

the terrace

Senior Apartments



Welcome to Mount Carmel Bluffs

Located on the bluffs of the Mississippi River, Mount Carmel Bluffs 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, electric, central air conditioning, water, sewer and trash)
- Telephone service
- Continental breakfast 5 days/week
- Basic cable television service
- Open public Wi-Fi
- Wellness programs: intellectually stimulating programs, spiritual care services, group fitness classes, aquatic classes, volunteer opportunities
- Pastoral care
- Designated complimentary transportation to shopping and outings
- Controlled entrance
- Lawn care and snow removal
- 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

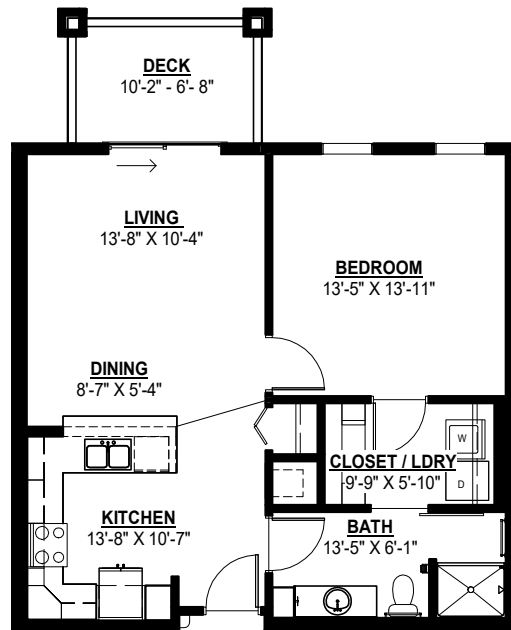
- Attached heated parking
- Restaurant-style dining
- Additional storage
- Transportation for shopping and outings
- Guest dining
- Guest suite
- Pets are welcome (guidelines apply)
- Adult learning and leisure opportunities through Roberta Kuhn Center
- Outpatient therapy — physical, occupational and speech therapy



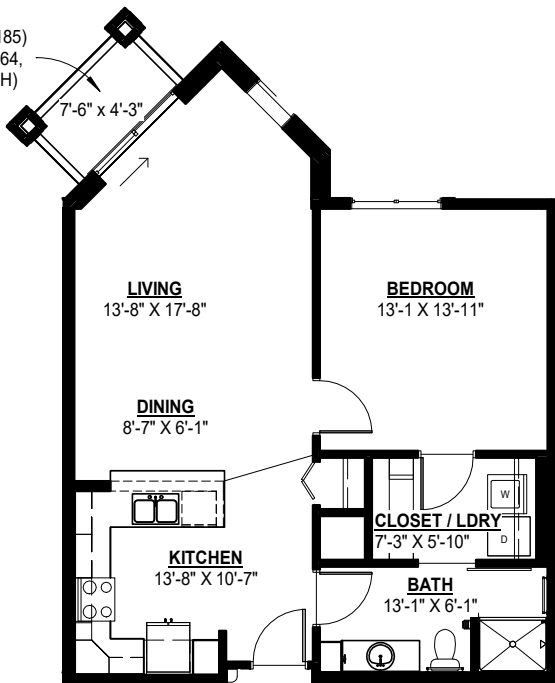
Sample Floor Plans

Aster

788 Sq. Ft.
One Bedroom



PATIO (U181, U185)
DECK (U162, U164,
U166 & 2ND - 4TH)

