



COUNTRY MANOR
Enriching Lives

Senior Housing

Independent & Assisted Living Apartments

COUNTRY ♦ MANOR ♦ CAMPUS

520 First Street NE
Sartell, MN 56377

Phone: (320) 253-8450

Fax: (320) 201-9080

Country Manor Senior Apartments Monthly Rates

*Rates effective 01/01/2025

Country Manor Senior Apartments offer a variety of floor plans, programs, meal plans, support, and health services. Financial programs are available for those who qualify.

Apartment Models

<u>Description</u>	<u>Square Feet</u>	<u># of Apts.</u>	<u>Monthly Rent</u>
Efficiency	389	7	\$ 1,120.00
One Bedroom	484	62	\$ 1,375.00
Deluxe One Bedroom	698	2	\$ 1,680.00
Luxury One Bedroom (bay window)	710	14	\$ 1,850.00
Two Bedroom	905	29	\$ 1,900.00
Deluxe Two Bedroom (corner unit)	905	8	\$ 1,930.00
Luxury Two Bedroom (bay window)	925	6	\$ 2,185.00

Rent Includes

- * Utilities (electric, heat, air conditioning, water, refuse removal)
- * Complimentary use of Laundry Facilities
- * Expanded Cable – High Definition
- * Daily Courtesy Check
- * Weekly Housekeeping (kitchen and bathroom – 15 minutes)
- * On-call Registered Nurse, Housing Administration, Maintenance reachable by staff 24/7
- * Parking
- * Social activities and recreational, wellness and educational programs as scheduled
- * Assistance in coordination of appointments and transportation
- * Assistance in securing additional supportive and home care services
- * Enjoyment of Campus Amenities

Optional: Phone: \$25.00/month Internet: \$25.00/month Phone & Internet: \$40.00/month
Garages \$60.00/month Tuck-Under Garage: \$75.00/month

Meal Program Monthly Rates

Breakfast	\$195.00	Lunch	\$325.00	Supper	\$275.00
		Dessert	\$30.00	Dessert	\$30.00
Daily Snack	\$60.00				

- Meal Plans Optional



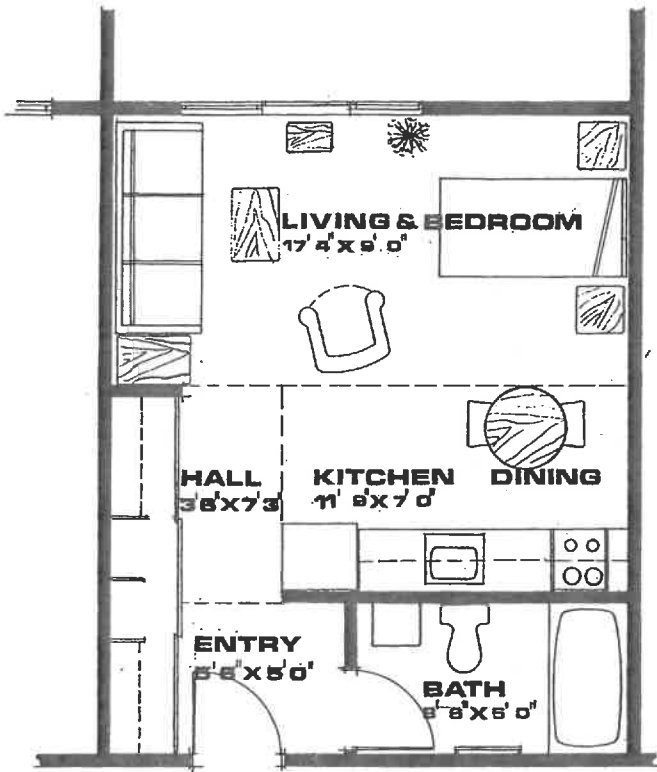
COUNTRY MANOR
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Health Care Center • Champion Rehab • Senior Apartments • The Country Villa
Country Care-A-Van • Home Health Care • Country Store & Pharmacy • The Waterford
East Commons • Assisted Living • Kids Country Child Care • Drakes
Woodcrest of Country Manor • Rapid Recovery & Aquatic Center

