



Oak Hills Manor

Come home to affordable, spacious senior living.
A 55+ development.

(612) 717-0810 • (218) 628-0311

An Equal Housing Opportunity Development.

Oak Hills Manor

Oak Hills Manor is simply a nice place to come home to. With a long list of amenities, affordable rent, an excellent location and a building built especially with seniors in mind, Oak Hills invites you to enjoy your independent senior years.

RENT INCLUDES:

Heat, water, sewer and garbage (all utilities except electric)

STANDARD AMENITIES:

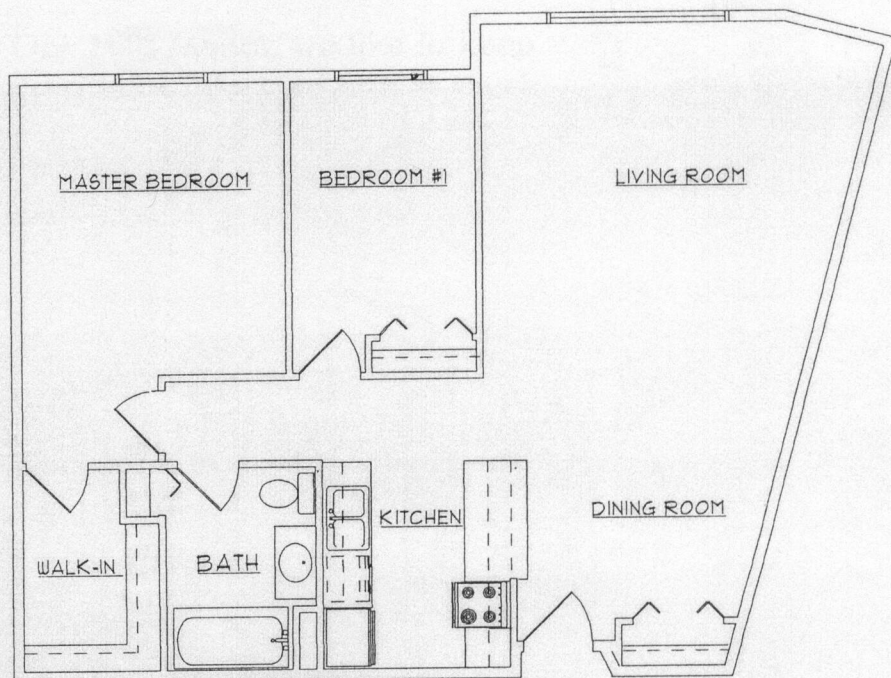
- Refrigerator, range and dishwasher in every apartment
- Open kitchens with breakfast bars
- Plenty of storage from multiple closets and/or walk-in closets
- Large picture windows off living areas.
- Window treatments (mini blinds) included on every window
- Air conditioners

SPECIAL FEATURES:

- Mailboxes located indoors
- Coin-operated laundry on every floor
- Elevator and handicap access
- Garages available; all include garage door openers!
- Bus service (ask for details)
- On-site management
- Social nooks, a large party room, common fireplace and a guest room for visitors

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2 BR Large Corner

951 square feet.

Living/dining area: 26' L (from entry to front window) x 19' W (widest point)

Master bedroom: 13' x 11 1/2'

Bedroom #1: 13' x 8 1/2'

This unique floor plan features a spacious, angled living/dining area, large picture window, large master bedroom with walk-in closet and all the standard amenities.

2 BR Standard

863 square feet.

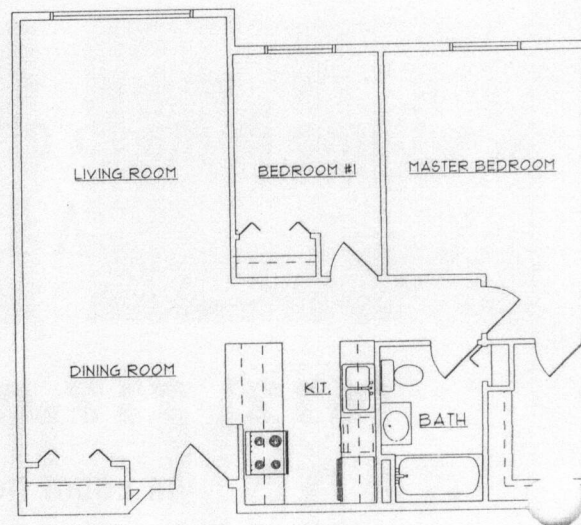
Living/dining area:

27 1/2' L (entry to front window) X 12' W

Master bedroom: 13' x 11 1/2'

Bedroom #1: 13' x 8 1/2'

A comfortable living space with large picture window, large master bedroom and walk-in closet. A basic, functional floor plan with easy entry and all the standard amenities.



