



 Friendship VillageSM
SUNSET HILLS
Serving Seniors. Honoring Christ.



A warm welcome awaits.

Friendship Village Sunset Hills is a senior living community located on 52 landscaped acres with beautiful views of South County. The campus includes a Clubhouse, a wide variety of one- and two-bedroom apartment homes and 44 spacious villas. Friendship Village provides everything you want and need, all in one location.

From dynamic amenities to all levels of health care, the campus is designed with your maintenance-free lifestyle in mind.







Experience Carefree.
**A Wonderful Lifestyle
Can Be Yours at
Friendship Village**

Residents at Friendship Village Sunset Hills lead happy, busy lives while attentive staff members tend to most chores. That lets you focus on what you want to do—not what your house needs you to do. The monthly fees cover these services and most amenities:



Services

- Complimentary continental breakfast
- Flexible dining program includes one meal per day
- All utilities
- Cable TV with more than 100 channels, including in-house informational channel
- Local and long-distance telephone service
- Wireless internet service
- A full schedule of events, activities and outings
- Scheduled transportation and shuttles
- Housekeeping services every other week
- Flat laundry weekly
- All residential maintenance
- Security 24/7
- Daily check-in program (optional)
- 24-hour emergency assist system
- Storage
- Chaplain with regular worship services
- Wellness Coordinator
- Concierge services
- Independent Care Navigator
- Assigned parking space
- IT services
- Clinical Liaison

Amenities

- Multiple dining venues: The Cambridge, Bavarian, Edelweiss, Sagewood and Clubhouse Café
- Wellness Gym, classrooms, Fitness Center and heated swimming pool and spa
- Media Lounge
- Library
- Grand Ballroom
- Chapel
- Creative Arts Studio
- Quilting Room
- Beauty Salon
- Woodworking Shop and Train Club
- Village Market/Gift Shop
- Business Center with internet, fax and copy machine
- Beautiful grounds—including an outdoor entertaining space with kitchen, bocce ball court, pickleball, shuffleboard, gazebo, water feature, putting green, gardening areas, rooftop patios and more

Other health services available on site:

- Physician Clinic with doctor and nurse practitioner
- Physical, occupational and speech therapy
- FV at Home—supportive services and home health



“ Gardening is just one way I like to relax at Friendship Village. Every spring I look forward to growing and caring for my plants. ”

Nan S. | Resident



Feel Carefree.

Exclusive Life Care Program

Friendship Village is a Life Care community, which makes our pricing and value unique in St. Louis. Pricing is based on each floor plan size and the contract option you choose.

Life Care, secured by an entrance fee and a monthly service fee, provides access to on-site health care for unlimited days at a predictable cost for life.

In addition, our not-for-profit, Fitch-rated community is the best choice for affordable senior living because your fees can be tax deductible.* Select apartments are available for a lease option.

Friendship Village Sunset Hills is a value beyond compare for senior living in the St. Louis area.

*Section 213 of the Internal Revenue Code approves the deductibility of a portion of service fees paid to retirement communities for the provision of medical care. Seek advice from your tax consultant for full details.



Our continuum of care includes a full-time Care Navigator that will walk you through the services available if and when a need arises.



