# Welcome to Grace Manor

Imagine living in a beautiful, residential community designed to provide friendly independent neighborhood living at an affordable cost.

*Grace Manor is affiliated with St. Andrew's Village through Presbyterian Senior Living, a not-for-profit organization providing health care, housing and other related community services to seniors for over 90 years.*

Grace Manor offers 17 spacious one- and two-bedroom rental, patio apartments for people age 55 and over.

In addition to the flexibility of monthly rent, you'll enjoy easy access to shopping and restaurants in downtown Indiana, as well as cultural and educational opportunities through the Indiana University of Pennsylvania. There are numerous opportunities for recreational and social events as well as civic engagement and local volunteerism – to keep you as busy as you wish.

**Well-equipped and beautifully designed, our one- and two-bedroom senior rental apartments include:**

- Full kitchen
- Full bathroom
- Washer and dryer
- Patio
- Cable TV hookups
- Garage with storage space
- Ample closet and storage space
- Vaulted ceilings in living and dining rooms
- Natural lighting designed into each apartment
- Individually controlled heating and air conditioning
- Indoor access to all community amenities
- 24-hour emergency smoke detector and alarm system with strobe lights.

PRESBYTERIAN SENIOR LIVING
Grace Manor

*continued on reverse*

## Community Features:

- Gazebo overlooking stream and wildlife
- Community Center with Great Room and a full kitchen, library and fireplace
- Secure building with outdoor security lighting
- Well-lit Atrium at apartment entrances
- Pet friendly

## Services and amenities included in your monthly rent:

- Apartment, building and appliance maintenance
- Housekeeping of common areas
- Snow removal, landscaping and grounds maintenance
- Sewer, water and trash

## Services available for an additional fee:

- St. Andrew's Village guided fitness program
- On-site guest accommodations

## Monthly rents* are based on a one year lease and renewed annually:

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|---|---|---|
| One Bedroom | Approximately 700 sq. ft | $1,005 plus utilities** |
| Two Bedroom | Approximately 1,100 sq. ft | $1,200 plus utilities** |

* No extra fee for spouse.
** Residents are responsible for gas heat, electric, cable TV and telephone.

In addition, there is a $50 non-refundable application fee and a one-month's rent security deposit prior to occupancy.

*You will feel right at home.*

For more information about Grace Manor or to schedule a tour, please contact **Candice Nagle, Sales Director** at **724-464-1640** or **canagle@psl.org.**

PRESBYTERIAN SENIOR LIVING
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**580 North Ninth Street • Indiana, PA 15701**
**www.psl.org/standrews**

*Partial financial support may be available for residency at Grace Manor for members of Grace United Methodist Church in Indiana. For more information, call 724-463-8535, ext. 11.*

It is our policy to admit residents without regard to race, color, national origin, age, ancestry, sex, religious creed, handicap or disability.

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