



# Waverly Gardens

The Terrace

Senior Apartments

# Welcome to Waverly Gardens

At Waverly Gardens, 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

- Utilities (heat, electric, central air conditioning, water, sewer and trash)
- Continental breakfast
- \$150 toward restaurant-style dining
- Weekly light housekeeping
- 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
- Open public Wi-Fi
- Telephone service
- Basic cable television service
- Campus information channel
- Designated complimentary transportation to shopping and outings
- Access to Village Square amenities
- Programs sponsored by North Oaks Home Owners' Association
- Property tax and building insurance
- Interior and exterior home maintenance
- Lawn care and snow removal
- Priority access to other Presbyterian Homes & Services living and care options based on availability

## Other Conveniences

*Additional fees may apply*

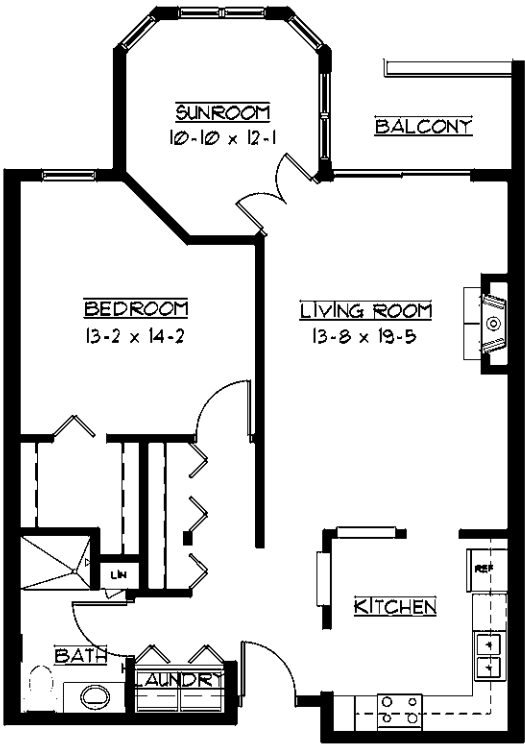
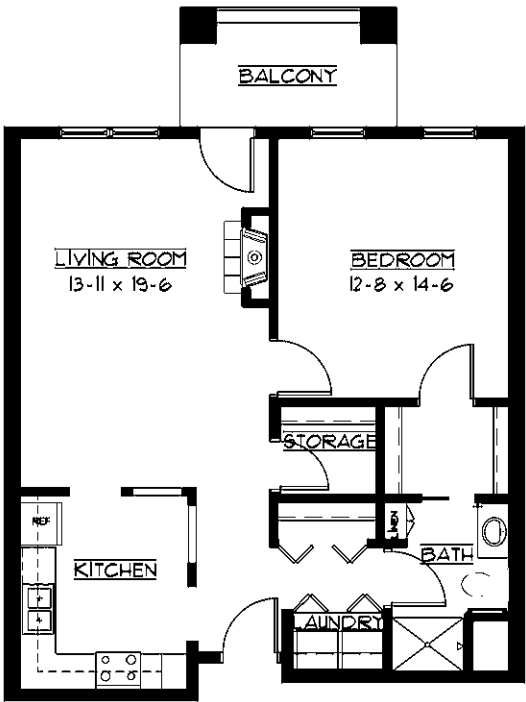
- Room service and restaurant carry-out service
- Catered events
- Additional housekeeping
- Additional storage
- Transportation for shopping and outings
- Underground heated parking
- Guest suite
- Home care and hospice services available through Optage®
- Outpatient therapy — physical, occupational and speech therapy



