



CLEARWATER

at SOUTH BAY

A Senior Living Community

LIVING THAT GETS MORE OUT OF LIFE

Make a commitment to living well with Clearwater Living

Offering a variety of meaningful services and comfortable settings, our community helps seniors of varying needs live as active and engaged as they want to be. We provide opportunities for seniors to grow into other levels of care with minimal interruption to their daily lives.

Clearwater Living helps seniors thrive with a balance of independence and support. Everyone is unique. We create personalized care plans that feel right for you and your loved one. Curated amenities, engaging activities, culinary delights, and a sophisticated setting are all icing on the cake.





The compassionate care you deserve to live a meaningful life

Clearwater Living offers service with a smile and a mindful approach to living. Assisted Living residents will receive daily assistance they can truly count on, with access to the care they need now, and as their needs change over time. Our highly trained team will work with you and your family to create a thoughtful, detailed and comprehensive care plan with a holistic approach to achieving a healthy and balanced life.

For those needing a secure environment, we'll facilitate the transition to our Clearbrook memory support neighborhood as seamless as possible with minimal interruption. Life is meant to be lived respectfully and confidently. Whether that's assisted living or memory support services, we're here for you today and tomorrow.

MISSION STATEMENT

We create experiences that
celebrate your relevance.

CORE VALUES:

Serve with Passion

Value Relationships

Diversity Makes Us Better

Stewardship with Integrity

Pay it Forward

Encourage Fun and Creativity

We Expect the Best

At Clearwater Living, our residents can focus on purposeful living and have peace of mind in knowing they will enjoy a maintenance-free lifestyle while receiving quality care in the comfort of their apartment home. Apartment rates vary depending on the floor plan and apartment type. We offer a wide variety of options including studios, one bedrooms, two bedrooms, and companion suites. Our experienced team will help you select the option that best fits your or your loved one's lifestyle and needs.

Your apartment rate includes:

- Compassionate care partners available 24 hours per day
- Emergency response system
- Utilities & basic cable (*excluding phone service)
- Weekly laundry & housekeeping
- In-home maintenance
- Three chef-inspired meals per day plus nutritious snacks
- Social activities & wellness programs
- Scheduled transportation & concierge services
- Full access to community grounds and amenities

Assisted Living

When the tasks of homeownership and activities of daily living become a burden to one's quality of life, the benefits of relief, personalized care, and purposeful living can be found at Clearwater Living. Whether it's for you or a loved one, our assisted living community offers a friendly and engaging environment. Our trained associates are here to provide the specific support you need to live the life you want. You'll have more time to enhance your lifestyle which keeps the mind, body and soul both active and engaged.

Clearbrook Memory Support

People with memory impairment or Alzheimer's have unique needs. Our Clearbrook memory support neighborhood has been mindfully designed to cater to those needs through a meaningful and holistic approach to care and programming that is resident specific and inclusive of family involvement. Residents will be supported by compassionate care partners who lead with integrity. In addition, the secure neighborhood has easy-to-navigate spaces to help residents retain their pride, self-reliance, and promote independence within their abilities. An emphasis on purpose and community creates an atmosphere where residents can be at ease as well as thrive in comfort and delight. Your family is our family.



Specialized Care you can feel good about

- Licensed Nurse On-site
- Trained, Compassionate Care Partners available 24 hours a day
- Monitoring of Resident's Well-Being
- Support with Daily Living Activities
- Medication Coordination
- Mobility Assistance and Transferring
- Assistance with Dressing
- Short-Term Stay for Transitional Care
- Maintenance-free Living
- Shower and Bathing Assistance

A Welcoming Environment with comprehensive services

- Private, Semi-Private and Shared Companion Apartments
- Emergency Response System
- Secured Entrances and Exits
- Weekly Housekeeping
- Weekly Laundry and Linen Services
- Three Chef-Inspired Meals per Day plus Nutritious Snacks
- Empowered Living Lifestyle Program
- Transportation and Concierge Services

Community Amenities that are meaningful (and fun)


- On-site Restaurant and Private Dining
- Putting Green
- Courtyard
- Theater
- Game Room
- Multipurpose Room
- Full Salon
- Snack and Coffee Bar
- Plentiful Indoor and Outdoor Common Areas



LIVING THAT GETS MORE OUT OF LIFE

Empowered Living

At Clearwater, we recognize the impact that emotional, physical and social experiences have on successful aging. Through Empowered Living, a lifestyle philosophy integrated at each Clearwater Living community, we are committed to offering diverse programs, amenities, and events to encourage residents to find a balanced lifestyle. The supportive approach is designed to ignite the power of participation, engagement and curiosity. It's not only a mindset, but a culture that exemplifies the varied choices our residents can pursue to challenge all their senses; the six dimensions of living well.



