



# Timber Hills

Townhomes

# 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.

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## Included Amenities

- Continental breakfast (Monday–Friday)
- Interior and exterior home maintenance
- Lawn care and snow removal
- Utilities (water, sewer, and trash removal)
- Basic cable television service
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center, volunteer opportunities
- Pastoral care
- Designated complimentary transportation to shopping and outings
- Real estate insurance and property taxes (personal contents not included)
- Annual window washing
- Priority access to other Presbyterian Homes & Services living and care options based on availability

## Other Conveniences

*Additional fees may apply*

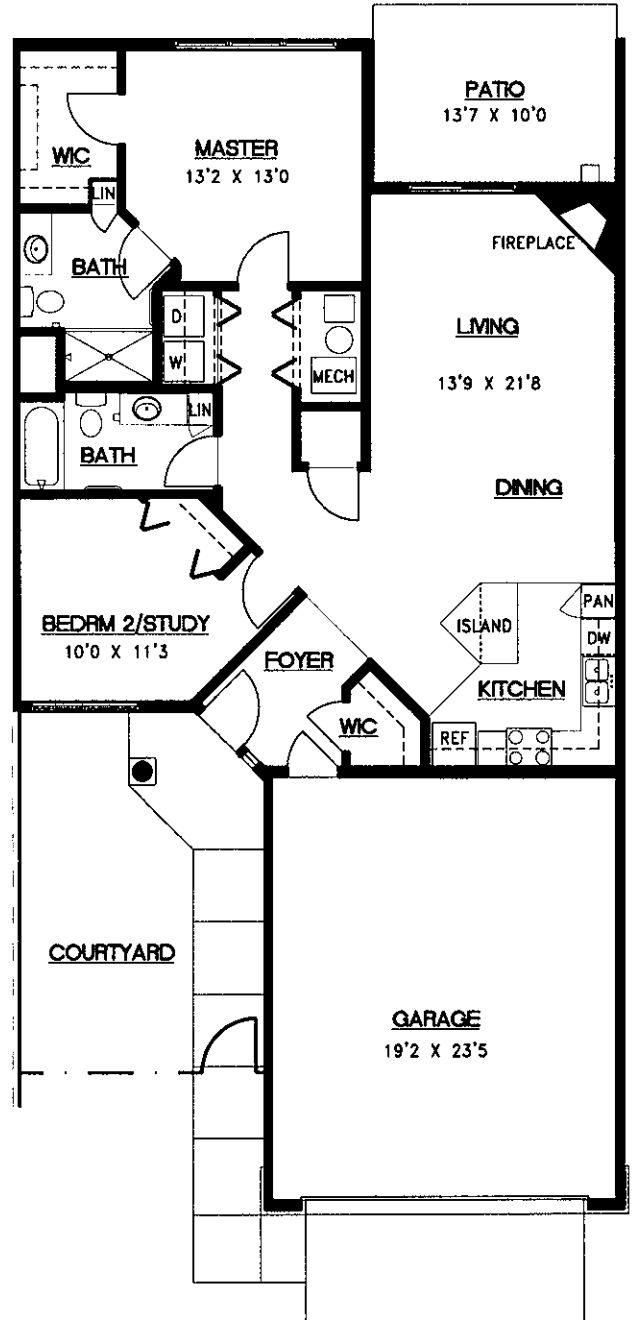
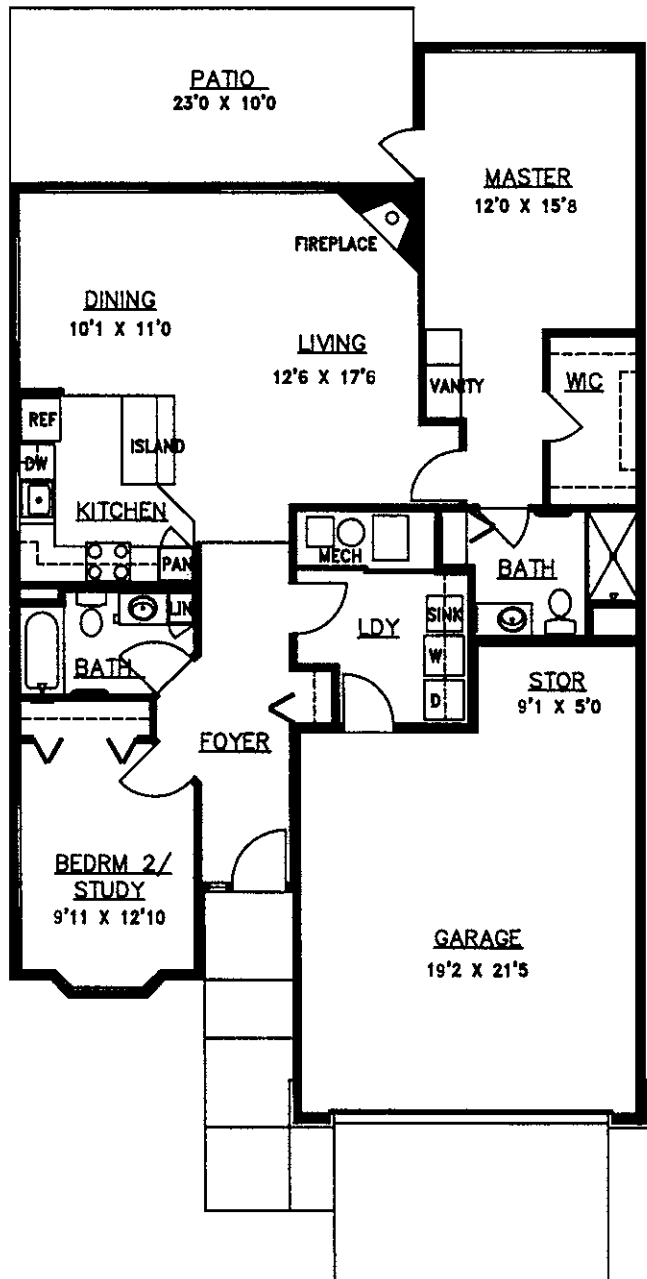
- Restaurant-style dining
- Beauty and barber services
- Deli
- General store
- Guest suite
- Health and wellness clinic
- Catered events
- Transportation for shopping and outings
- Home care and hospice services available through Optage®
- Outpatient therapy — physical, occupational and speech therapy



