



Mill Pond
GABLES
OF CHAMPLIN

TO IMAGINE, INSPIRE AND NURTURE A YOUTHFUL SPIRIT
IN EVERY OLDER ADULT WE MEET

Welcome to Mill Pond Gables

At Mill Pond Gables, 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, trash and recycling services)
- Month-to-month residency agreement
- Property tax and building insurance
- Apartment and building maintenance
- Lawn care and snow removal
- Smoke-free living environment
- Laundry facilities on each floor
- Controlled entrance
- Community room with full kitchen and large screen HDTV
- Media Center and Wi-Fi in first floor lobby area
- Library
- Fitness Room
- Elevator
- Social room with balcony on each floor
- Screened porch
- Patio with grilling spaces
- Community gardens
- Walking paths and bike trails
- Car wash area within garage
- Priority access to other Presbyterian Homes & Services living and care options based on availability

Other Conveniences

Additional fees may apply

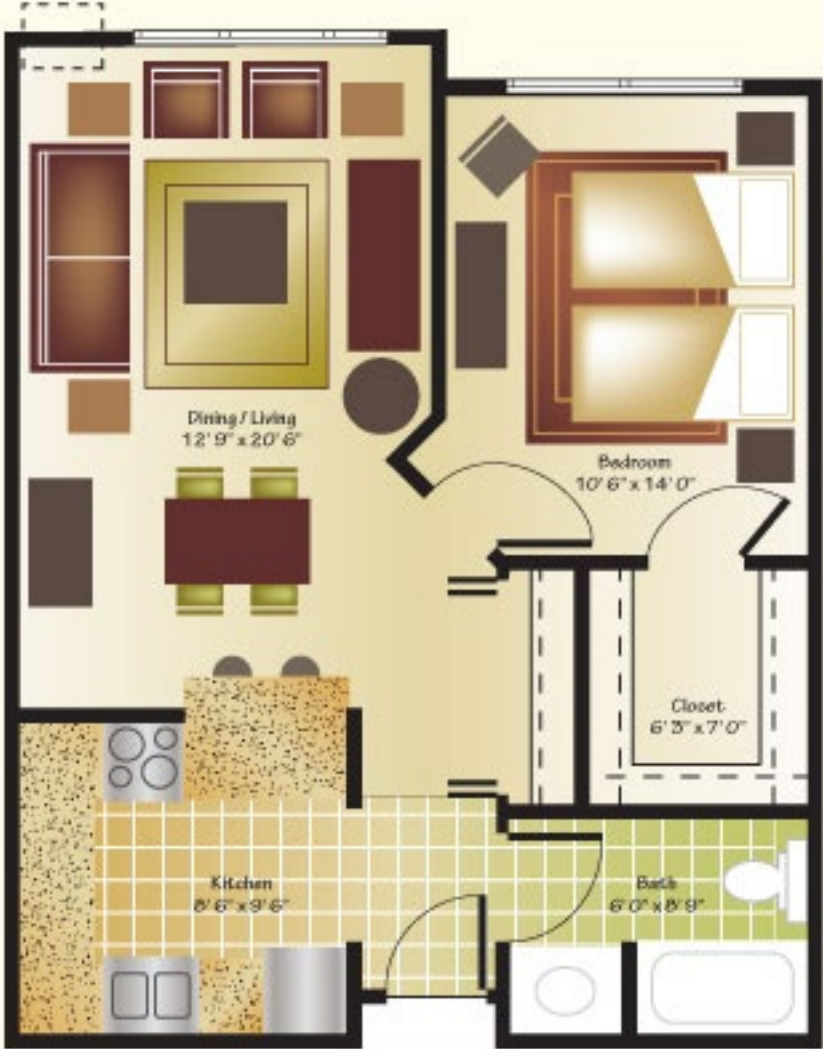
- Heated underground parking
(when available)
- Hairdresser
- Dining options available through Optage®
- Home care and hospice services available through Optage®
- Electric service
- Telephone service
- Television service
- Internet service
- Transportation for shopping and outings
- Small pets welcome
(guidelines apply)



