

Welcome

Veranda is Pensacola's most exciting retirement community, one you will be proud to call home.

Veranda offers the luxury, convenience and safety of a full-service community. Providing a continuum of care allowing residents to age in place, we provide seniors with an elegant lifestyle that will continue to enrich their lives. Our philosophy of choice, community and service sets us apart from other residential communities. When it comes to elegant senior living, the apartments at Veranda retirement community are spacious and modern one and two bedroom units with fully equipped kitchens. Utilities and expanded cable TV are included.

The amenities at Veranda include well appointed common areas inside and out, an indoor heated pool, fitness center, and our own stadium seating movie theatre.

At Veranda, elegant senior living includes a flexible and comprehensive package of services that make life easy and free of chores. We provide housekeeping, linen and laundry service, scheduled transportation for our independent residents and coordination of transportation for our Assisted Living residents, a personal emergency response system and maintenance inside and out to keep your new home as you like it. Veranda also has 24-hour camera surveillance.

Our dining service provides a healthy breakfast, lunch (main meal of the day) and light meal in the evening. When it is time for community outings, shopping and personal appointments, the professional staff at Veranda retirement community will schedule your transportation.

Catch a movie with a friend at our theatre, join your neighbors in the dining room, or relax in one of our extremely comfortable common areas. Veranda encourages a sense of community with social, cultural and recreational activities.

Veranda retirement community is an attractive alternative to home ownership and ordinary apartment living. We offer the best characteristics of owning your own home, without all the headaches of maintaining it. Our goal reaches beyond providing the basics – accommodations, utilities, amenities and service – it extends to the welfare and concerns of all Veranda residents.

If you have further questions regarding Veranda, please do not hesitate to contact us at (850) 944-8800 or by email at marketing@verandapensacola.com.

Retirement Living at its Finest

Veranda of Pensacola, Inc. • 6982 Pine Forest Road • Pensacola, Florida 32526
850-944-8800 www.VerandaPensacola.com

Exceptional Services & Amenities at Veranda of Pensacola include:

- Luxury retirement apartments
- Spacious, well appointed apartments with 9' ceilings and fan
- Fully equipped kitchens in our independent living units
- Private porches / balconies
- Climate control in each apartment
- Expanded Cable TV
- Fully wired for telephone installation
- Carpet and window treatments
- Bathrooms with accessible tubs / showers and balance bars
- Personal Emergency Call Response System
- 24-hour camera surveillance – premises and grounds
- Smoke detectors / fire sprinkler system

Luxury senior living

- Dining room / 3 meals daily
- Indoor heated swimming pool
- Stadium seating movie theatre
- Fitness Center
- Cozy lounge areas
- Party areas
- Library
- Beauty/Barber Shop
- Putting green
- Wireless internet



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Location

Nestled among southern magnolias and palms, Veranda is located at 6982 Pine Forest Road in Pensacola, Florida on the northwest side of the city. Located on Florida's glorious Emerald Coast, Pensacola enjoys some of Florida's most beautiful unspoiled shoreline, beaches and state parks, and is home to the world renowned Blue Angels Navy Precision Flying Team.

Veranda provides retirement housing that is close to several hospitals and medical facilities offering nationally ranked health care and well-being programs. These facilities include Baptist Health Care, Sacred Heart Hospital, West Florida Hospital, and Navy Hospital. In neighboring Gulf Breeze are Gulf Breeze Hospital and the Andrews Institute.

