



# CLEARWATER NEWPORT BEACH

A Senior Living Community

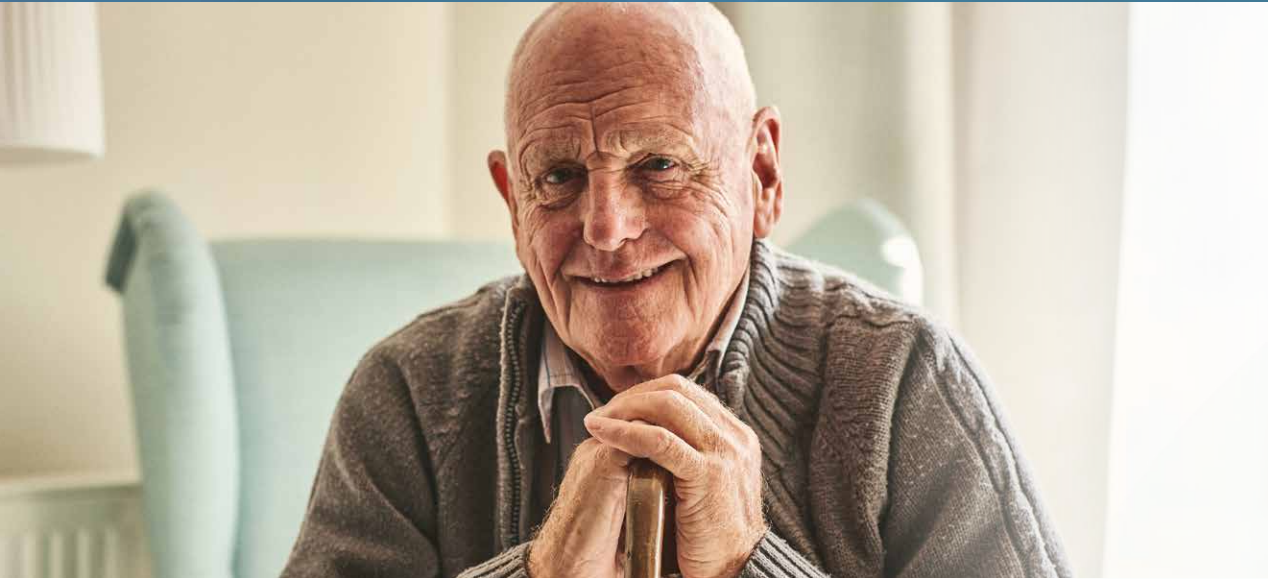
# LIVING THAT GETS MORE OUT OF LIFE

## Make a commitment to living well with Clearwater Living

With a variety of meaningful services and sophisticated settings, our community offers a resident-centered approach to care for seniors of varying needs so they can live as active and engaged as they want to be. We provide opportunities for our residents to grow into additional 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 and programs that feel right for you and your loved one. Curated amenities, engaging activities, culinary delights, and a refined 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 team will work with you and your family to create a thoughtful, detailed and comprehensive care plan with an inclusive approach to achieving a balanced life.

People with memory impairment or Alzheimer's have unique needs. Our Clearbrook Memory Support neighborhood is designed to cater to those needs through a holistic approach to care and programming. 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 and promote independence within their abilities.

## 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 alcoves, studios, one bedrooms, and two bedrooms. 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 Newport Beach. Our highly trained team will work with you and your family to create a thoughtful, detailed, and comprehensive care plan with an inclusive approach to achieving a balanced life.

## Clearbrook Memory Support

People with memory impairment or Alzheimer's have unique needs. Our Clearbrook Memory Support neighborhood is designed to cater to those needs through a holistic approach to care and programming. 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 and promote independence within their abilities.



