



Walnut Ridge

The Terrace

Senior Apartments

Welcome to Walnut Ridge

At Walnut Ridge, 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)
- Monthly light housekeeping
- Expanded basic cable television service
- Open public Wi-Fi
- Telephone service
- Social programs and events
- Designated complimentary transportation to shopping and outings
- Ridge Club membership
 - Multipurpose warm-water pool
 - Fitness center
 - Health and wellness programs
- 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 environment

Other Conveniences

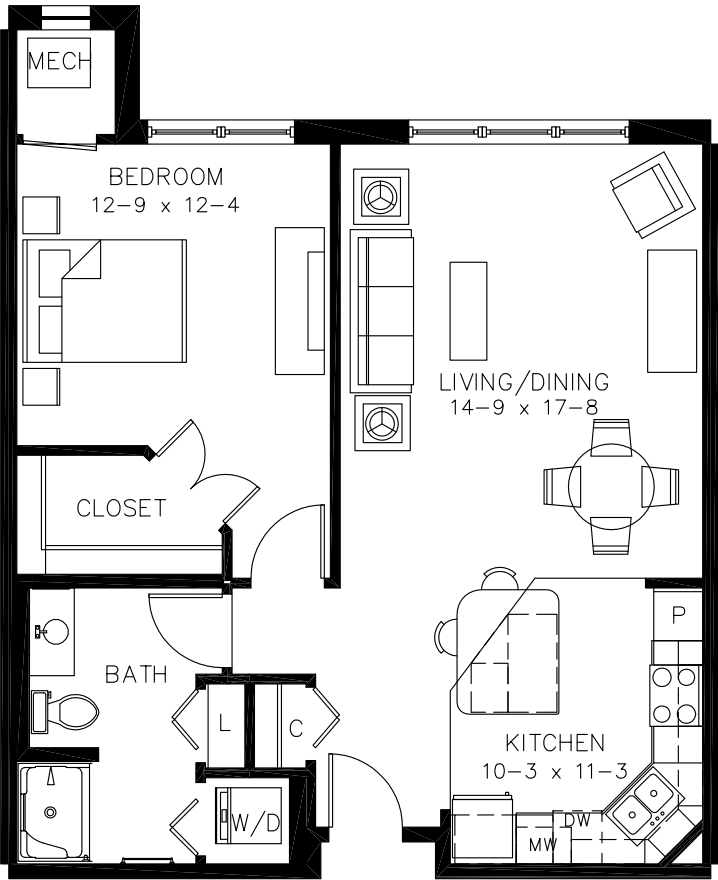
Additional fees may apply

- Professional fitness trainer
- Restaurant-style dining
- Room service
- Electric/air conditioning
- Underground heated parking and car wash bay
- Storage units
- Transportation for shopping and outings
- Business office services (copy, fax)
- Additional housekeeping
- Additional maintenance
- Laundry service
- Guest dining and guest suite
- Pets are welcome (guidelines apply)
- Outpatient therapy — physical, occupational and speech therapy

