



Your Home For All Seasons



Welcome to Orchard View, the apartment residence of choice for active, independent people 55 years and over! Beautifully designed and landscaped, this highly-regarded Carroll, Iowa community offers outstanding convenience and wonderful amenities.

This is a special place. You can smell the apple blossoms in the spring...listen to the crickets sing in the summer...feel the crunch of fall leaves under foot, and smell the smoke of a winter fire.

There's more. Much more. Orchard View provides a community of friends...the support of those who care...the security everyone desires. Privacy when you want, companionship when you choose.

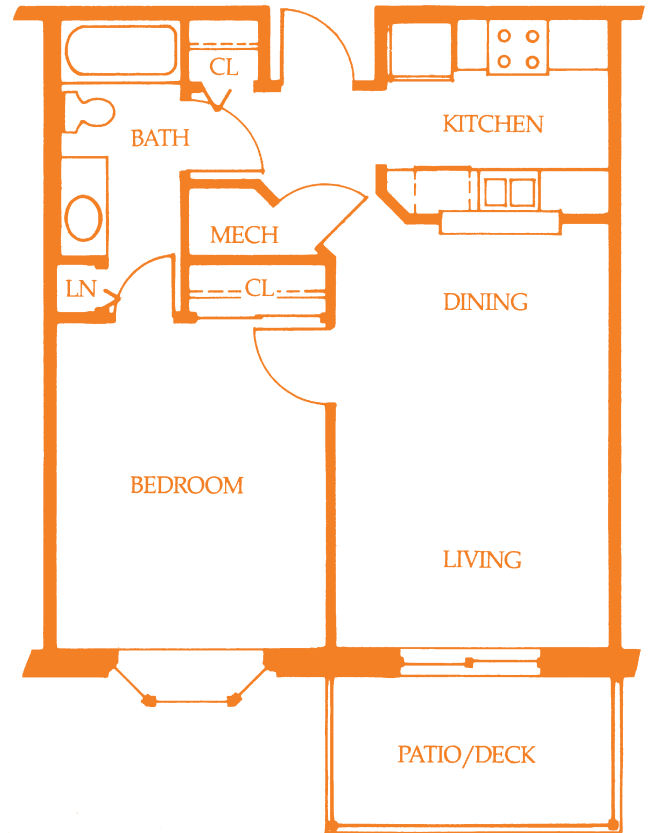
Orchard View – For all seasons.

**And in green underwood
and cover
Blossom by blossom the
spring begins.**

Algernon Charles Swinburne

Each one bedroom residence has a bay window in the bedroom and a private porch or patio accessible from the living room.

