



Mill Pond  
The Terrace II  
Senior Apartments

# Welcome to Mill Pond

At Mill Pond, 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 5 days/week
- Basic cable television service
- Open public Wi-Fi
- Monitored smoke detector
- Designated complimentary transportation to shopping and outings
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center, volunteer opportunities
- Pastoral care
- Controlled entrance
- 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

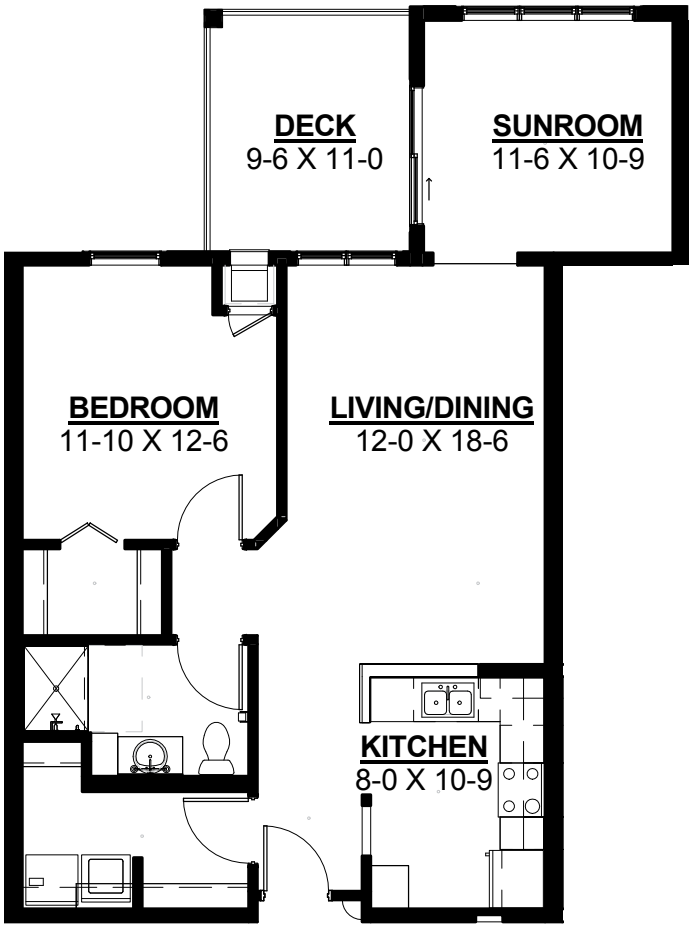
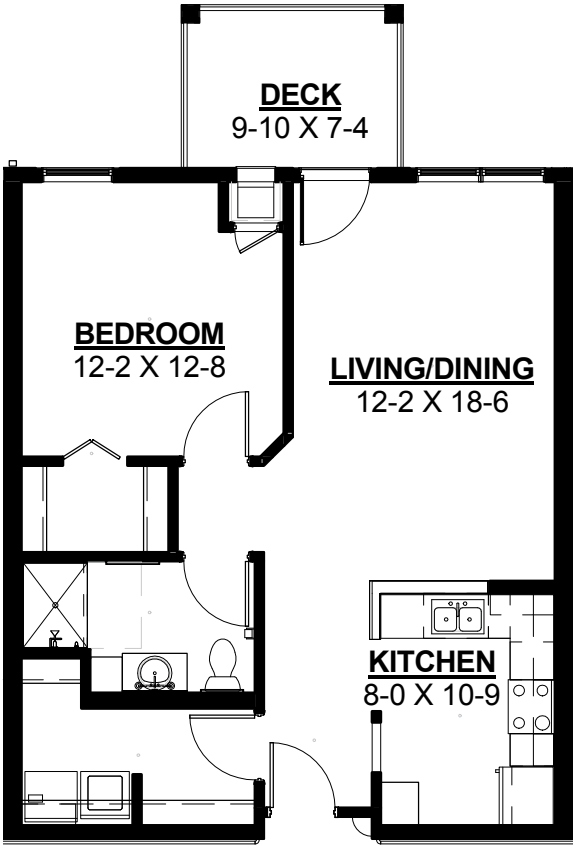
*Additional fees may apply*

- Underground parking
- Restaurant-style dining
- Transportation for shopping and outings
- Physical, occupational and speech therapy
- Guest dining
- Guest suite
- Pets are welcome (guidelines apply)
- Telephone service
- Outpatient therapy — physical, occupational and speech therapy



