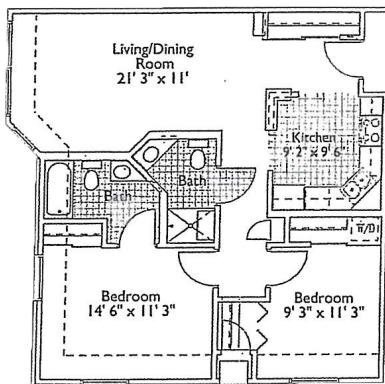


FLOORPLANS *Epiphany Pines*

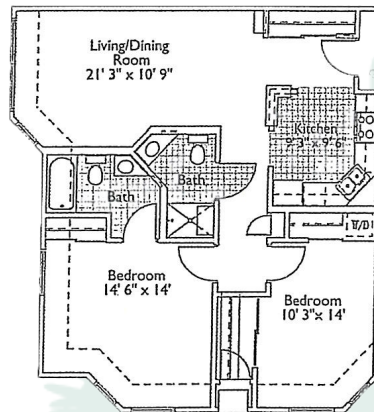


Effective January 2024

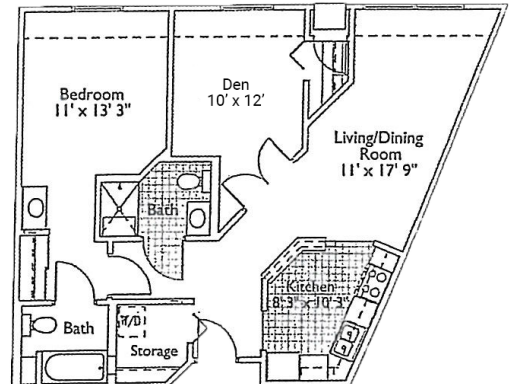
Unit B



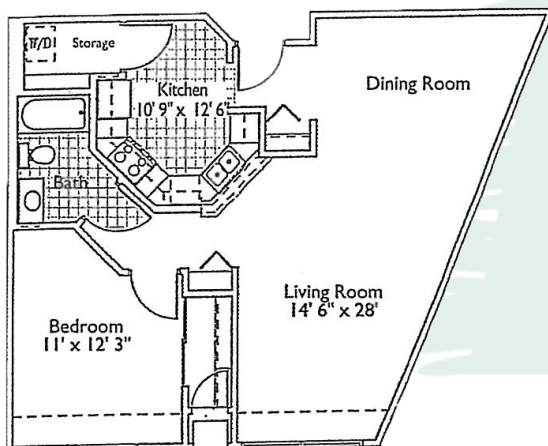
Rent \$1,642 (961 sq ft)
Two Bedrooms - **Unit A**



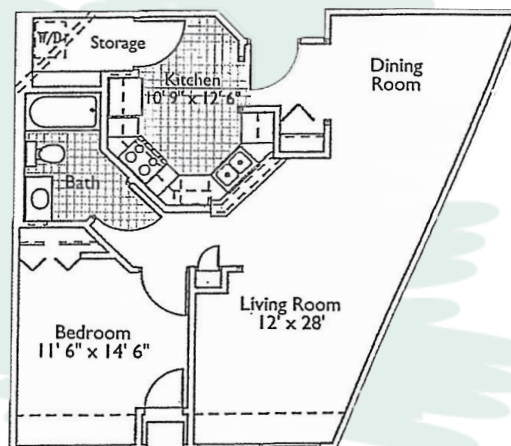
Rent \$1,676 (1,028 sq ft)
Two Bedrooms - **Unit A-1**