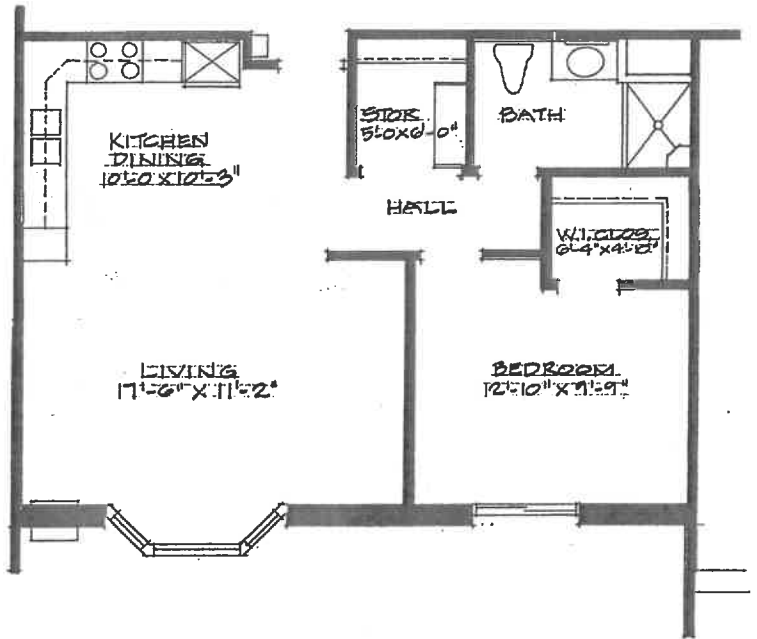
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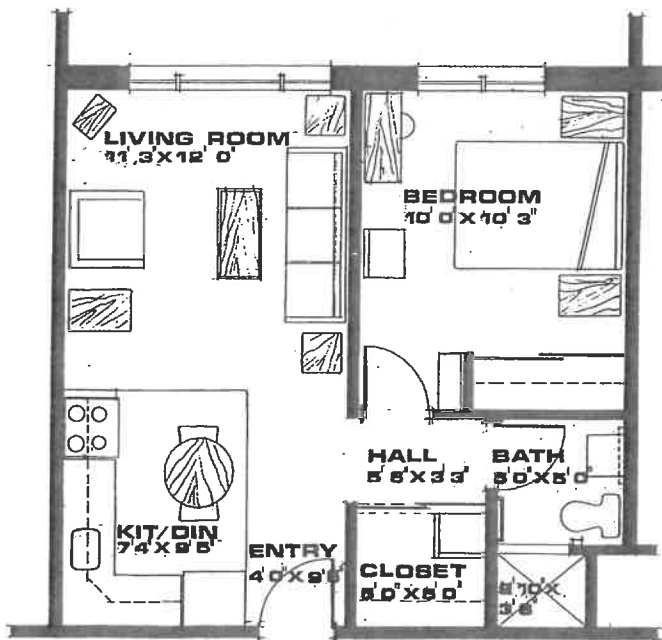
Senior Apartment Floor Plans



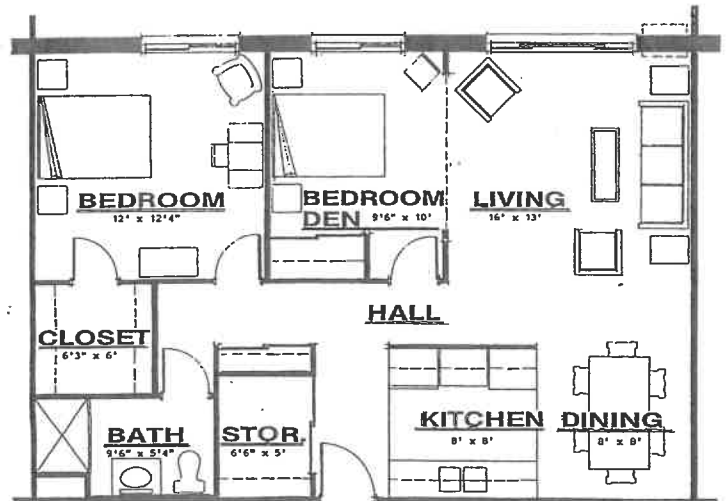
Efficiency Unit 389 sq/ft.



Luxury One Bedroom 710 sq/ft.



One Bedroom 484 sq/ft.



Two Bedroom 905 sq/ft.