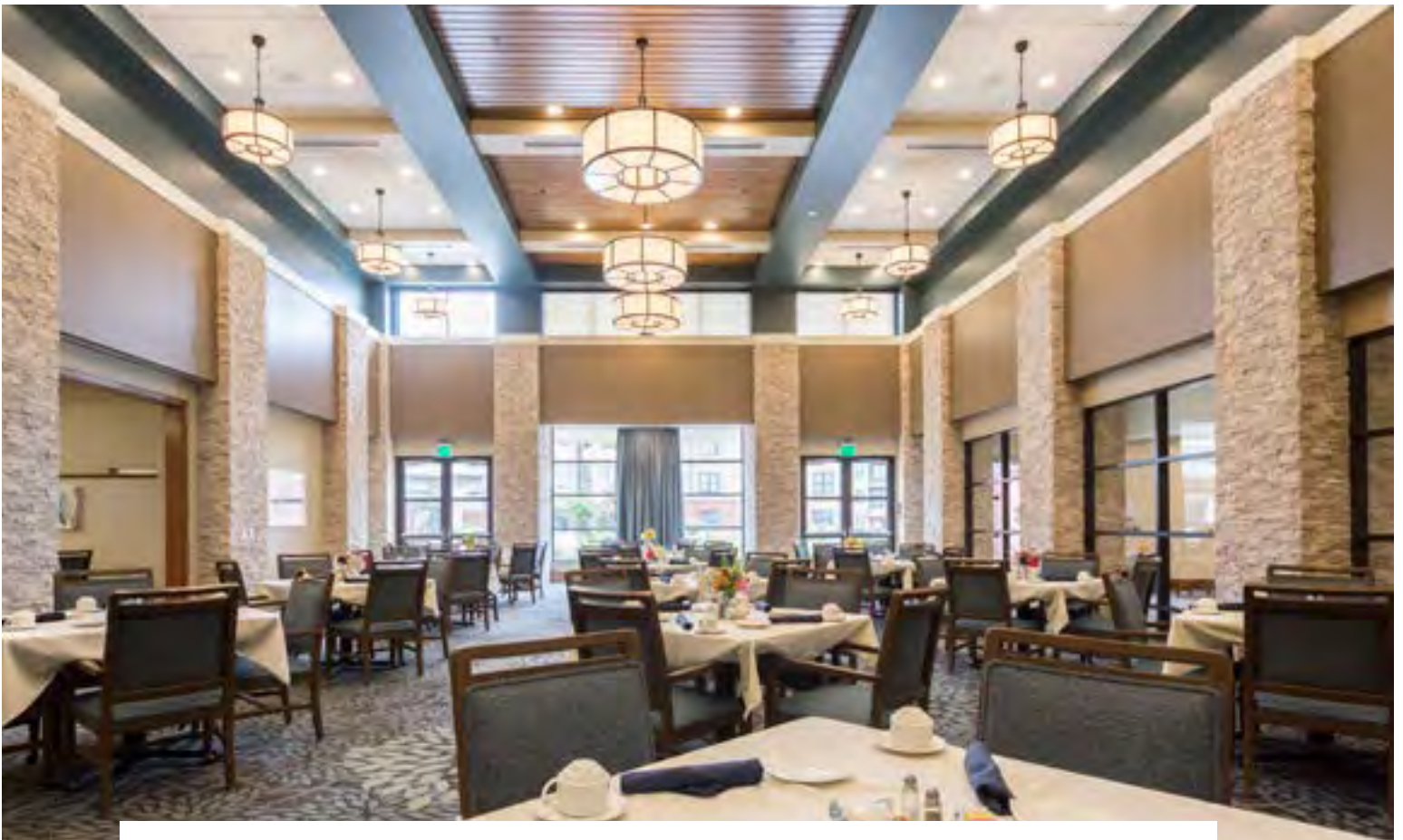
Friendship Village staff offers Supportive Services or Medicare home health with offices right on site. FV at Home is available to you today in your home, or should you move to an apartment or villa on campus.



Our Life Care program includes access to Assisted Living & Memory Care, with 61 private assisted living apartments and a Memory Care neighborhood. You receive the right level of assistance with daily activities, so you can enjoy the comforts of home and all of the amenities of the Friendship Village campus.



Our top-rated Skilled Nursing and Rehabilitation Center provides a full spectrum of services, 24 hours a day, and our team has earned some of the highest satisfaction ratings in the region. When recovering from illness or injury, our recuperative care services will get you well and back home—without ever leaving campus.

