

FEEL AT HOME FROM THE VERY BEGINNING



Come for a visit.

We'd love to show you all that Mill Pond Gables has to offer.

For more information and a tour, please contact us at 763-576-8696.

Mill Pond Gables is owned and managed by Avinity. A manager is on site Monday through Friday to meet your needs and make sure everything is running smoothly. After hours help is available through our Key Keepers program.

mill pond
GABLES
OF CHAMPLIN

millpondgables.org

201 Hayden Lake Road E | Champlin, MN 55316

763.576.8696 office



Managed by **AVINITY**

www.AvinitySeniorLiving.org

Inspired by God's love, Avinity creates communities for older adults that nurture the body, soul and spirit



mill pond
GABLES
OF CHAMPLIN

TO IMAGINE, INSPIRE AND NURTURE A YOUTHFUL SPIRIT
IN EVERY OLDER ADULT WE MEET



Enjoy 55+ Independent Living

Mill Pond Gables offers an attractive, welcoming and vibrant senior living community.

A cozy and warm atmosphere where residents instantly feel at home.

Enjoy a walk around the Mill Pond on the paved trail or take it all the way down to the Mississippi river!



I have been a resident here for 24 years, that should say just how much I love it! > Beverly G.

I enjoy the beautiful view and well-kept grounds. I also enjoy the walking paths. I like that there are only 48 apartments which makes it feel more home-like. > Reatha D.



FLOOR PLAN OPTIONS AND AMENITIES

One size does not fit all – that’s why we offer four different floor plans. Our one- and two-bedroom apartments are spacious but manageable. All feature wood cabinetry, updated décor, full kitchens, and large windows with bright interiors. Each unit has individually controlled heat and air conditioning and ample storage space. The large kitchen pass-through provides daylight and allows for counter height seating.

Laundry facilities and trash receptacles located on each floor and elevator service saves you steps.

COMMUNITY AMENITIES

In addition to the privacy of your own apartment, the spacious and comfortable communal spaces of Mill Pond Gables are also yours to enjoy, including:

- Secure, controlled-access entry
- Security cameras
- Handicap accessible
- Heated underground parking
- Community room with full kitchen and large screen HDTV
- Media Center and Wi-Fi in first floor lobby area
- Library
- Fitness Room
- Hairdresser
- Elevator
- Social room with balcony on each floor
- Screened porch
- Patio
- Grilling spaces
- Community gardens
- Small pets welcome
- Walking paths and bike trails
- Car wash area in heated garage
- Heat, water, sewer, trash and recycling services included in rent

The grounds are as beautiful as the interior spaces. A screened porch or the patio are the perfect places to enjoy beautiful Minnesota summers. Many tenants also enjoy the balconies off the social areas on each floor, as well as the walking paths available around the immediate area.

TRANSPORTATION

We are conveniently located on the bus line, which connects our residents to shopping, entertainment, restaurants, clinics, pharmacies, dentists, churches, parks, a post office and much more. Assistance is also provided with MetroMobility applications.

DINING OPTIONS

OPTAGE Senior Dining Choices are available for delivery.

BE AS ACTIVE AS YOU CHOOSE TO BE

There’s never a shortage of things to do at Mill Pond Gables. There are movies, card games, Bingo, Bible study and group exercise. You can be as active and as social as you want to be and feel comfortable with. This is the time of your life to enjoy yourself and do what you want to do, and we’ll help you do that.

You can also check out the senior activities at the Champlin Community Center just across the street. The post office and library, restaurants and the community center are all within walking distance.

FOR YOUR HEALTH AND SAFETY

SECURITY SYSTEM – Visitors must call the office or individual apartments through the front door security system in order to gain entrance into the community. Emergency pull cords in bedrooms and bathrooms are monitored 24/7. There are safety grab bars in all bathrooms.

WORRY-FREE LIVING

MAINTENANCE – You don’t need to worry about whom to call for repairs when you live at Mill Pond Gables. Our maintenance staff is responsible for making sure everything Mill Pond Gables provides in your apartment is in proper working order.

PARKING – space in our heated underground garage is available for rent on a month-to-month basis.



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LinkedIn.com/company/Avinity