

The Waterford on Huebner

8551 Huebner Rd. • San Antonio, TX 78240 • Phone 210.558-9111

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The Waterford on Huebner offers seniors carefree, independent living, with a multitude of special services and amenities! The Waterford features a variety of studio, one bedroom, and two bedroom apartment homes. Each apartment offers attractive carpeting, a kitchenette, generous storage and closets, bathrooms with walk-in showers, and individual heating and cooling systems.

◆ *The Waterford on Huebner . . . It's the lifestyle you've been looking for!* ◆

FABULOUS BENEFITS OF BEING A WATERFORD RESIDENT:

Plush Dining Room with large Windows and Fireplace
Three Delicious Full-Course Meals with Extensive Menu selections
Private Dining Room for Special Occasions
Activities Rooms and Recreational Director
Television Lounge
Billiards Room
Library with Computer
Full Service Beauty Salon available on Premises
Laundry Rooms offering FREE use of Washers and Dryers
Guest Suite for Visiting Friends and Family
Two-Level Complex with Spectacular Views
Conveniently Located Elevators and Stairs
Pets Allowed

APARTMENT HOMES OFFER YOU:

Emergency Call System
Spacious Living Area – All Your Own!
Kitchenette with Refrigerator and Microwave
Plenty of Storage with Walk-In or Wardrobe Closets
Beautiful Windows Dressed with Miniblinds . . . And More!

COMPARE THE VALUE

	My Monthly Costs	The Waterford
*Loss of Income on Equity	\$ _____	Included
*Mortgage Payment or Rent	\$ _____	\$ _____
*Real Estate Taxes	\$ _____	Included
*Property Insurance	\$ _____	Included
*Home Maintenance	\$ _____	Included
*Security System	\$ _____	Included
*Lawn Maintenance	\$ _____	Included
*Food – Dining Out	\$ _____	Included
*Utilities		
-Electric	\$ _____	Included
-Gas	\$ _____	Included
-Water	\$ _____	Included
-Trash Removal	\$ _____	Included
*Laundry (Sheets & Towels)	\$ _____	Included
*Housekeeping	\$ _____	Included
*Transportation	\$ _____	Included
*Entertainment, Social and Cultural Activities	\$ _____	Included
Total Monthly Cost	\$ _____	\$ _____

SERVICES and RATES:

<u>Apartment Home Type</u>	<u>Approx. Sq. Feet</u>	<u>Monthly Rent</u>
Studio (A-1)	300	\$1575
Studio (A-2)	343	\$1825
Studio (A-3)	404	\$1915
One Bedroom (B-1)	480	\$2265
One Bedroom (B-2)	563	\$2490
One Bedroom (B-3)	538	\$2425
One Bedroom (B-4)	570	\$2490
One Bedroom (B-5)	600	\$2635
Two Bedroom (C-1)	759	\$2995
Two Bedroom (C-2) with Two Bathrooms	844	\$3150

Second Occupant \$400



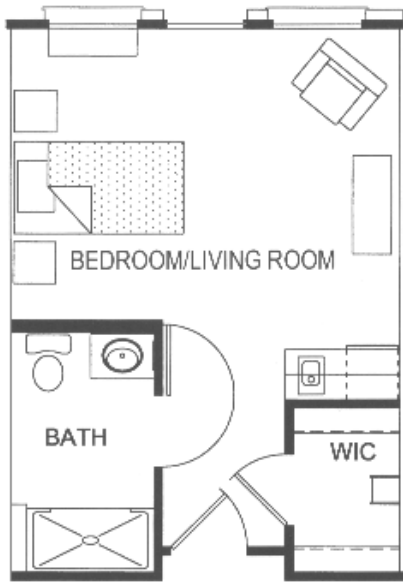
RATES INCLUDE:

- Three Daily Meals with Extensive Menu's
- All Utilities included except Telephone
- Extended Basic Cable (Everything except paid for movie channels)
- 24-Hour Staffing
- Emergency Call System
- Scheduled Free Transportation (Monday through Friday)
- Weekly Housekeeping
- Weekly Flat Linen Services
- Social and Recreational Program