One Bedroom Residence 644 Square Feet



COMFORTABLE ENVIRONMENT

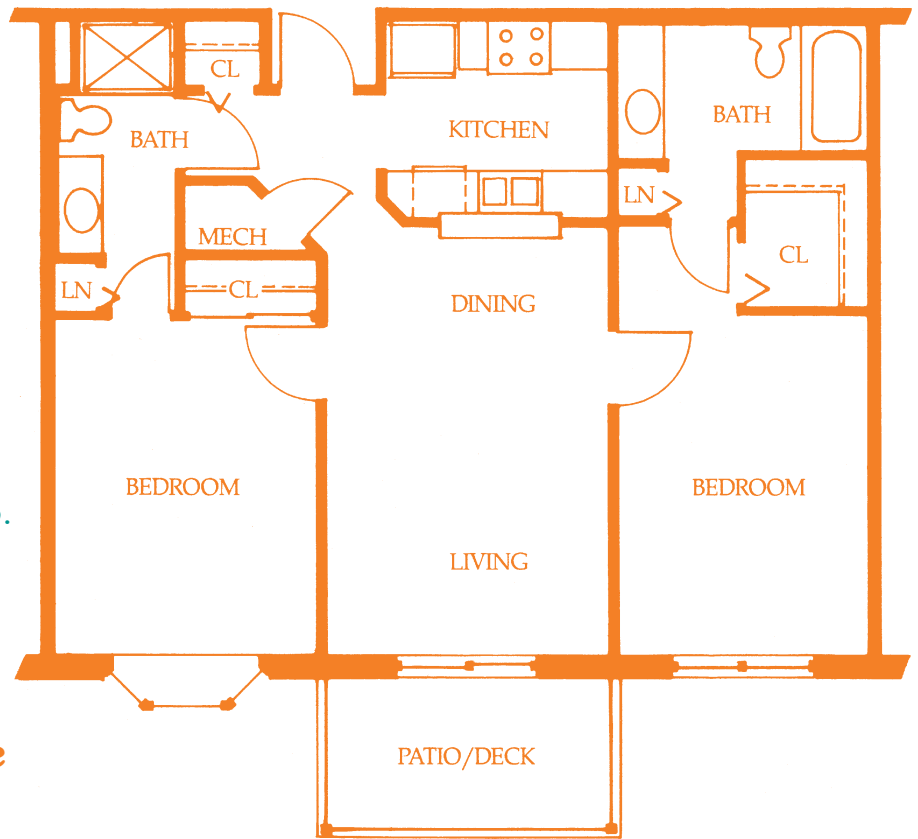
Orchard View offers one and two bedroom residences designed for the finest in independent retirement living. Each residence has a fully equipped kitchen, a well-appointed bath, and ample closet space. Each unit also has an independent mechanical system for heating and cooling. Maintenance is provided by Orchard View staff.

SECURE ENVIRONMENT

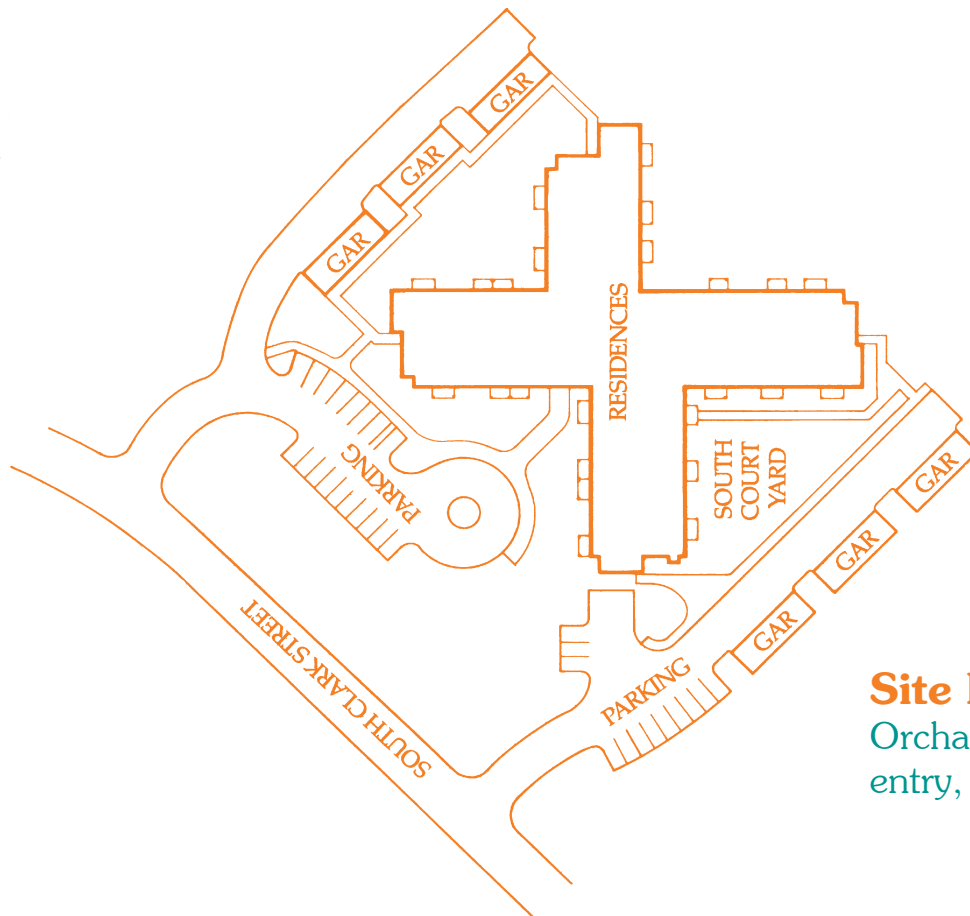
Every home has a 24-hour security system in addition to smoke detectors, carbon monoxide detectors, weather radios and sprinkler systems. A phone operated system from each apartment to Orchard View's public entrance allows residents to screen visitors before entry.