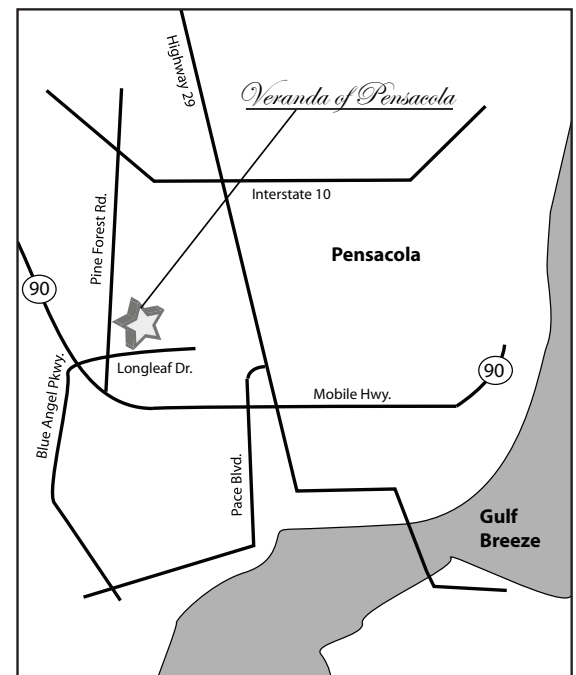
Veranda is convenient to Interstate (I-10) making travel easy and is only minutes from Pensacola's International Airport. Whether you are interested in attending a performance at the Saenger Theatre, visiting the Naval Aviation Museum, playing golf or world class fishing, it's just a short drive away.

If it's shopping you want, Veranda is only minutes away from Cordova and University Malls. Downtown Pensacola is filled with unique shops, restaurants and museums.

Directions:

From Interstate 10: Take Exit 7 South on Pine Forest Road, approximately 3 miles. Veranda is on the left. Make U-turn at next light (Longleaf Drive / Blue Angel Parkway)

From Downtown Pensacola: Travel west on Route 90 (Cervantes, turns into Mobile Highway), approximately 7 miles from downtown. Right at V crossing onto Pine Forest Road (opposite the Fairgrounds). Veranda is on the right, approximately 1 1/2 miles.



Assisted Living Services and Fees

Monthly Fee

One Bedroom Apartment (613 sq ft - 630 sq ft)	\$4,305.00 - 4,890.00
Two Bedroom Apartment (930 sq ft - 1030 sq ft)	\$5,640.00 - 6,315.00
2nd Person Fee	\$1,000
Recuperative Care	\$180.00/day

Community Fee

\$ 1,200.00

One time, non-refundable fee covers maintenance of common areas and grounds.

Included in your Monthly Fee

- Three Nutritious Meals per Day Plus Snacks
- Scheduled Housekeeping & Daily Maintenance
- Social, Recreational, & Cultural Programs
- 24-Hour Emergency Response Pendant System
- Personal Shopping
- All Utilities Except Phone
- Licensed Nurse & Care Assistants On-Site 24/7
- Linen & Personal Laundry Service
- Exercise & Health-Related Activities
- Fitness Center & Heated Indoor Swimming Pool
- Transportation to Community Activities & Local Doctor Appointments*

*Certain Restrictions and Fees May Apply

Additional Services

For residents requiring a higher level of assistance, an additional fee is charged based upon the level of care provided. Assessments are performed initially at the time of move-in and again after 30 days. Assessments are also done on a quarterly basis or more often if needed.

Levels of Care - Additional Services

Tier I \$350/month

Medication Management

Tier II \$500/month

Medication Management **PLUS**

Reminders for
bathing, dressing and meals

Tier III \$650/month

All of Tier I and II **PLUS**
Stand-by assistance with
dressing, grooming and toileting

Tier IV \$800/month

All of Tier I, II and III **PLUS**
Physical assistance with
bathing, dressing, grooming, toileting
and escorting residents to meals

Independent Living Services and Fees

Monthly Fee

One Bedroom Apartment (613 sq ft - 630 sq ft)	\$2,670.00 - \$3,160.00
Two Bedroom Apartment (930 sq ft - 1030 sq ft)	\$3,700.00 - \$4,330.00
2nd Person Fee	\$450.00

