



# Waverly Gardens

The Commons

Assisted Living

# Welcome to Waverly Gardens

For a setting that offers freedom combined with the comfort of knowing supportive services are available, choose The Commons assisted living.

Shape your daily life as you desire with the support of Liberty Personally Designed Living™, an innovative approach to personal care and assistance. Nicely appointed common areas are well-suited for group or casual gatherings, while social and recreational opportunities create a sense of community.

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## Included Amenities

- Escorts to meals and activities for first 5 days
- Continental breakfast and choice of two daily meals
- Flexible dining hours
- Weekly light housekeeping and linen change
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center with pool, volunteer opportunities
- Professional on-site staff
- Pastoral care
- Health and wellness clinic
- Designated complimentary transportation to shopping and outings
- Urgent call system
- 24 hour on-site Resident Assistant staffing
- Utilities (heat, electric, central air conditioning, water, sewer and trash)
- Campus information channel
- Basic cable television service
- Telephone service
- Open public Wi-Fi
- Laundry facilities
- Priority access to other Presbyterian Homes & Services living and care options based on availability
- Smoke-free community



## Other Conveniences

*Additional fees may apply*

- Physical, speech and occupational therapy
- Consulting Registered Dietician
- Diabetic program
- Transportation for shopping and outings
- Assistance with arranging transportation to medical and social service appointments
- Assistance with accessing community resources and social services
- Access to designated Physician or Nurse Practitioner for on-site services
- Additional home care and hospice services available through Optage®
- Guest suite
- Third meal option
- Second occupant, \$800 plus personal care
- Outpatient therapy — physical, occupational and speech therapy

## Distinctive Details

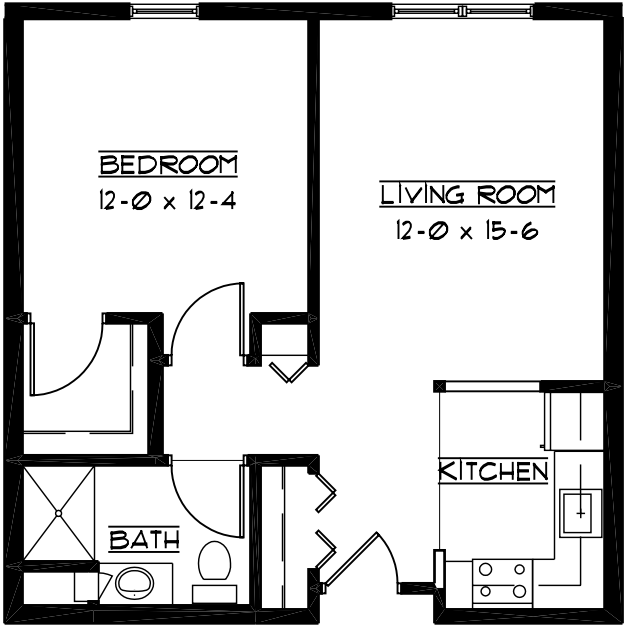
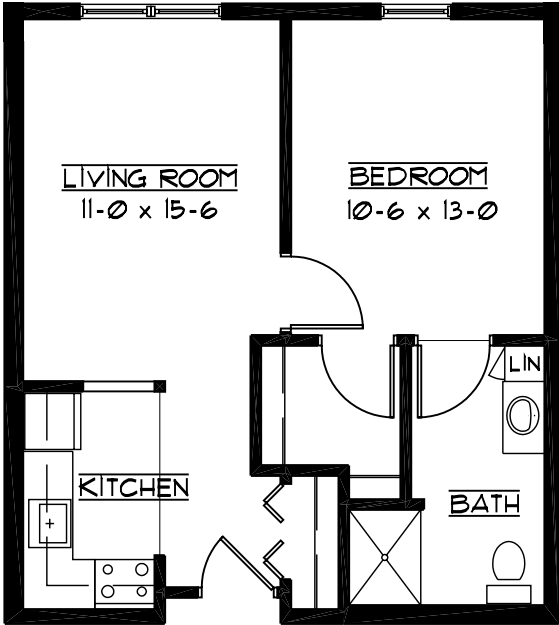
- Bright open floor plans emphasize spacious rooms
- Kitchen with appliances and oak cabinetry
- In-home laundry in some apartments
- Accessible bathroom with elevated toilet, grab bar and roll-in shower
- Individually controlled heat and central air conditioning

# Sample Floor Plans

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## East Kent

One Bedroom | 567 Sq. Ft.