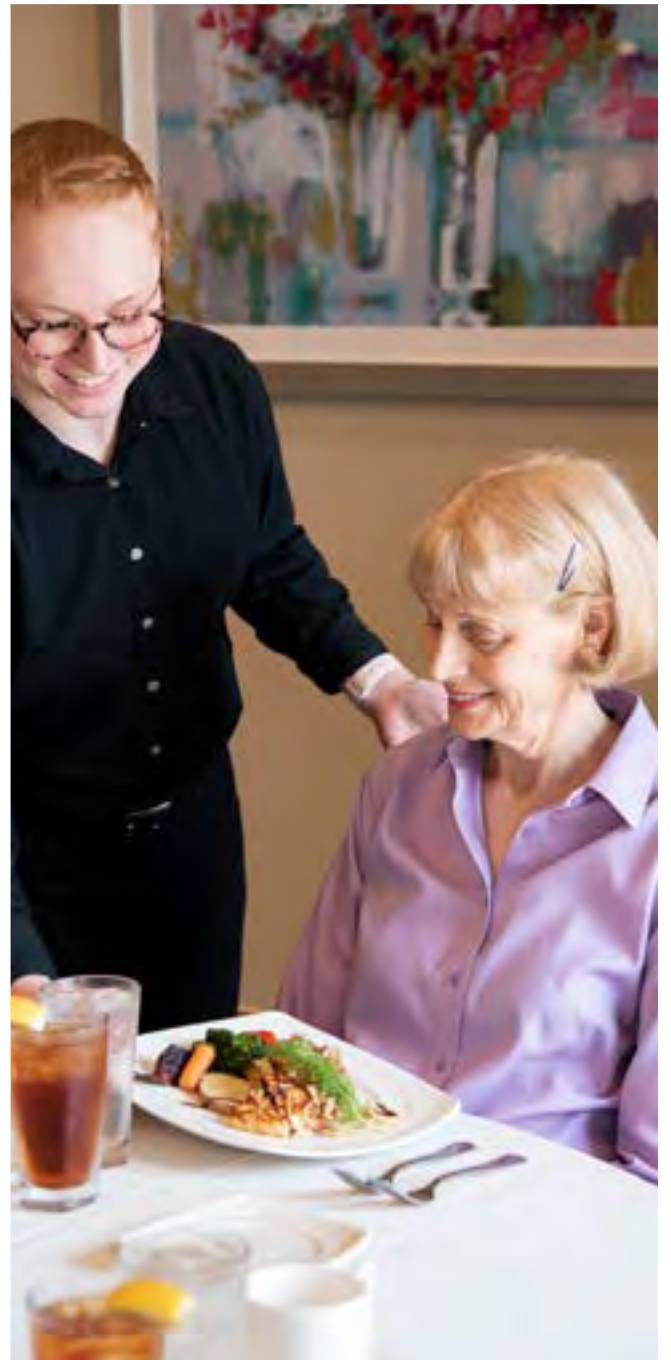


Taste Carefree.