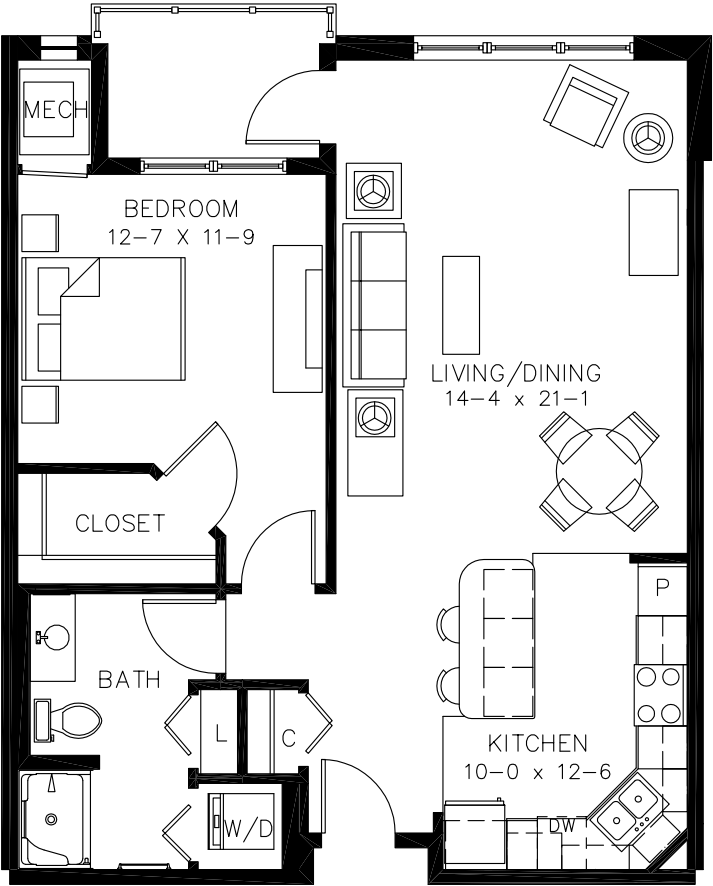


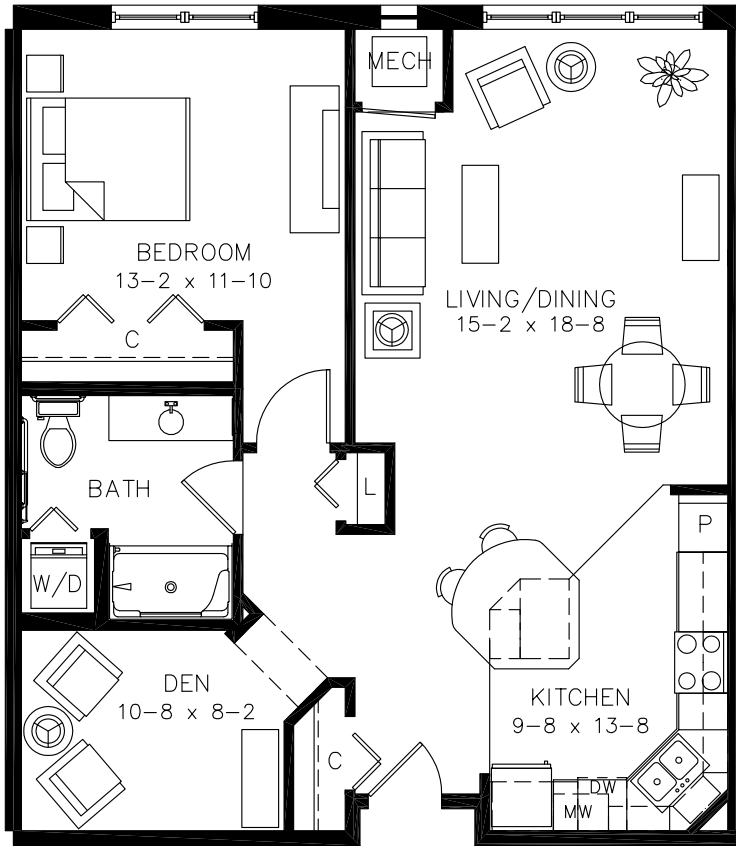
Sample Floor Plans

A2
One Bedroom | 833 Sq. Ft.



A3B
One Bedroom | 849 Sq. Ft.