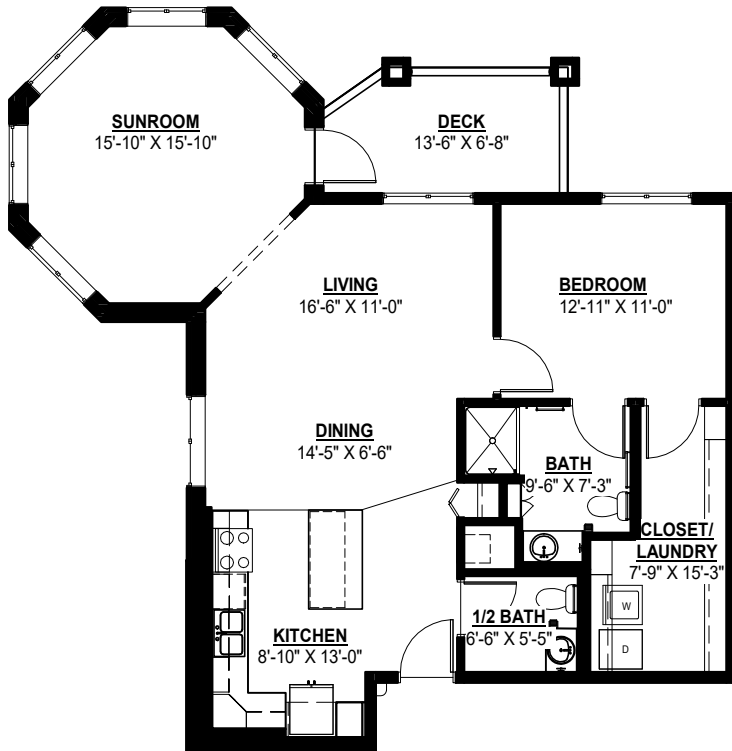


Blazing Star

850 Sq. Ft.
One Bedroom

Pricing, floor plans, features and amenities are subject to change without notice and are subject to availability. Unit details including stated dimensions, square footage, and window placement are approximate, may vary, and are presented in artist renderings for illustration only. Please ask about availability and details.

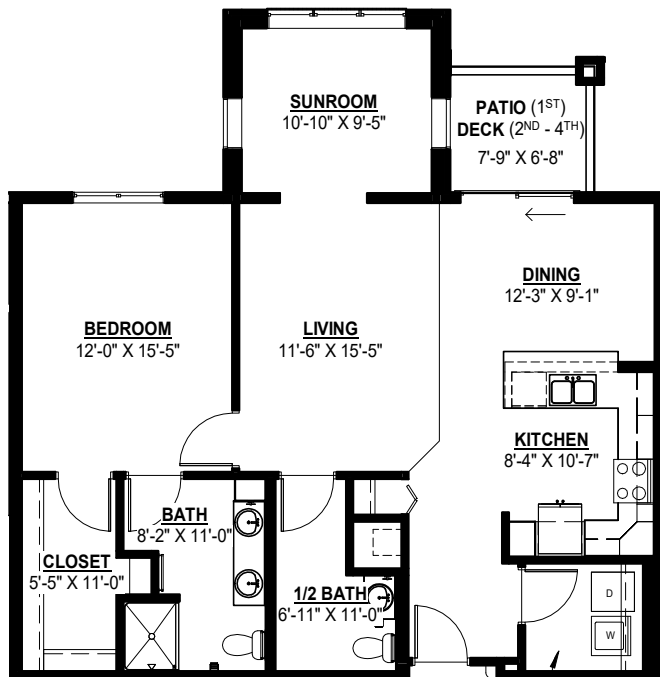
Sample Floor Plans



Fox Glove

1,082 Sq. Ft.

