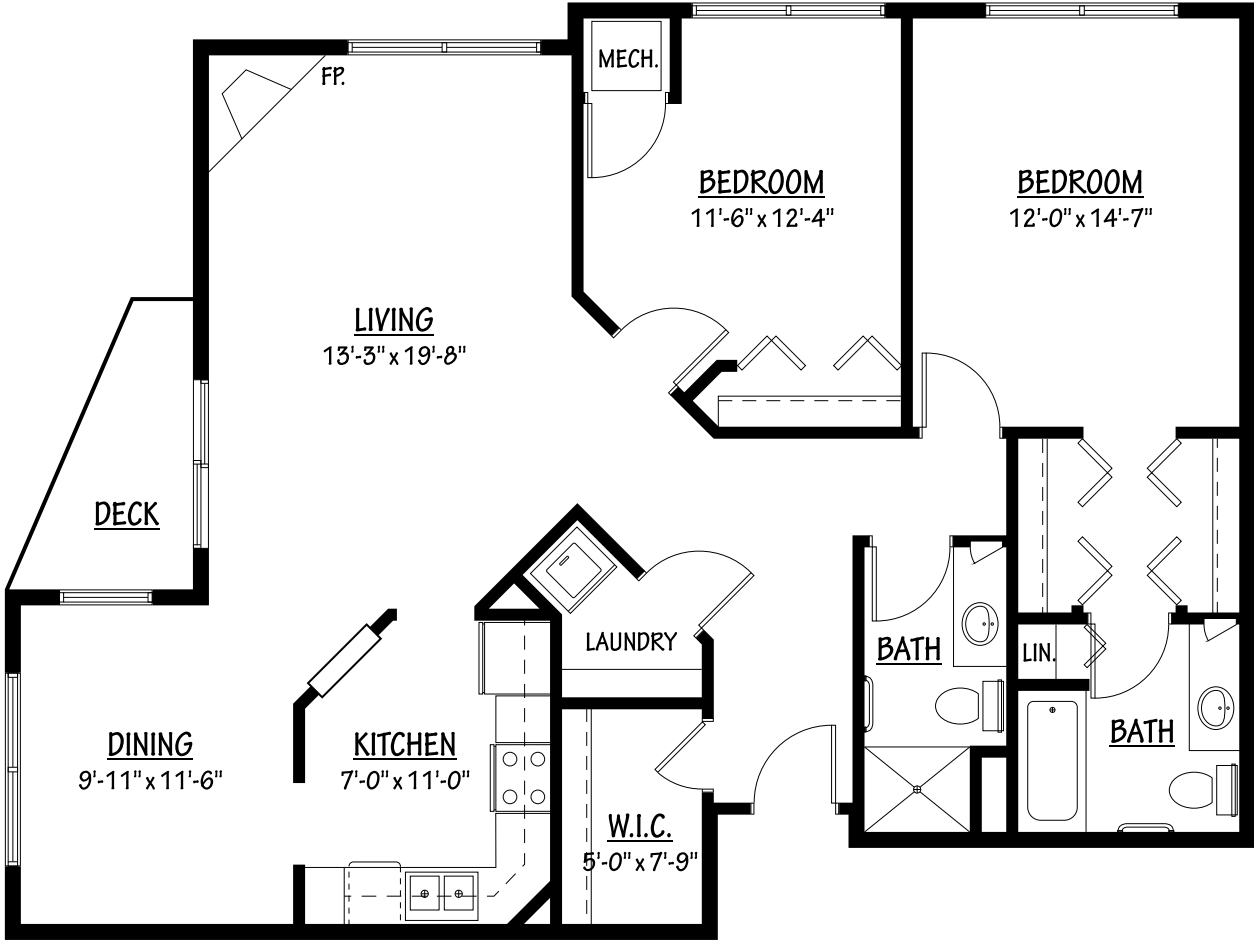


The Tamarack

Two Bedroom | 1,323 Sq. Ft.

The White Birch

Two Bedroom | 1,376 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.

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
- Fully equipped kitchen with refrigerator/ice maker, stove with self-cleaning oven, dishwasher, microwave and garbage disposal
- Oak cabinetry throughout
- Convenient in-home laundry with washer and dryer
- Blinds on all windows
- Individually controlled heat and central air conditioning
- Monitored smoke detector
- Deck

Monthly Rental Fee

| Apartment | Sq. Ft. | Entrance Deposit | Rate | |
|-------------|-------------|-------------------|------------------------------|---------------------------------|
| | | | <i>With Entrance Deposit</i> | <i>Without Entrance Deposit</i> |
| One Bedroom | 725–1,000 | \$37,750–\$51,000 | \$1,900–\$2,605 | \$2,089–\$2,860 |
| Two Bedroom | 1,032–1,376 | \$52,000–\$71,000 | \$2,620–\$3,475 | \$2,880–\$3,830 |

The entrance deposit essentially reduces the monthly fee and is 100% refundable; it is only required for the “Monthly Fee With Entrance Deposit” option.



Pricing subject to change. Residency agreement available upon request.



651-552-2800

6307 Burnham Circle
Inver Grove Heights, MN 55076

TimberHillsPHS.org

Living Options

- Townhomes
- Senior apartments
- Assisted living apartments
- Assisted living memory care residence

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*

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All faiths welcome. Equal housing opportunity.

9/23 

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