We believe that healthy living and wellness for older adults is optimized by purposeful connection with the world. Clearwater strives to be a supportive and rewarding environment.

THE SIX DIMENSIONS OF LIVING WELL

Physically Active

Improve or maintain optimum health and functional ability with activities designed to enhance strength and balance of varying levels.

Mentally Stimulating

Be inspired with creative classes and intellectual activities to foster continued learning.

Purpose & Meaning in Life

Discover what's in your heart emotionally and spiritually to find an optimal sense of self.

Social Engagement

Engage with family, friends and neighbors through a variety of community activities.

Environmental

Gain personal fulfillment from your environment by participating in activities to learn about, preserve or spend time in nature.

Nourish Mind & Body

Boost overall well-being with mindful wellness and culinary programs that offer balanced nutrition and a variety of delicious choices.

Savor Dining

Discover inventive dishes for breakfast, lunch and dinner while enjoying sophisticated surroundings. The unique culinary experience at Clearwater Living is full of fresh, seasonal ingredients and satisfying portions. With a focus on quality and variety, we provide three nutritious meals and snacks daily that feed the soul. Innovative menus are designed to reflect attention to detail accented with a creative flair.

Chef-prepared, artisanal dishes are made to order while residents are encouraged to enjoy the engaging atmosphere with family and friends. The vibrant culinary offerings extend to our Clearbrook memory support neighborhood.

- Three chef-prepared meals per day plus nutritious snacks
- Restaurant-style dining
- Fresh, seasonal ingredients updated quarterly
- Culinary delights to celebrate holidays, birthdays, and special moments



