



# Folkestone

The Terrace

Senior Apartments

# Welcome to Folkestone

At Folkestone, 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)
- \$100/month towards all dining venues
- Light housekeeping twice a month
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center with pool, volunteer opportunities
- In-house telephone system
- Basic cable television service
- Open public Wi-Fi
- Campus information television channel
- Designated complimentary transportation to shopping and outings
- Property tax and building insurance
- Apartment and building maintenance
- Lawn care and snow removal
- Priority access to other Presbyterian Homes & Services living and care options based on availability)
- Smoke-free community

## Other Conveniences

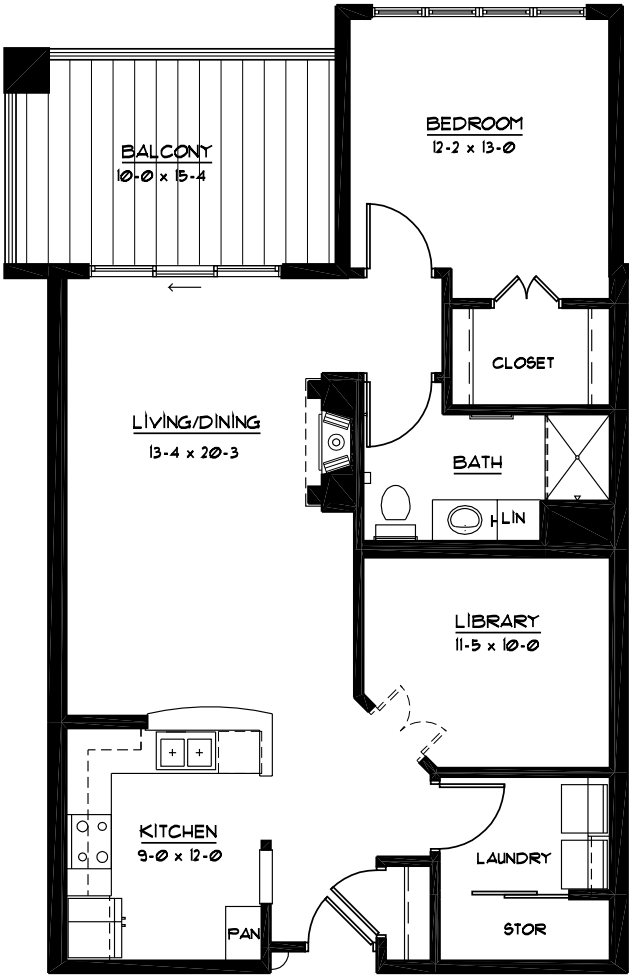
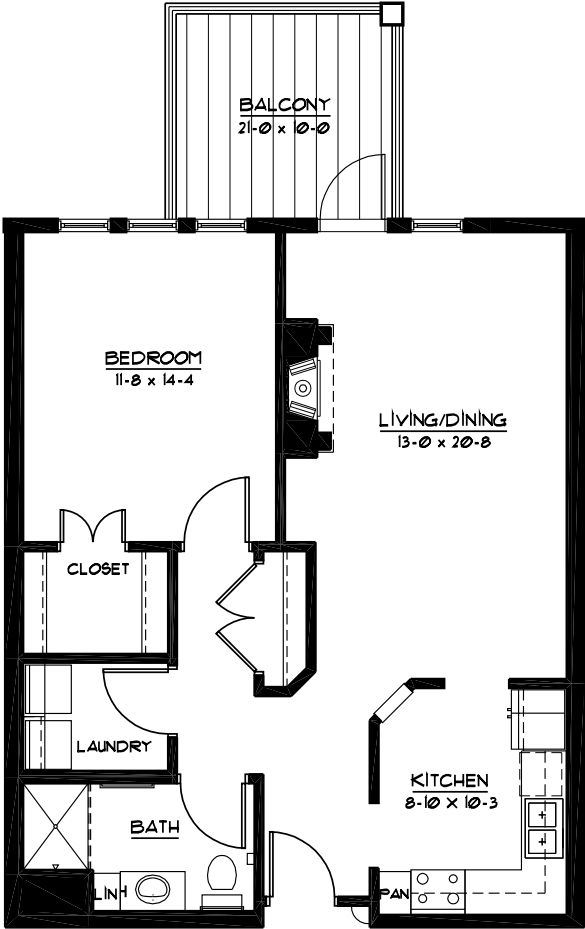
*Additional fees may apply*

- Room service and restaurant carry-out service
- Catered events
- Massage therapy
- Underground heated parking
- Storage unit (based on availability)
- Home care and hospice services available through Optage®
- Pets are welcome (guidelines apply)
- Outpatient therapy — physical, occupational and speech therapy