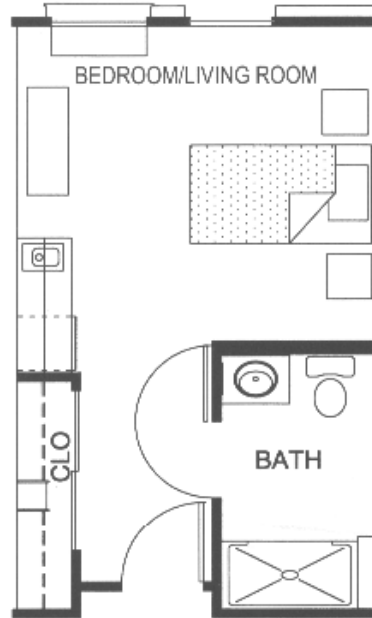
THE Waterford



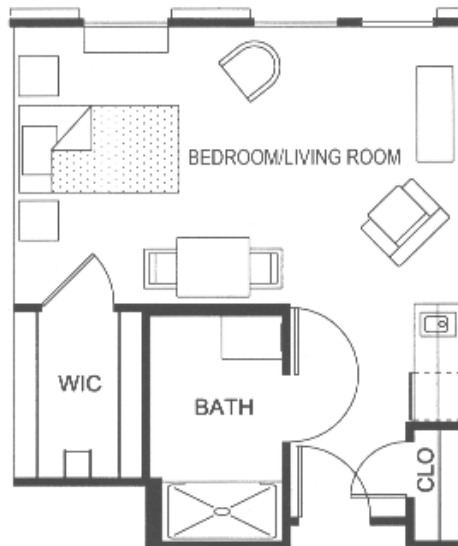
Studios



Unit A2
Approx.
343 sq. ft.



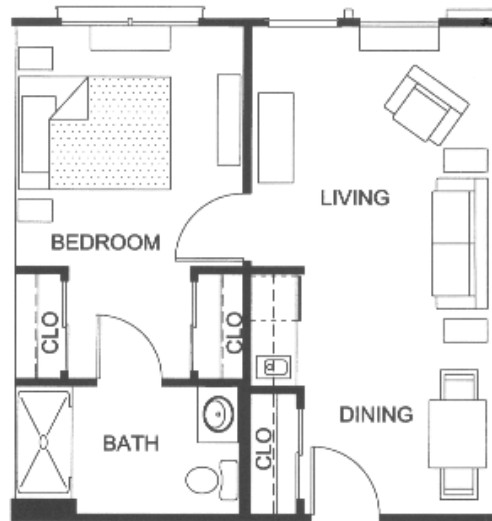
Unit A1
Approx.
297 sq. ft.



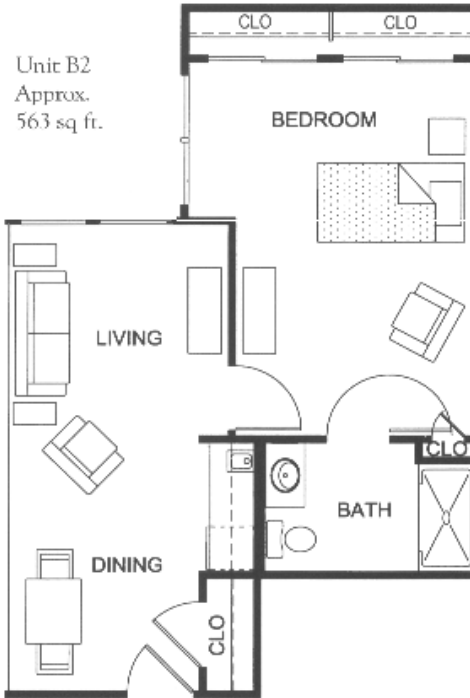
Unit A3
Approx.
404 sq. ft.