SITE PLAN

1ST FLOOR




LEGEND

ASSISTED LIVING

-  STUDIO
-  ONE BEDROOM

MEMORY CARE

-  STUDIO

-  STAIRS
-  ELEVATOR
-  RESTROOMS



SITE PLAN
2ND FLOOR

LEGEND

- ASSISTED LIVING
- STUDIO
 - ONE BEDROOM
 - TWO BEDROOM

- S STAIRS
- E ELEVATOR
- R RESTROOMS



Map Not To Scale






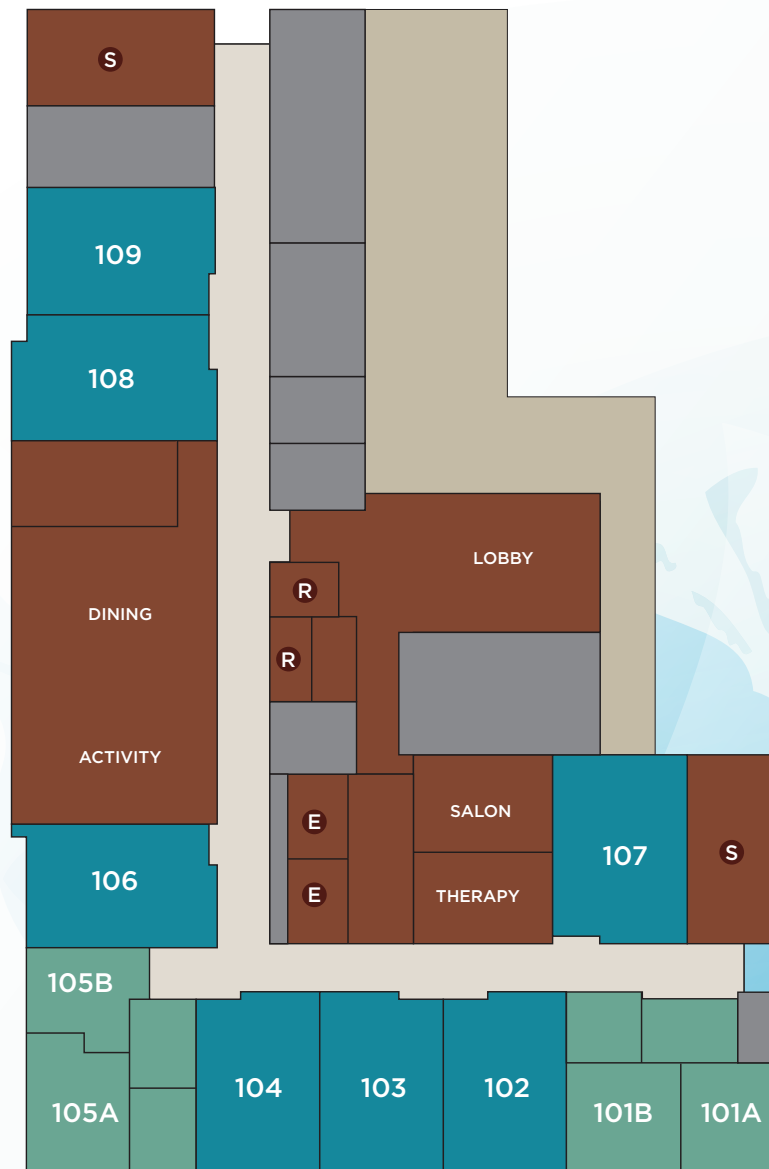
MEMORY CARE SITE PLAN

1ST FLOOR

LEGEND

-  STUDIO
-  COMPANION

-  STAIRS
-  ELEVATOR
-  RESTROOMS



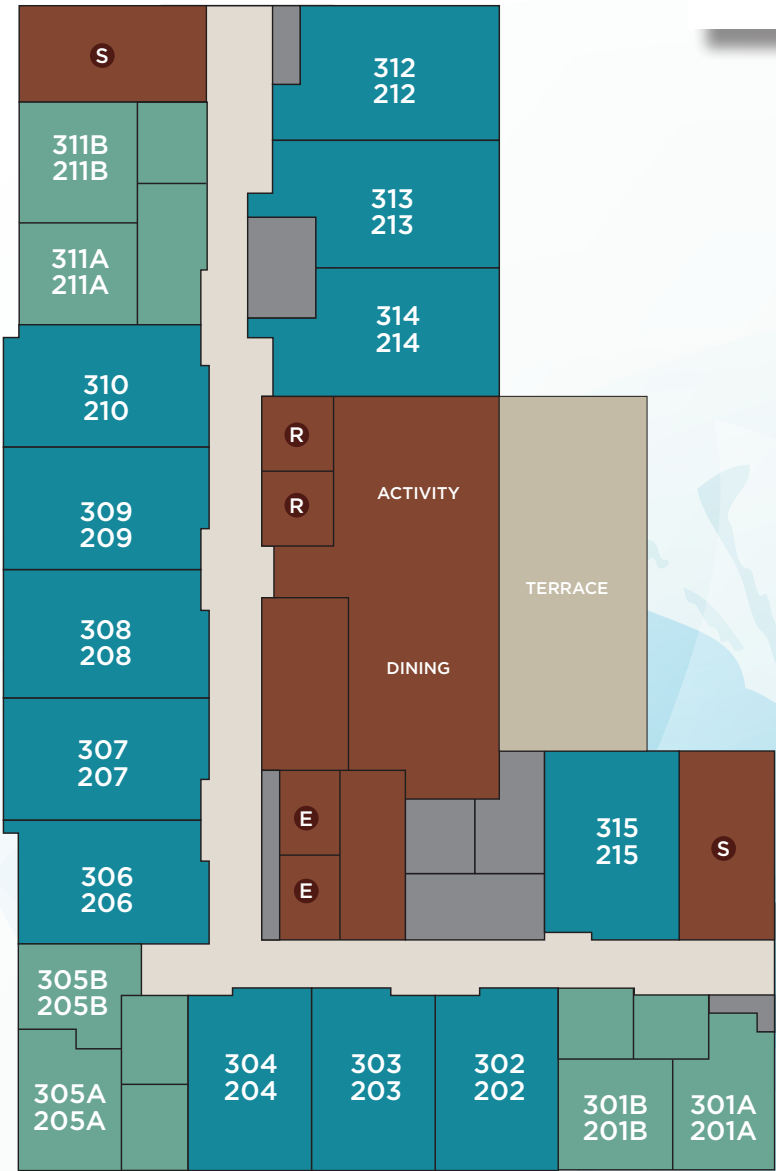
MEMORY CARE
SITE PLAN

2ND & 3RD FLOOR

LEGEND

- STUDIO
- COMPANION

- S STAIRS
- E ELEVATOR
- R RESTROOMS



Map Not To Scale



STUDIO
323-470 Sq. Ft.
Studio / 1 Bath



ONE BEDROOM
522-588 Sq. Ft.
1 Bedroom / 1 Bath



STUDIO MC

283-415 Sq. Ft.
Studio / 1 Bath



COMPANION APARTMENT MC

433-534 Sq. Ft.
Studio / 1 Bath





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