



Lake Minnetonka Shores  
The Court Terrace & The Villa Terrace  
Senior Apartments

# Welcome to Lake Minnetonka Shores

At Lake Minnetonka 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

- Utilities (heat, water, sewer, and trash)
- Open public Wi-Fi
- Basic cable television service
- Controlled entrance
- Monitored smoke detector
- Pastoral care
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center, volunteer opportunities
- Health and wellness clinic
- Designated complimentary transportation to shopping and outings
- Month-to-month residency agreement
- 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

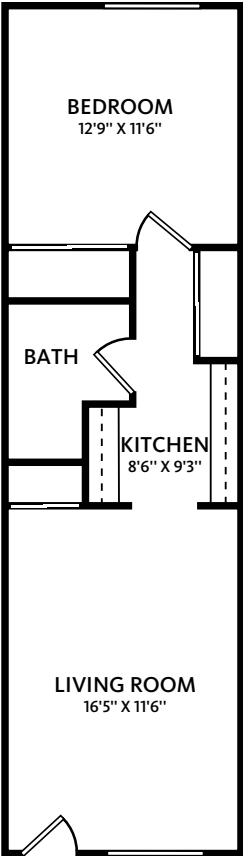
*Additional fees may apply*

- Restaurant-style dining
- Underground heated parking
- Indoor heated car wash bay
- Electric
- Telephone service
- Transportation for shopping and outings
- Home care and hospice services available through Optage®
- Supportive companion
- Massage therapy
- Laundry facilities
- Housekeeping
- Handyman
- Guest dining
- Guest suite
- Pets are welcome (guidelines apply)
- Outpatient therapy — physical, occupational and speech therapy



# Sample Floor Plans

## The Court

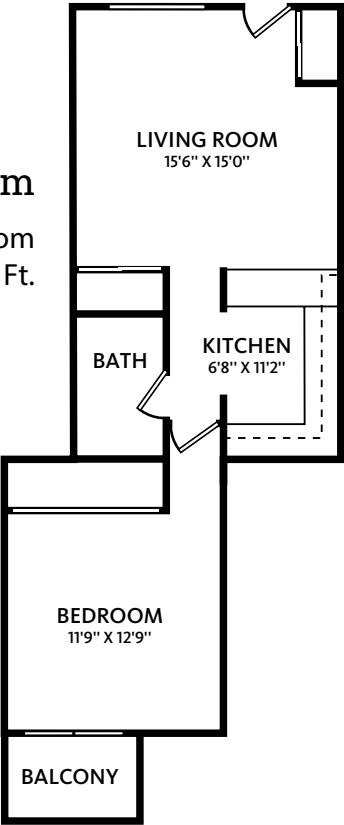


### Top Shell

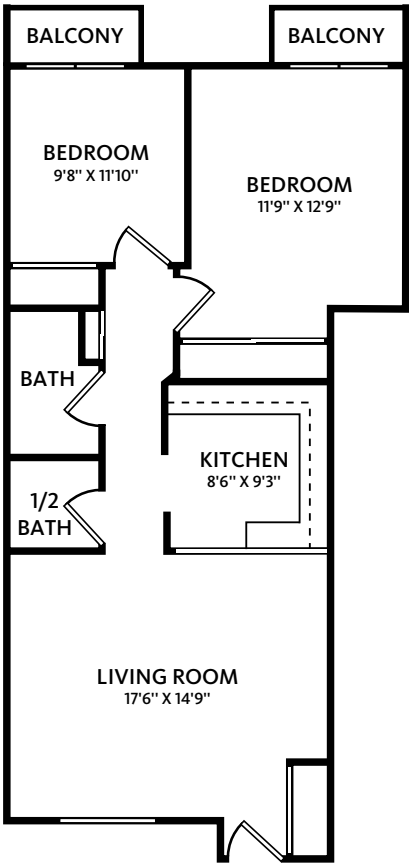
One Bedroom | 502 Sq. Ft.

### Heart Clam

One Bedroom  
580 Sq. Ft.