One Bedroom

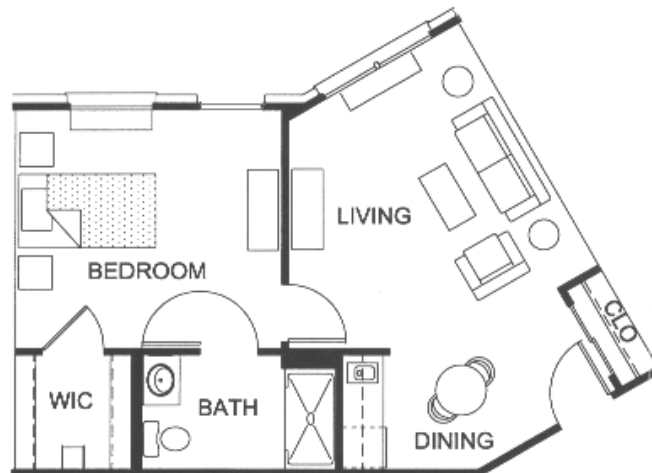
Unit B1
Approx.
480 sq ft.



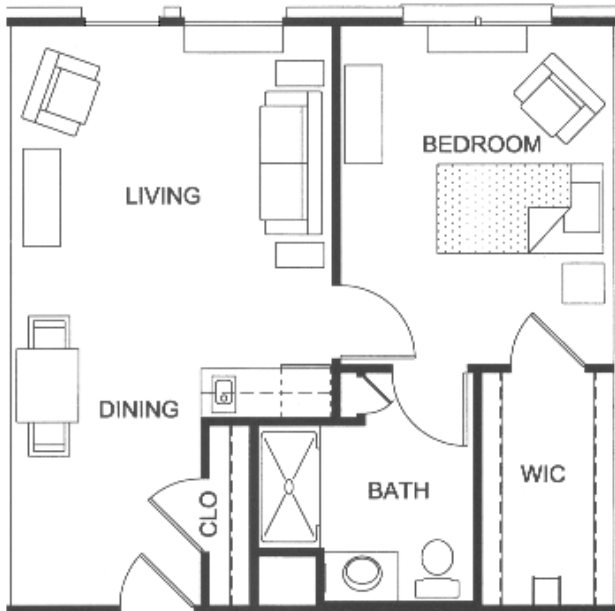
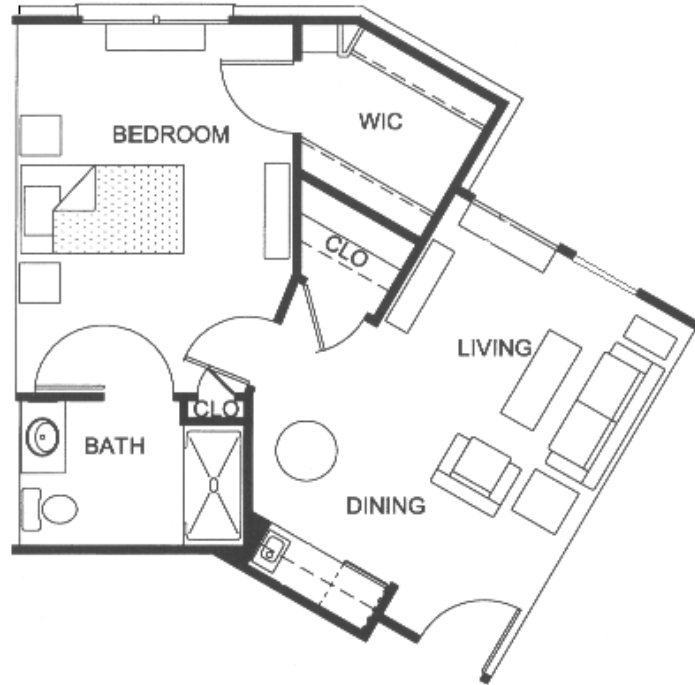
Unit B2
Approx.
563 sq ft.



Unit B3
Approx.
538 sq ft.