Rent \$1,529 (918 sq ft)
One Bedroom with Den - **Unit B**



Rent \$1,478 (897 sq ft)
One Bedroom - **Unit C**



Rent \$1,261 (793 sq ft)
One Bedroom - **Unit C-1**

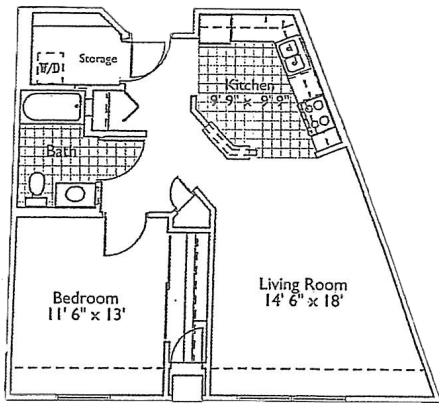


FLOORPLANS *Epiphany Pines*

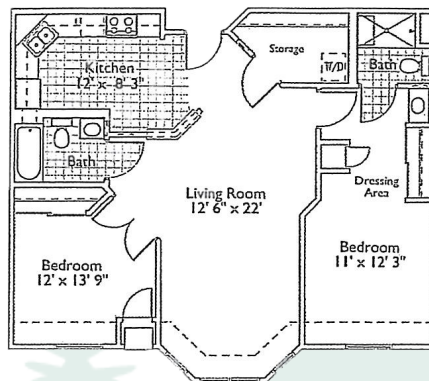


Effective January 2024

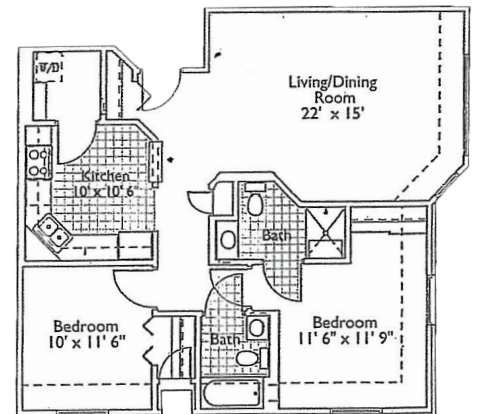
Unit B



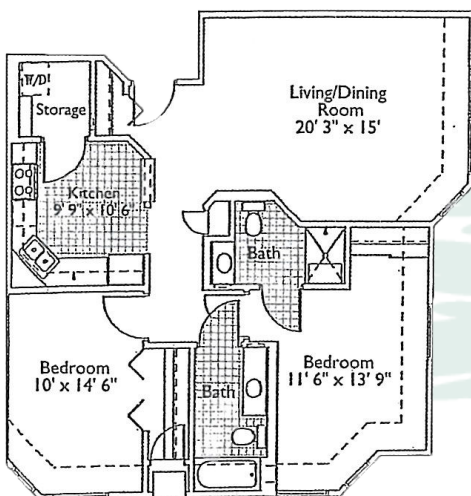
Rent \$1,288 (792 sq ft)
One Bedroom - **Unit D**



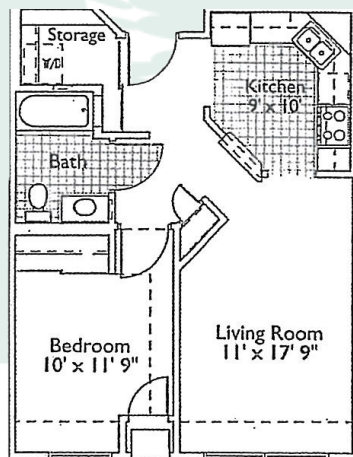
Rent \$1,700 (1,084 sq ft)
Two Bedrooms - **Unit E**



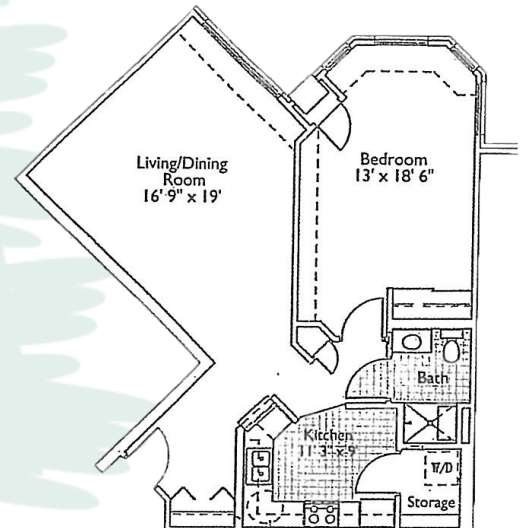
Rent \$1,676 (1,028 sq ft)
Two Bedrooms - **Unit F**



Rent \$1,766 (1,105 sq ft)
Two Bedrooms - **Unit F-2**



Rent \$1,087 (604 sq ft)
One Bedroom - **Unit G**



Rent \$1,393 (878 sq ft)
One Bedroom - **Unit I**

SERVICES *Epiphany Pines*



Epiphany Pines Independent Senior Living

offers a serene setting and comfortable atmosphere.