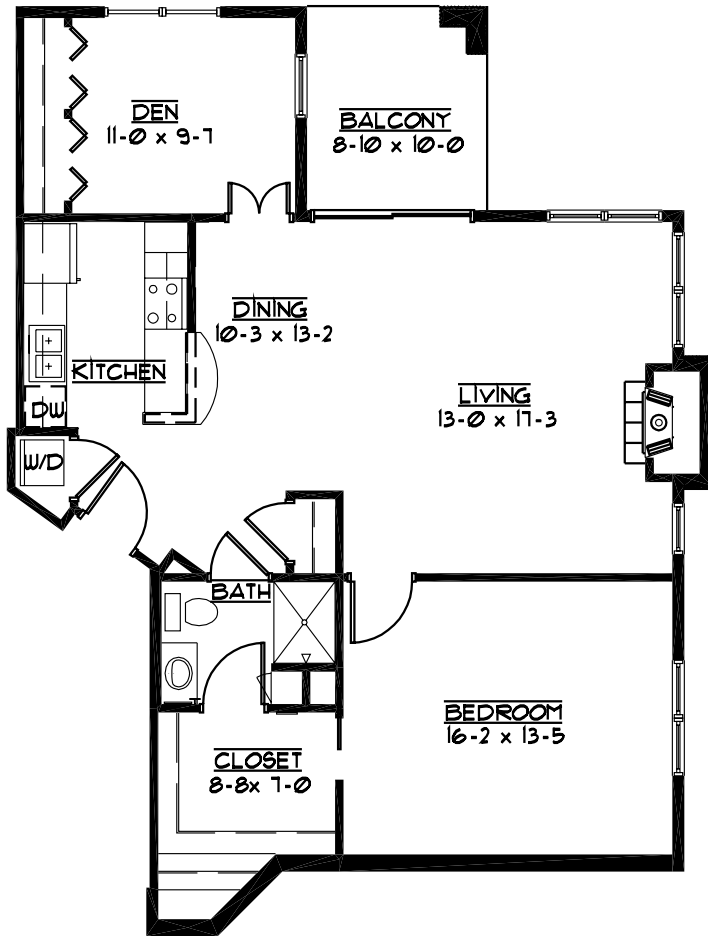
# Sample Floor Plans

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**The Alton**  
One Bedroom | 800–860 Sq. Ft.