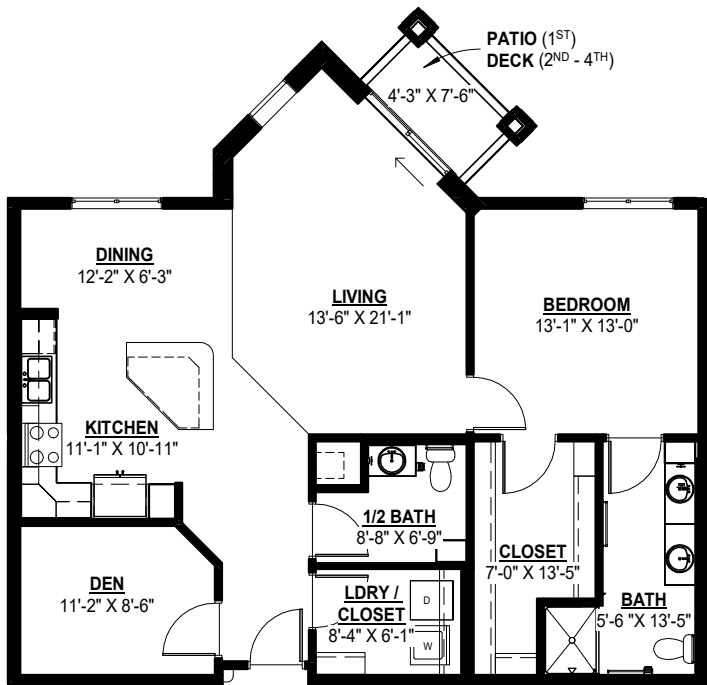
One Bedroom/Sunroom



Larkspur

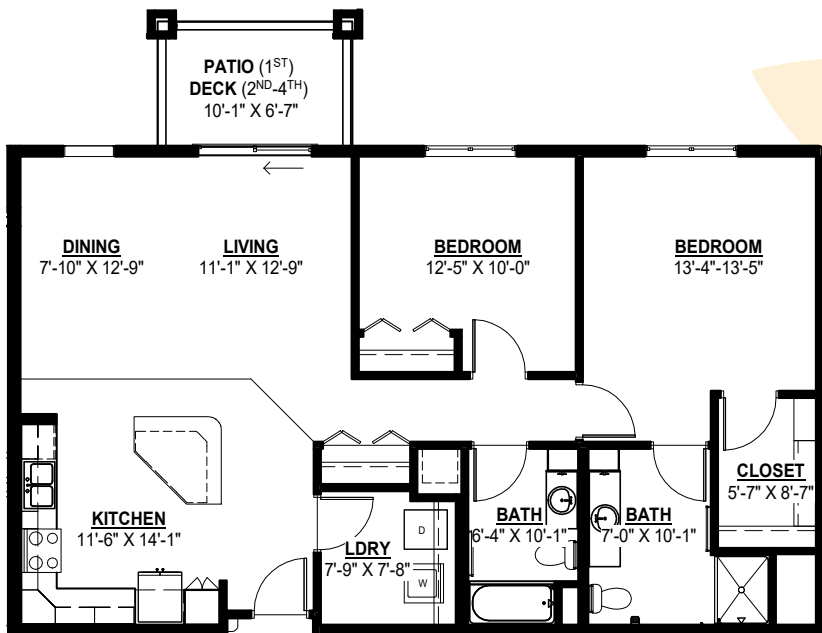
1,145 Sq. Ft.