# Sample Floor Plans

## The Aspen

Two Bedroom | 1,238 Sq. Ft.

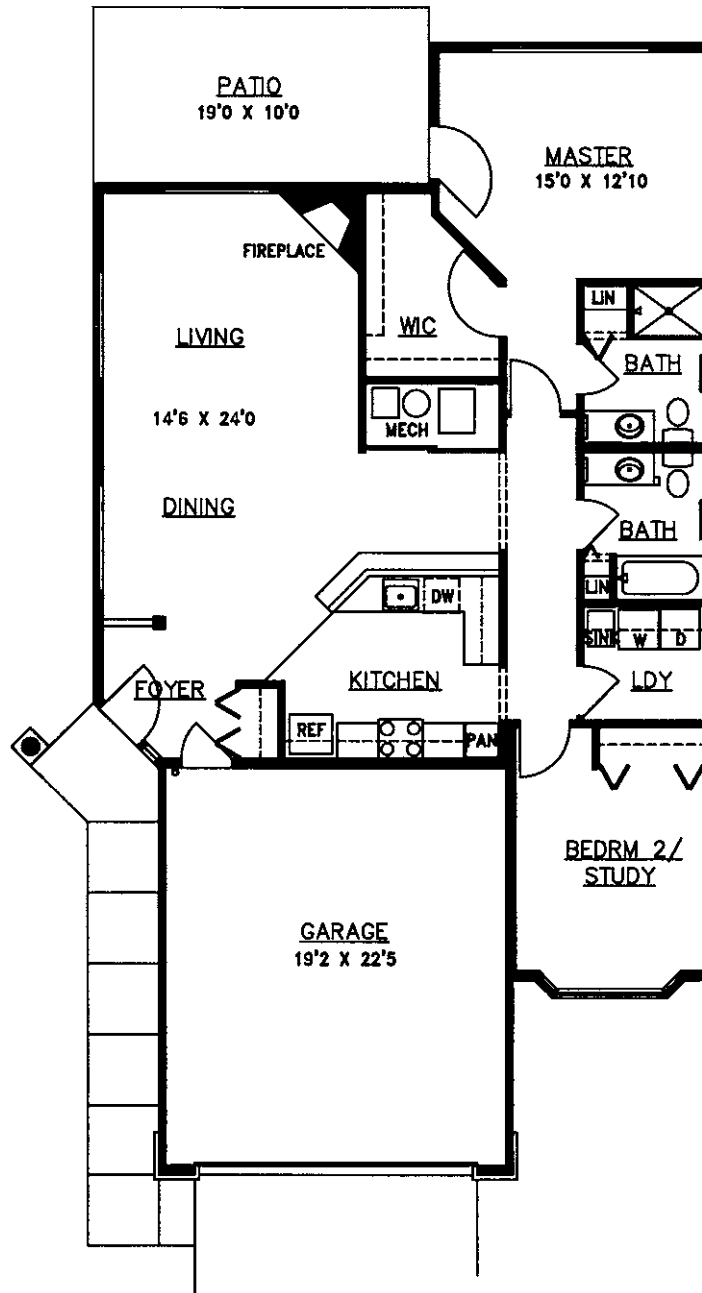


## The Balsam

Two Bedroom | 1,380 Sq. Ft.