**The Birmingham**  
One Bedroom | 965 Sq. Ft.

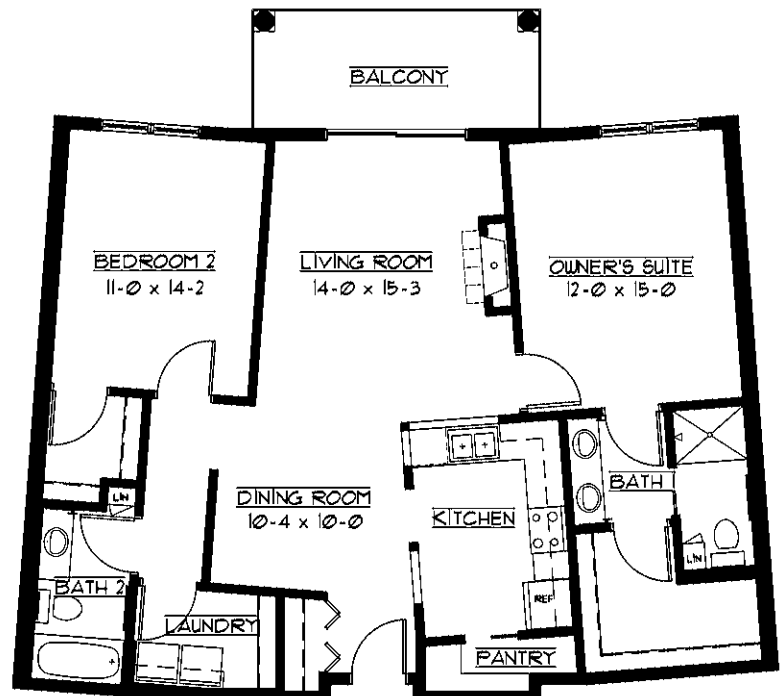


## The Oxford

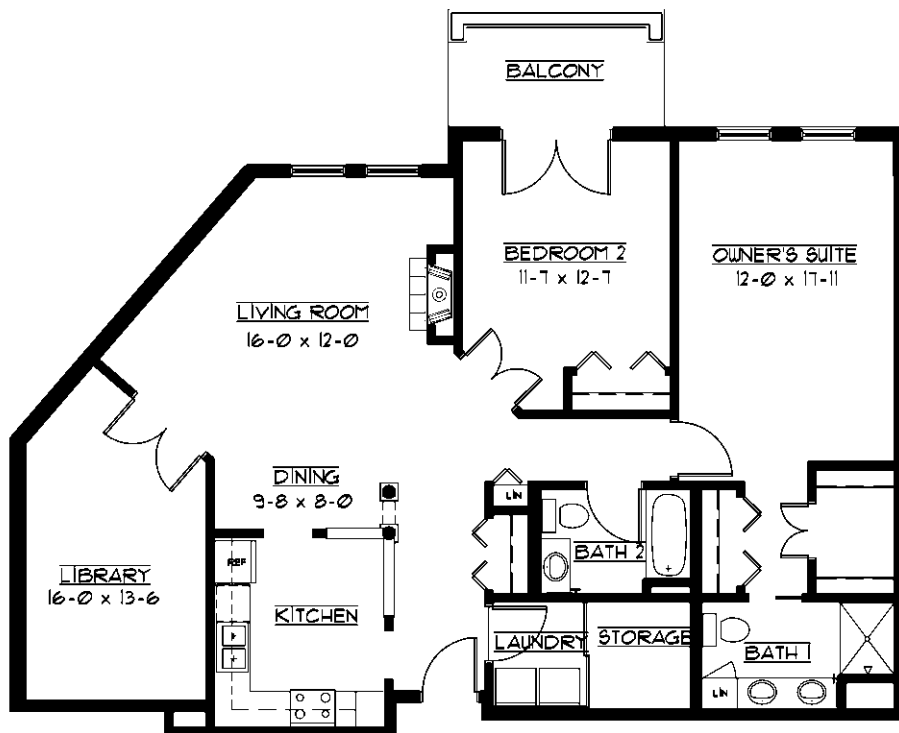
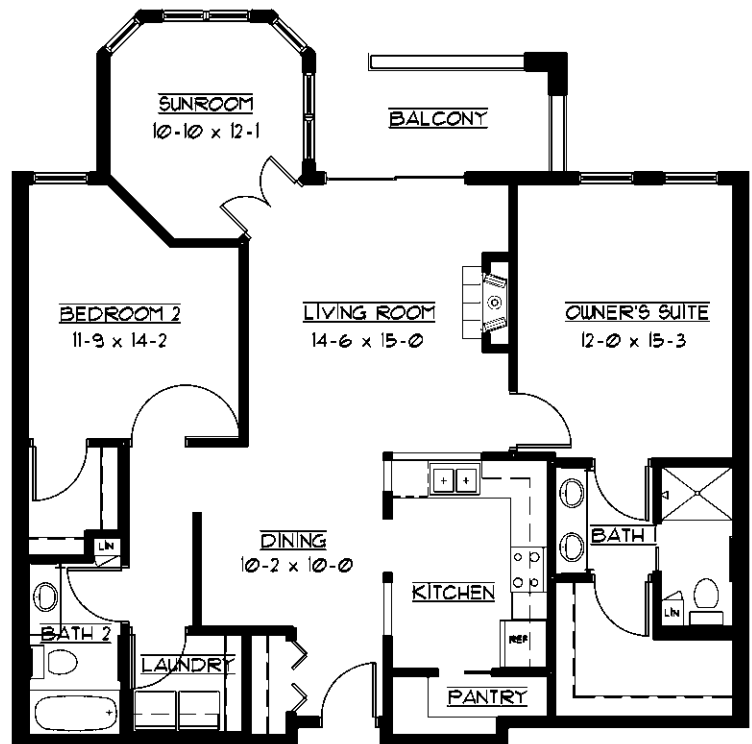
One Bedroom/Den | 1,100 Sq. Ft.

## The Cambridge

Two Bedroom | 1,200–1,345 Sq. Ft.