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The Country Villa Monthly Rates

*Rates Effective 1/1/2025

Country Villa Apartments offer a variety of floor plans, programs, meal plans, support, and health services.

Apartment Options Designed for Assisted Living

Description	Square Feet	# of Apts.	*Rent
Studio	470	2	\$ 2,400.00
Deluxe One Bedroom	693	25	\$ 2,910.00
Grand One Bedroom	734	2	\$ 2,920.00
Luxury One Bedroom	858	4	\$ 3,015.00
Two Bedroom	975	10	\$ 3,290.00
Two Bedroom/Two Bath	1,059	2	\$ 3,445.00

Rent Includes enjoyment of campus amenities as well as:

- Daily Rise and Shine Social (complimentary coffee, milk, juice in our dining room)
 - Weekday afternoon Hospitality Hour (socialize with beverages, snacks and occasional entertainment)
 - 30 Minutes of Weekly Housekeeping
 - Local Phone, High Speed Internet, and High Definition Expanded Cable
 - Care-A-Van Round Trip Transportation (Local Area)
 - Holistic Activity/Enrichment Program
 - Specialty Family Events
 - I-Button Apartment Access
 - Daily Courtesy Check
 - Complimentary Use of Laundry Facility
 - Villa Fitness Room Access
 - Utilities (electric, heat, air conditioning, water, refuse removal)
 - On Site Management, Maintenance and Tech Support Available
- Optional:** Garages
\$60.00; Tuck Under \$75.00/Month

Villa Dining by Drakes

Breakfast	\$140.00/Month	Daily Snack	\$60.00/Month
Lunch	\$360.00/Month	Coffee/Tea	\$30.00/Month
Supper	\$360.00/Month	Dessert	\$30.00/Month

*If all 3 meals are chosen, a \$50 discount is applied

Breakfast is served at 8:00 AM, Dinner at 12:00 PM, and Supper at 5:30 PM

Linens, glassware, and music are customary in Villa Dining Room

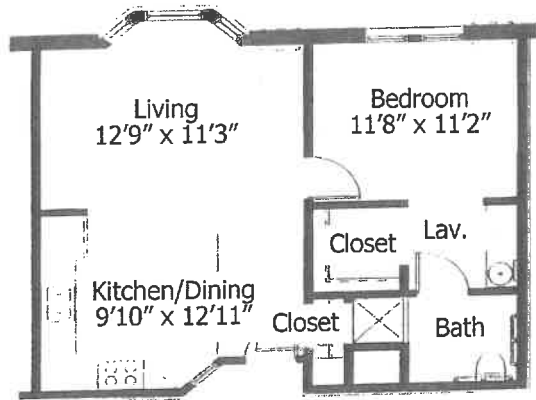


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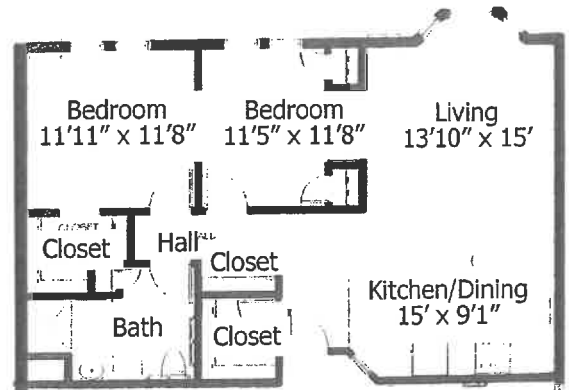
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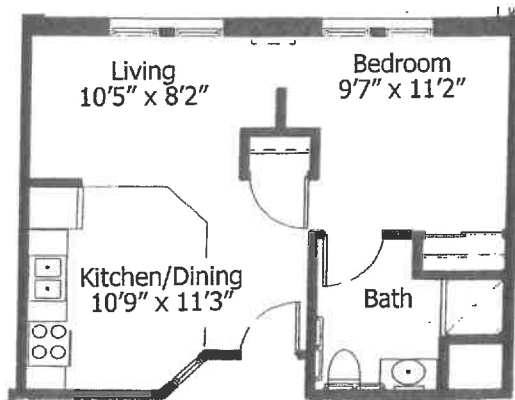
The Country Villa Floor Plans