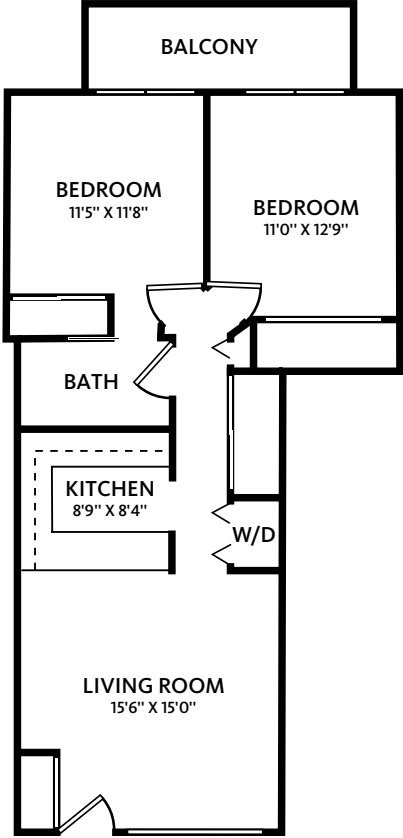


The Court



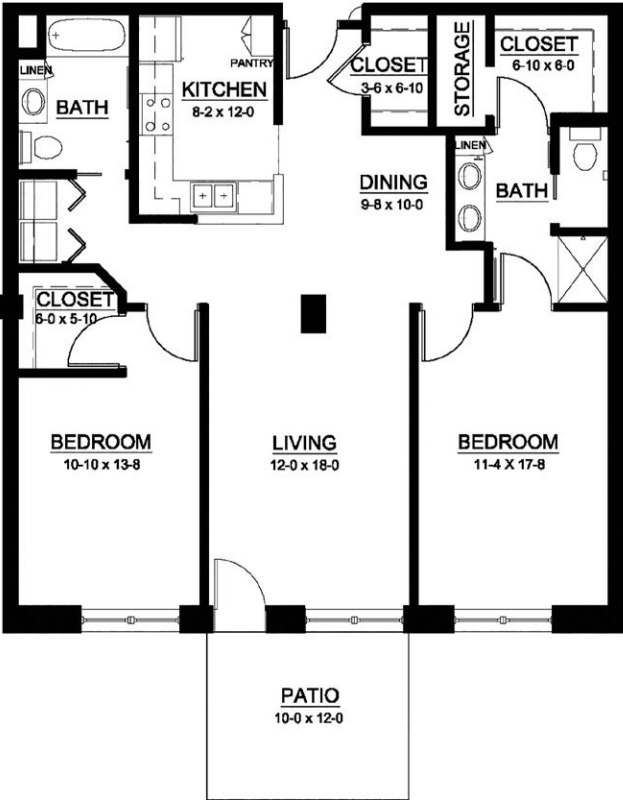
**Moon Shell**

Two Bedroom | 785 Sq. Ft.



**Tulip Shell**

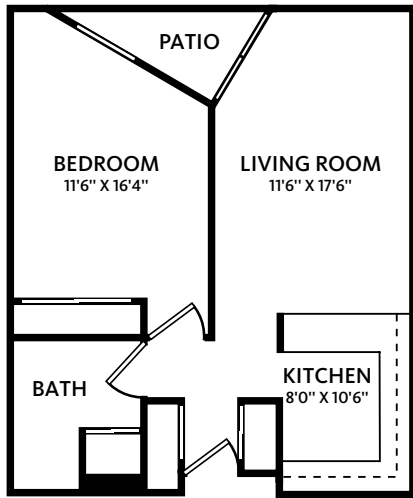
Two Bedroom  
800 Sq. Ft.



**Lion's Paw**

Two Bedroom | 1,330 Sq. Ft.