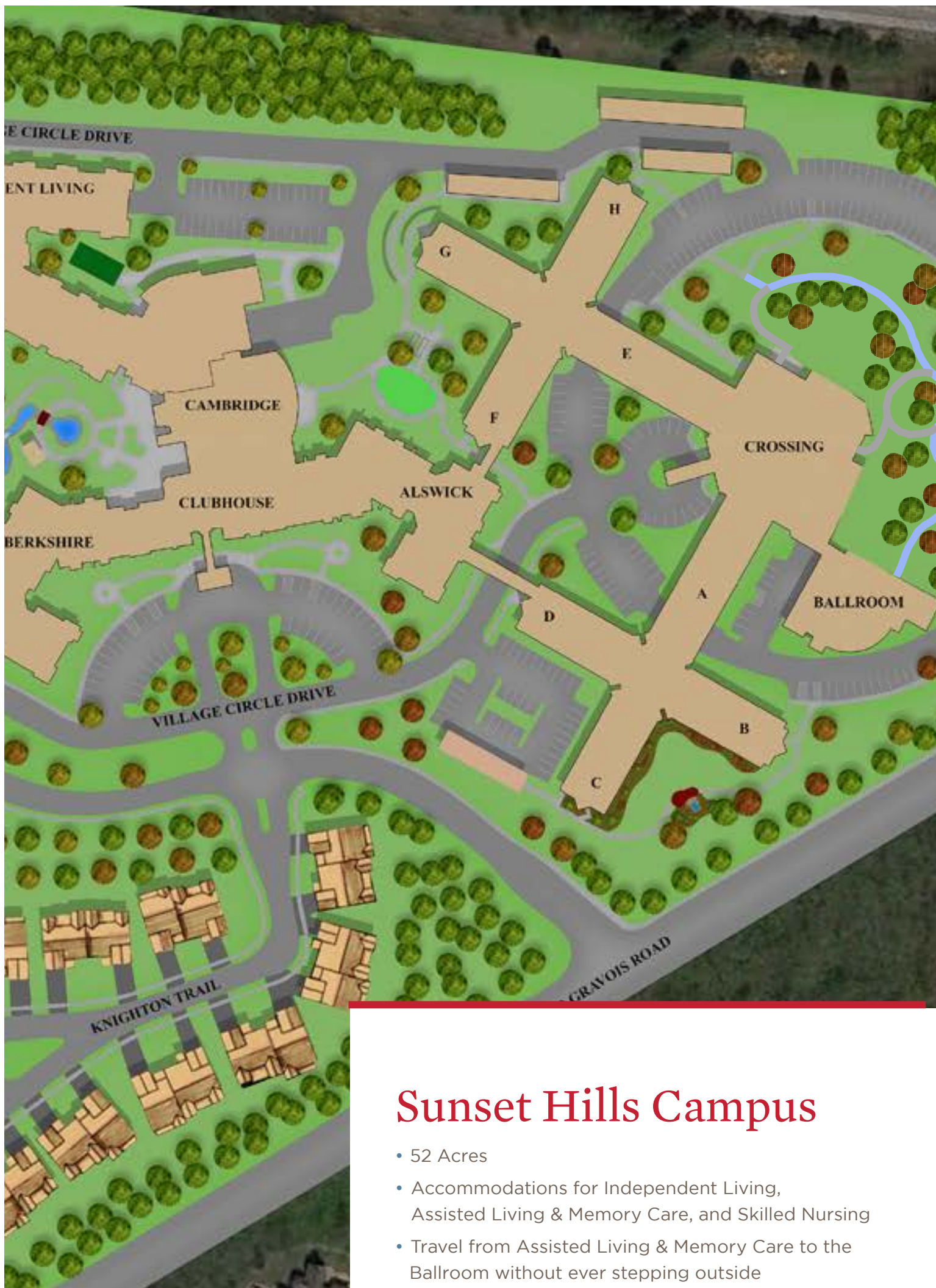
Dynamic Dining at Every Turn

Our award-winning chefs partner with a long-tenured serving staff within five dining venues: The Cambridge, Bavarian, Edelweiss, Sagewood and Clubhouse Café. The Cambridge features a patio with a full outdoor kitchen and is available for your private parties and special events.









Sunset Hills Campus

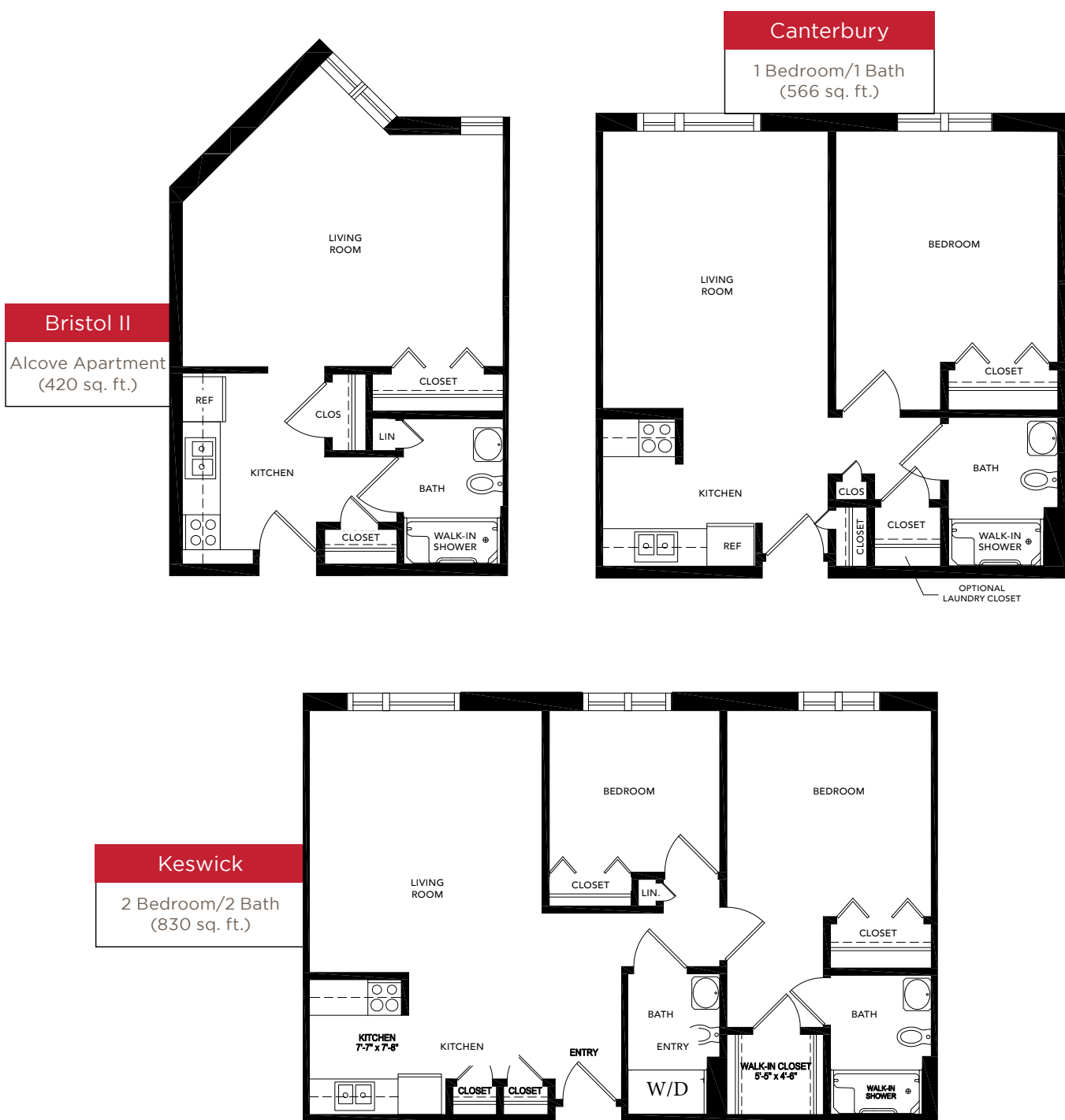
- 52 Acres
- Accommodations for Independent Living, Assisted Living & Memory Care, and Skilled Nursing
- Travel from Assisted Living & Memory Care to the Ballroom without ever stepping outside

Live Carefree.