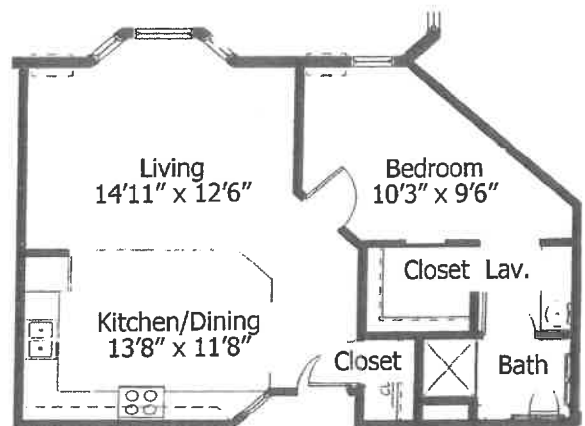
Deluxe One Bedroom 693 sq ft



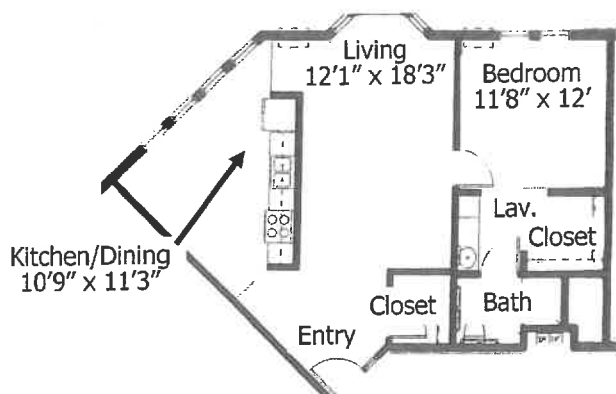
Two Bedroom 975 sq ft



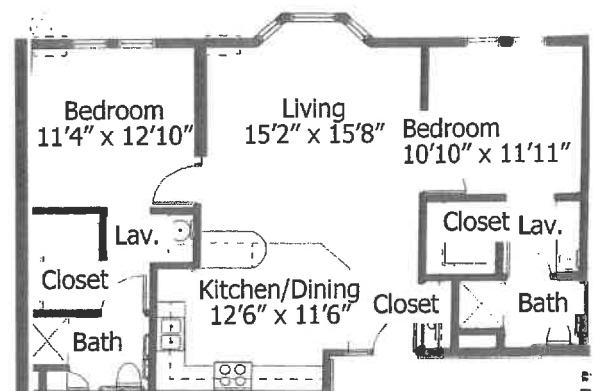
Studio 470 sq ft



Grand One Bedroom 734 sq ft



Luxury One Bedroom 858 sq ft



Two Bedroom/Two Bath 1,059 sq ft



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The Waterford of Country Manor Monthly Rates

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Distinctive Senior Apartment Homes

NAME	DESCRIPTION	SQ. FT.	# OF APTS	RENT
One Bedroom				
Preston	1 Bath	811	8	\$3,115
Kingshire	1.5 Bath	811	9	\$3,365
Westover	1.5 Bath (with Walk-in Pantry and Kitchen Island)	1,038	1	\$3,600
Two Bedrooms				
Hamilton	1.5 Bath	1,099	5	\$3,780
Newbury	2 Bath	1,099	7	\$3,910
Andover	2 Bath	1,099	8	\$4,110
Newbury W	2 Bath (with Jetted Tub)	1,099	1	\$4,120
Royal Tara	2 Bath (with Jetted Tub, Walk-in Pantry and Kitchen Island)	1,370	2	\$4,650
Two Bedrooms plus Den				
Newcastle	2 Bath (with Jetted Tub, Walk-in Pantry and Kitchen Island)	1,400	4	\$4,855

Unique Apt. Options/Features:

- In Floor Heat
- Patio/Deck
- Centralized Air Conditioning
- Attached Garage
- Washer/Dryer
- Second Bathroom
- Dishwasher/Microwave
- 9 Foot Ceilings/Sunshades

Rent Includes:

Utilities (electric, heat, air conditioning, water, refuse removal)
 Local Phone Service (on Country Manor Plan), Wireless Internet, High Definition Cable TV
 Daily Courtesy Check
 Scheduled Activities and Socials
 Enjoyment of Campus Amenities
 Access to Fitness Room
 I Button Locking System
 Access to Restaurant and Bar with monthly credit
 Garage (2 bedroom Apartments)
 On Site Management, Maintenance and Tech Support Available

