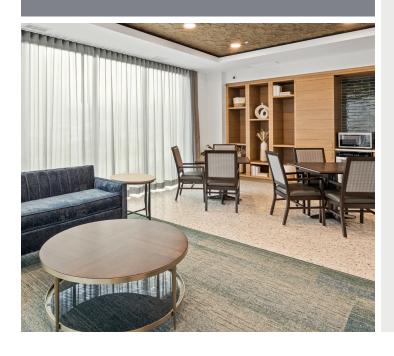


## CONVENIENT LOCATION + NATURE AT YOUR DOOR

Introducing The Theodore, a new affordable 55+ community in the Wirth on the Woods development in the popular Bryn Mawr neighborhood. The Theodore offers the benefits of maintenance-free living and community, a park-like setting adjacent to Theodore Wirth Regional Park and Eloise Butler Wildflower Garden, plus easy access to the charms of Bryn Mawr. All this just minutes from downtown Minneapolis.



### NOW OPEN



# 100 APARTMENTS, 100% AFFORDABLE

The Theodore welcomes individuals age 55+ earning less than \$43,500 (or two people making less than \$49,700) per year paying rent directly or with individual housing vouchers (i.e. Section 8, HUD VASH). Although residents are qualified based on income (earning 30-50% of Hennepin County Area Median Income), rent rates are set per unit, not calculated based on an individual's income.

### APARTMENT FEATURES

Choose from 15 different floor plans of one- and two-bedroom apartments, with handicapped accessible apartments available.

#### **HIGHLIGHTS INCLUDE:**

- Full kitchens, ample cabinet and closet space
- Luxury vinyl flooring
- Floor to ceiling windows
- · Walk-in showers with handrails
- · Gas, water, and trash removal included in rent
- · Individual apartment heating and cooling thermostat
- Built with high-performance materials and sound mitigation engineering





#### THOUGHTFUL DETAILS MAKE ALL THE DIFFERENCE

Whether indoors or outdoors, The Theodore includes spaces to unwind and spend time with friends.

#### **COMMUNITY AMENITIES:**

- Fitness Studio
- · Club Room
- Free WiFi in common areas
- Laundry on each floor\*
- Pet-friendly\*
- Underground parking\*
- Dog wash and bike storage
- Greenhouse and raised gardens

#### **APPLICATION & DEPOSIT:**

- Application Fee: \$50
- Security Deposit: One month's rent

- · Courtyard with patio, grill stations, fire pit and pond
- Walking paths to Theodore Wirth Regional Park and Eloise Butler Wildflower Garden
- Playground
- 24/7 controlled access doors with security cameras
- Priority access to other Ecumen housing & care options

\*Additional fees apply

#### **ADDITIONAL FEES:**

- Electric, cable, internet, and telephone services
- Renters insurance (recommended)
- Pet Deposit (non-refundable): \$300 (\$50 at move in, remainder billed monthly)



AN ECUMEN MANAGED LIVING SPACE

1000

#### SCHEDULE A VISIT TODAY

612-255-9705 | TheTheodore@ecumen.org 2840 N. Wayzata Blvd. | Minneapolis, MN

The Theodore Apts. com





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