*Orchard View's Residences
– Stylish, Comfortable, Unique*

Orchard View's two bedroom residences offer two separate baths and a large porch or patio.



Two Bedroom Residence
947 Square Feet



Site Plan

Orchard View's setting with entry, parking, and garages.

Orchard View – A unique blend of architectural style and personal convenience.

Here the bay windows, gable roofs and stone facing convey a warm, homey feeling. Spacious one and two bedroom residences offer ample room for treasures gathered over a lifetime. Every apartment has a fully equipped kitchen, ceramic tile bath, individually controlled heating and air conditioning...and your own private patio or deck.

On each floor, free laundry facilities are just steps away. Cable TV is provided throughout the facility and is charged through your monthly bill at a special Orchard View rate. And when family and friends arrive for a visit, there's a guest apartment ready to greet them.

Naturally, Orchard View has 24-hour security throughout. All apartments have smoke detectors, weather radios, carbon monoxide detectors and sprinkler systems. For added peace of mind, every home has a 24-hour security system.

With only 50 apartments, your neighbors will never be strangers. You'll enjoy outdoor barbecues on the community terrace and festivities in the special

entertainment center. There's a craft and hobby room for those special projects, and a full range of transportation and recreation services just for you. Garages are also available for your automobile.

In fact, as a resident you benefit from some very special amenities. If you don't feel like cooking, you are always welcome to dine in Orchard View's charming dining room. For peace of mind, full health care support is always available at the nearby St. Anthony Regional Hospital and Nursing Home.

And for those moments of quiet reflection, please feel free to use the Orchard View chapel.

Orchard View. Serene. Secure.
Your home for all seasons.

Spacious, fully equipped one and two bedroom apartment homes.

Orchard View's lovely, residential design with bay windows provides private patios and decks, and an elevator for easy access.

Each apartment offers a complete, fully equipped kitchen.