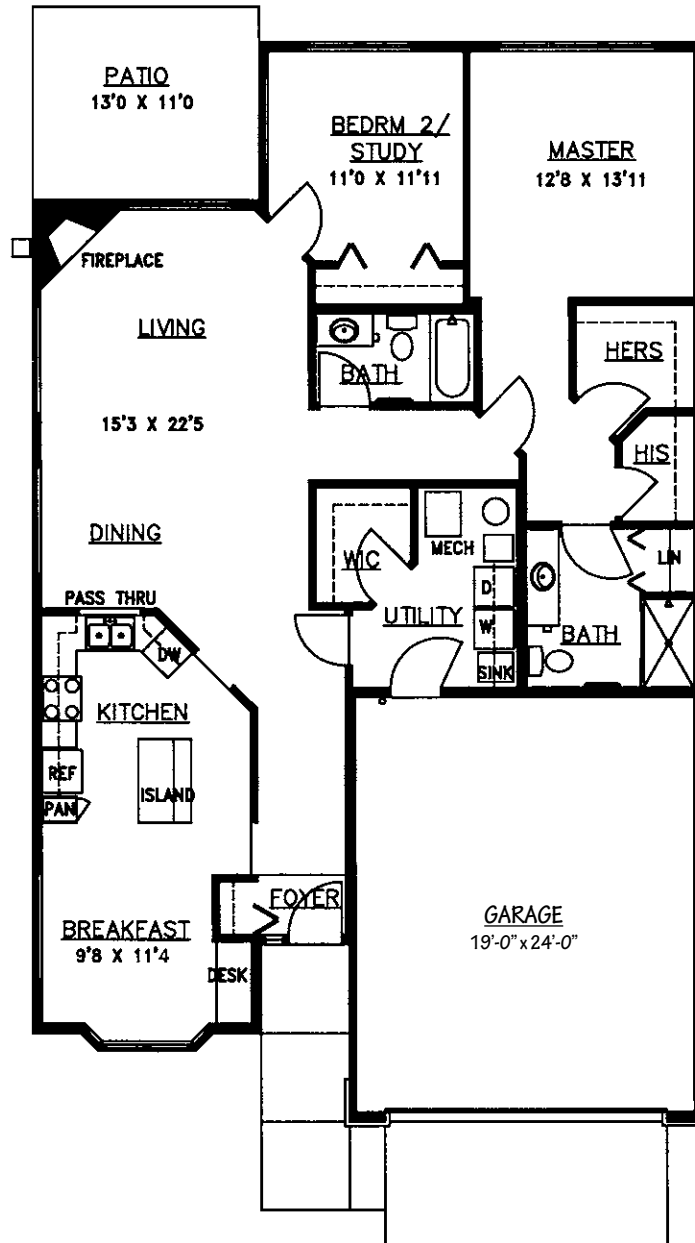
# The Evergreen

Two Bedroom | 1,405 Sq. Ft.



