



THERE'S SO MUCH *More!*

PRAIRIE GARDENS COOPERATIVE
3550 STONE CREEK CIRCLE SW
CEDAR RAPIDS, IA 52404

Prairie Gardens Cooperative is not a condominium, a senior apartment complex, or a senior rental complex. It's a 62+ carefree lifestyle community! When someone asks where we live, we like to explain the benefits of living at Prairie Gardens Cooperative. Here's why it's the right place for us to live:

- Each unit has appliances such as a refrigerator, stove, microwave, dishwasher, garbage disposal, washer, and dryer.
- There's a lounge with comfortable seating, a fireplace, a library, and a mailroom.
- Two elevators provide service to all floors and the garage.
- The community room can seat up to 79 people, has a complete kitchen, and a big-screen TV. You can reserve it at no cost for private functions.
- The Club Room has seating for 68 people, a bar with a refrigerator, dishwasher, and coffee console, two big-screen TVs, a pool table, an electronic dartboard, card and board game tables, a shuffleboard table, outdoor games, foosball, and ping-pong. It can be reserved at no cost for private functions.
- There's an exercise room with equipment, weights, and a TV.
- An Arts and Crafts room is also available.
- Each unit has one underground heated parking space with possible storage in front of a car.
- There's a garden space and garden tools available.
- A guest suite is available for reservation at \$50 per night.
- There's also a fenced Dog park for coop shareholders' dogs.



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AND EVEN *More!*

- For fire safety, all units are equipped with smoke detectors, fire alarms, sprinklers, and CO detectors. Fire extinguishers are also installed in all hallways.
- Security is taken care of, with all eight entrances being secure
- A patio with outdoor tables, chairs, and two gas grills.
- An outdoor gas fire pit is also available.
- Free outdoor parking is provided.
- A walking track is also available.
- Each unit and indoor common areas have free Wi-Fi.

The monthly fee ranges from \$1,300 to \$2,300 per month, covering the operating costs of the building.

- Onsite Manager, Maintenance Technician, and Housekeeper
- Electricity for common areas
- Water and sewer
- Heating and air conditioning for common areas
- Heat for the units
- Garbage service and recycling
- Mortgage Payment
- Real estate taxes
- Building Insurance
- Fire protection system and security
- Lawn care, mowing, fertilizing, and insect protection
- Snow shoveling, plowing, and snow removal
- Repairs and maintenance of the units and property
- Needed replacement of appliances and other needs
- Elevator maintenance

If you moved from a house, you paid monthly bills for water, sewer, garbage service recycling, heating, air conditioning, and probably Wi-Fi. You paid taxes, maintenance, repairs, and replacement. The monthly fee now pays these bills.

- Your electric bill here will likely be much less than previously.
- You may receive a tax deduction yearly for loan interest and taxes.
- You have a feeling of belonging to a community.
- You know your neighbors.