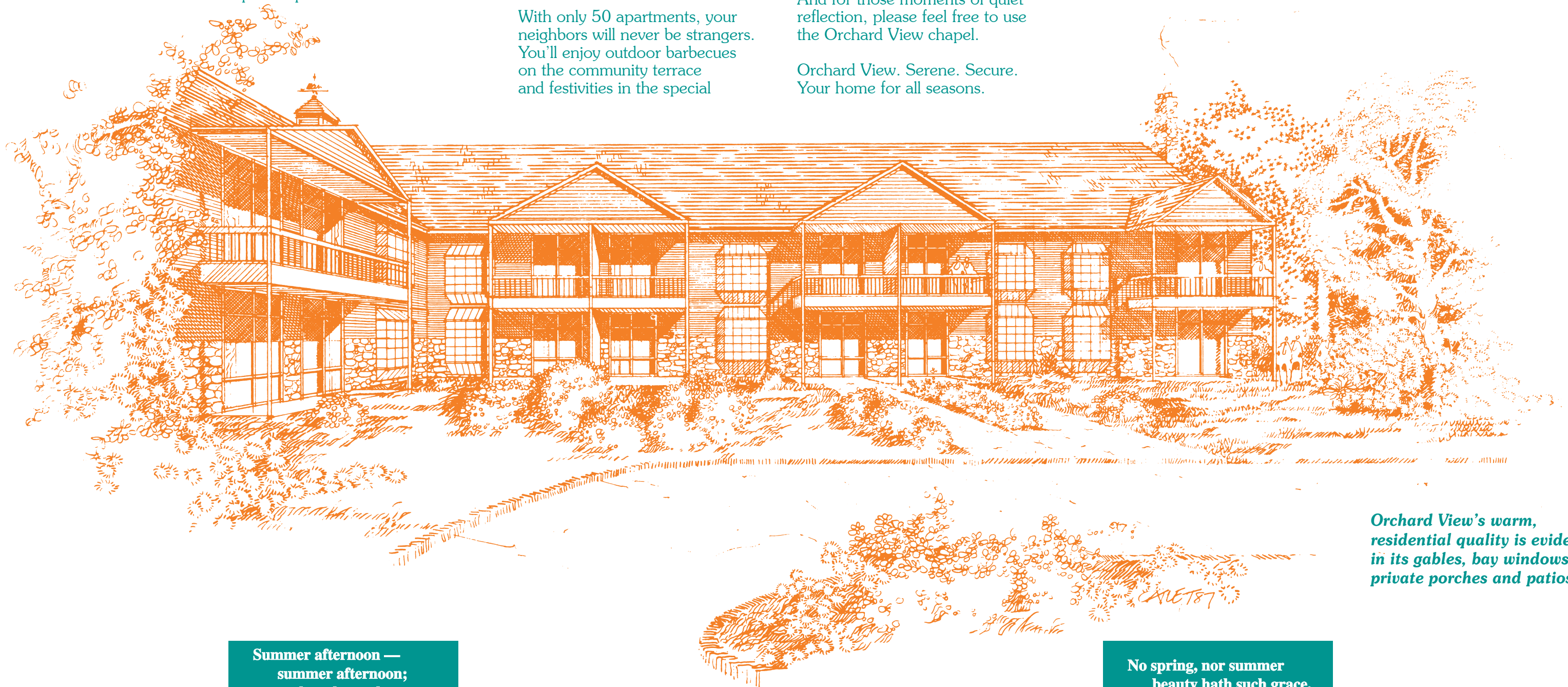
24-hour security, weather radios, carbon monoxide detectors, smoke detectors and sprinkler systems.

Garages are available for residents' automobiles.

Single monthly payment that includes cable television and all utilities paid.

Part of the St. Anthony Health Care Campus with complete access to all campus services.

We are smoke and pet free.