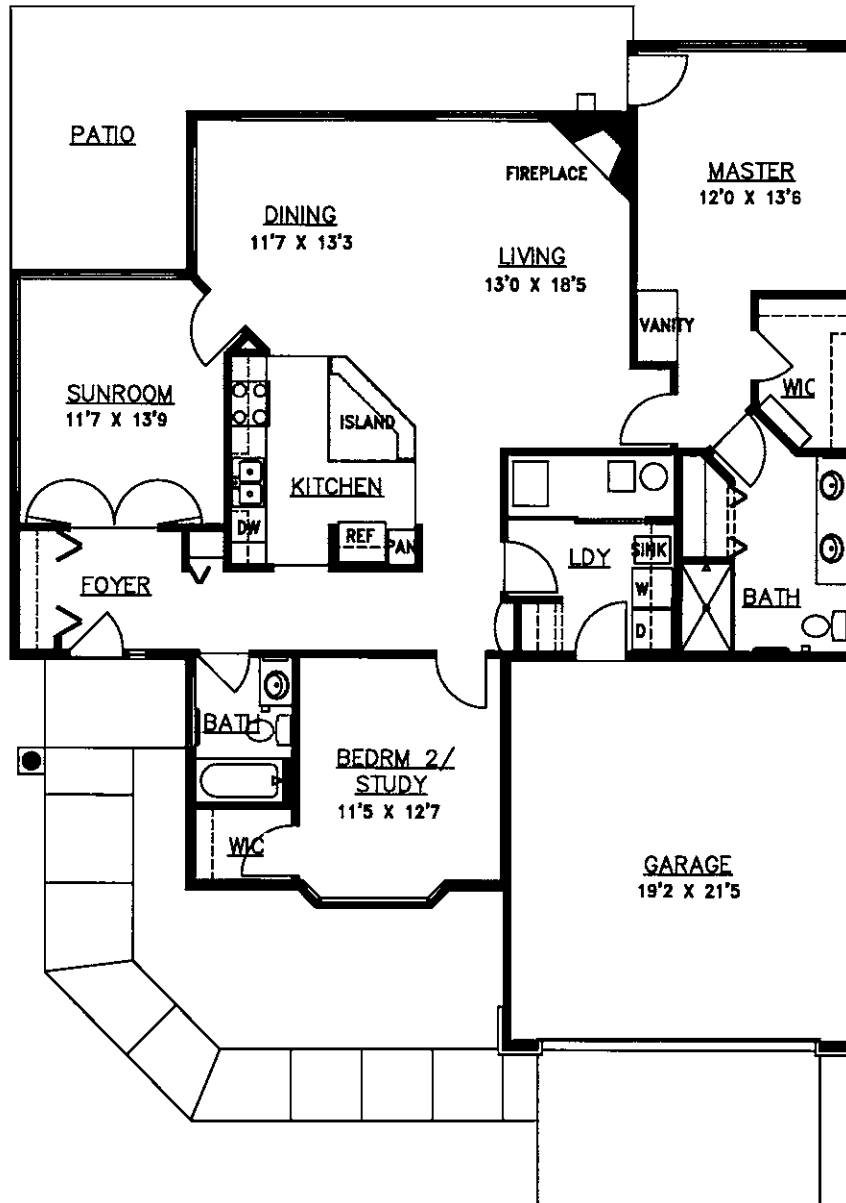
# The Spruce

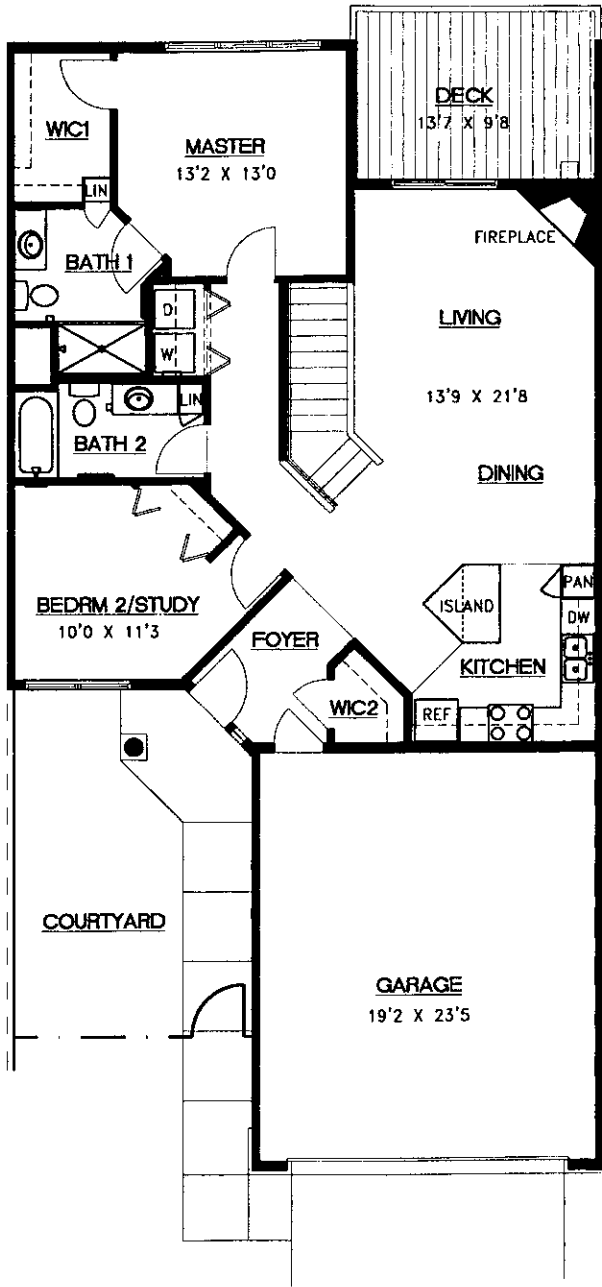
Two Bedroom | 1,617 Sq. Ft.



# The White Pine

Two Bedroom | 1,688 Sq. Ft.