One Bedroom/
Sunroom



Prairie Sage

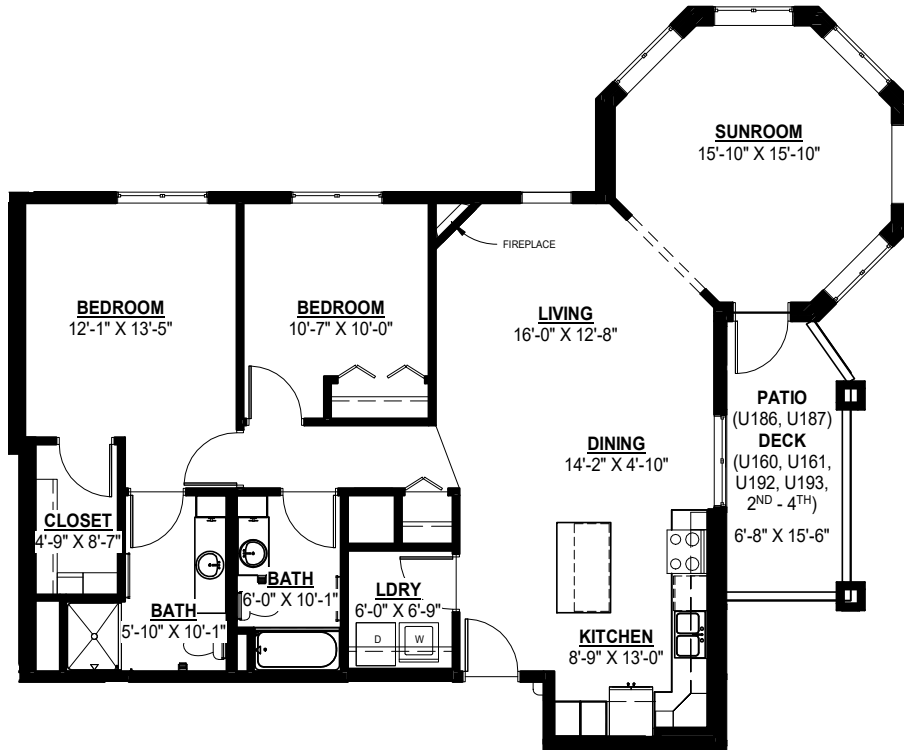
1,180 Sq. Ft.
One Bedroom/Den



Star Flower

1,286 Sq. Ft.
Two Bedroom

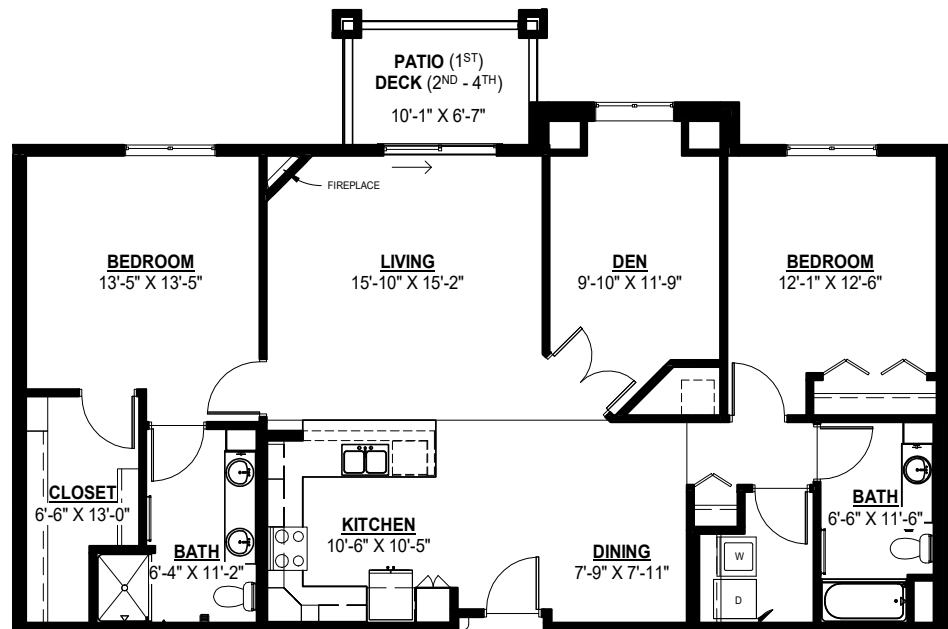
Floor plans, features and amenities are subject to change without notice. Stated dimensions and square footage are approximate. Additional floor plans may be available. Please ask about availability. All apartments are unfurnished.



Wild Lupine

1,356 Sq. Ft.

Two Bedroom/Sunroom



Yarrow

1,503 Sq. Ft.

Two Bedroom/Den

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
- Stainless steel refrigerator, stove/self-cleaning oven, dishwasher, microwave and garbage disposal
- Solid surface kitchen countertops
- Convenient in-home laundry with washer and dryer
- Blinds on all windows and patio doors
- Maple cabinetry with pecan finish
- Individually controlled heat and air conditioning
- Spacious walk-in closet
- Private patio/deck
- Electric fireplace in some apartments adding charm and warmth
- Signature apartments (fourth floor and turrets) featuring quartz countertop and backsplash, and upgraded lighting and carpet

Monthly Rental Fee

Apartment	Sq. Ft.	Rate
One Bedroom	788–1,031	\$2,610 – \$3,410
One Bedroom/Plus	1,082–1,180	\$3,730 – \$4,255
Two Bedroom	1,286–1,352	\$4,190 – \$4,870
Two Bedroom/Plus	1,356–1,503	\$4,675 – \$5,415

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

Community Highlights

- Riverview Café
- Fitness center with warm water pool and hot tub
- Fitness studio
- Salons
- Chapels
- Conservatory/Atrium
- Movie theater
- Club lounge
- Library/Media Center
- Outdoor walking path
- Roberta Kuhn Center

Pricing subject to change. Residency agreement available upon request.





563-845-7600

1040 Carmel Drive
Dubuque, IA 52003

MountCarmelBluffs.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

Professional management by PHS Management, LLC

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All faiths welcome. Equal housing opportunity.

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Living Options

- Townhomes
- Senior apartments
- Enriched living apartments
- Memory care residence
- Care center suites
- Skilled nursing suites


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BLUFFS