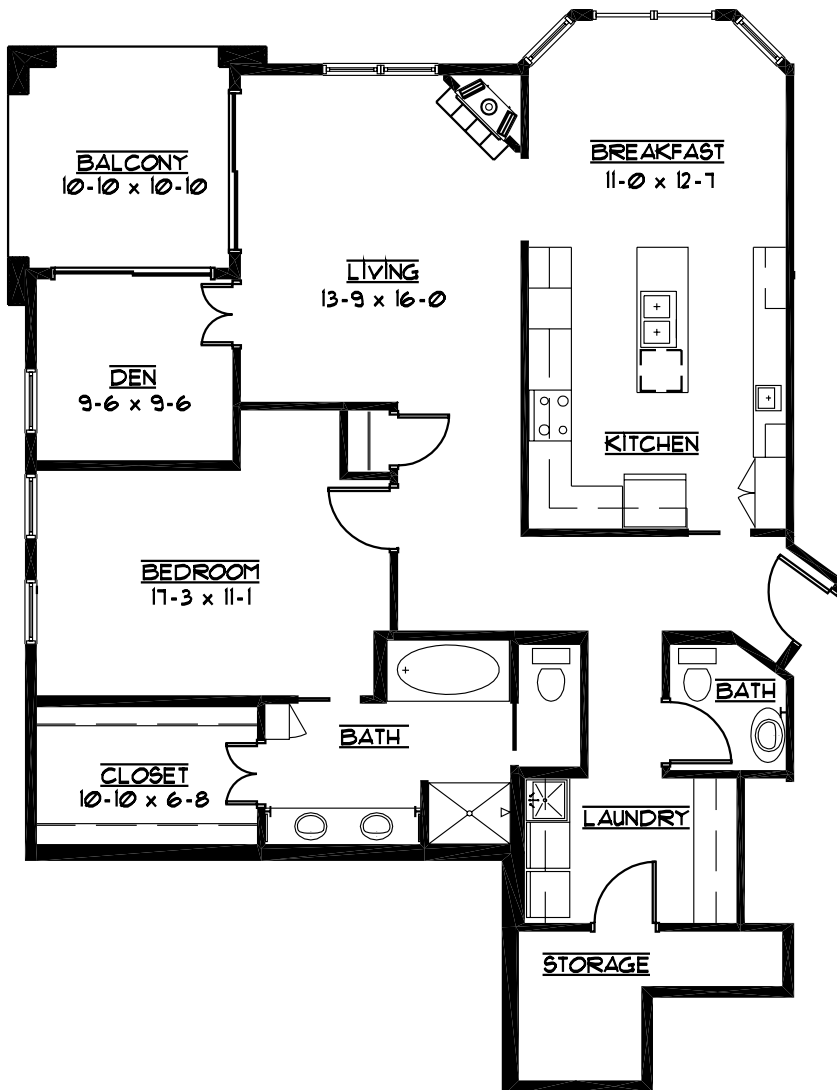
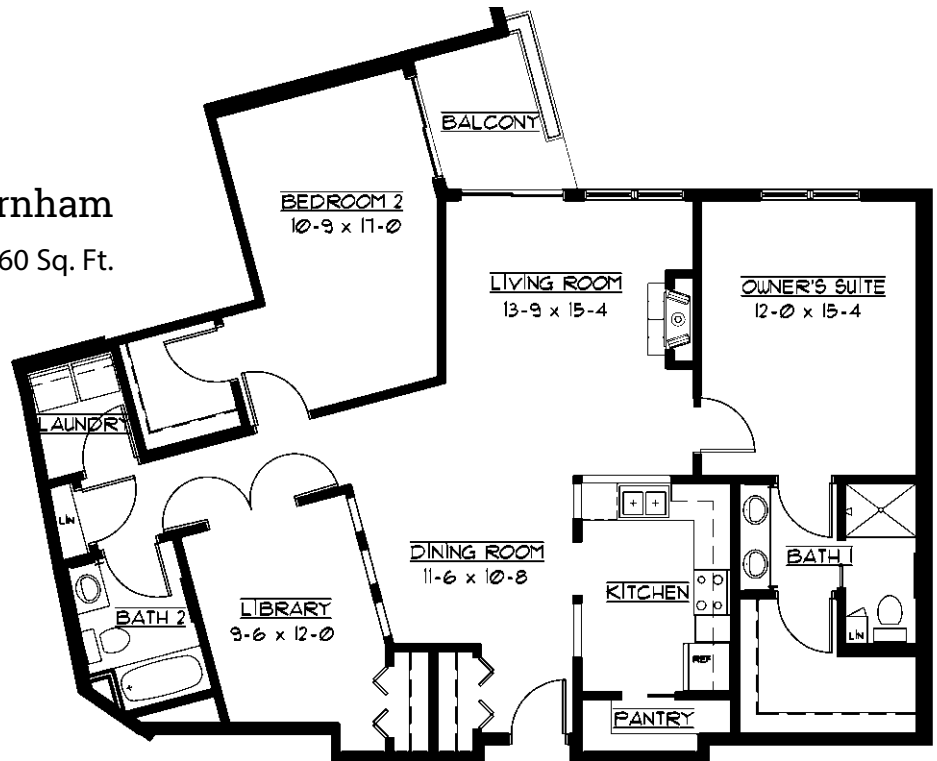
**The Durham**  
Two Bedroom | 1,350 Sq. Ft.