# The Villa

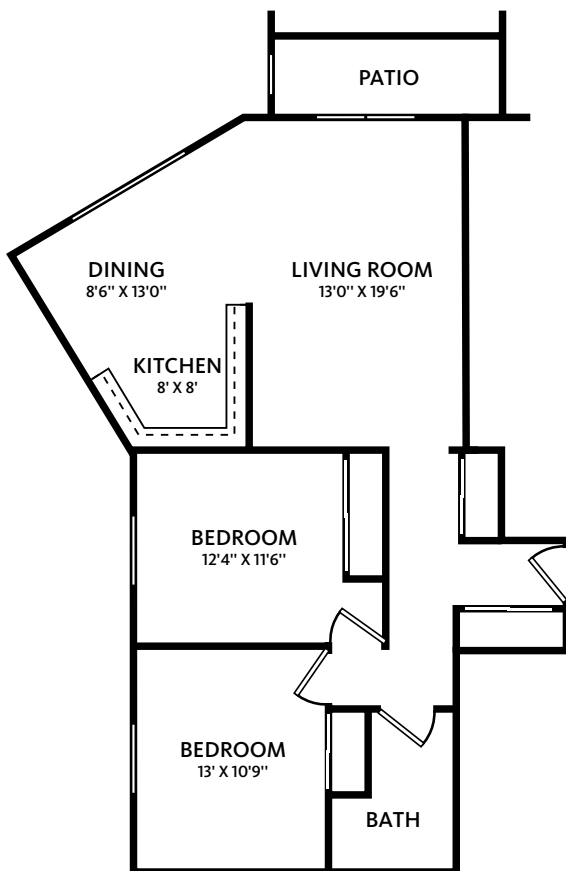
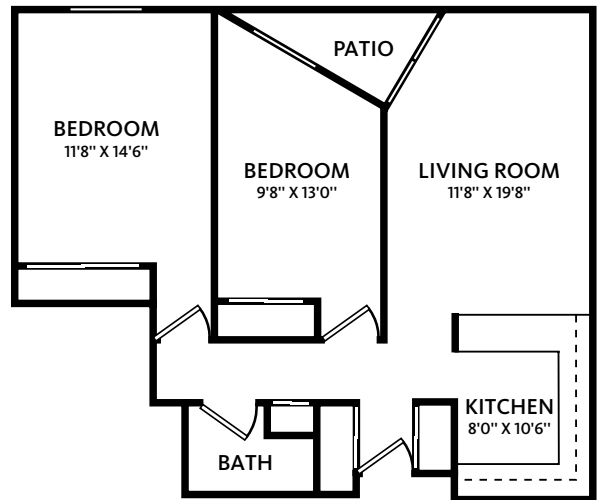


## Bouy

One Bedroom | 635 Sq. Ft.

## Lifesaver

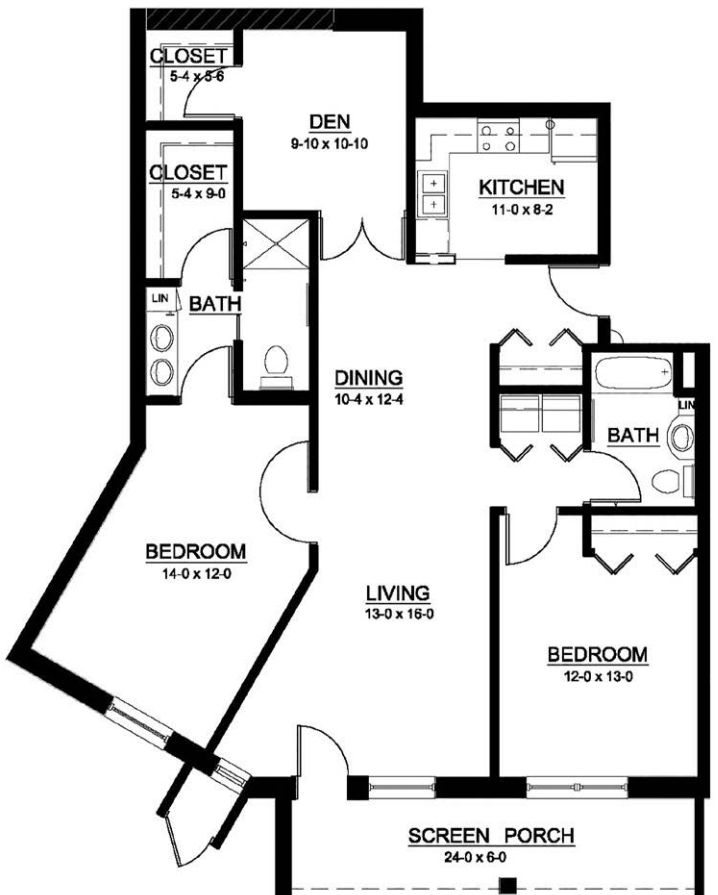
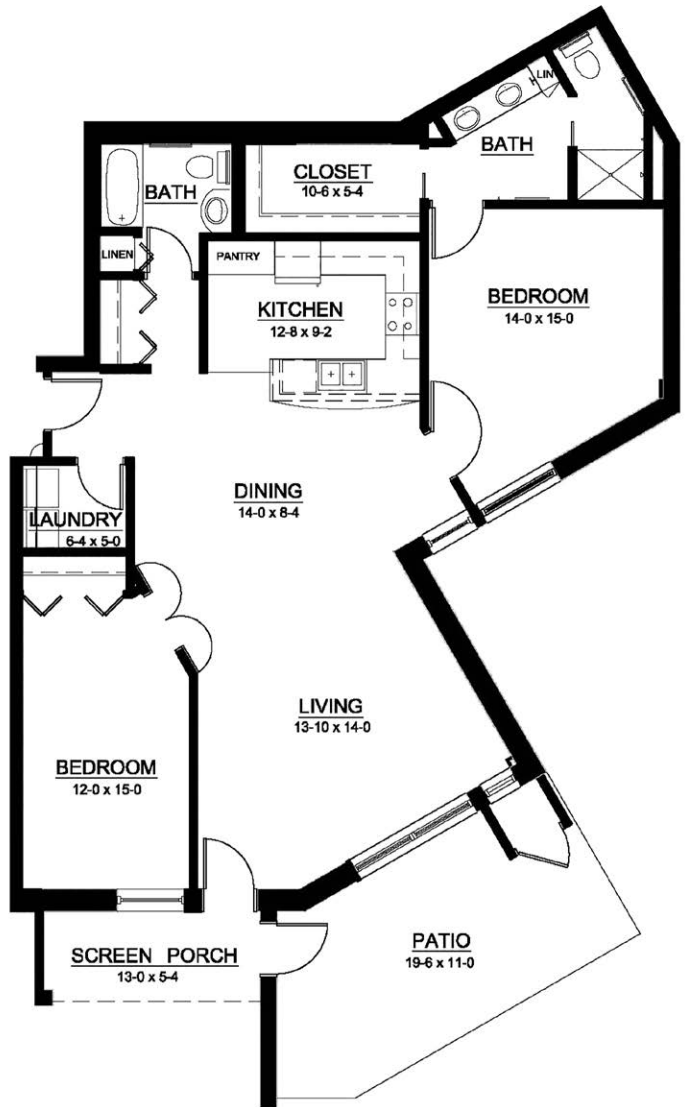
Two Bedroom | 842 Sq. Ft.