Sample Floor Plans

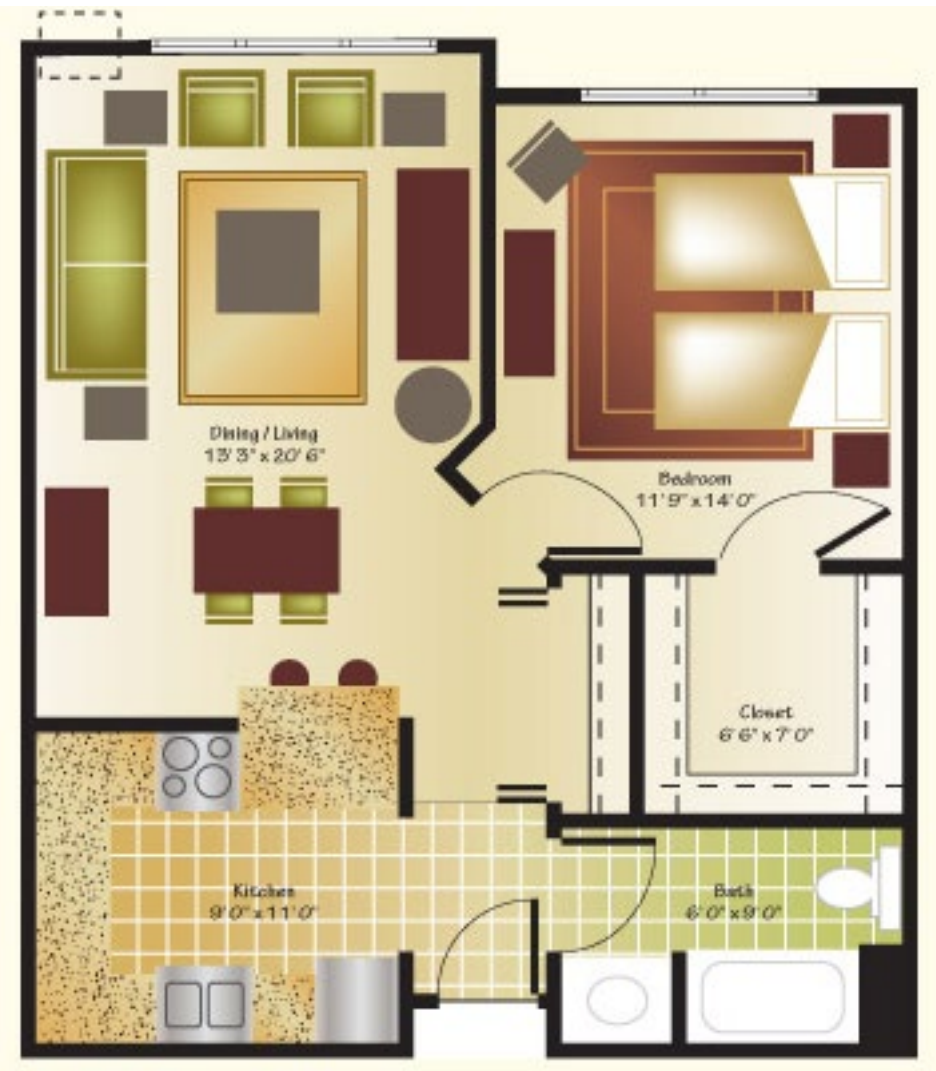
Unit A

One Bedroom | 683 Sq. Ft.