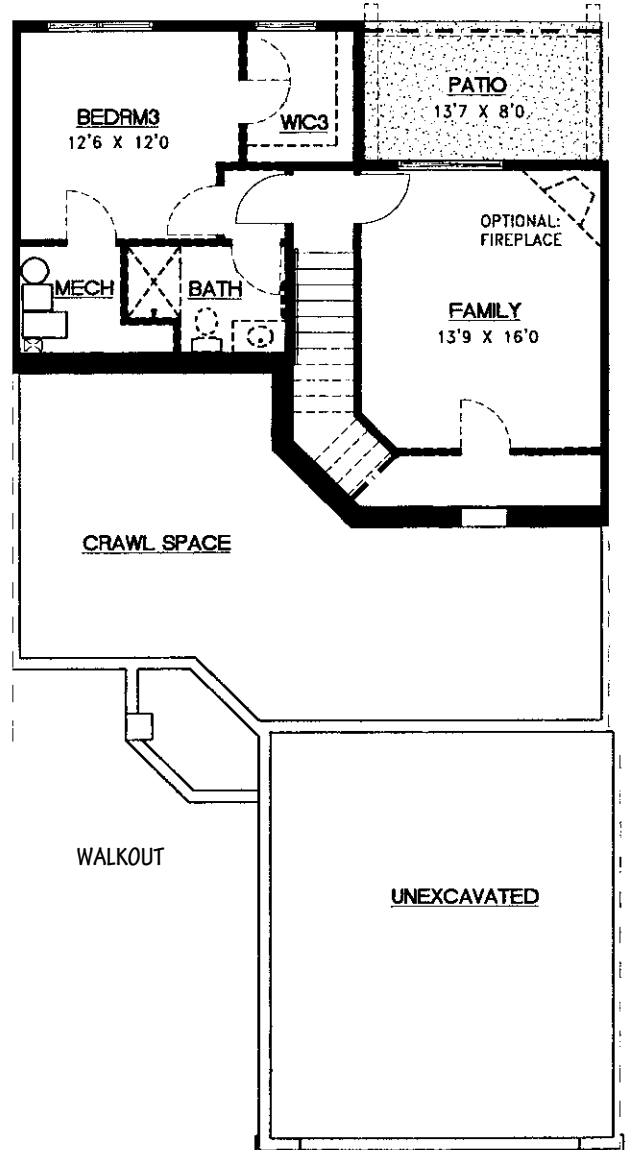




MAIN LEVEL

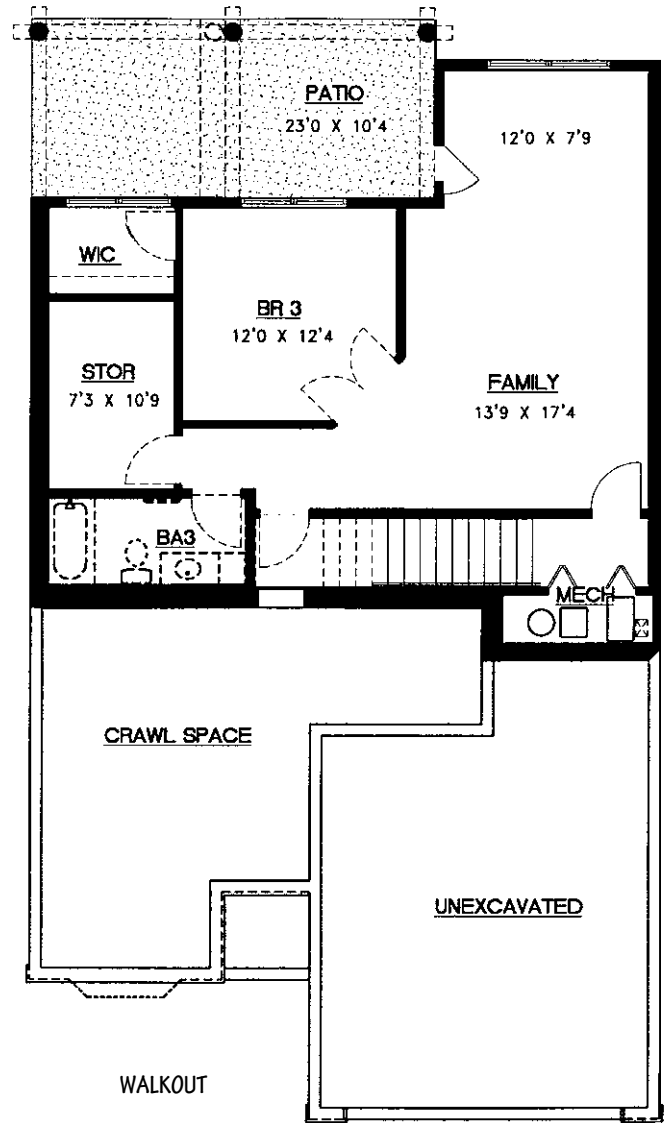