## Lighthouse

Two Bedroom | 1,011 Sq. Ft.

**Trade Winds**  
Two Bedroom | 1,450 Sq. Ft.



**Gulf Stream**  
Two Bedroom/Den | 1,440 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.*

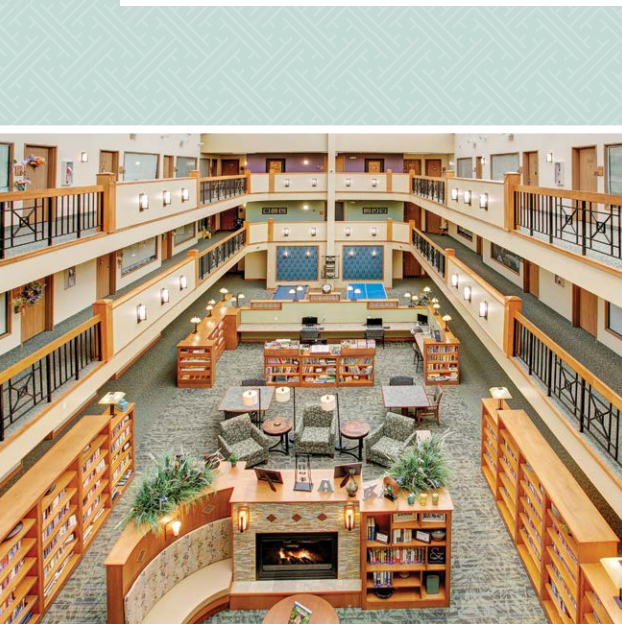
Our senior apartments offer maintenance-free living and comfortable floor plans with value and convenience. Nicely appointed common areas are well-suited for group events and casual gatherings. Social, recreational and volunteer opportunities help create a sense of community.

## Distinctive Details

- Apartment home surrounded by beautiful gardens and lakeshore views
- Kitchen with refrigerator, stove/oven and garbage disposal
- Individually controlled heat
- Air conditioning unit
- Private balcony or patio on most apartments

## Monthly Rental Fee

Apartment	Sq. Ft.	Rate
<b>The Court</b>		
Studio	408–479	\$955–\$1,285
One Bedroom	502–1,180	\$1,160–\$3,300
Two Bedroom	785–1,760	\$1,985–\$5,020
<b>The Villa</b>		
Studio	480	\$995–\$1,150
One Bedroom	552–635	\$1,230–\$1,970
Two Bedroom	842–1,450	\$1,960–\$4,040



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



**952-471-4000**

4515 Shoreline Drive  
Spring Park, MN 55384

[LakeMinnetonkaShores.org](http://LakeMinnetonkaShores.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*

Professional management by PHS Management, LLC © 2021 Presbyterian Homes and Services  
All faiths welcome. Equal housing opportunity.



## Living Options

- Senior apartments
- Assisted living apartments
- Assisted living memory care residence
- Transitional care
- Care center