2 BR Corner

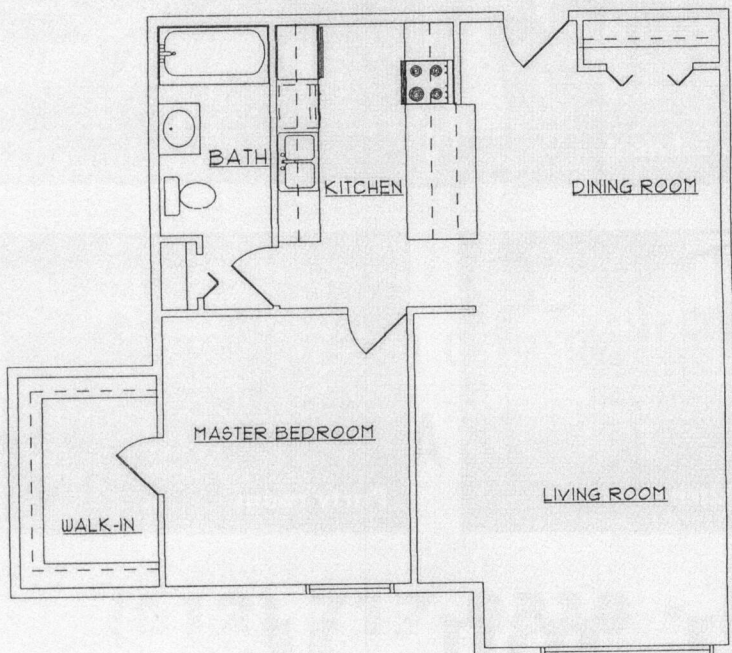
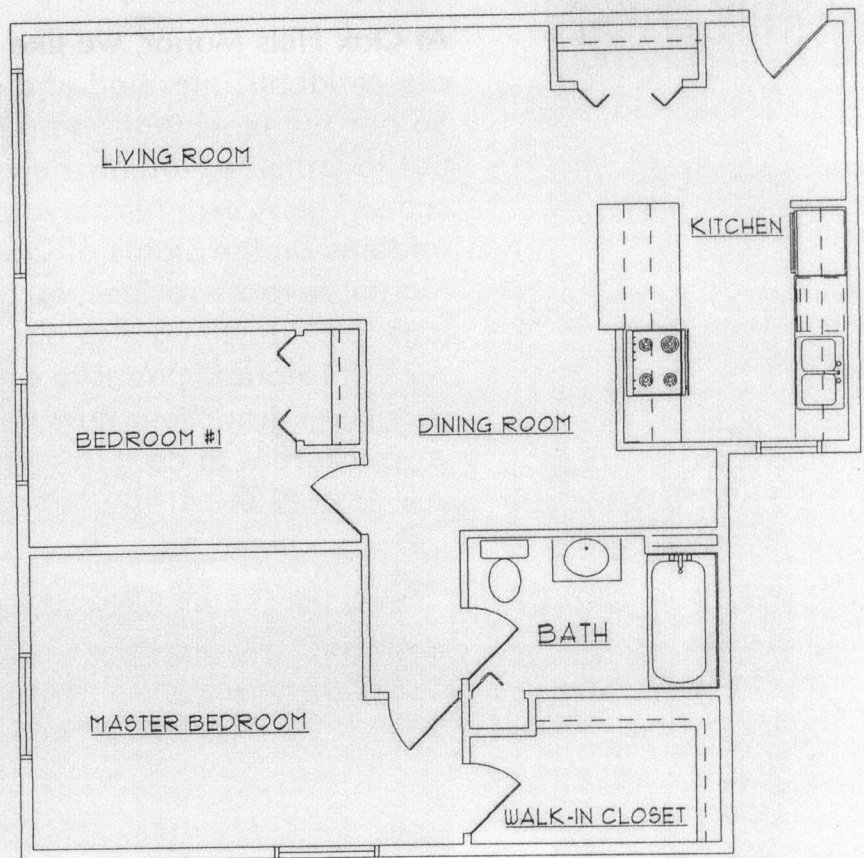
Two floor plans, either 939 or 877 square feet.

Living/dining area: 26 1/2' L (entry to front window) x 12' W

Master bedroom: 13' x 11 1/2'

Bedroom #1: 13' x 8 1/2'

Both sizes feature spacious, comfortable living/dining area with large picture window and large master bedroom with walk-in closet. 877 square foot model (not shown) has same layout as 2 BR Standard, only with slightly larger square footage. The 939 square foot model features a window off the kitchen, offset dining room and extra storage space off dining room. Both feature all the standard amenities.



1 BR Large, Standard and Handicap

Three floor plans; 774 to 705 square feet.