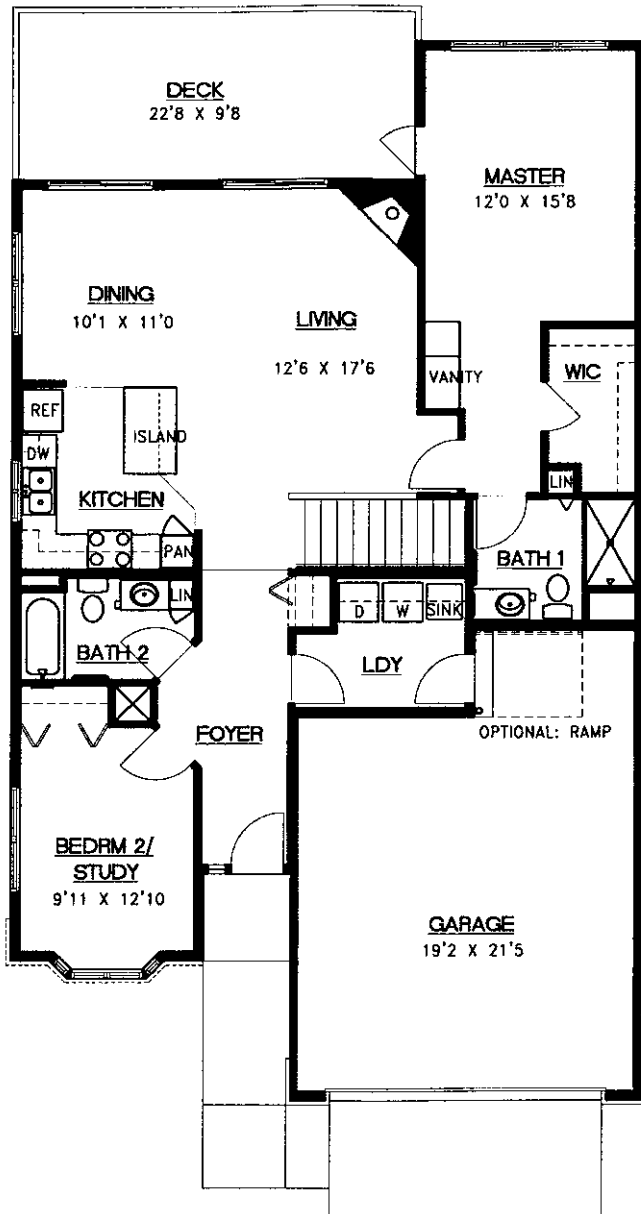
# The Aspen Walkout

