

**The Door to  
Economical Independent Living  
Is Open To You at...**



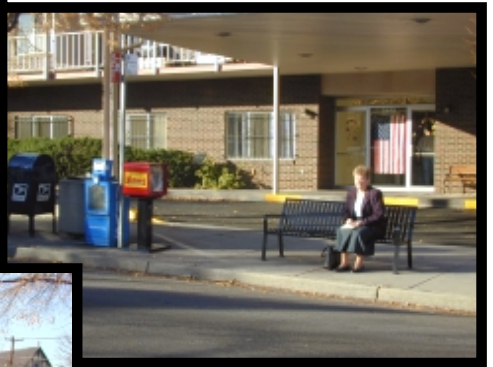
## **Eden Manor**

**3405 West 32nd Street  
Denver, CO 80215  
303-455-6533**

# Our Location

Located at the corner of 32nd and Julian, Eden Manor is easily accessible from I-25; centrally located, minutes from downtown; close to I-70 and the 6th Avenue Freeway and such arterial streets as Sheridan Boulevard. The RTD bus stops right outside the front door.

A nice selection of shops, bookstores, restaurants, and beauty salons are within a few blocks. There are also several churches in the neighborhood.



## **Our Amenities**

As you enter Eden Manor, you are greeted by a staff person at the main office. A large lounge area is located just inside the front entrance - a great place to visit with family and friends, watch TV, or just relax and watch the world go by! Mailboxes and the laundry area are also located on this floor.

If you enjoy reading, you will want to take advantage of the selection of books in our library. The recreation area is located on the penthouse level (13th floor) and contains a pool table, exercise equipment, and many table games. A shuffleboard court is located just outside the rec room and offers an awesome panoramic view of the city skyline.

A comfortable lounge on the 8th floor provides an area for small group meetings or just socializing. The Penthouse provides a large meeting area, as well as a place for residents to enjoy playing the piano, or attending the birthday dinners. This is the place to be on July 4th as you look out over the city at the various fireworks celebrations. Enjoy the mountains? The north side of the building offers a wonderful view.



**Lounges - Library - Recreation - Penthouse view**

# Our Leasing Options

## Studio Apartments

Our efficiency or studio apartments are 344 sq.ft. Each apartment has a 95 sq.ft. balcony, a 5' x 4' storage area and a full bath. The galley kitchen has an electric stove, disposal, and refrigerator. Carpet and draperies are furnished. Cable hook-up and private phone service are the responsibility of the tenant.



# One Bedroom

The one-bedroom apartments are 540 sq. ft with a 122 sq. ft. balcony. The combination living-dining area is about 16' by 11.5'. A stove, refrigerator, and disposal are provided in the galley kitchen. In addition to two closets and a linen closet, there is a 4' by 5' storage area.

Our one-bedroom units are very economically priced. Each apartment is furnished with window coverings and carpet. Individual thermostats allow the resident to adjust the temperature to his own personal requirements.



## Two Bedroom

The typical two-bedroom unit contains 706 sq. ft. and a balcony of 188 sq. ft. The hallway and doors are large enough to accommodate a wheelchair. The full bath is very spacious, each bedroom is 11' x 10' and contains a large closet. A 4'x4' storage area is located in each apartment.

Cable hook-up and private phone service is the responsibility of the tenant. The rent is very affordable and utilities are included in the monthly fee.



# Miscellaneous

Eden Manor has a resident manager and someone from the management staff is always “on call” after regular business hours or on weekends.

Off-street assigned parking is available. A few car ports and uncovered fenced parking is available at nominal additional cost; however, there is a waiting list for the car ports.

If you have guests staying overnight, a guest room is available for a nominal daily fee on a first-come, first-serve basis.

Eden Manor’s lifestyle provides convenience, comfort, security, and the opportunity to meet new friends.



# **Our Occupancy Requirements and Agreement**

Prices and accommodations do vary with the apartment and location desired.

Individual thermostats in each unit allow you to adjust the temperature to your personal requirements. Rent includes utilities. Private phone service and cable hook-up are the responsibility of the tenant.

If you are 62 or older and can pay a one-time occupancy fee, you may be eligible to become a resident of Eden Manor.

An occupancy fee of about seven (7) times the monthly rental of the unit selected, is required prior to occupancy. The first sixty (60) days occupancy will be considered a trial period. If the tenant leaves during the first 60 days, the occupancy fee less renovation expense will be refunded.

Moving out after the trial period (60 days) will bring a refund of 75% of the occupancy fee less a factor for the time the unit is occupied and renovation expense. Fees are based on an eight-year amortization.

# Ownership

Eden Manor Management Corporation is a non-profit operating corporation whose business is managed by a nine member Board of Trustees. From its inception, the Eden Manor Management Corporation has been sponsored by the Beth Eden Baptist Church at 2600 Wadsworth Boulevard, Wheat Ridge, CO 80033. The Board of Trustees is elected by the membership of the Beth Eden Baptist Church.

A word from Pastor Jim Efaw, Beth Eden Baptist Church...

*We feel that Eden Manor is a ministry of the Beth Eden Baptist Church. A Bible study is available each week and the "Care and Share" group meets bi-monthly on a specified Sunday afternoon. Transportation will be available to the Beth Eden Baptist Church for those who desire to attend.*

*Eden Manor is an ideal retirement arrangement for retired pastors, missionaries, and full-time Christian workers. The Beth Eden Baptist Church is an ideal place for these dear servants of the Lord to serve and use their experience and gifts in a Bible-believing local church setting.*

*I know you will love the atmosphere and spirit evident at Eden Manor.*