Living/dining area: 26 1/2' L (from entry to front window) X 12' W

Master bedroom: 13' x 11 1/2'

Features convenient, comfortable single-bedroom living. Versatile floor plan varies in square feet mostly because of differing closet space. Large plan features a walk-in closet, other two do not. "Handicap" version has lower counter tops and other conveniences to make living more accessible.

Come home to affordable, spacious senior living.

Oak Hills Manor

Nestled in the city of Circle Pines, Oak Hills Manor offers the comfort of small town living with all the conveniences you'd expect from a larger city. Grocery shopping, banking, a pharmacy, an "on-call" bus service and many other senior-friendly services are right in town, many within a mile. You'll also find access to many lakes, a wildlife refuge and other sources of recreation, all within a few miles. And easy access to 35W means Minneapolis and other major shopping and entertainment adventures are just a short drive away.

So check out our great building, excellent location, good neighbors and many amenities. We're sure you'll find affordable, spacious senior living at its best – at Oak Hills Manor. We're an Equal Housing Opportunity development. Some income limits apply – call either phone number below for details.

Stop by any time between 8 am and 5 PM for a tour, or by appointment almost any time.

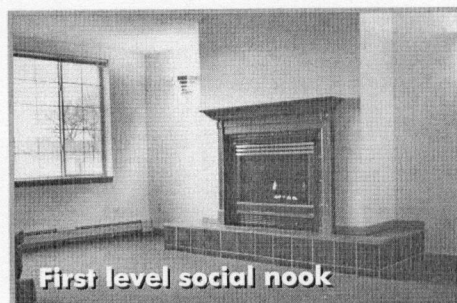
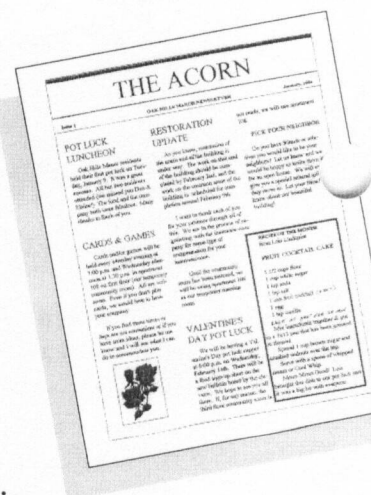
Oak Hills – an Equal Housing Opportunity Development.

Affordable spacious senior living at its best.

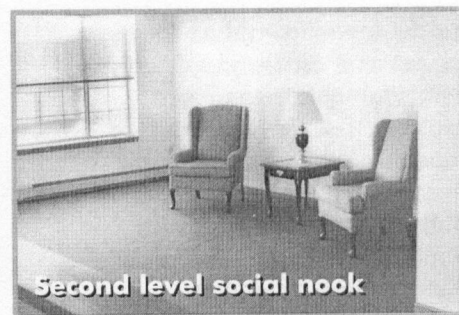
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The Acorn

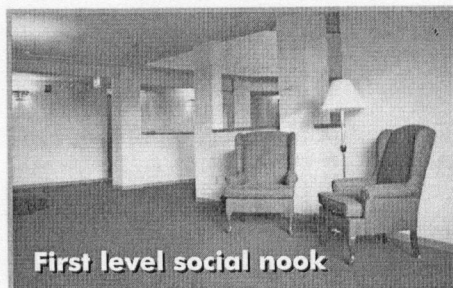
At Oak Hills Manor, we like to keep our residents informed and in touch. So our management and residents put together a monthly newsletter called *The Acorn*. Inside you'll find updates on the status of Oak Hills Manor, favorite recipes, local happenings, plus anything else our residents see "fit to print." Want to organize an event or introduce a new neighbor? This is your forum to do it in – your own resident newsletter.



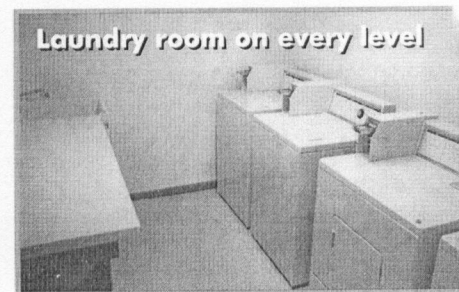
First level social nook



Second level social nook



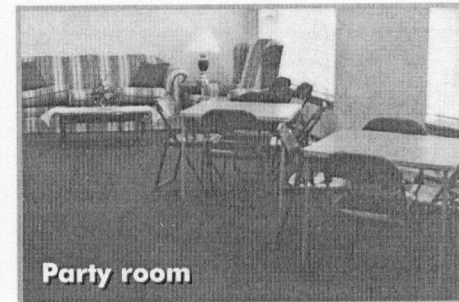
First level social nook



Laundry room on every level



Party room kitchenette



Party room

Oak Hills Manor