Three Bedroom | 1,776 Sq. Ft.



# The Balsam Walkout

Three Bedroom | 2,112 Sq. Ft.

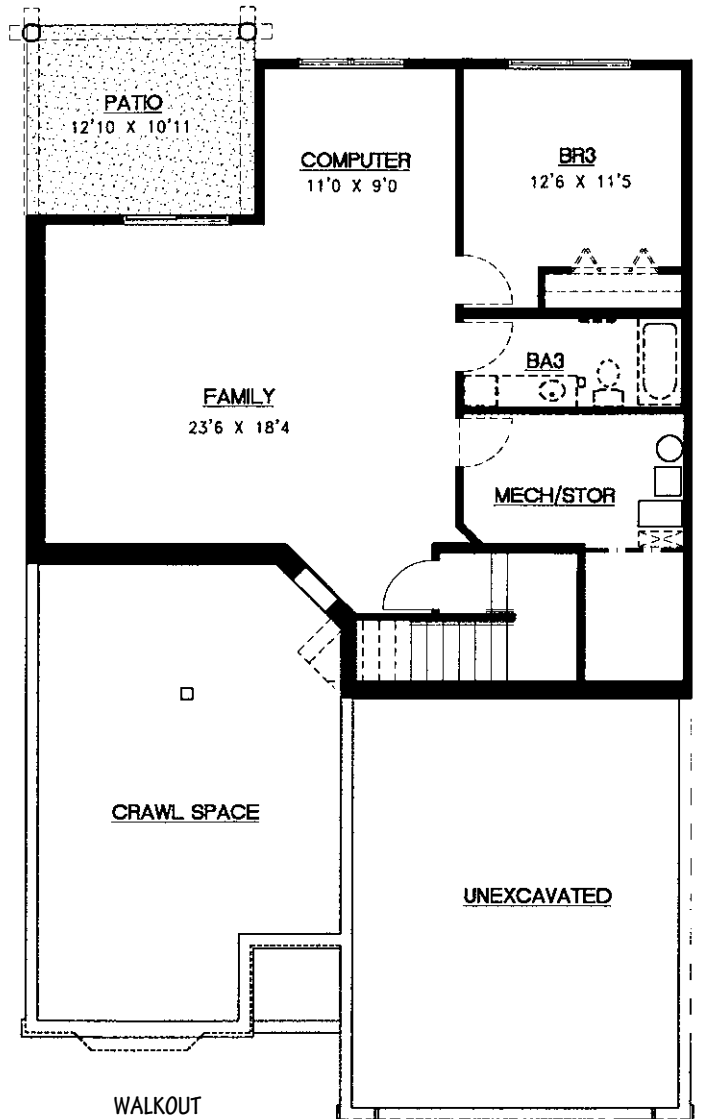
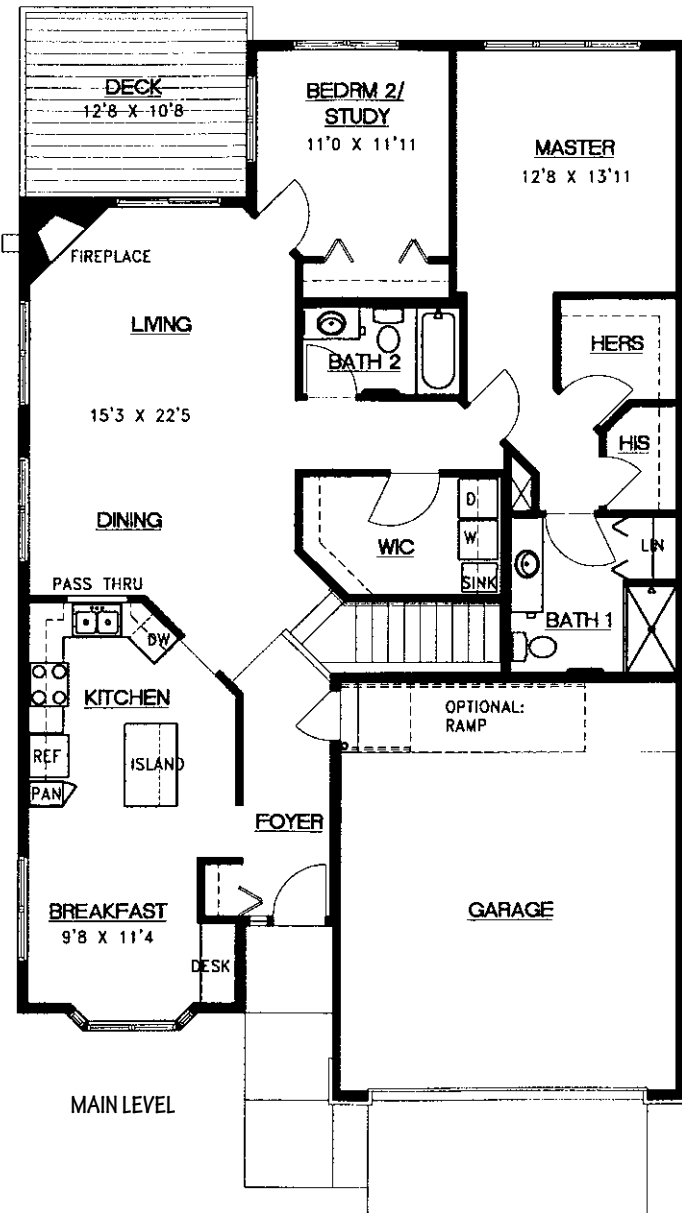