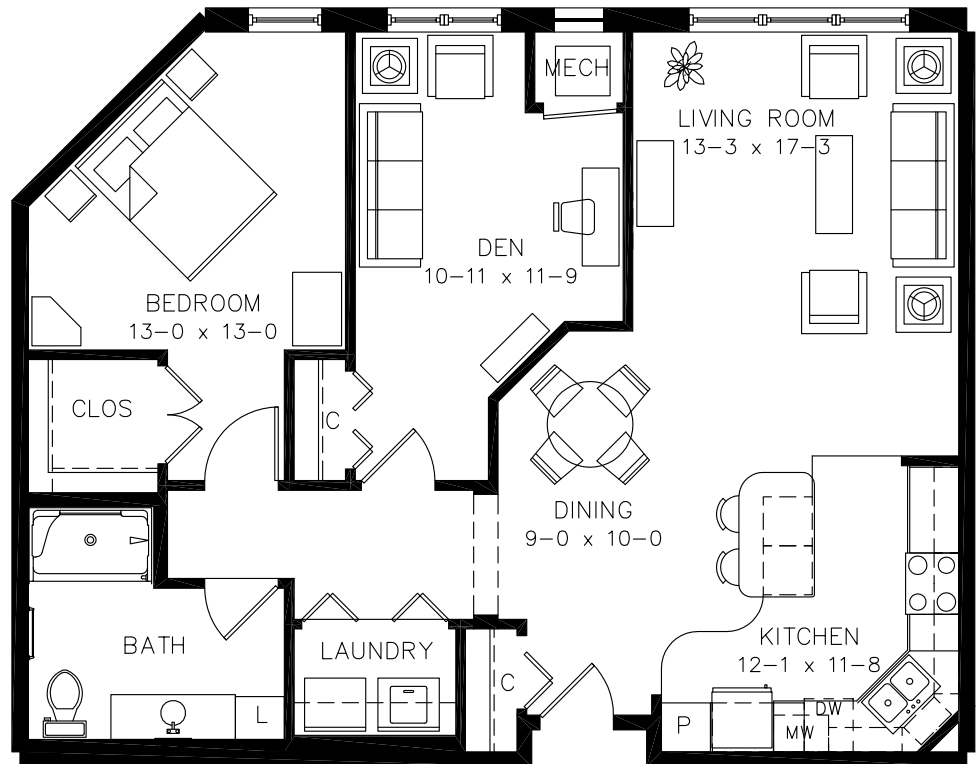




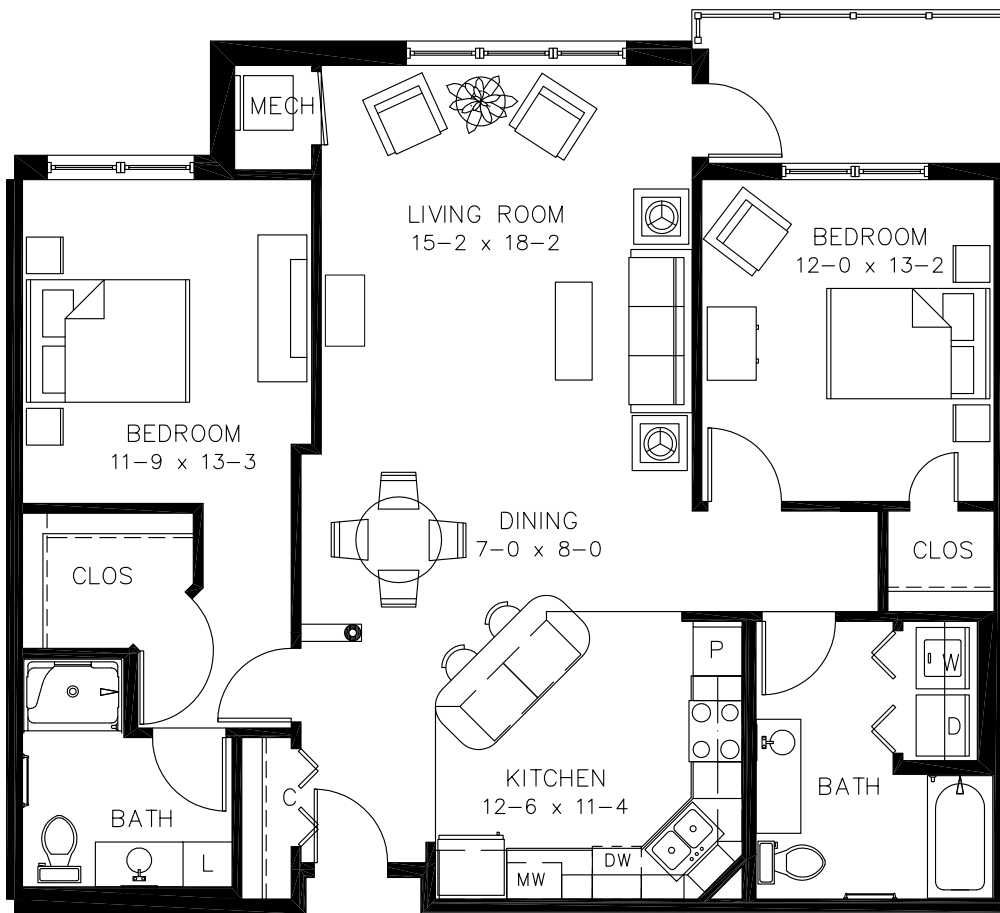
