

## “Welcome to the Neighborhood”

The wooded grounds of Woodlynn Village with its many evergreen trees add to the private and comfortable feeling of the property. A central community room adjacent to the on-site management office provides Woodlynn residents a place to gather together for a variety of activities.

Woodlynn Village is conveniently located near

- ❖ Maplewood Mall with 130+ stores
- ❖ Variety of restaurants
- ❖ Grocery stores & Pharmacies
- ❖ Banking & Auto service centers
- ❖ Churches
- ❖ St. John’s Hospital & Medical clinics
- ❖ Public transportation close by



“I enjoy living at Woodlynn Village because of the friendly people – the terrific on-site maintenance person – and the fact that the grounds always look so beautiful.”

## Let us show you your next home!

We would appreciate the opportunity to give you a tour and share with you the benefits of living at Woodlynn Village.

Monday – Friday Office Hours 9am – Noon

Contact us at  
**651-779-9448**

or on the web at [www.woodlynnvillage.com](http://www.woodlynnvillage.com)

2122 Woodlynn Avenue  
Maplewood, MN 55109



One Level Cottage Living

Rental  
Community  
For Adults 55+

Owner Managed

## What our residents say...

*"This is the smartest move we have ever made. We have met some wonderful people here."*

*"The residents and staff at Woodlynn Village are so friendly. Here we have quality of living with good maintenance and owners who care about the residents. The grounds are well maintained and the landscaping is very nice. There are social activities available if I want to participate. Woodlynn Village is close to Maplewood Mall and many restaurants. Here I feel safe and comfortable. The management is top-notch! I like the privacy of having my own entrance with no steps, giving me a feeling of being in my own home".*

## Looking For a Place to Call Home



**Woodlynn Village** offers you the comfort of your own home without the maintenance worries of ownership. We offer both one and two bedroom cottages each with its own private entrance. At Woodlynn Village you will find privacy plus the ease of one-level living, all without having to worry about shoveling, lawn mowing, raking or repairs.



*To drive to Woodlynn Village, take White Bear Avenue south two blocks from I-694 and turn East on Woodlynn Avenue.*

*You will go approximately two blocks, just past the Salvation Army church.*

*Woodlynn Village is on the south side – look for our Office sign at the center drive.*

### Cottage Rental Rates

One Bedroom (728 sq ft)	\$860	Detached Garage	\$45
Two Bedroom (878 sq ft)	\$960 - \$990	Attached Garage (some units)	\$55
Two Bedroom (920 sq ft)	\$1,000 - \$1,035	Storage Units	\$15

Includes water/sewer, lawn care, snow removal, garbage removal and all interior/exterior maintenance

See floor plans at our website – [www.woodlynnvillage.com](http://www.woodlynnvillage.com)

(Rates subject to change)

