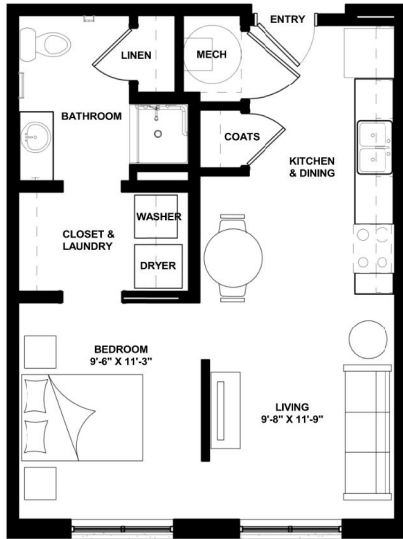
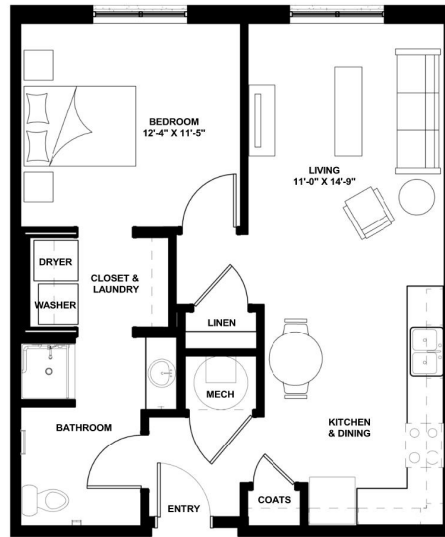


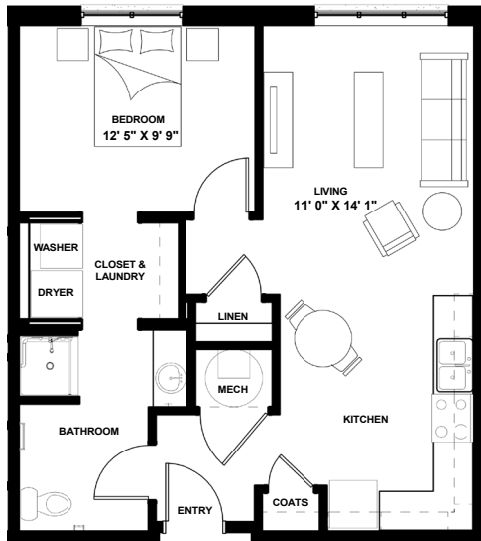
# Apartment Floor Plans



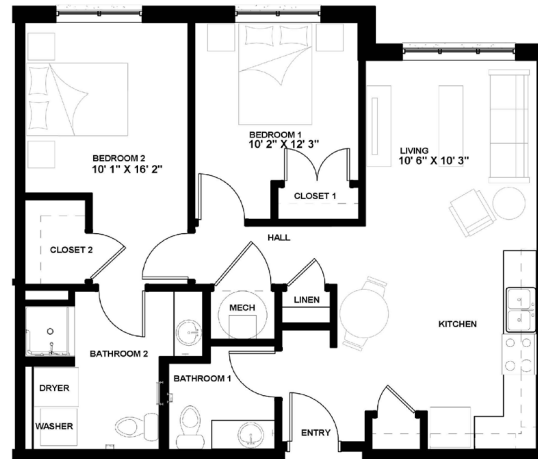
**Studio Apartment**  
Approximately 505 sq. ft.



**One-Bedroom Apartment**  
Approximately 663 sq. ft.



**One-Bedroom Apartment**  
Approximately 626 sq. ft.



**Two-Bedroom Apartment**  
Approximately 805 sq. ft.



Graceview Courtyard  
an Immanuel community

1681 College Road  
Council Bluffs, IA 51503  
712-828-4477



Immanuel.com

Affiliated with the Nebraska Synod, Evangelical Lutheran Church in America

This community does not discriminate on the basis of race, color, religion, national origin, sex, or handicap.



## Applications

Applications are now being accepted for new residents. Call our community at **712-828-4477** for more details. Apartment homes are offered in the order in which applications are received and approved.

## Features & Amenities

Apartment homes provide approximately 505-805 sq. ft. and include the following features:

- Community room
- Wellness center
- Hair salon
- Resident-controlled entry
- Full-size refrigerator with ice maker
- 30-inch electric range
- Dishwasher
- Garbage disposal
- Microwave
- Zero-entry shower
- Washer/dryer in each apartment
- Gas, electricity, trash, water, and sewer services included in the monthly rent
- Discounted cable TV and internet package provided for \$45 a month



## Immanuel's History

With a history dating back to 1887, Immanuel has a strong commitment to improving the lives of seniors through a focus on the well-being of mind, body, and spirit.

Immanuel continues this rich heritage of caring and serving seniors with the expansion of Graceview Courtyard, a retirement community designed for seniors on a fixed income.

## Immanuel's Vision

All people will grow and age with dignity, safety, and wellness.

## Graceview Courtyard

Graceview Courtyard is an affordable community located in Council Bluffs that features spacious apartments with large windows offering beautiful views of the hills.

Nine studio, eighty-four one-bedroom, and twenty-eight two-bedroom apartment homes are available in partnership with the Low Income Housing Tax Credit (LIHTC) Program for seniors ages 55 and older.

If income restrictions apply, the monthly rent ranges from \$442 to \$624 for a studio apartment, \$556 to \$924 for a one-bedroom, and \$1,104 for a two-bedroom apartment. Income restrictions apply to most apartments. Rent is subject to change annually.