**The Essex**  
Two Bedroom | 1,450 Sq. Ft.

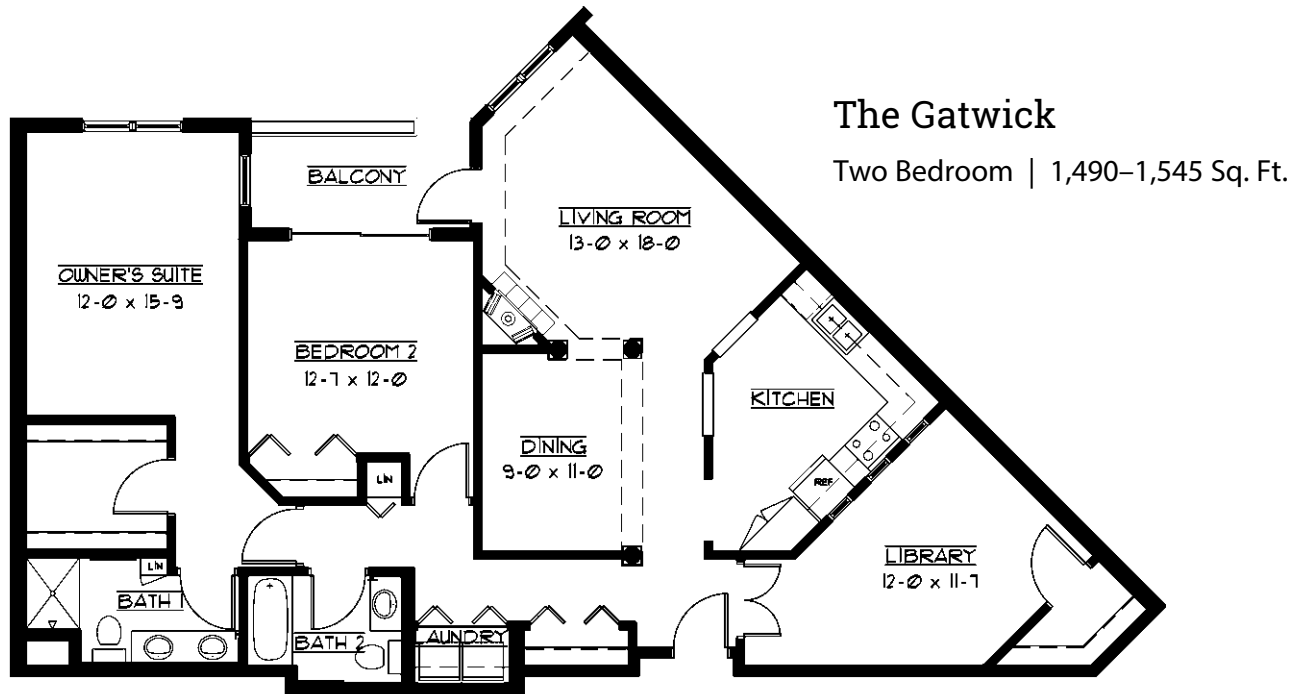
## The Farnham

Two Bedroom | 1,460 Sq. Ft.

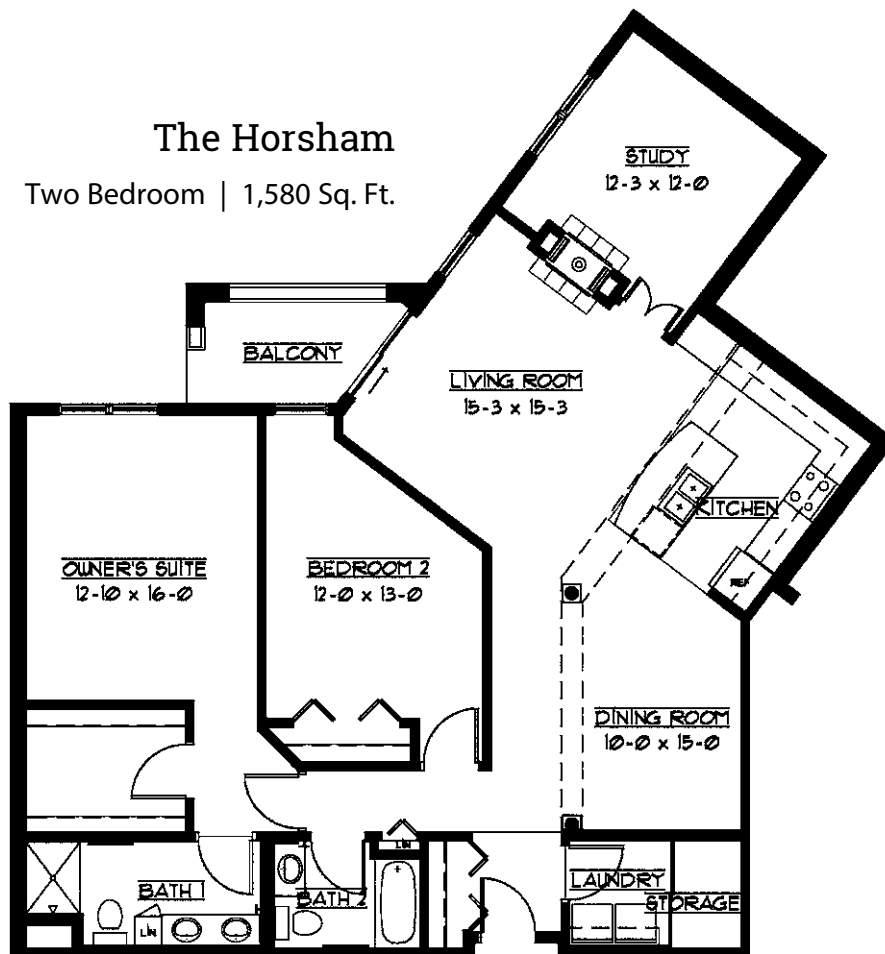


## The Prestwick

One Bedroom/Den | 1,485 Sq. Ft.