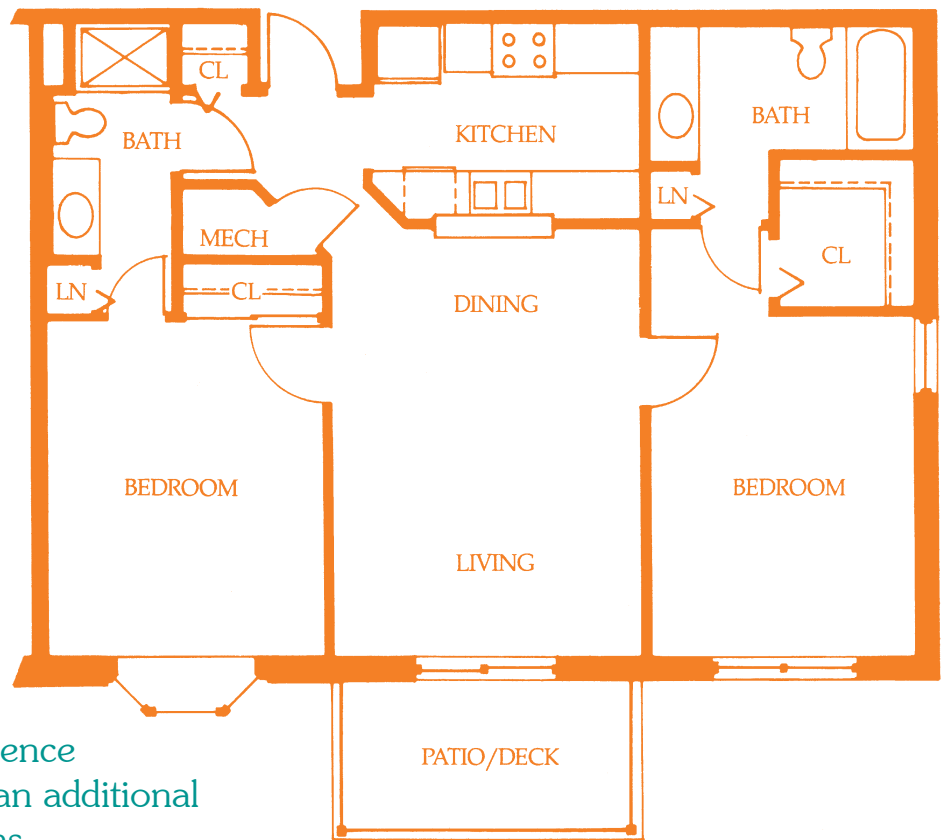


Orchard View's warm, residential quality is evident in its gables, bay windows, private porches and patios.

Summer afternoon —
summer afternoon;
to me those have always
been the two most
beautiful words in the
English language
Henry James

No spring, nor summer
beauty hath such grace,
As I have seen in one
autumnal face.

John Donne



The deluxe two bedroom residence provides large living area and an additional window in one of the bedrooms.

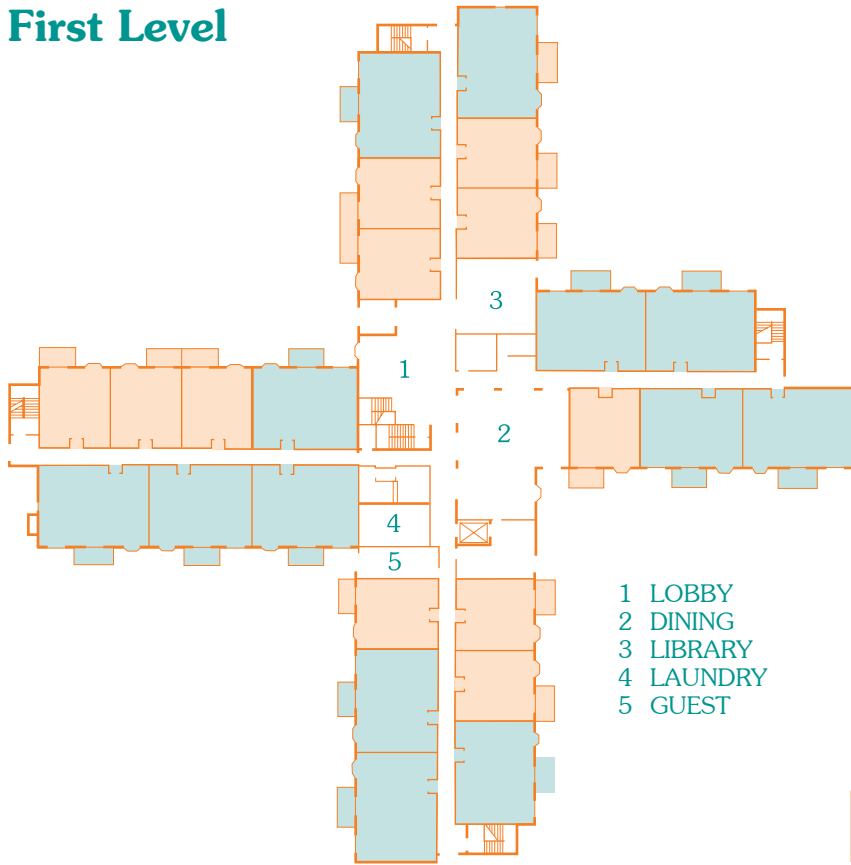
Two Bedroom Deluxe Residence **1,008 Square Feet**

COMFORTABLE ENVIRONMENT

The community spaces of Orchard View are as attractive as the individual apartments. Decorated in warm pleasing colors, the community rooms include a lovely dining room, a lounge with fireplace, an exercise room, a game and recreation room, and a guest apartment.

