



Johanna Shores

The Terrace

Senior Apartments

Welcome to Johanna Shores

At Johanna Shores, 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

- Continental breakfast (Monday through Friday, except major holidays)
- Utilities (heat, electric, central air conditioning, water, sewer, and trash)
- Basic cable television service
- Open public Wi-Fi
- Pastoral care
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center with pool, volunteer opportunities
- Controlled entrance
- Designated complimentary transportation to shopping and outings
- 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

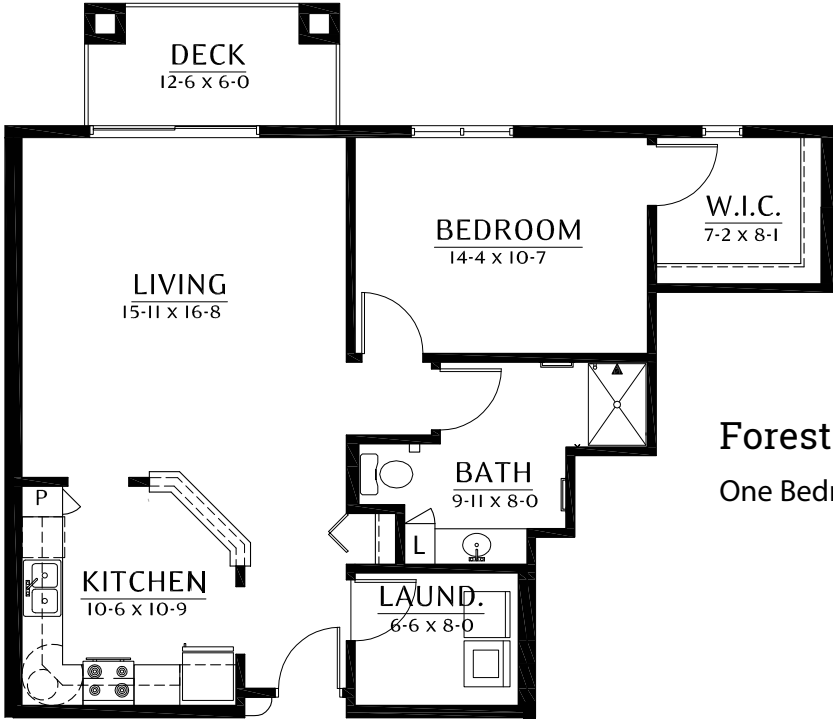
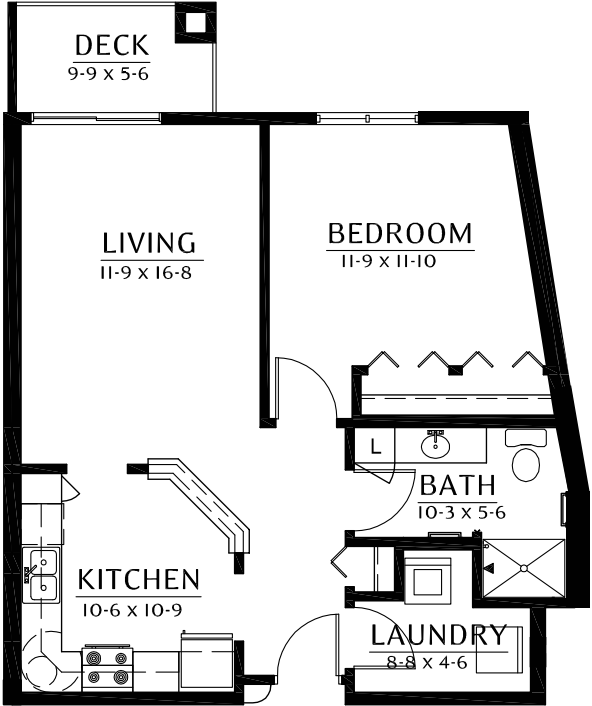
- Underground parking
- Restaurant-style dining
- Transportation for shopping and outings
- Housekeeping
- Telephone service
- Guest dining
- Guest suite
- Storage unit
- Pets are welcome (guidelines apply)
- Home care and hospice services available through Optage®
- Outpatient therapy — physical, occupational and speech therapy