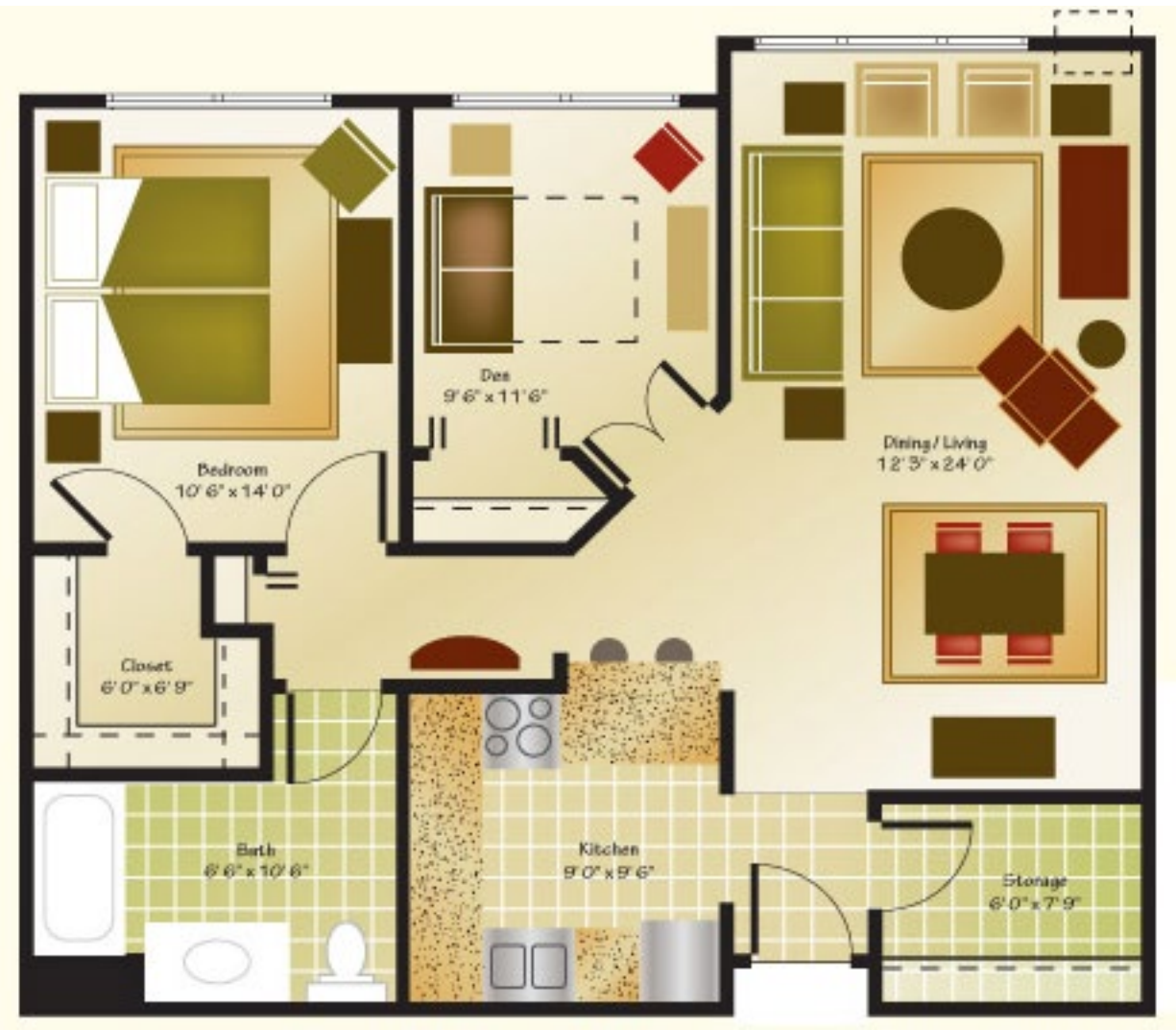
Unit B

One Bedroom | 740 Sq. Ft.



Unit C

One Bedroom | 963 Sq. Ft.



Unit D

Two Bedroom | 1,061 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

- A variety of unique floor plans that are spacious but manageable
- Wood cabinetry, updated décor, full kitchens, and large windows with bright interiors
- Individually controlled heat and window air conditioning
- Blinds on all windows
- Ample storage space
- Laundry facilities located on each floor
- Emergency pull cords in bedrooms and bathrooms
- Safety grab bars in all bathrooms

Monthly Rental Fee

Apartment	Sq. Ft.	Rate
One Bedroom/One Bathroom	683–740	\$1,200–\$1,355
One Bedroom/Den/One Bathroom	963	\$1,540
Two Bedroom/Two Bathroom	1,061	\$1,770–\$1,885

Pricing subject to change. Residency agreement available upon request.





763-576-8696

201 Hayden Lake Road E
Champlin, MN 55316

MillPondGables.org

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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.

AvinitySeniorLiving.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

 **presbyterian
homes & services**

 **AVINITY**

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10/22