Monthly Meal Plan Options

Breakfast \$140.00
 Lunch \$360.00
 Supper \$360.00
 Snack \$60.00
 Coffee/tea \$30.00
 Dessert \$30.00
 Garage Fee \$85.00



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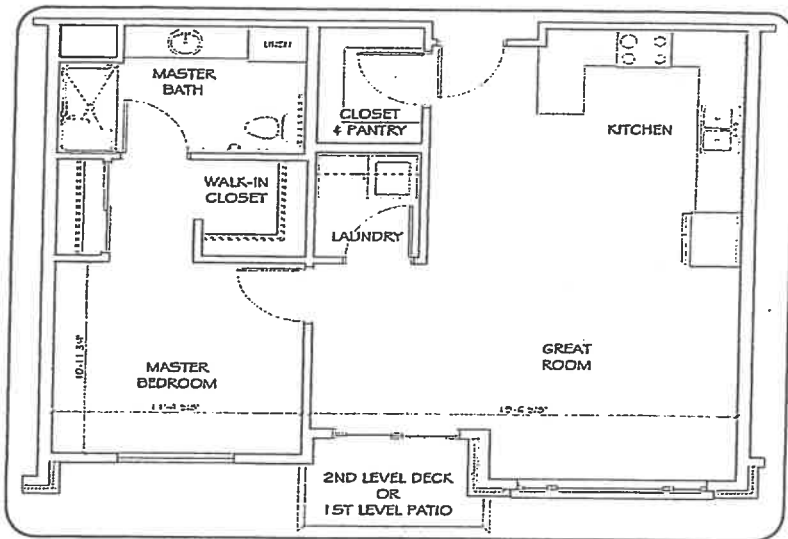
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The Waterford Floor Plans

One Bedroom

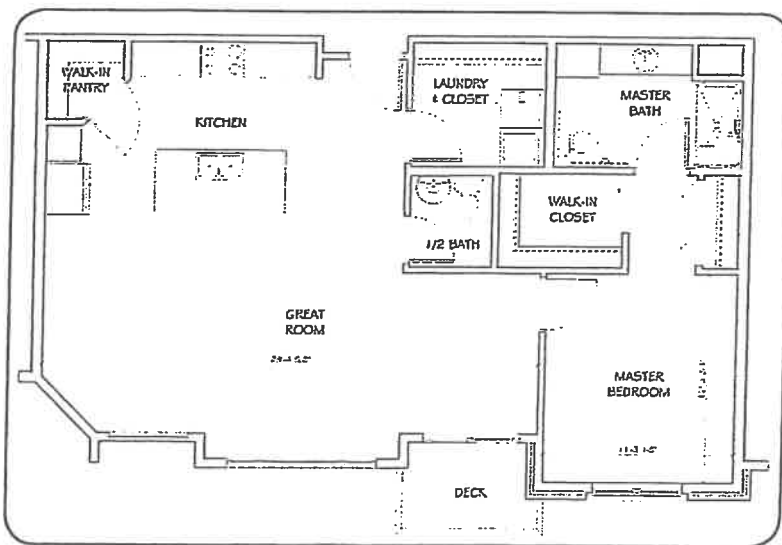
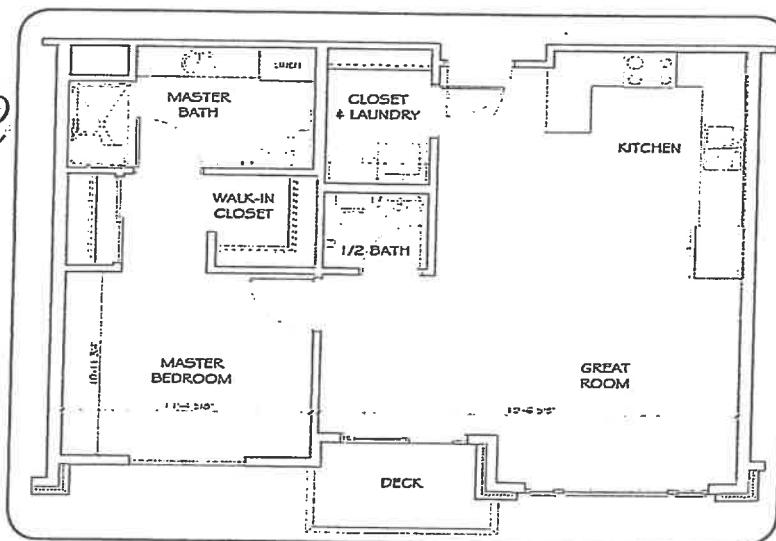