The Right Space for You

Apartment homes in **The Crossing** range from 420 to 1,096 square feet and are centrally located near the Ballroom, Creative Arts Studio, Fitness Center and Pool.

The Crossing





“ Location. Location. Location. It’s perfect. I looked at several communities in the area, but my Friendship Village apartment is bigger than some two bedrooms and it has a great view with lots of light. ”

Louise M. | Resident

These are just a few of the apartment home floor plans available to you in The Crossing—our original grand residential building housing most of our amenities.

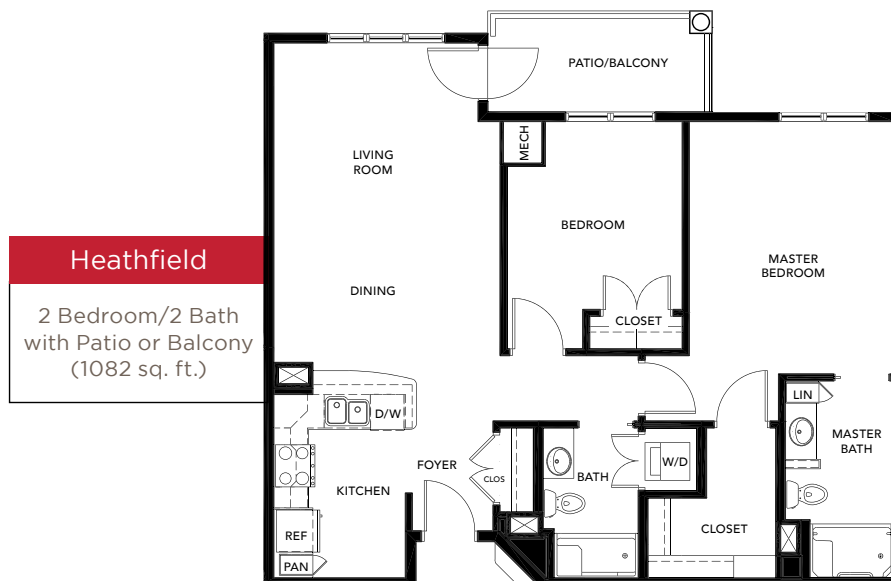
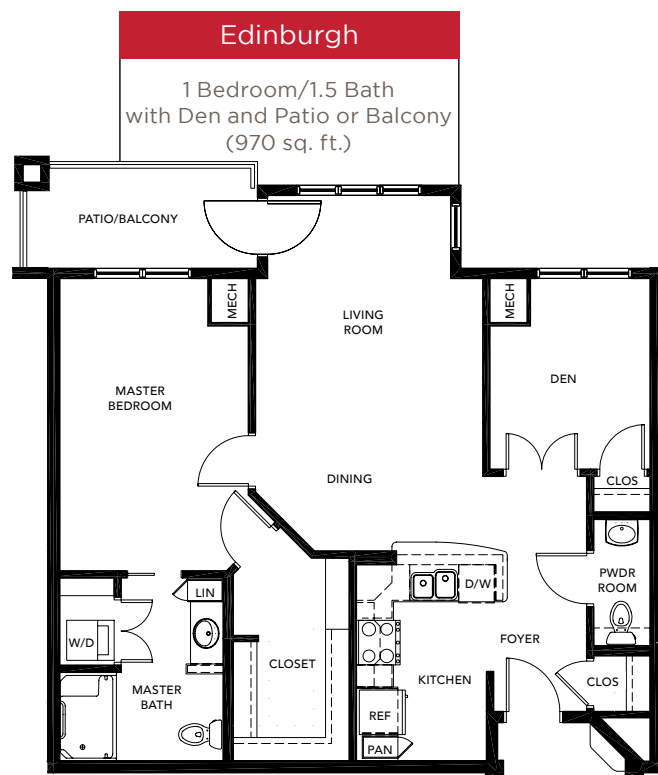
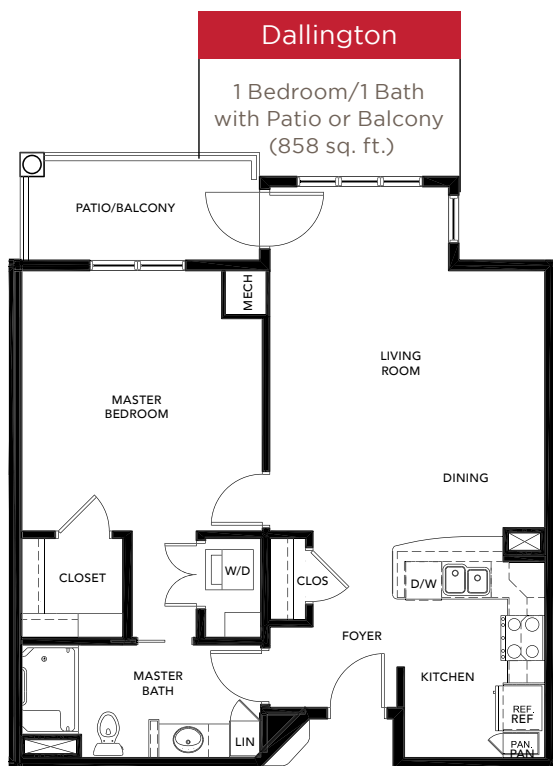