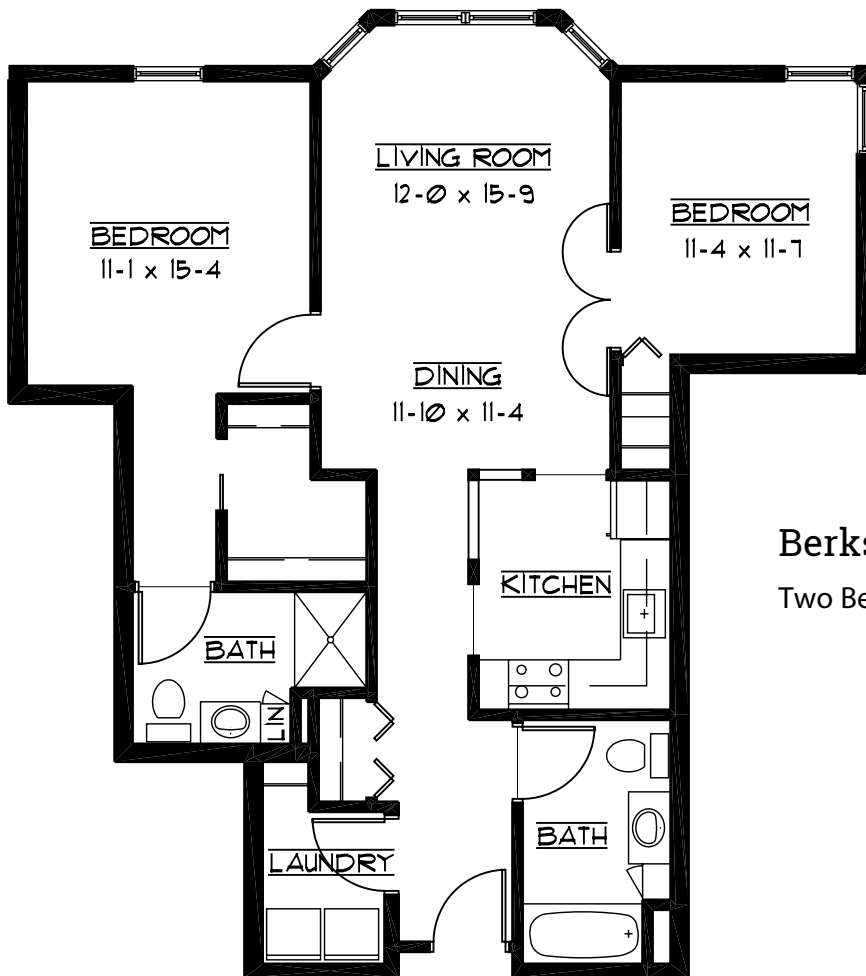
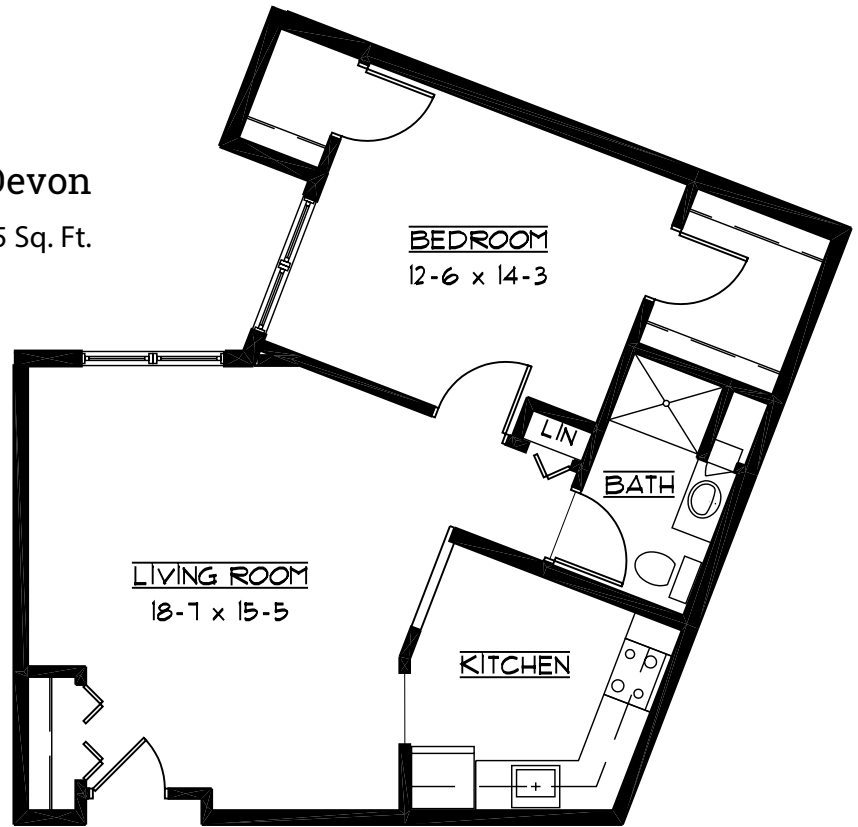


## Avon

One Bedroom | 631 Sq. Ft.