Community Fee \$1,200.00

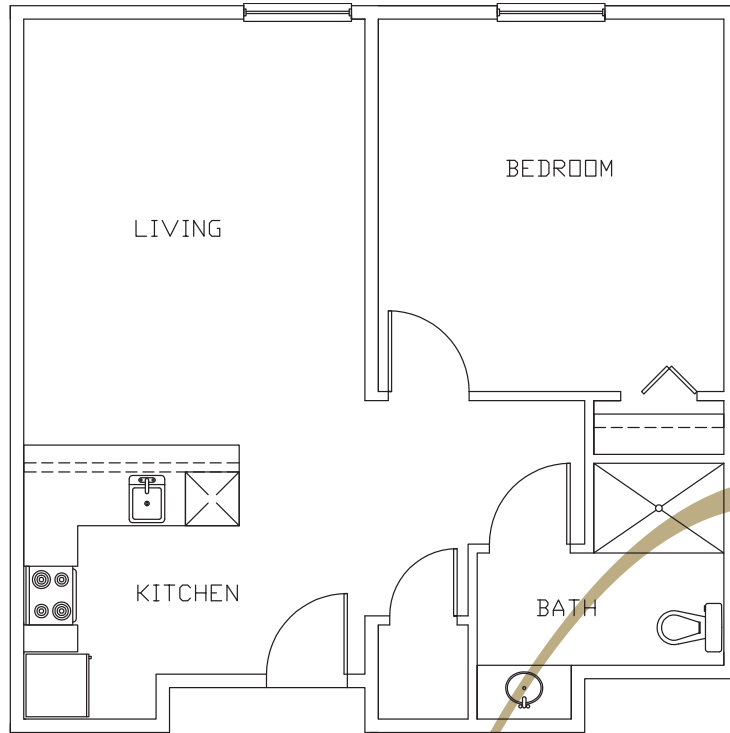
One time, non-refundable fee covers maintenance of common areas and grounds.

Included in your Monthly Fee

- 
- Three Nutritious Meals per Day
 - Scheduled Housekeeping & Linen Service
 - Theatre & Library
 - All Utilities Except Phone
 - Social, Recreational, & Cultural Programs
 - Centrally Located Laundry Rooms
 - 24-Hour Emergency Response Pendant System
 - Fitness Center & Heated Indoor Swimming Pool
 - Maintenance of Building & Grounds
 - Transportation to Community Activities & Local Doctor Appointments*
 - Complimentary WiFi in Common Areas

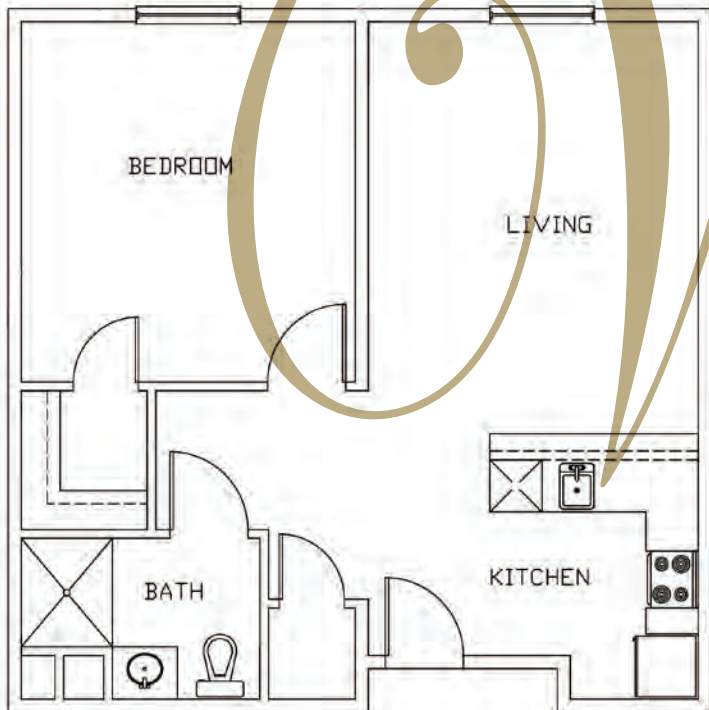
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Floorplans