Sample Floor Plans

Calhoun

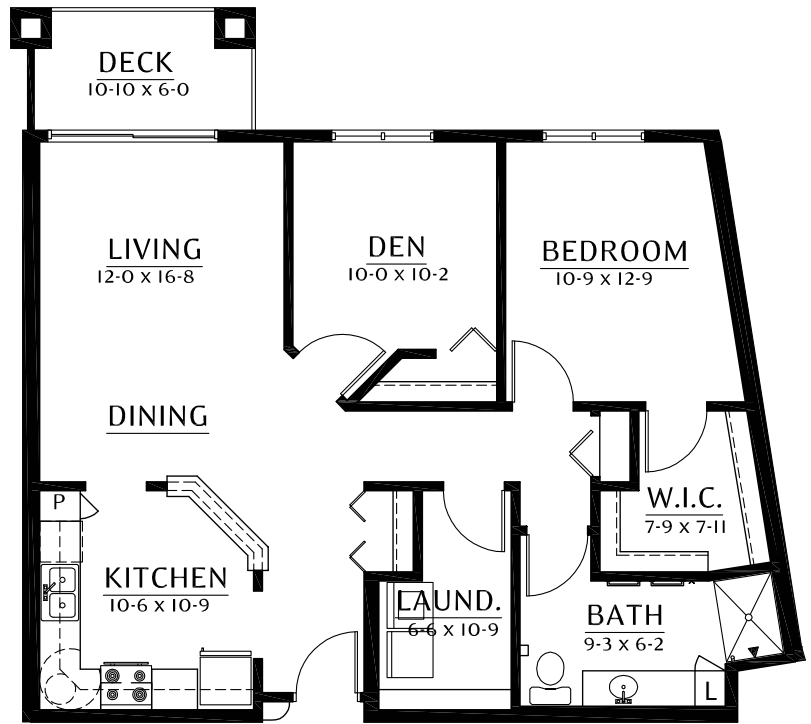
One Bedroom | 773 Sq. Ft.



Forest

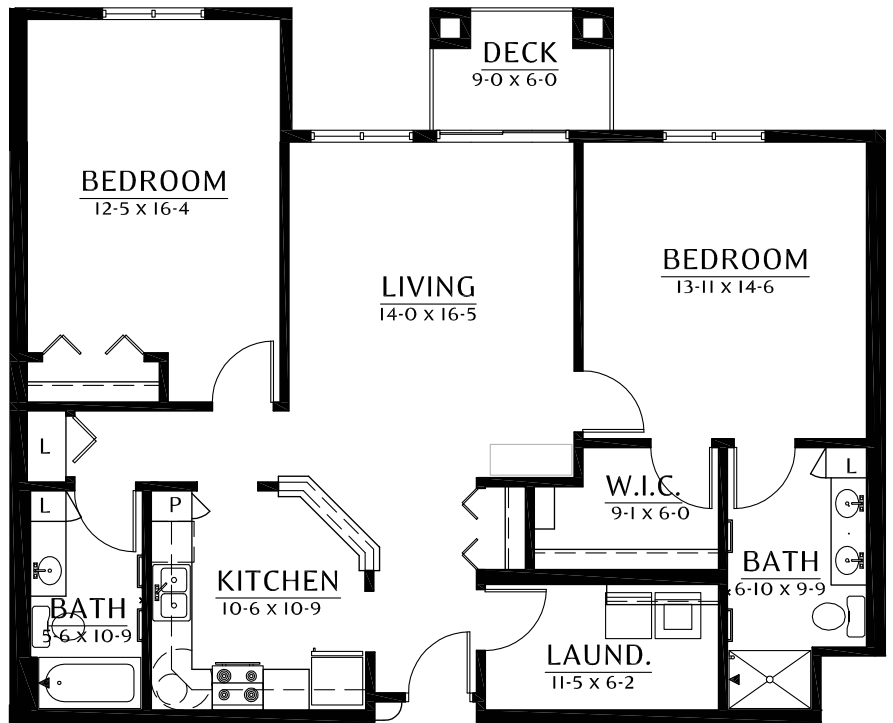
One Bedroom | 911 Sq. Ft.