## Devon

One Bedroom | 775 Sq. Ft.

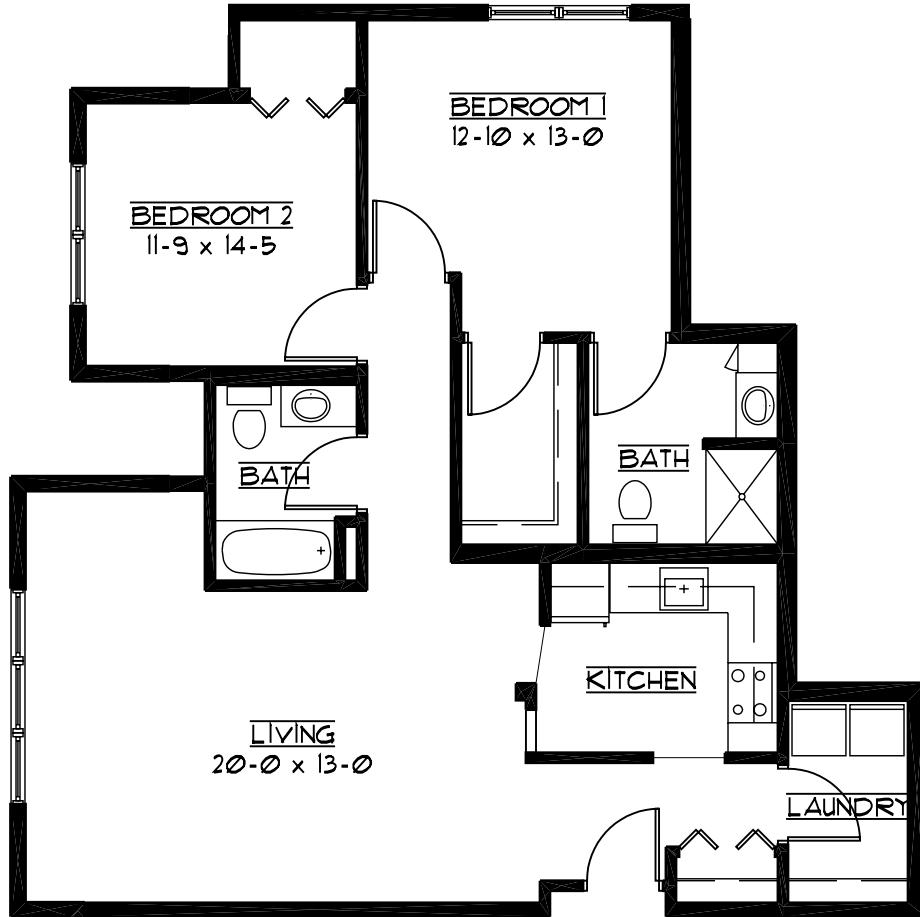


## Berkshire

Two Bedroom/Two Bath | 1,002 Sq. Ft.