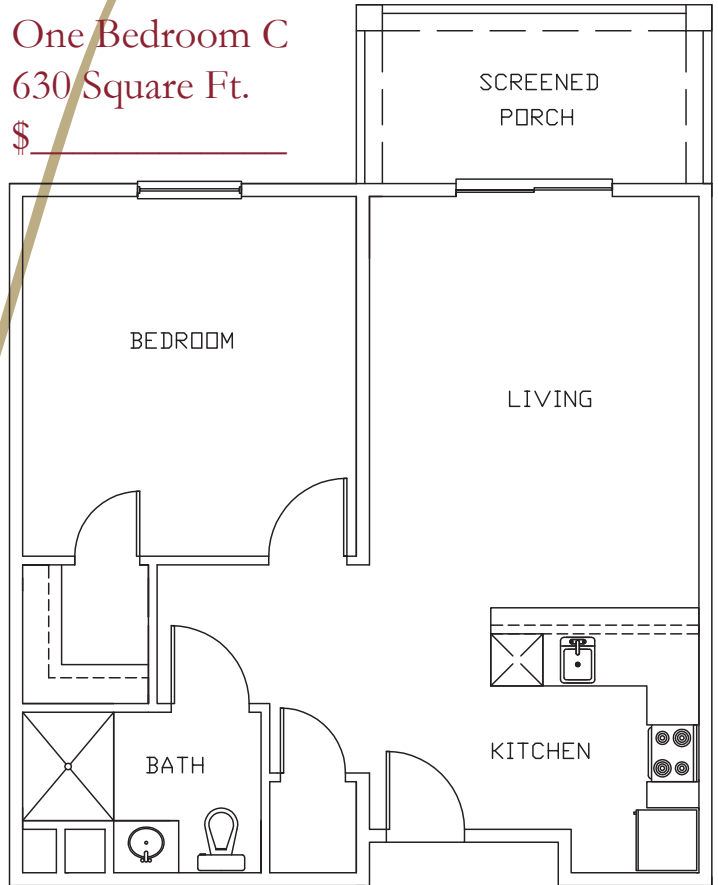


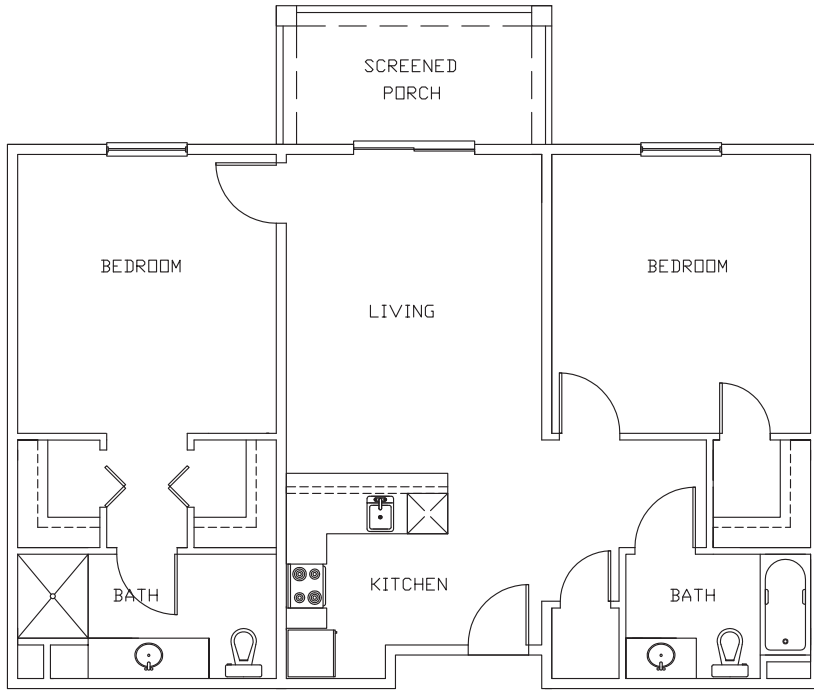
One Bedroom A
613 Square Ft.
\$ _____

One Bedroom B
630 Square Ft.
\$ _____



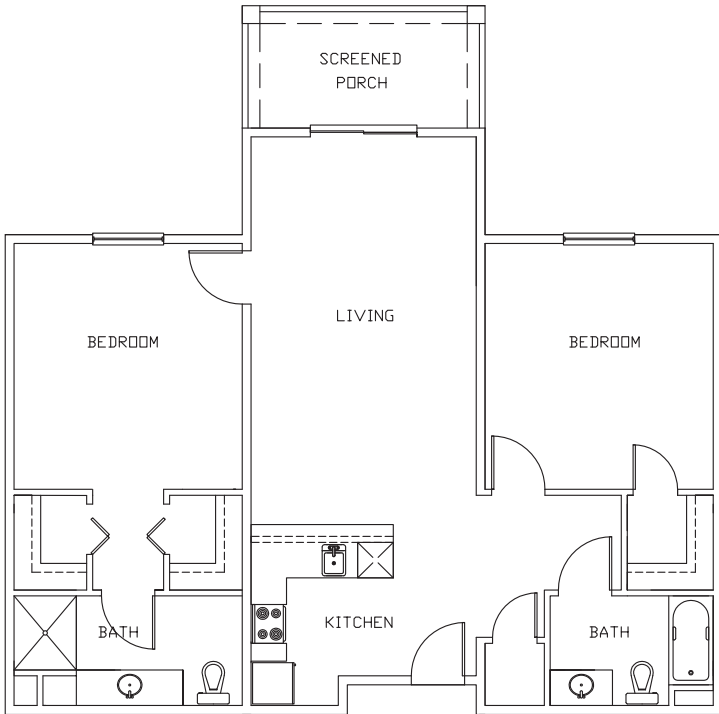