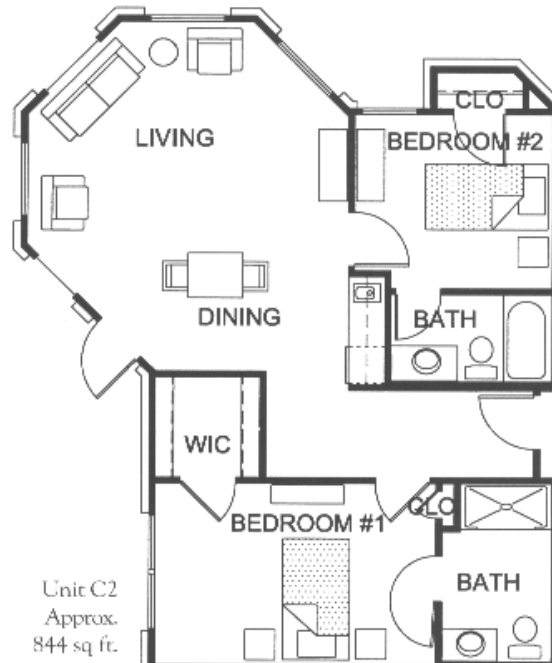
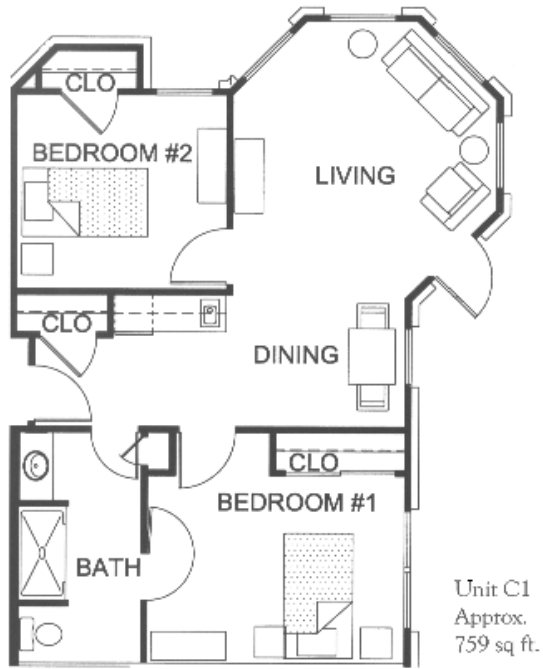


Unit B4
Approx.
570 sq ft.



Unit B5
Approx.
600 sq ft.

Two Bedroom



Apartments are unfurnished so that you may design your new home to suit your taste.

Floorplans are artist's conceptions only and may not be exact replicas of the final product. Square footage is approximate.

Sample Menu

Breakfast is "Made to Order" 7:30 to 9:00 am

*Eggs of any kind
Biscuits and gravy
Bacon or Sausage
Pancakes
Hot/Cold Cereals
Fresh Fruits*

Lunch (menu changes weekly) 11:00 to 1:00 pm

*Entrée's: Chili Cheese Dogs w/ Curly Fries
Oriental Chicken w/ Egg Rolls
Rib Eye Beef Stew w/ French Bread
Chicken Parmesan w/ spaghetti Pasta
Crunchy Beef Taco w/ Spanish Rice*

*Specialty Salads: Classic Caesar with Grilled Chicken
San Antonio Chef Salad
Mixed Green Salad with Garlic Shrimp*

*Sandwiches: Grilled Cheese Sandwich
Hamburger/ Cheese Burger
Tuna Salad Sandwich or on Lettuce
Chicken Salad Sandwich or on Lettuce
Peanut Butter and Jelly Sandwich
BLT Sandwich
Waterford Club Sandwich*

All Sandwiches are served on White, Wheat or Rye Bread. Condiments available upon request.

*Sides available with any sandwich or meal: Potato Chips, Frito's, French Fries, Fresh Fruit
Steamed vegetable Plate available upon request (will be vegetables of the day).*

*Fresh fruit & Salad Bar
Homemade Soups: Tomato Soup and Soup of the Day*

Dinner (menu changes weekly) 4:00 to 6:00 pm

*Entrée's: Stuffed Chicken Breast
Lasagna Noodle Stuffed with Meat Sauce
Crispy White Fish
Cabbage Rolls
Baby Back Ribs*

*Sandwiches and sides as above:
Specialty Salads as above:*

*A La Cart Items: Roasted Potato
Cous Cous Pasta
Macaroni with 3 Cheeses
Cole Slaw*

Steamed vegetable plate available upon request.

All entrée's are served with Fresh vegetables (vegetable of the day)

*Fresh fruit & Salad Bar
Homemade Soup or Tomato Soup*

*The Waterford on Huebner
"Changing lives one Senior at a time"
(210)558-9111*