



Chateau WATERS™

Features and benefits included in rates:

- Month-to-month lease
- Utilities (AC, heat, water, electric, refuse)
- Telephone
- Internet
- TV (cable)
- In-unit washer & dryer
- Wellness membership
- Daily wellness check

Rates (effective September 1, 2025)
Independent & Assisted Living

Rental Options	Square Footage	Monthly Rate	Floor Plan	View
1 br, 1.5 bath	800	\$2,845	Jade	Woods
1 br, 1.5 bath	800-850	\$3,225	Pearl	Water
1 br, den, 1.5 bath	950	\$3,860	Onyx	Water
1 br, den, 2 bath	1,000-1,045	\$3,985	Topaz	Water
1 br, den, corner 1.5 bath	1,015-1,050	\$3,985	Amethyst	Woods
1 br, den, 2 bath	1,000	\$3,985	Sapphire	Water
2 br, den, 2 bath	1,150	\$4,365	Ruby	Woods
2 br, den, 2 bath	1,240	\$4,490	Emerald	Woods
2 br, den, 2 bath	1,240	\$4,615	Alexandrite	Water
2 br, den, 2 bath	1,400	\$4,865	Diamond	Water

* Residents pay additional fee for Assisted Living services they choose.

Effective September 1, 2025 | Prices are subject to change with a 30-day notice.

320-654-2352
chateauwaters.org

960 19th Street S | Sartell, MN 56377

AN ECUMEN LIVING SPACE  





Chateau WATERS™

Independent Living Plus *Additional Services*

Ancillary Rates:

Ala Carte Meal	Menu Pricing
Guest Meal	Menu Pricing
Holiday Meal	Menu Pricing

Second Occupant:

Second Occupant – Independent Living Plus	\$165/month
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Household Management/Building Features:

Resident Assistant Unscheduled Service (15-minute increment)	\$18/15 minutes
Maintenance (15-minute increment)	\$30/15 minutes
Underground Garage Rent (per month)	\$70
Storage Locker (per month)	\$35
Pet Deposit	\$1,000
Transfer Fee	\$1,000
Key Replacement	\$25
FOB Replacement	\$60
Emergency Call Pendant Replacement	\$225
Laundry Packages (per month):	
– 1 load per week	\$65/month
– 2 loads per week	\$130/month
Meal Tray Delivery	\$10
Light Housekeeping Packages (per month):	
– Bi-weekly	\$90/month
– Weekly	\$180/month
Long-term Care Insurance Monthly Processing	\$55
Guest Room (per night)	\$95/night

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The Home Essentials Package

A thoughtfully designed move-in convenience package designed for safety, serenity, and a sense of home.

Moving into memory care can be a big transition—but it doesn't have to be stressful. With **The Home Essentials Package**, our team takes care of the heavy lifting so families can focus on what matters most: peace of mind and quality time.

We prepare each space with care, ensuring every resident feels welcomed, supported, and at home from day one. **Peace of mind for only \$80 per month.**

Home Essentials Package includes:

- **Extra-Wide 39-inch Width Twin Bed with Linens**
Adjustable for personalized comfort and support, this bed promotes restful sleep and ease of movement. Optional bed table is available. Weekly linen changes included.
- **Nightstand with Locking Storage**
Secure and accessible—perfect for safely storing personal items.
- **Comfort Recliner**
Ergonomically designed to encourage relaxation and support posture—ideal for reading, resting, or quiet reflection.
- **Side Table**
Perfect for placing drinks, books, or remote control within easy reach.
- **Desk Chair**
Paired with a built-in desk, this chair offers stable, comfortable seating for activities, writing, or enjoying a snack.
- **Additional Items at No Fee**
Each apartment comes equipped with a TV and mini-refrigerator at no extra charge.

Monthly Fee: \$80



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