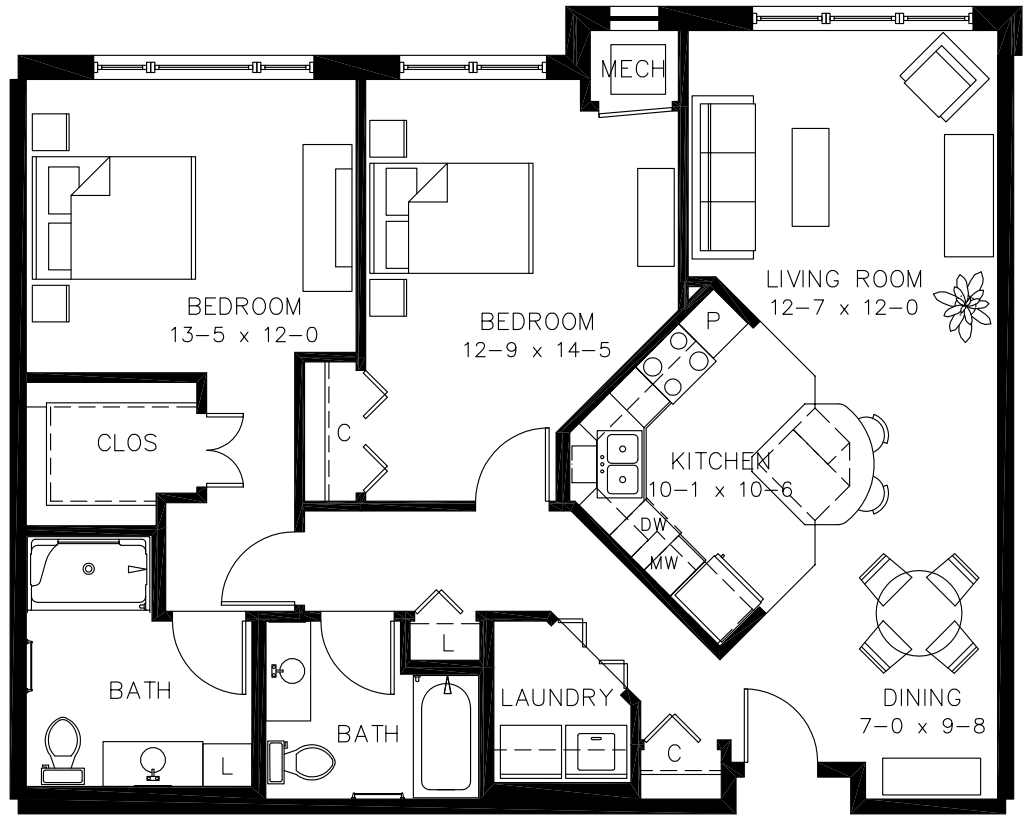
B1C

One Bedroom/Den | 935 Sq. Ft.