Garages are adjacent to the apartments, and ample parking space is available for residents and guests.

First Level



- 1 LOBBY
- 2 DINING
- 3 LIBRARY
- 4 LAUNDRY
- 5 GUEST

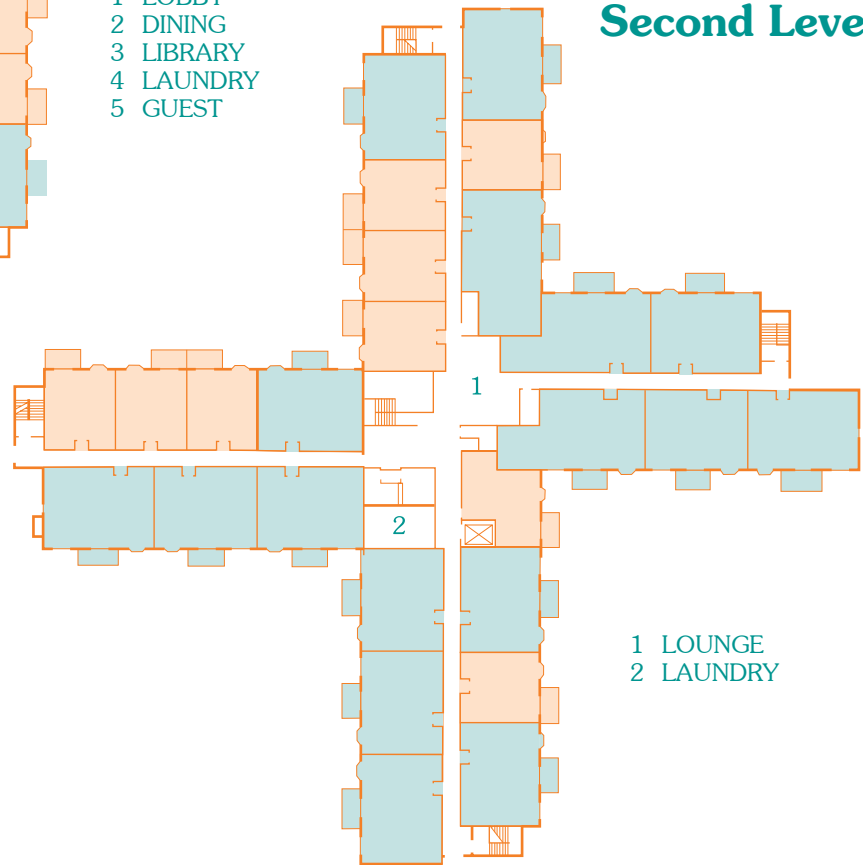


- One Bedroom Residences
- Two Bedroom Residences

Orchard View has been designed for easy access to everything. All apartments are only steps away from laundry facilities on each level. The library and dining room are conveniently located on the First Level. An elevator permits easy movement between the building's three levels.

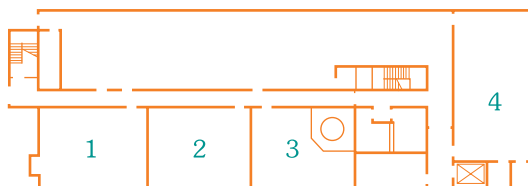
Orchard View's Garden Level contains the recreation facilities. All residences are on the First and Second Levels.