Itasca
 One Bedroom/Den | 1,020 Sq. Ft.



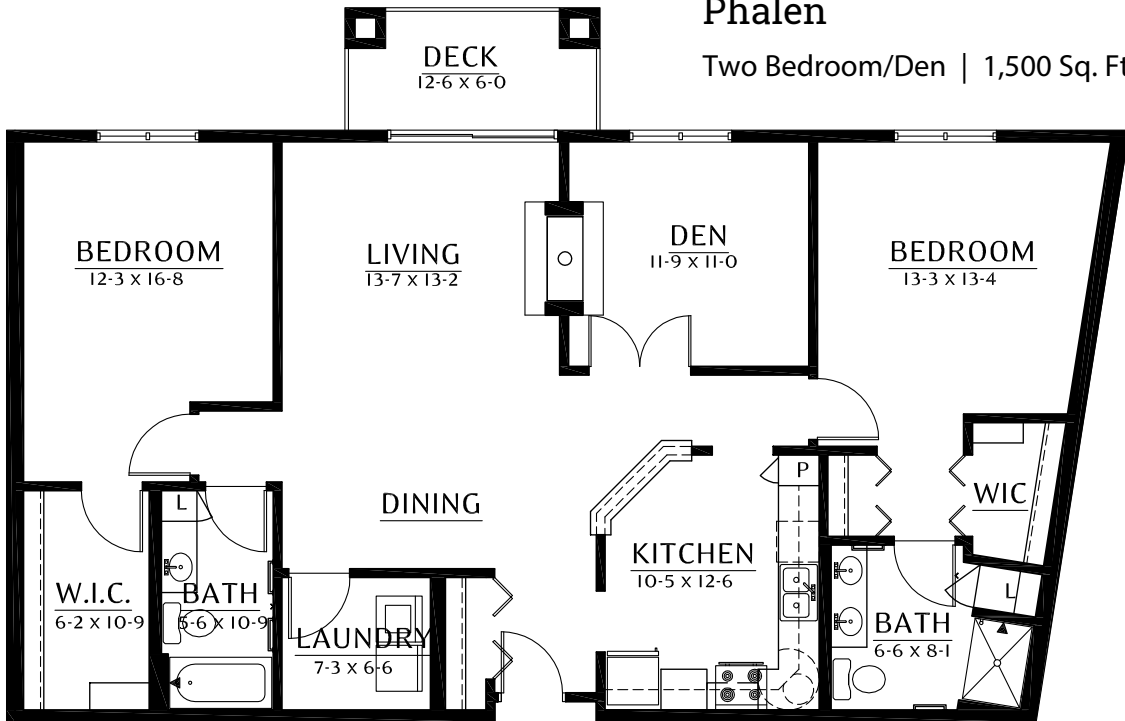
Lake of the Woods
 Two Bedroom | 1,179 Sq. Ft.