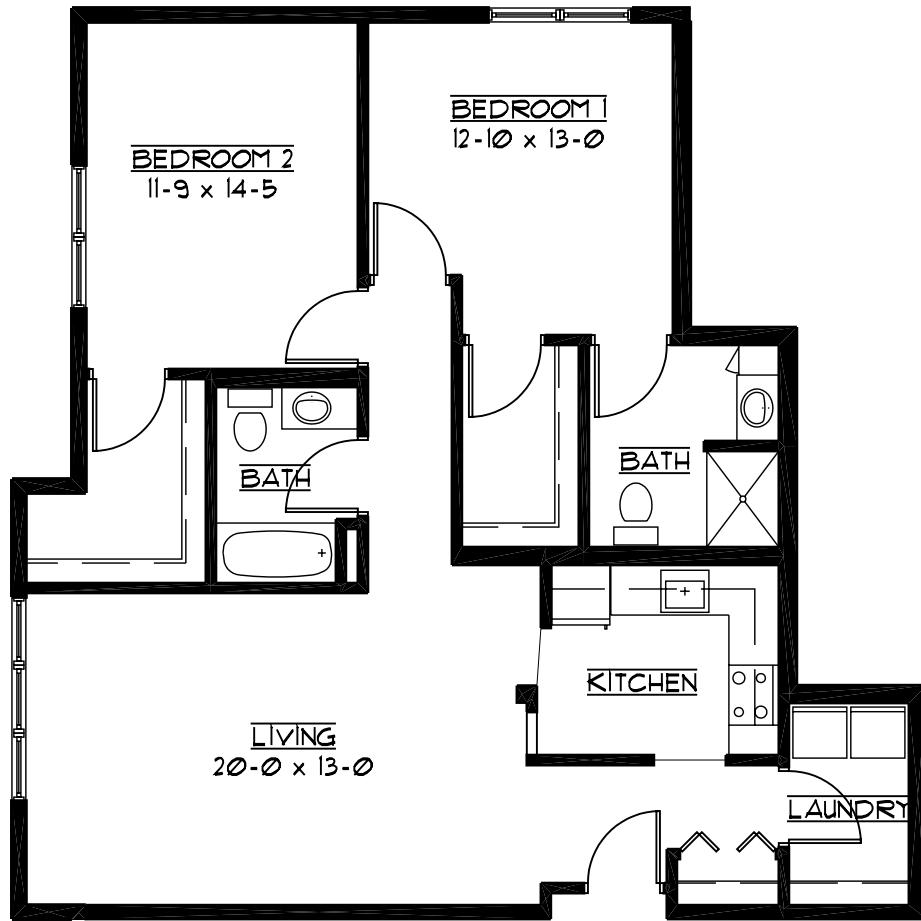
# Cornwall

Two Bedroom/Two Bath | 1,108 Sq. Ft.



# Cheshire

Two Bedroom/Two Bath | 1,153 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.*

At Waverly Gardens, we know each individual is just that—an individual. And our services reflect that philosophy. Select from a broad range of options depending on your personal preferences. It's all based on the principle of choice. **And the choice is yours.**

## Monthly Personal Care Fee Ranges\*

Points from Assessment	Monthly Fee
0–9	\$460 (required)
10–101	\$920–\$2,300
102–239	\$2,760–\$4,560
240–354	\$4,770–\$5,610
355–492	\$5,820–\$6,870

\*The care fee ranges above are for estimating purposes only.

## Included in Your Personal Care Fees:

- Initial and ongoing nursing assessments
- Scheduled nursing hours and on-call nursing available for staff consultation
- Nurse liaison with health care professionals
- Nurse scheduling of lab draws
- Nurse maintaining clinical record information
- Daily reassurance check

## Monthly Rental Fee

Apartment	Sq. Ft.	Rate
One Bedroom	567–775	\$4,560–\$5,230
Two Bedroom/Two Bath	1,002–1,153	\$5,810–\$6,550

## Assisted Living Service Fees

In addition to the monthly rental fee, a monthly personal care fee for assisted living services is required based on the amount of care provided. The following steps help to assess your care needs and guide you through the residency process:

**Step 1: Reserve an apartment at Waverly Gardens.** We will help you through the reservation process and provide you with essential information in preparation for the following steps.

**Step 2: Schedule an assisted living care assessment appointment.** A nurse will meet with you to complete an initial assessment and help create a personalized care plan. The assessment will include a review of your individualized needs and a recommendation of services that could be provided to meet those needs. Each service is assigned a point value and the assessment will give you an estimated total number of points.\* To view the care assessment, scan the QR code or visit [WaverlyGardensPHS.org](http://WaverlyGardensPHS.org) and click on "Resident Documents."



**Step 3: Schedule a residency agreement appointment.** We will review the residency agreement, payment information and other resources with you. Once the residency agreement process is complete, your move-in date will be confirmed.

Pricing subject to change. Residency agreement available upon request.



**651-765-4000**

5919 Centerville Road  
North Oaks, MN 55127

[WaverlyGardensPHS.org](http://WaverlyGardensPHS.org)

*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](http://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.

## Living Options

- Distinctive row-style homes
- Beautifully-appointed senior apartments
- Relaxing, thoughtfully-designed assisted living apartments
- Welcoming enhanced assisted living apartments
- Private, nurturing assisted living memory care residences
- Comfortable skilled care center personal suites

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