Second Level

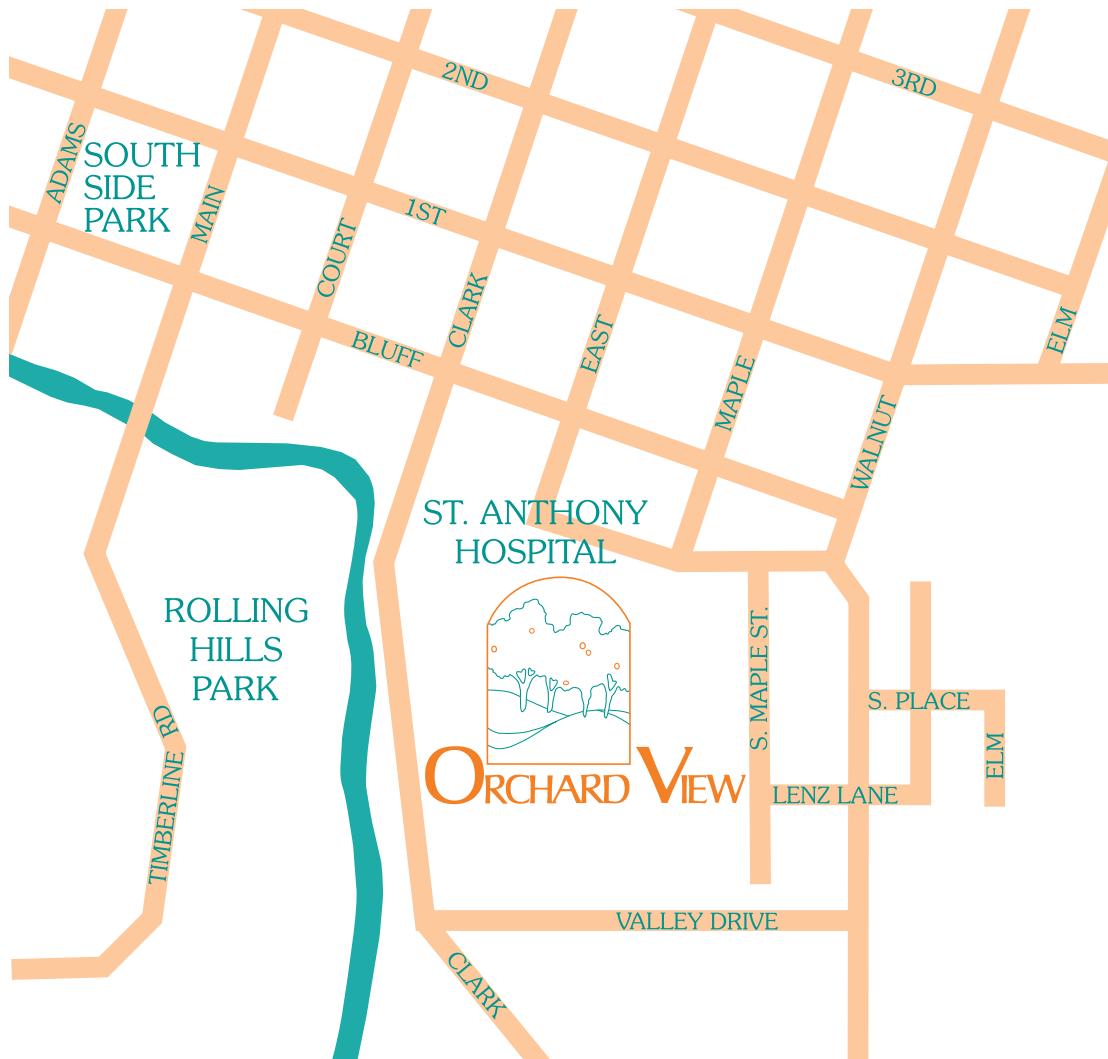


- 1 LOUNGE
- 2 LAUNDRY

Garden Level



- 1 LOUNGE
- 2 CRAFTS
- 3 EXERCISE
- 4 STORAGE



Orchard View is an apartment residence sponsored by the Franciscan Sisters of Perpetual Adoration and is owned and operated by St. Anthony Regional Hospital and Nursing Home. While part of the St. Anthony campus, this unique complex is separate and independent. Located on a wooded knoll - the site of a former orchard - the development is convenient to Carroll's many activities while still offering all the joy and serenity of a residential neighborhood.

For information, contact:

*Orchard View
421 South Clark Street
Carroll, Iowa 51401
(712) 792-2042*



**If Winter comes, can Spring
be far behind?**

Percy Bysshe Shelley

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