Live Carefree.

The Right Space for You

These are a few of the apartment home floor plans available to you in the **Alswick**, **Devonshire** and **Berkshire** buildings. Apartment homes surrounding the Clubhouse range from 858 to 1,700 square feet, with open floor plans, patios/balconies and under-structure parking.

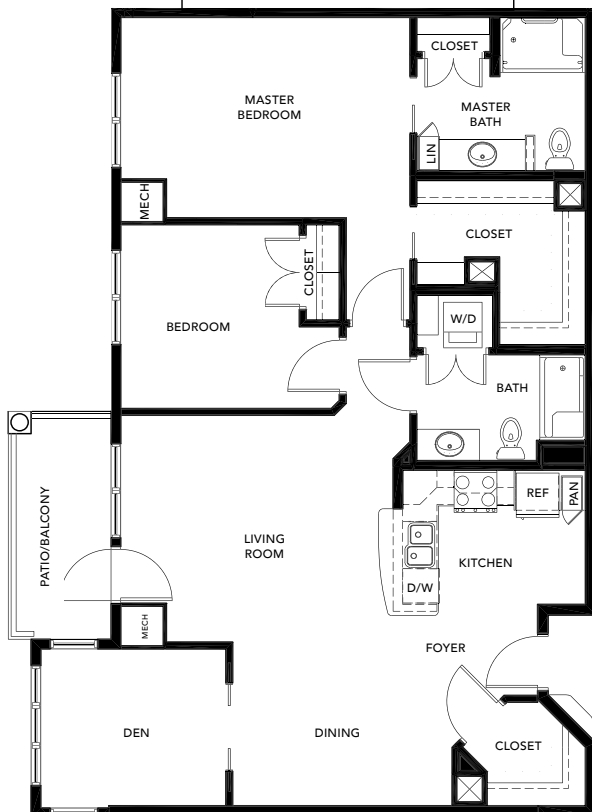
The Alswick, Berkshire and Devonshire Buildings