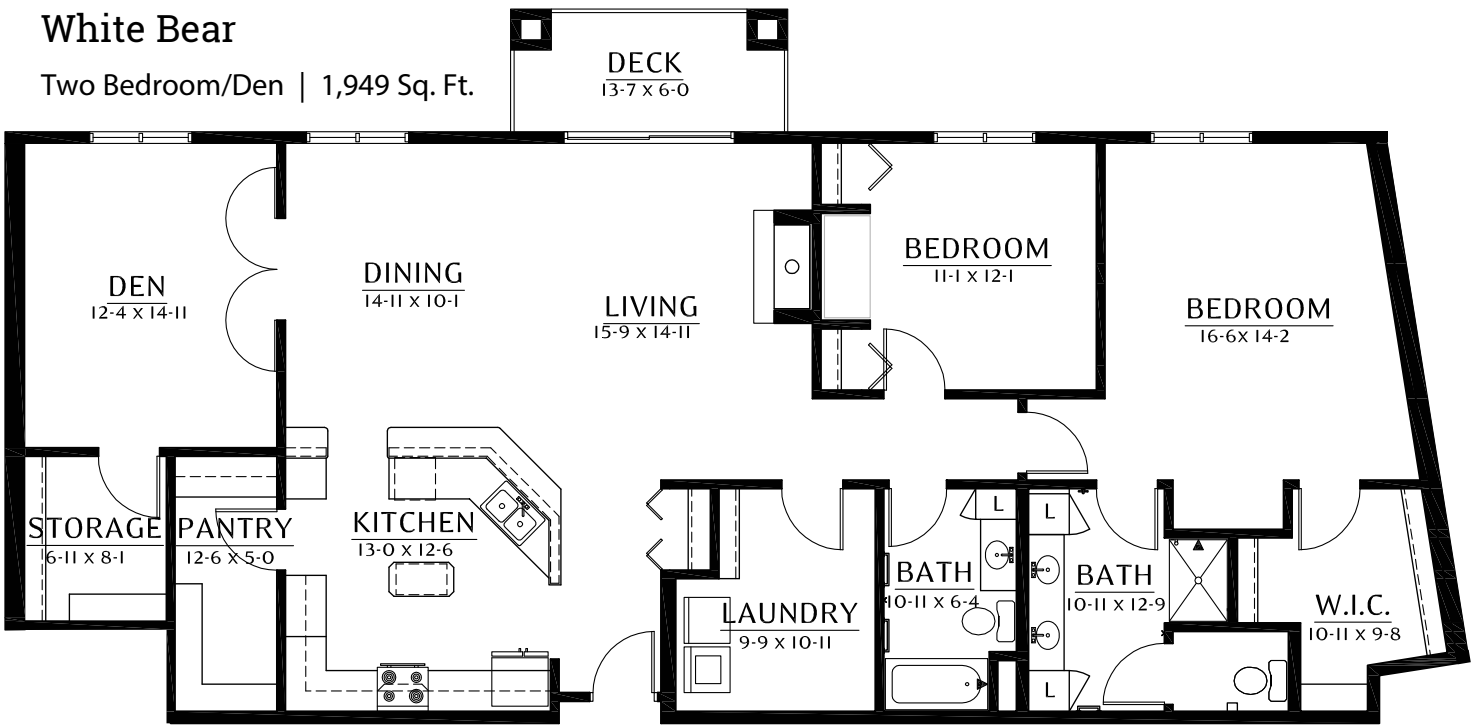
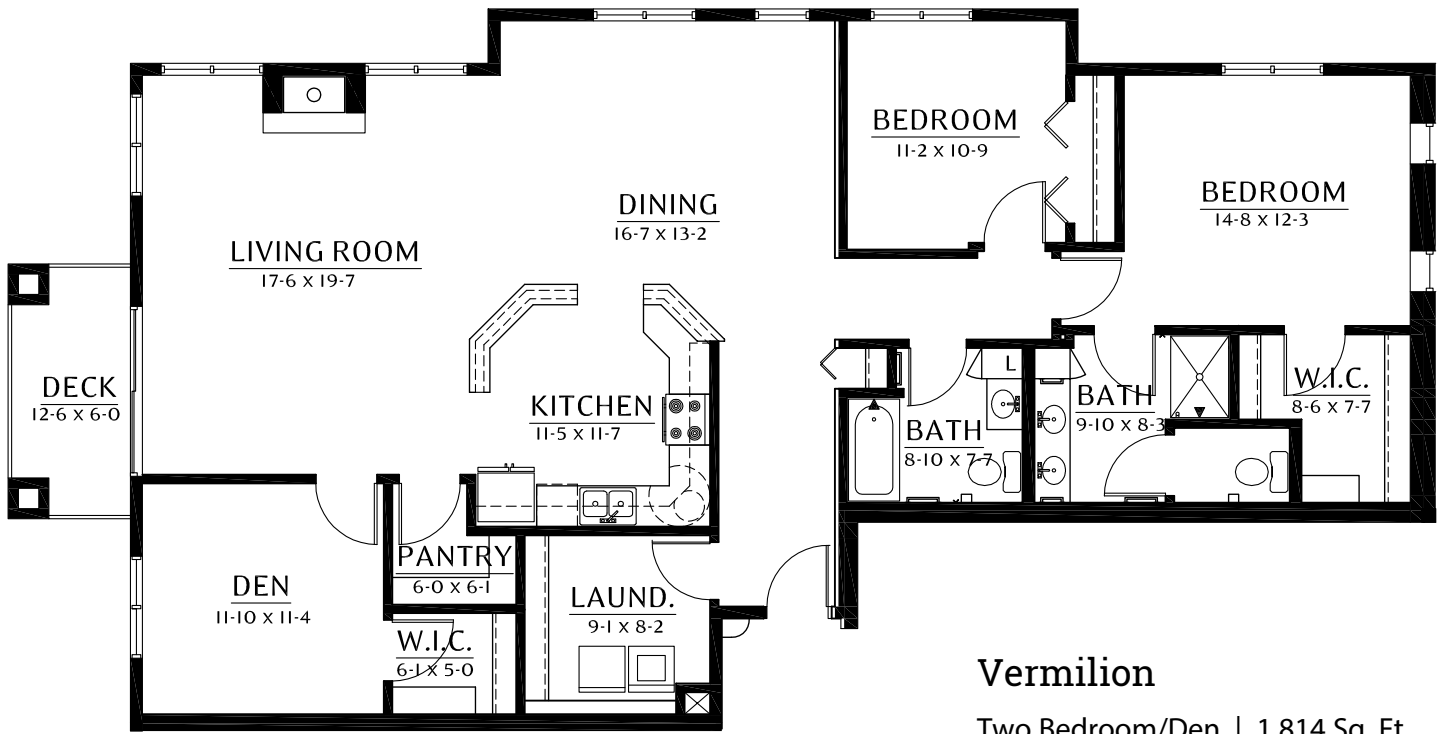
Nokomis
Two Bedroom | 1,295 Sq. Ft.



Phalen

Two Bedroom/Den | 1,500 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
- Refrigerator, stove/self-cleaning oven, dishwasher, garbage disposal, and microwave
- Convenient in-home laundry with washer and dryer
- Blinds on all windows and patio doors
- Wood cabinetry throughout
- Individually controlled heat and central air conditioning
- Walk-in storage in most apartments
- Private deck or patio on most apartments

Monthly Rental Fee

| Apartment | Sq. Ft. | Rate |
|-----------------|-------------|-----------------|
| One Bedroom | 655-981 | \$2,020-\$2,950 |
| One Bedroom/Den | 928-1,116 | \$2,665-\$3,455 |
| Two Bedroom | 1,179-1,332 | \$3,680-\$4,035 |
| Two Bedroom/Den | 1,396-1,949 | \$4,230-\$5,835 |

Pricing subject to change. Residency agreement available upon request. Lakeside differential is an additional monthly fee.





651-631-6070

3200 Lake Johanna Boulevard
Arden Hills, MN 55112

JohannaShores.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

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

- Row-style homes
- Senior apartments
- Assisted living
- Assisted living memory care
- Care center
- Care center memory care

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