Preston

- 1 Bath
- Deck/Patio
- 811 Square Feet

Kingshire

- 1.5 Bath
- Deck/Patio
- 811 Square Feet



Westover

- 1.5 Bath
- Deck
- 1,038 Square Feet

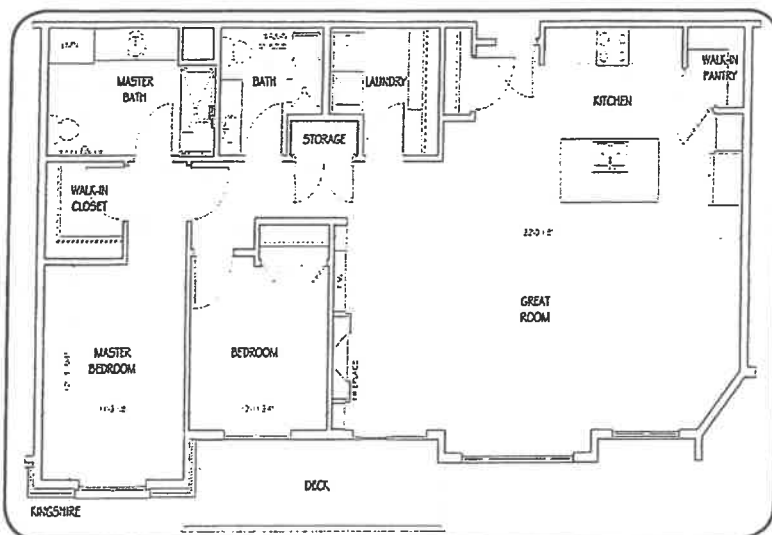
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The Waterford Floor Plans

Two Bedrooms



Royal Tara

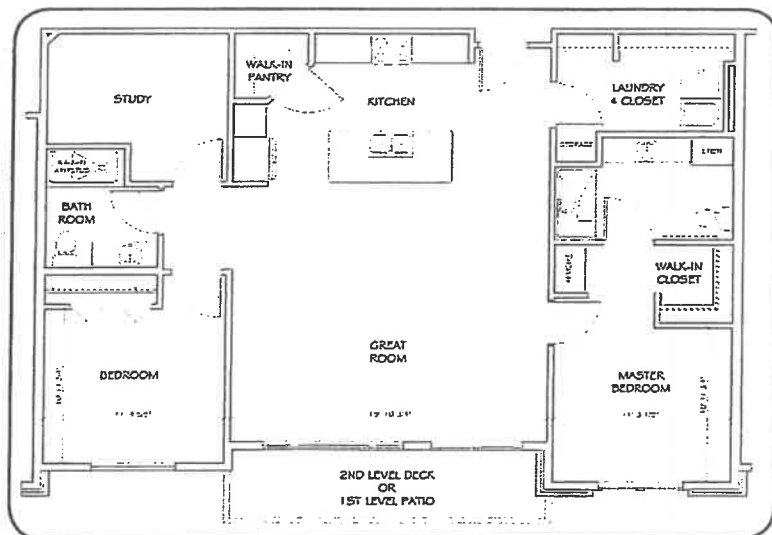
- **2 Bath with Jetted Tub**
(with Jetted Tub, Walk-in Pantry and Kitchen Island)
- **Deck**
- **1,370 Square Feet**