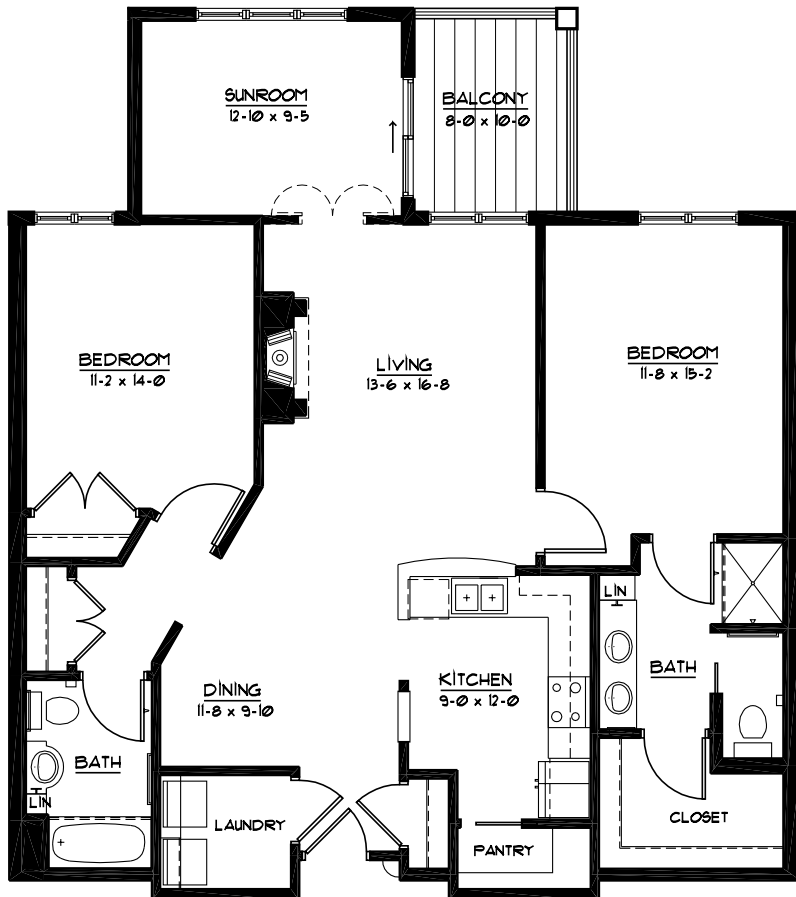
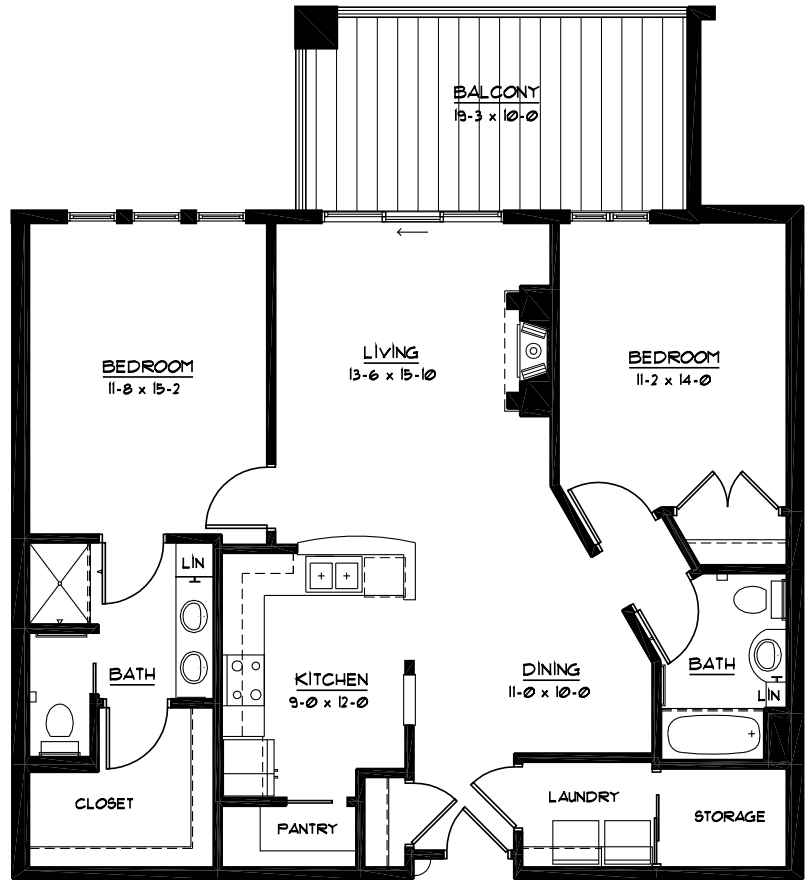
# Sample Floor Plans

**One Bedroom**  
840 Sq. Ft.



**One Bedroom/Library**  
1,000 Sq. Ft.

Two Bedroom  
1,230 Sq. Ft.



Two Bedroom/Sunroom  
1,385 Sq. Ft.

# Two Bedroom/Library

1,475 Sq. Ft.



# Two Bedroom/Library

1,715 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 solid surface counters, wood cabinetry and crown molding
- Convenient in-home laundry with full size washer and dryer
- Individually controlled heat and central air conditioning
- All apartment homes have outdoor space
- A variety of unique floor plans

## Monthly Rental Fee

Apartment	Sq. Ft.	Entrance Deposit	Rate
One Bedroom	740–1,140	\$95,000–\$160,000	\$2,650–\$4,030
One Bedroom/Library/Sunroom	965–1,320	\$128,000–\$183,000	\$3,385–\$4,610
Two Bedroom	1,140–1,755	\$163,000–\$225,000	\$4,030–\$5,900
Two Bedroom/Library/Sunroom	1,300–2,475	\$183,000–\$328,000	\$4,655–\$8,035



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



**952-249-2400**

100 Promenade Avenue  
Wayzata, MN 55391

**FolkestonePHS.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

- 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®*