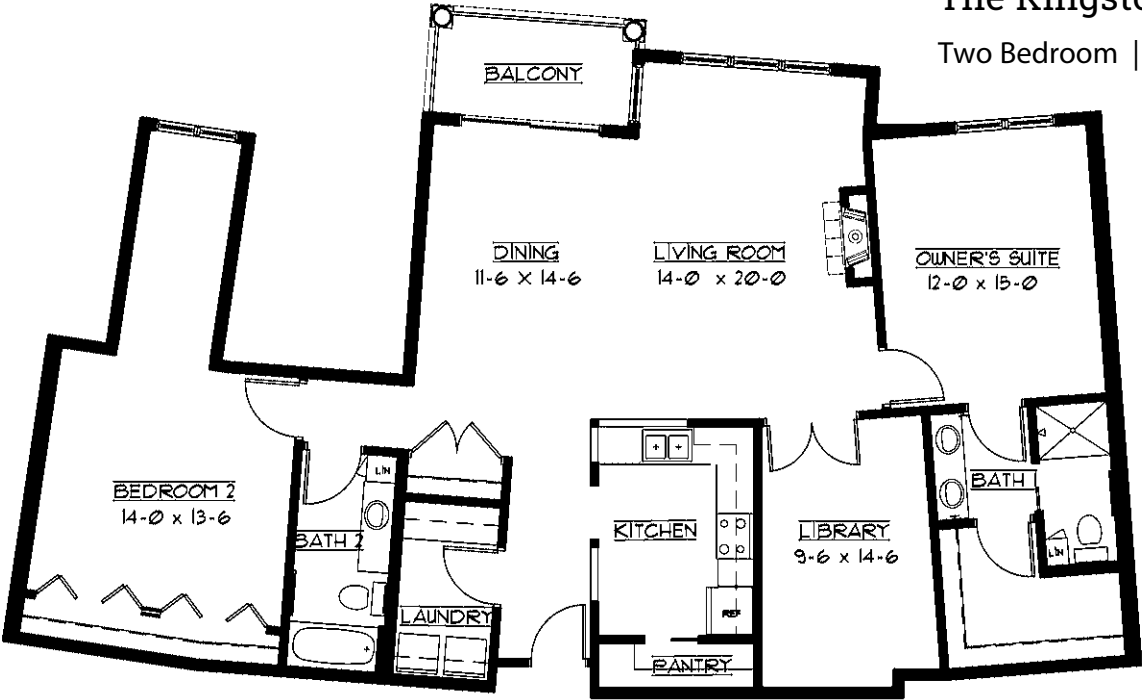


**The Horsham**  
Two Bedroom | 1,580 Sq. Ft.



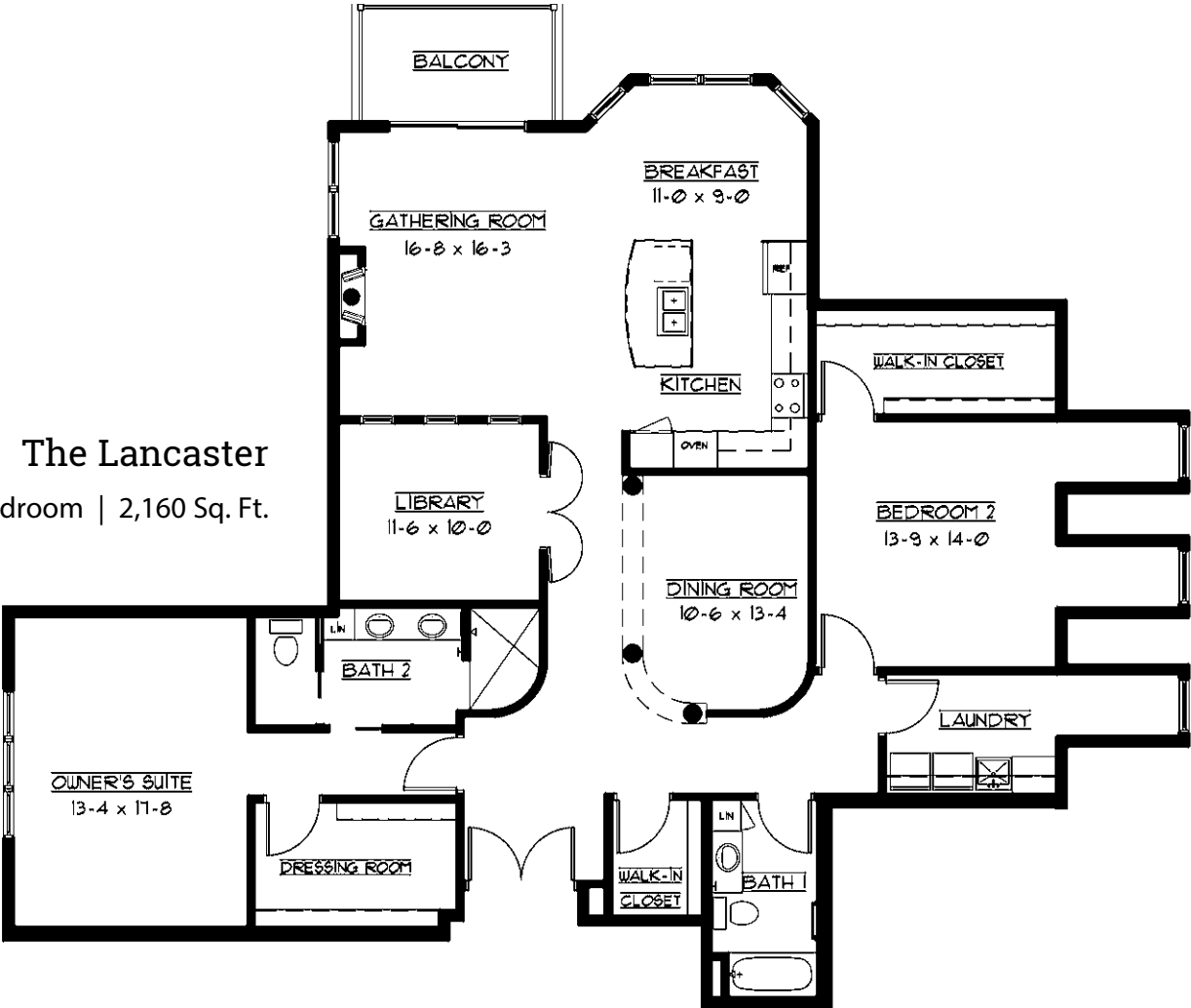