The Waterford Floor Plans

Two Bedroom plus Den

Newcastle

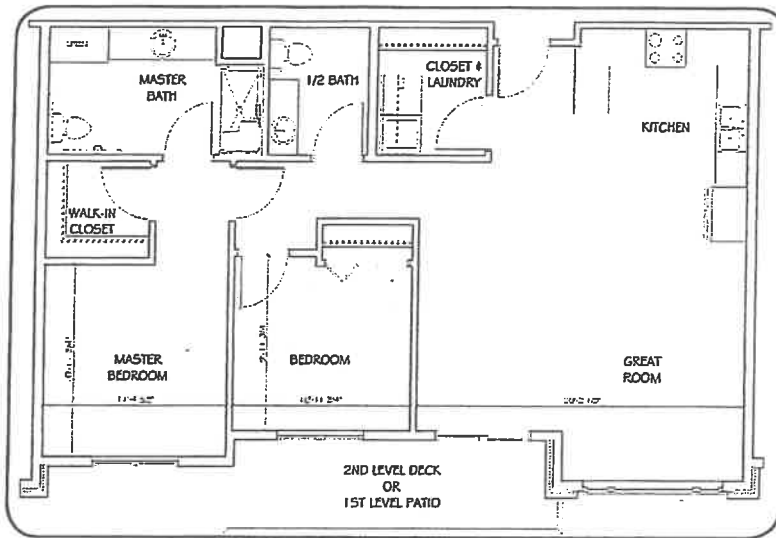
- **2 Bath**
(with Jetted Tub, Walk-in Pantry and Kitchen Island)
- **Deck/Patio**
- **1,400 Square Feet**





The Waterford Floor Plans

Two Bedrooms

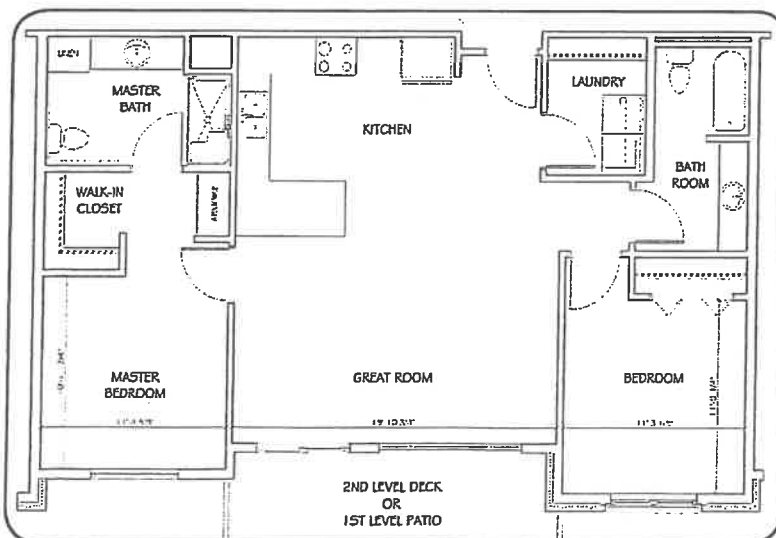
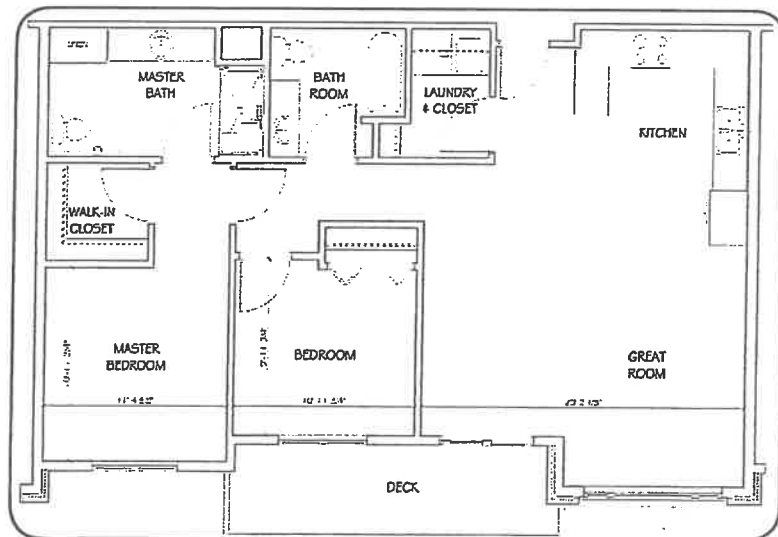


Hamilton

- 1.5 Bath
- Deck/Patio
- 1,099 Square Feet

Newbury

- 2 Bath
- Deck/Patio
- 1,099 Square Feet



Andover

- 2 Bath
- Deck/Patio
- 1,099 Square Feet

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