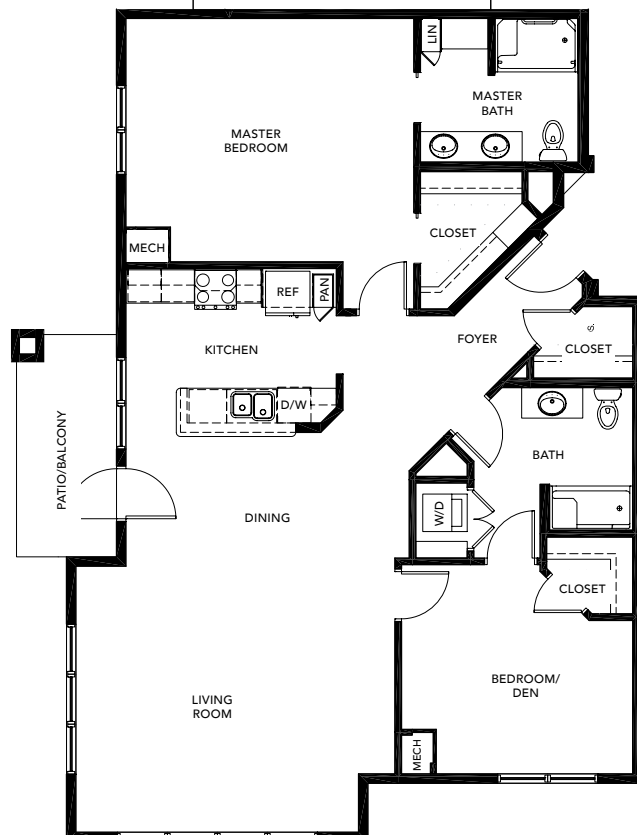
Mansfield

2 Bedroom/2 Bath
with Den and Patio or
Balcony (1321 sq. ft.)



Newcastle

2 Bedroom/2 Bath
with Patio or Balcony
(1409 sq. ft.)



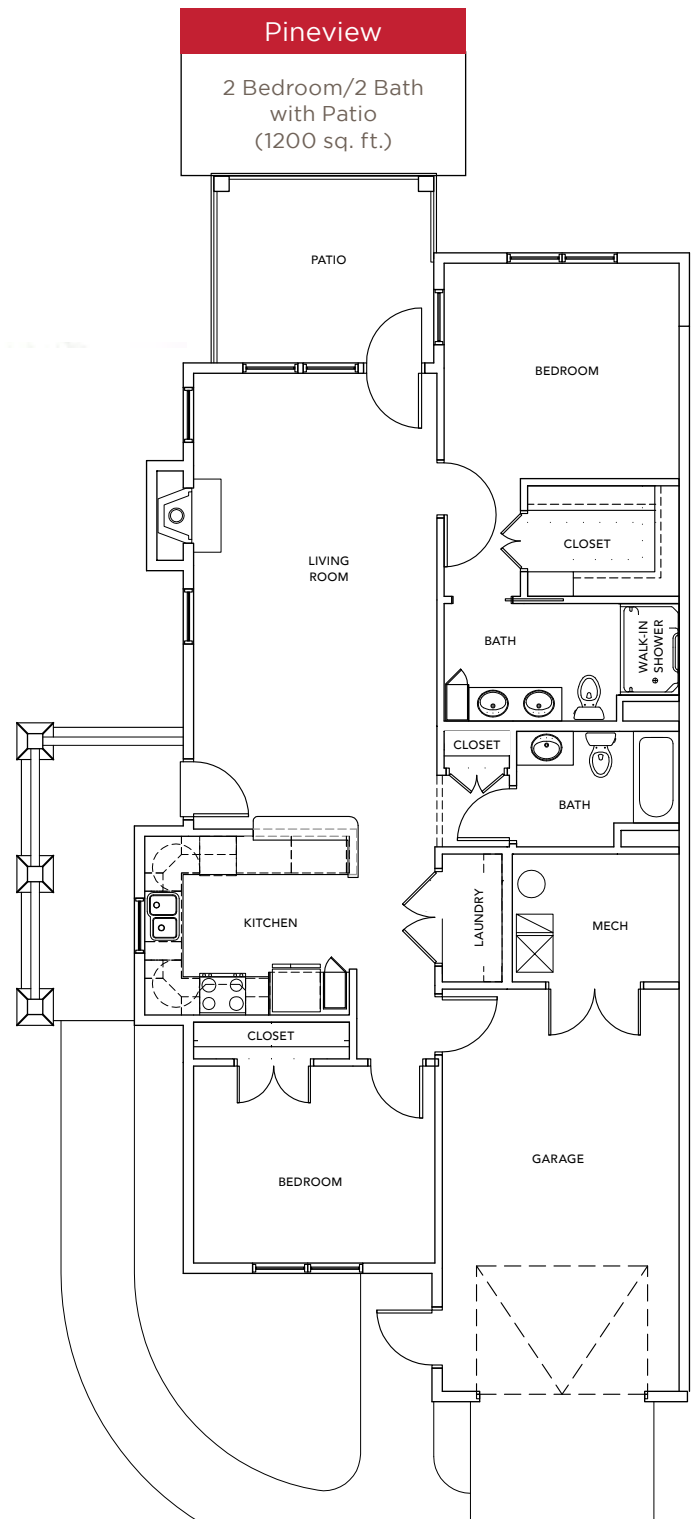
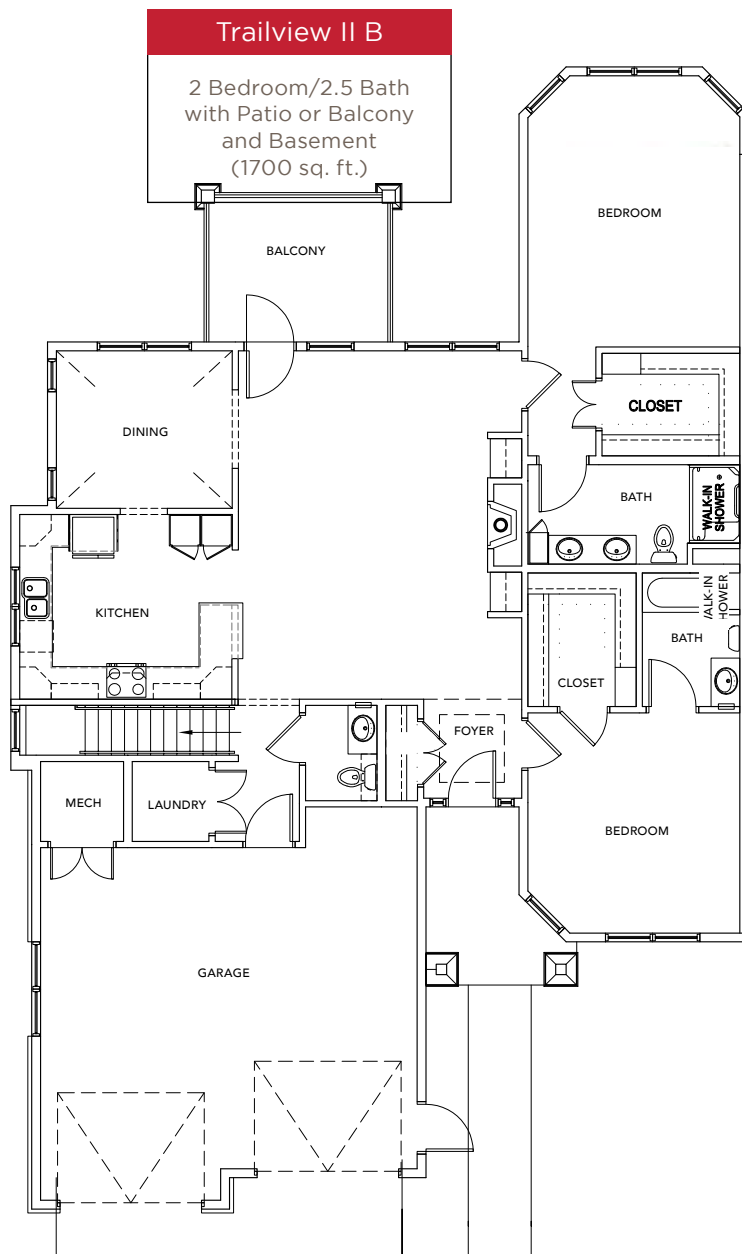
Live Carefree.

