



## **Timber Ridge Backgrounder**

### **OVERVIEW**

Timber Ridge at Talus is a Life Care Services resort-style retirement community located in Issaquah, Wash., opened in February 2008. Nested at the base of Cougar Mountain, the 10-acre luxury retirement community recently completed its Phase II expansion adding 145 new independent living apartments, an aquatic center with indoor swimming pool, a 190-seat multi-purpose auditorium and an expanded on-site Briarwood Health Center.

The Life Plan Community features an open and mountain lodge design, welcoming environment with amenity-rich offerings. Timber Ridge is currently home to 329 independent living residences for individuals age 62 and older, in luxury apartment homes. Floorplans feature one- and two-bedroom plus den apartment homes with all residences including patios or balconies.

Timber Ridge provides a progressive continuum of care for residents through its LifeCare Program, offering on-site health care services at its beautifully-designed Briarwood Health Center. Providing a refreshing approach to health care, the recently expanded health center offers short- and long-term skilled nursing care with 45 transitional care beds, 37 of which are private suites in addition to 12 assisted living apartments and 12 memory care living suites.

The Five Star-rated Briarwood Health Center is resident-centered and provides care around personal goals and aspirations including rehabilitative services. The Medicare-certified health center also provides physical therapy, occupational therapy, specialist services and routine screenings and wellness checks by on-staff nurse practitioners.

When Talus, a 630-acre master-planned urban sanctuary was conceived, its planners envisioned a place that would capture the ever-changing beauty of Puget Sound. The

region also preserves a wildlife corridor connecting the Issaquah Alps and a habitat for native flora and fauna.

Timber Ridge worked in conjunction with that same nature-protective plan, incorporating green construction strategies carefully built around LEED (Leadership in Energy and Environmental Design) certification standards and became the first senior living community in the nation to be awarded Silver LEED by the U.S. Green Building Council.

Distinctively designed in a mountain lodge style, Timber Ridge features an abundance of wooden beams and natural stone that blends with the area's scenic landscape and embraces the outdoors with generously-sized windows, abundant natural light and wrap-around terraces where residents can enjoy the great outdoors.

Located near Bellevue and approximately 15 miles from downtown Seattle, Issaquah combines small-town warmth and an abundance of activities nearby, making it the ideal location for a vibrant community like Timber Ridge.

Timber Ridge's HealthyLife Services program provides supportive services for active living and wellness focusing on nutrition and fitness, while long-term health care allows individuals to age in place without significant fee increases.

A plethora of cultural enjoyment abounds nearby with the Talus Trail Center, Community Center, summer concerts on the green, Issaquah Musical Festival, Art in the Park, Salmon Days Festival, Eagle Sanctuary, Lake Sammamish, world famous Boehm Candies, farmers market and the historic train depot.

The Timber Ridge Community Life Services Director also supports and coordinates a calendar of year-round cultural, recreational and social opportunities from concerts and lectures to special events and excursions.

The developer and manager of Timber Ridge, Life Care Services (LCS), is the nation's leader in the high-quality senior housing industry. LCS and Westminster Funds, a veteran real estate investment management firm, are the joint-venture partners and owners of Timber Ridge.

## **SERVICES AND ADDITIONAL AMENITIES**

Residents of Timber Ridge enjoy a wide range of services that enhance their daily lives that works individually to nurture psychological, physical and social well-being based on eight dimensions of wellness, while simultaneously benefiting residents' overall health.

Services covered in a resident's monthly fee includes the fitness center and a flexible dining program with multiple dining venues featuring a restaurant-style dining room,

café and cocktail lounge; housekeeping; laundry services; an extensive social program with both on- and off-campus activities; landscaping and building and residence maintenance inside and out including appliances.

Additional amenities on campus include a library, creative arts studio, woodworking shop, putting green, bocce ball court, salon and business center.

Residents pay a one-time entrance fee and an ongoing monthly fee that does not change based on the level of care they may require. Timber Ridge offers residents a unique and attractive Return of Capital plan that provides a minimum of 80 percent refund of the one-time entrance payment no matter the length of residency and unlimited days of skilled nursing care, assisted living and memory care under the same monthly fee.

For more information about Timber Ridge, please visit [www.timberridge.lcs.com](http://www.timberridge.lcs.com).

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