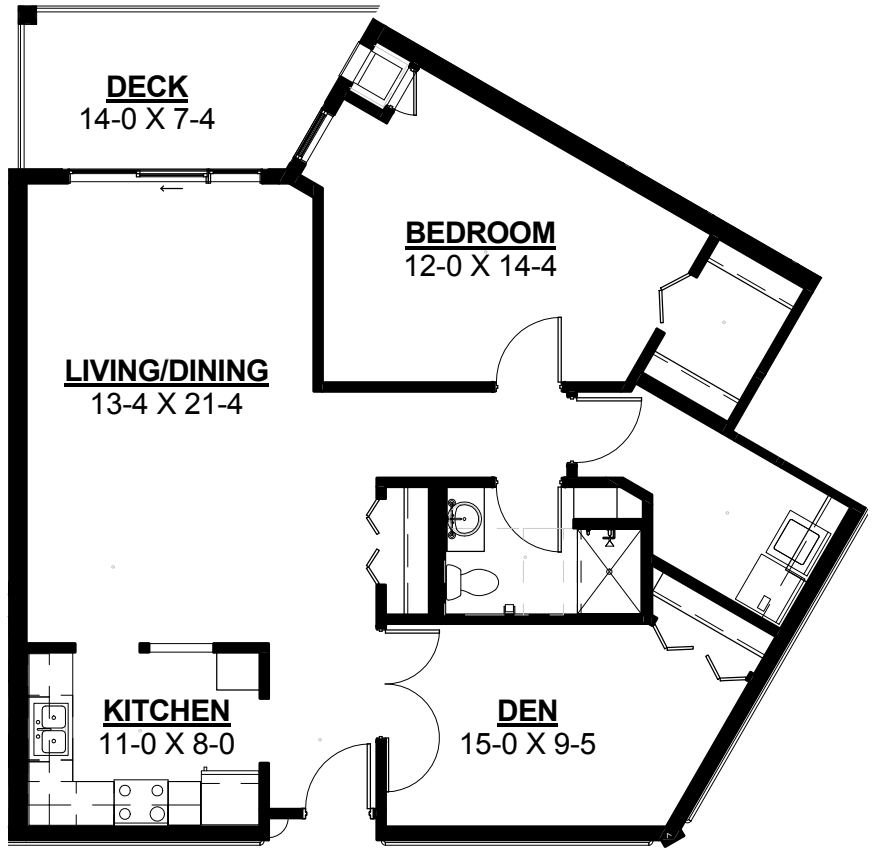
# Sample Floor Plans

**Cooper**  
One Bedroom | 775 Sq. Ft.



**Flywheel**  
One Bedroom/Sunroom | 900 Sq. Ft.

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

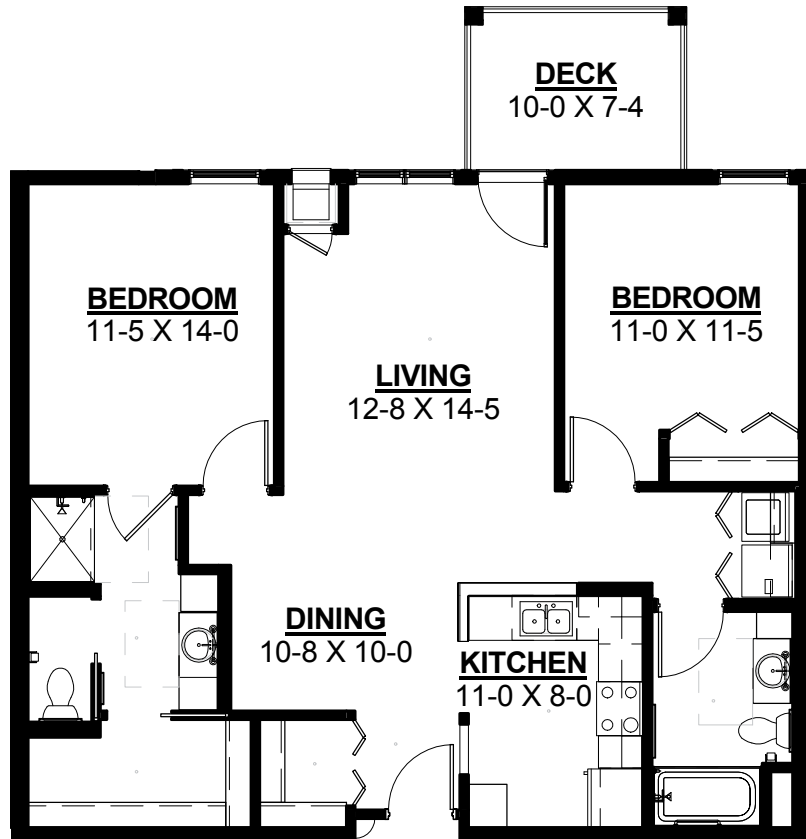


**Pulley**  
Two Bedroom | 1,060 Sq. Ft.



# Sorghum

Two Bedroom | 1,100 Sq. Ft.



# Water Wheel

Two Bedroom | 1,270 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, microwave and garbage disposal
- Convenient in-home laundry with washer and dryer
- Blinds on all windows and patio doors
- Birch cabinetry with a light cherry finish throughout
- Individually controlled heat and air conditioning
- Walk-in storage
- Private deck or patio

## Monthly Rental Fee

Apartment	Sq. Ft.	Rate
One Bedroom	775–1,100	\$2,715–\$3,255
Two Bedroom	1,060–1,270	\$3,385–\$3,635

Senior apartments require a \$5,100 entrance deposit. The deposit is due upon lease signing and is 100% refundable.



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



**515-964-2273**

1201 SE Mill Pond Court  
Ankeny, IA 50021

**MillPondPHS.org**

## Living Options

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

*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.

9/23 

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