MAIN LEVEL



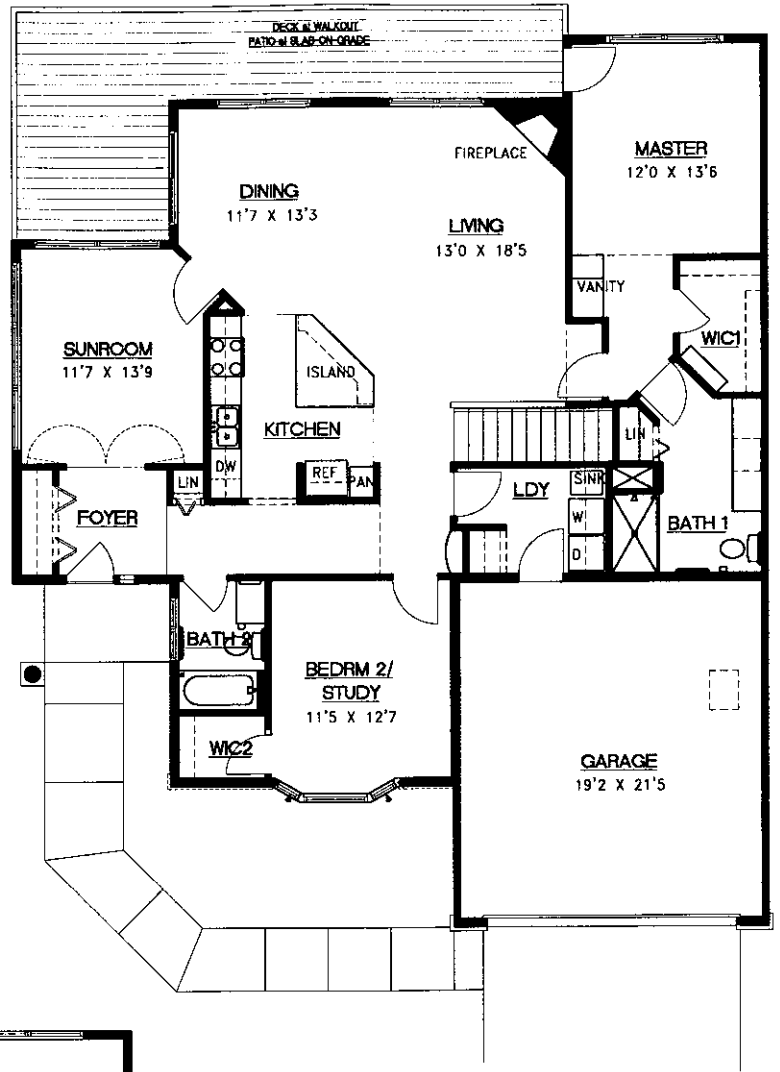
# The Spruce Walkout

Three Bedroom | 2,507 Sq. Ft.

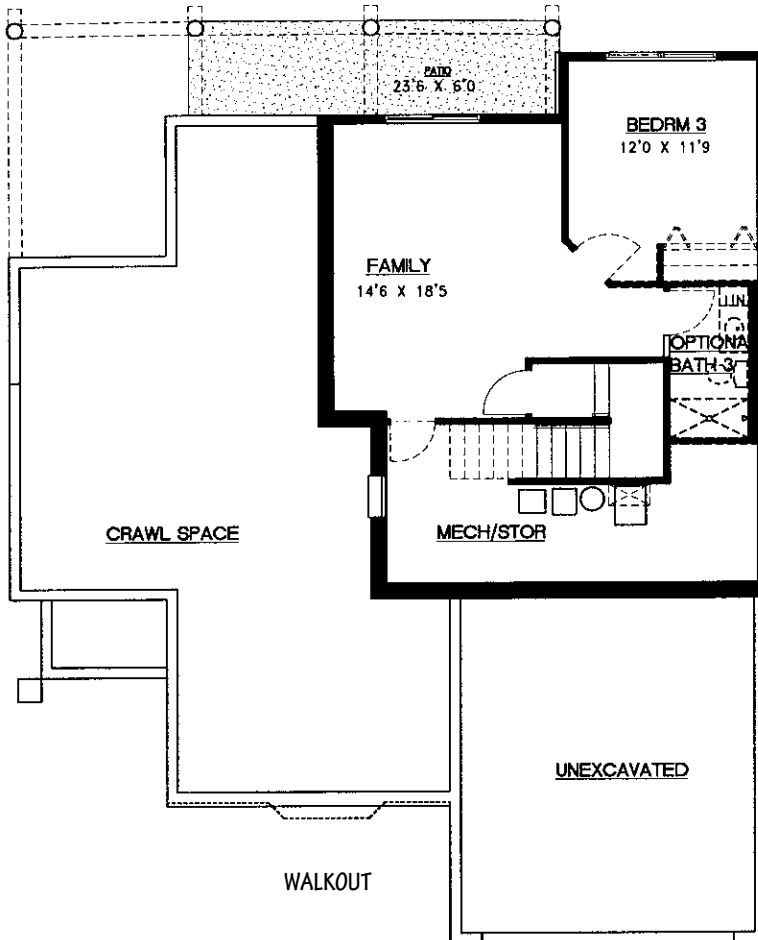


# The White Pine Walkout

Three Bedroom | 2,265 Sq. Ft.



MAIN LEVEL



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.

Casual elegance and design combine to make every townhome a gracious retreat. Well-appointed, attached homes with private exterior entrances maintain your high level of independence while providing all the benefits of a community setting without the hassle of household maintenance.

## Distinctive Details

- Home features single level living, some with finished walkout lower level and many with four season porch
- 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
- Gas fireplace adding charm and warmth
- Individually controlled heat and central air conditioning
- Attached double garage with remote openers

## Monthly Rental Fee

Townhome	Sq. Ft.	Entrance Deposit	Rate	
			<i>With Entrance Deposit</i>	<i>Without Entrance Deposit</i>
1 Level/2 Bedroom	1,238–1,688	\$49,000–\$77,000	\$2,050–\$3,095	\$2,213–\$3,345
2 Level/3 Bedroom	1,776–2,507	\$71,000–\$99,000	\$2,270–\$3,315	\$2,507–\$3,631

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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9/23 

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