One Bedroom C
630 Square Ft.
\$ _____





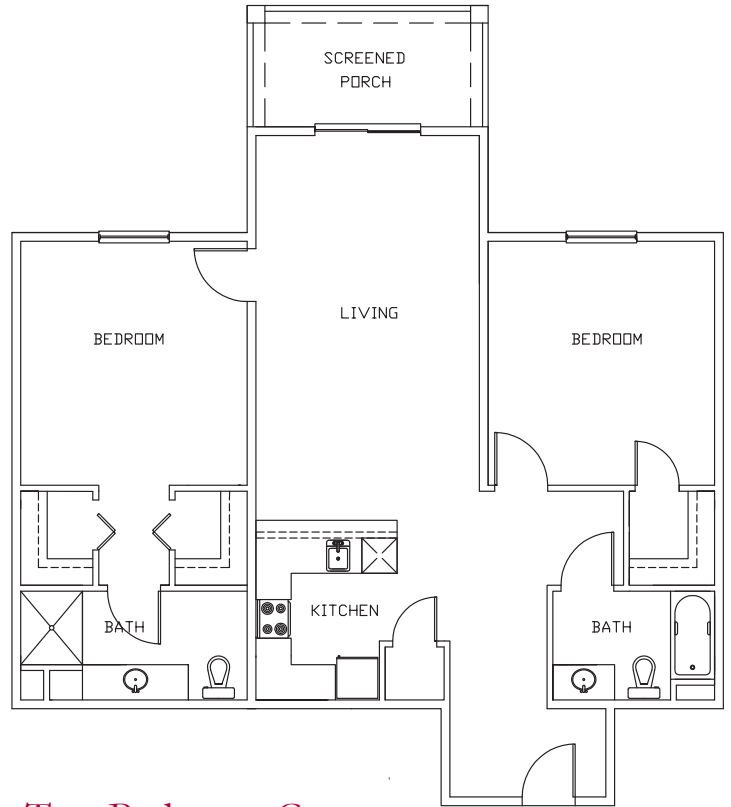
Two Bedroom A
930 Square Ft.

\$ _____



Two Bedroom B
980 Square Ft.

\$ _____



Two Bedroom C
1030 Square Ft.

\$ _____