We are located next to a wildlife refuge and nature ponds. There is an outdoor patio and gazebo to enjoy the beauty and tranquility. Our several common areas give opportunity for indoor relaxed socialization. We are located in Coon Rapids, MN, on the same campus as Epiphany Church and school. We accept residents of all faiths.

Month-to-Month Lease,

60-day notice, or 30-day notice for a move requiring higher level of care.

\$1,000 Damage Deposit will be refunded upon move-out if all requirements are fulfilled.

\$500 Pet Deposit is NON-REFUNDABLE

Amenities and Community Highlights

- Beautiful Wildlife Setting
- 24 hour Security System
- Emergency Response System-Pull Cords in Rooms
- Utilities Included: Heat, Water, Sewer and Trash
- Tenant Responsible for Electric, Phone and Cable/Satellite TV
- Central Air Conditioning
- Transportation for Scheduled Shopping and Events
- Many Scheduled Activities and Entertainment
- Heated Underground Parking Garage
- Outside Garden Patio/Gazebo
- On-Site Chapel
- Craft and Ceramics Room
- Game Room
- Party Rooms for family gatherings
- Movie Room
- Library
- Exercise Room
- Gift Shop
- Daily "I'm OK" checks
- Monthly Blood Pressure Checks
- Morning Coffee and Conversation
- BBQ's and Potluck Dinners
- Cornucopia Convenience Store, open one day a week
- Laundry Rooms - Coin Free

Community Features

Additional fees may apply. All applicable sales tax included.

- Heated Underground Parking \$60 / month
- Lunch and Supper delivered to your apartment 7 days a week \$11 / meal
- Beauty & Barber Shop, open one day a week (rates posted in shop)
- Storage Lockers \$20 / month
- Guests Rooms \$65 / night

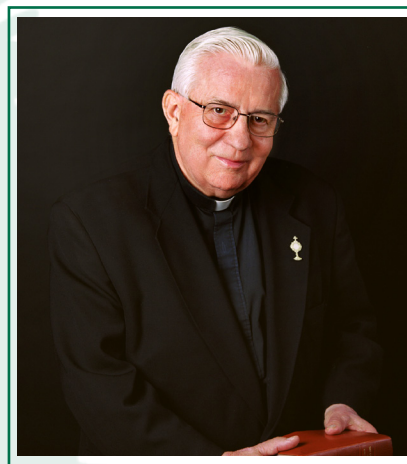
OUR STORY



In 1964 Father Bernard Reiser founded The Church of the Epiphany. The campus eventually added a school to the 70 acres of Coon Rapids farmland.

Fr. Reiser's vision for Epiphany was to serve his parish from birth to death. Thus, The Pines Independent living community opened in 1994 followed closely with assisted living and memory care apartments being added the following year.

Today, we offer a non-denominational faith filled community, with access to all that Coon Rapids has to offer.



Epiphany
Senior Housing



OUR COMMUNITY



MISSION

It is our privilege to serve all who walk through these doors. We strive to make this an affordable, loving home, and to serve all with kindness, compassion, dignity, and respect.

VISION

Epiphany Senior Housing vision was to create a nurturing and caring family community since 1994. Our staff surrounds all our residents with a loving environment to empower each resident to be active, happy and to flourish.

VALUES

As part of this vibrant community, we welcome people of all faiths. We encourage everyone to live active lives that bring joy. Our staff strive to inspire our residents with person-centered care and a team-based approach. We provide a safe and supportive community recognizing an individual's right to make their own choices.

Epiphany
Senior Housing