The Right Space for You

Our campus includes 44 spacious Villa homes featuring personal garages and full walk-out basements.

Call (314) 270-7700 for more details and pricing.

Villas





Coordinate Carefree.

Nervous About Moving?

Excitement. Anticipation. To-do lists! We understand there are significant details to organize as you transition to your new home at Friendship Village, and we are here to help.

Our “Moving Made Easy” program includes all the resources you need to sell, downsize, coordinate and get settled. You will work with a personal Move-In Coordinator, who will be there to help you every step of the way and answer all of your questions about transitioning to your new home. Our trusted partners and internal team can help you—from the first thought of selling your home to unpacking the last box.

Call (314) 270-7700 today to learn more about our “Moving Made Easy” program.





Live *Life* Well

Explore and Enhance All Dimensions of Wellness

We support you in living life to the fullest. From tai chi classes to trivia challenges, from fine art shows to garden clubs—discover how you can Live Life Well. FV at Home, our home health care provider, is conveniently located on campus, along with our on-site clinic. Our staff will customize a comprehensive wellness plan just for you!



“I thought I was just fine being alone in my home, but my son convinced me to come here. And I’m so glad he did because I’ve met so many wonderful people through our activities.”

Donna F. | Resident





“ We really are encouraged to be fit with all the great exercise programs in the Wellness Gym and on Channel 900. We’re living the good life! ”

Carl S. | Resident



A Trusted Name, An Outstanding Value

As a not-for-profit community, Friendship Village Sunset Hills is operated by our own local management team and governed by a St. Louis-based Board of Directors. This means that our leadership has deep roots in the community.

With tenured staff who provide knowledge and expertise, we put the needs of our residents first. Our dynamic team is credited for delivering more than 40 years of stability and experience in one of the highest-rated senior living communities in the country.



Call today to learn more about the *carefree* life
you could be enjoying right now!

(314) 270-7700



SUNSET HILLS

Serving Seniors. Honoring Christ.



Reserve your new home today.

12563 Village Circle Drive

Sunset Hills, MO 63127

(314) 270-7700

FriendshipVillageSTL.com/SunsetHills



A not-for-profit Life Care community by FV Services, Inc.