The Kingston

Two Bedroom | 1,690-1,790 Sq. Ft.



The Lancaster

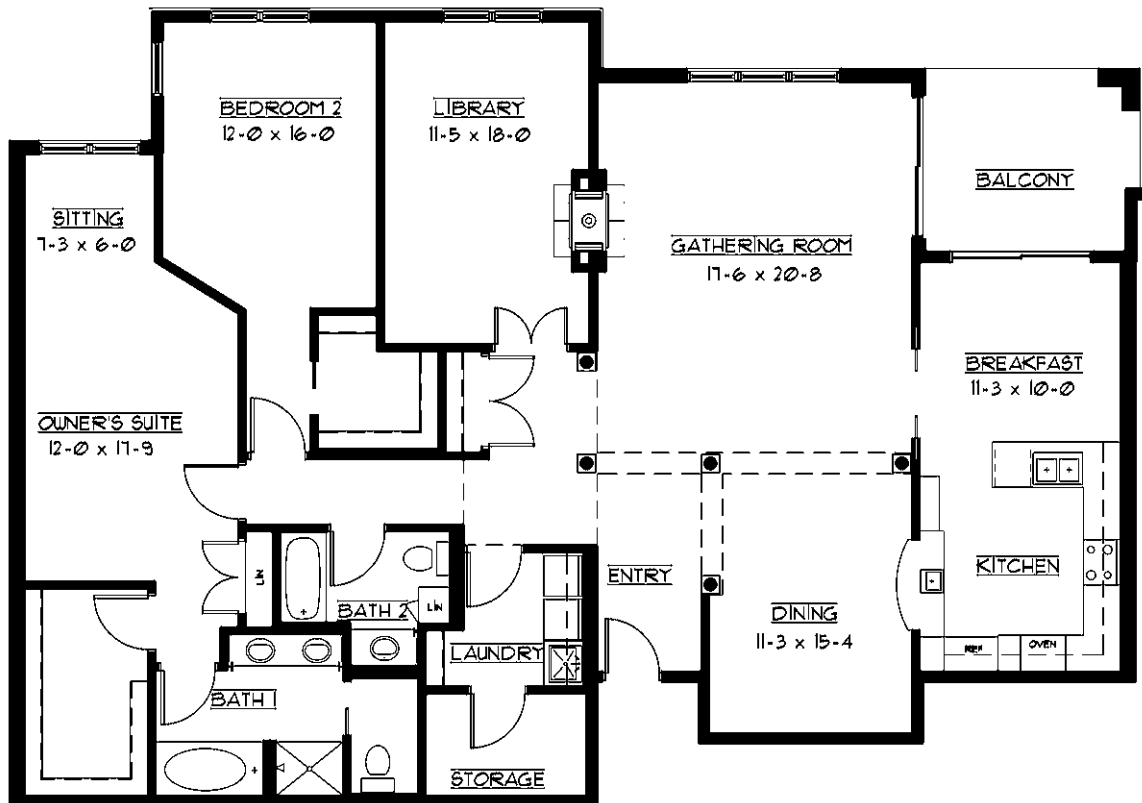
Two Bedroom | 2,160 Sq. Ft.