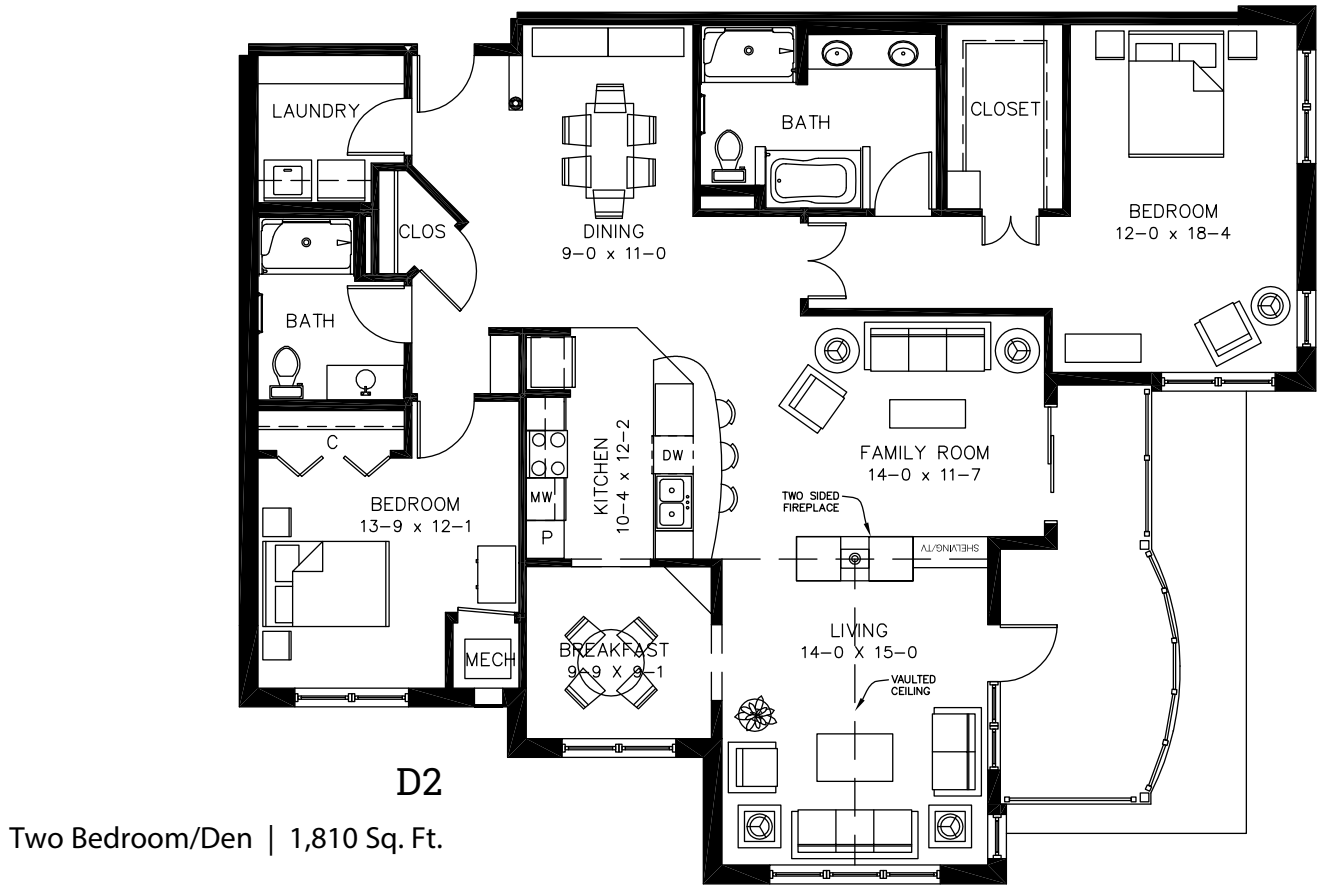
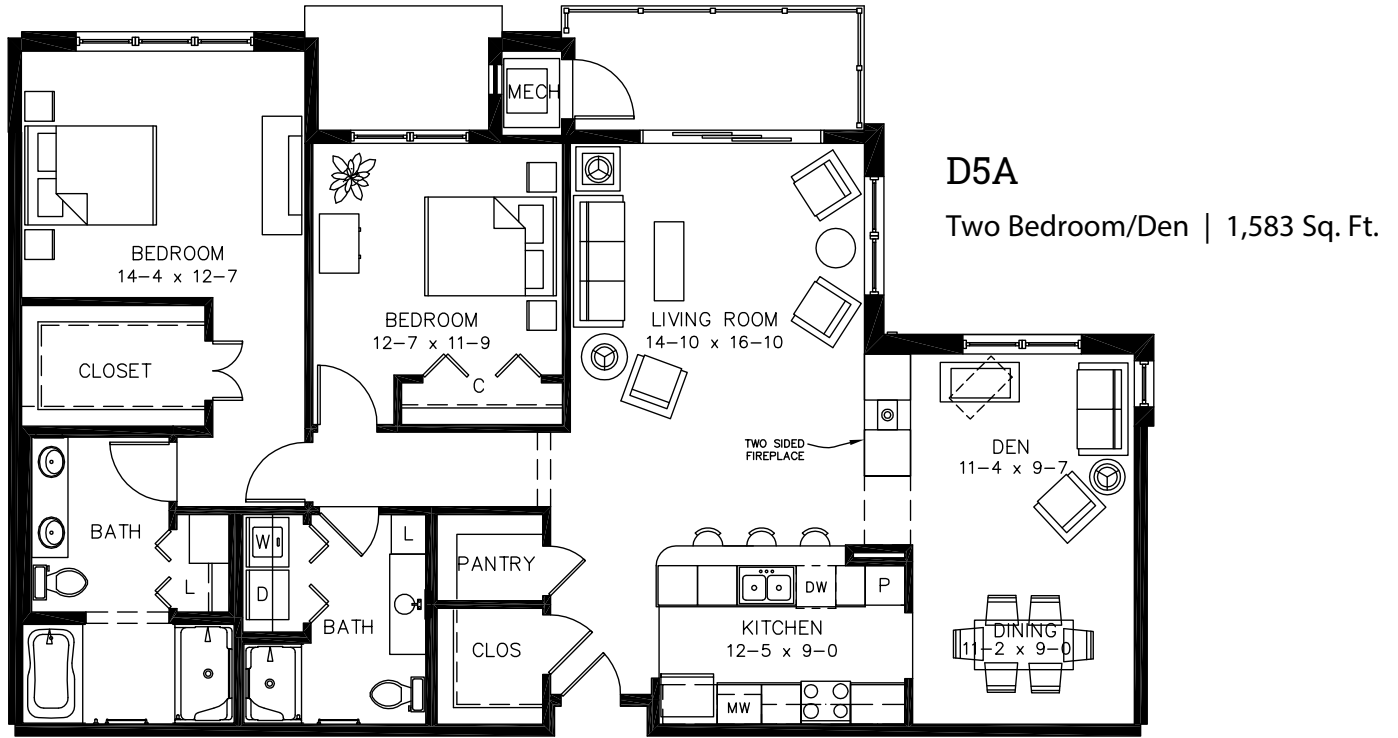
B3A
One Bedroom/Den
1,083 Sq. Ft.



C2B
Two Bedroom
1,191 Sq. Ft.



C3
Two Bedroom
1,245 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
- Ample closet space
- Individually controlled heat and central air conditioning
- Several apartments feature fireplace and patio

Monthly Rental Fee

Apartment	Sq. Ft.	Rate
One Bedroom	676–1,135	\$2,575–\$3,870
Two Bedroom	1,124–1,857	\$3,815–\$5,245

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



Pricing subject to change. Residency agreement available upon request.



515-457-1111

1701 Campus Drive
Clive, IA 50325

WalnutRidgeAtClive.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 

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