### Specialized Care you can feel good about

- Licensed Nurse On-site
- Compassionate Care Partners available 24 hours a day
- Monitoring of Resident's Well-Being
- Personalized Care Plan to Support Activities of Daily Living
- Medication Coordination
- Mobility Assistance and Transferring
- Assistance with Dressing
- Shower and Bathing Assistance
- On-site Therapy Services – Physical, Occupational, and Speech
- Short-Term Stay for Transitional Care

### A Welcoming Environment with comprehensive services

- Maintenance-Free Living
- A Variety of Apartment Styles
- Emergency Response System
- Secured Entrances and Exits
- Weekly Housekeeping
- Weekly Laundry and Linen Services
- Savor Dining – 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 Savor Restaurant, CDM Café & Wine Vault
- Spacious Courtyard with Outdoor Bar
- Wine Cellar with Private Lockers Available for Rent
- Fireside Grille
- Creative Studio
- Fitness & Wellness Center
- Radiance Salon & Spa
- Club Room
- Theater
- Plentiful Indoor and Outdoor Areas
- Resident Garden
- Dog Park



## Empowered Living

At Clearwater Newport Beach, we believe successful aging requires connection with the world and a lifestyle rich in emotional, physical, and social experiences. Through our Empowered Living lifestyle philosophy, we encourage residents to take part in a variety of diverse programs, amenities, and events, all designed to help you learn and grow, while adding a greater sense of meaning and purpose to your life.

One important aspect of successful aging is eating well. Clearwater Newport Beach is committed to serving residents delicious, nutritious, and inventive cuisine in a variety of unique settings.

Our Savor Culinary program features a chef-prepared menu of seasonal dishes offering satisfying portions created using the freshest ingredients. Our nutritious dishes are made-to-order and served three times a day, with a variety of delicious between-meal snacks, fueling mind and body for engaged, active, and enjoyable days.

## 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 both indoors and outdoors. 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.

- On-site Savor Restaurant, Private Dining, Wine Vault & CDM Café
- Three chef-prepared meals per day plus nutritious snacks
- Restaurant-style dining and elevated culinary experiences
- Fresh, seasonal ingredients updated quarterly
- Culinary delights to celebrate holidays, birthdays, and special moments
- A variety of menus offered across multiple dining venues





### LOWER LEVEL

#### LEGEND

- COMMUNITY AMENITIES
- E ELEVATOR
- S STAIRS
- R RESTROOM



Map Not To Scale

BRISTOL STREET

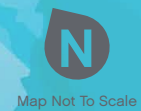


LEVEL ONE

LEGEND

- ASSISTED LIVING
- STUDIO
  - ONE BEDROOM
  - TWO BEDROOM
  - COMMUNITY AMENITIES
  - HEARING IMPAIRED APARTMENTS
  - E ELEVATOR
  - S STAIRS
  - R RESTROOM
  - L LAUNDRY

BAYVIEW PLACE



**CLEARWATER  
NEWPORT BEACH**  
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BRISTOL STREET

LEVEL TWO

LEGEND

- MEMORY SUPPORT
- PRIVATE
- SHARED APARTMENT
- ASSISTED LIVING
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- COMMUNITY AMENITIES
- HEARING IMPAIRED APARTMENTS
- ADA APARTMENTS
- E ELEVATOR
- S STAIRS
- R RESTROOM



Map Not To Scale



BAYVIEW PLACE

BRISTOL STREET




BAYVIEW PLACE




LEVEL THREE

LEGEND

ASSISTED LIVING

-  STUDIO
-  ONE BEDROOM
-  TWO BEDROOM

 HEARING IMPAIRED APARTMENTS

-  ELEVATOR
-  STAIRS
-  LAUNDRY



Map Not To Scale

**CLEARWATER  
NEWPORT BEACH**  
A Senior Living Community



**ONE BEDROOM**

531-693 Sq. Ft.  
1 Bedroom / 1 Bath

**STUDIO**  
347-511 Sq. Ft.  
Studio / 1 Bath



**TWO BEDROOM**

884-973 Sq. Ft.  
2 Bedroom / 2 Bath





**TWO BEDROOM**  
841 Sq. Ft.  
2 Bedroom / 2 Bath



**TWO BEDROOM**  
919 Sq. Ft.  
2 Bedroom / 2 Bath

**CLEARWATER  
NEWPORT BEACH**  
A Senior Living Community

**COMPANION  
APARTMENT**  
616 Sq. Ft.  
Studio / 1 Bath



**STUDIO**  
340-425 Sq. Ft.  
Studio / 1 Bath



**COMPANION  
APARTMENT**  
584 Sq. Ft.  
Studio / 1 Bath



# CLEARWATER NEWPORT BEACH

A Senior Living Community

**949.942.6391**

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Newport Beach, CA 92660

**CLEARWATERNEWPORTBEACH.COM**