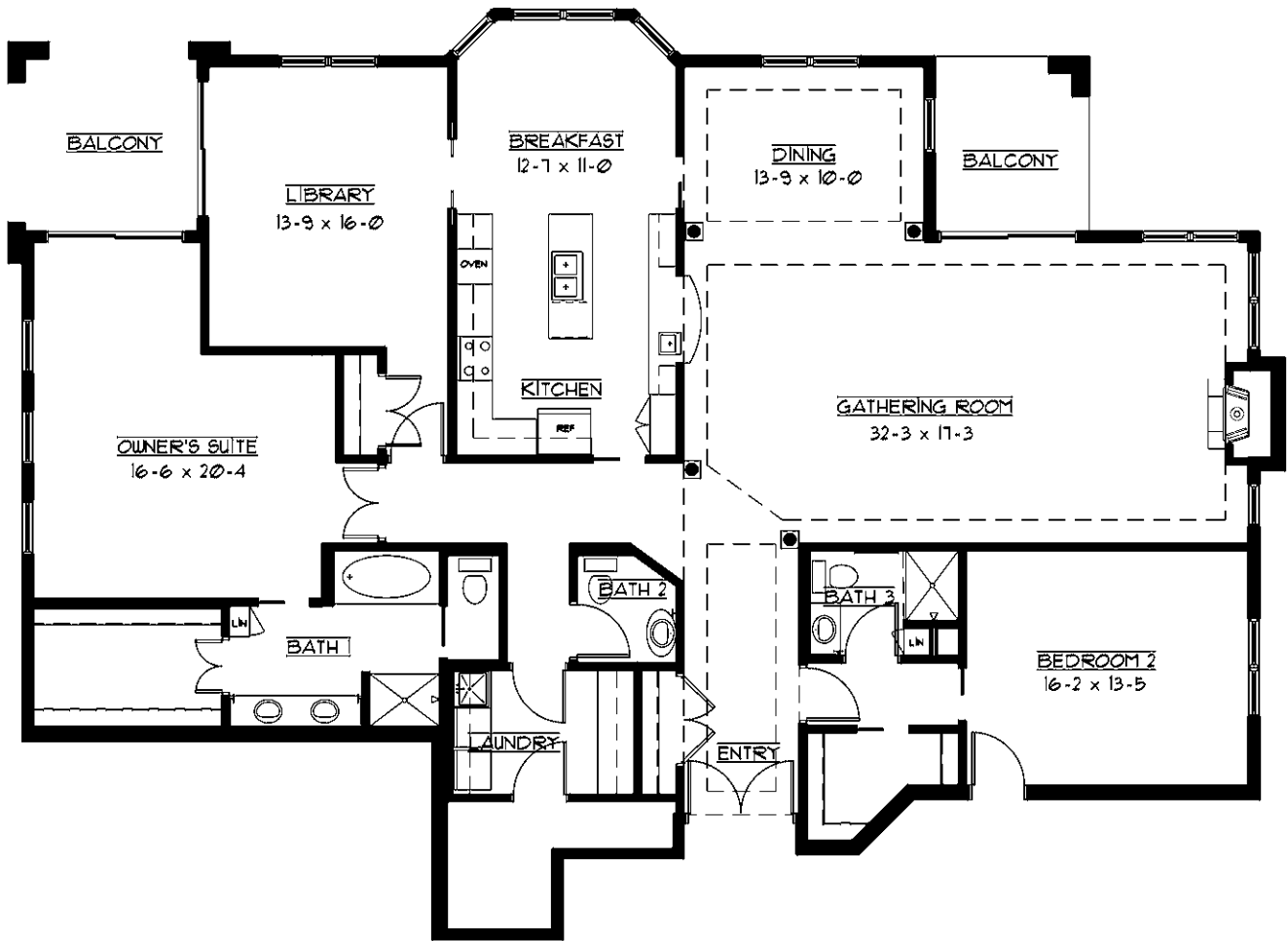
# The Manchester

Two Bedroom | 2,230 Sq. Ft.



# The New Castle

Two Bedroom | 2,730 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 or vaulted ceilings
- Gas fireplace adding charm and warmth
- Premier flooring and fixtures making a residence of the finest quality
- Fully equipped kitchen with Corian counters and maple cabinetry
- Convenient in-home laundry with full size washer and dryer
- Individually controlled heat and central air conditioning
- Exceptional exterior finishes featuring a combination of stone, stucco, and lap siding along with Andersen windows

## Monthly Rental Fee

Apartment	Sq. Ft.	Entrance Deposit	Rate
One Bedroom	800–1,485	\$107,100–\$198,804	\$2,670–\$4,545
Two Bedroom	1,200–2,730	\$160,650–\$346,800	\$3,765–\$7,080

The entrance deposit essentially reduces the monthly fee and is 100% refundable.



*Pricing subject to change. Residency agreement available upon request.*





**651-765-4000**

5919 Centerville Road  
North Oaks, MN 55127

**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](https://www.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®*