



RIO CONCHO TERRACE

Retirement living, the way it should be!

Welcome to Rio Concho Terrace Retirement Community



Thank you for your interest in the Rio Concho Terrace Retirement Community. Rio Concho Terrace is a three-story apartment building built in 1979 by community raised donations. The Terrace caters to those who wish to be freed of the hassles of cooking, cleaning, and driving.

Rio Concho Terrace provides independent senior living, with just a bit of assistance. For those who do not need a nursing home or skilled medical care, but do desire assistance with the chores of daily living. Rio Concho Terrace is a full-service community offering three meals a day, transportation service, housekeeping, laundry service, planned activities, 24-hour staff, monitored emergency call system, in-house convenience store, and so much more.

A Terrace resident, enjoys a secure environment in a private studio or a one-bedroom apartment with an emphasis on opportunities for socialization. Located on our 17-acre downtown campus overlooking the Rio Concho River, the Terrace offers easy access to historic downtown San Angelo. There you will find many churches, medical facilities, parks, shopping areas, and restaurants.



RIO CONCHO TERRACE SERVICES & AMENITIES

AMENITIES

Included in your rent

- All utilities including basic cable
- Three meals a day in the dining room
- Medical appointment transportation
- Housekeeping, once per week
- Flat linen and towel laundry service, once per week
- Assistance with making arrangements for medical or personal care
- Certified activity director, outings, and shopping, planned activities
- Gated community with overnight security patrol
- 24-hour staff
- Emergency pendant/call system
- Fire alert system tied to the fire department
- Large lounge areas on each floor
- Wi-Fi in main lobby and lounge
- Private mail boxes
- Check cashing service
- Notary service
- Covered patio with gas grill

SERVICES

Available for a nominal fee

- In-house store with drinks, snacks, and toiletries
- Room service/meal tray delivery
- Personal clothing laundry service
- Beauty/barber shop
- Coin operated laundry washers/dryers
- Covered Parking
- Stamps, envelopes, shipping, fax, copies

Personal shopping service: Write down your order and we will curbside order your grocery list, pick it up, and deliver it to your apartment door. You are also able to sit with the Terrace Resident Liaison as she orders your curbside groceries if you prefer.
\$5.00 fee per order

Personal transportation: Non medical/personal transportation service. Service is drop off or pick up.
\$5.00 one way, \$10 round trip flat fee. Must be scheduled by 5:00 p.m. the day prior.
Transportation to doctor appointments will continue to be free.

Rio Concho Terrace

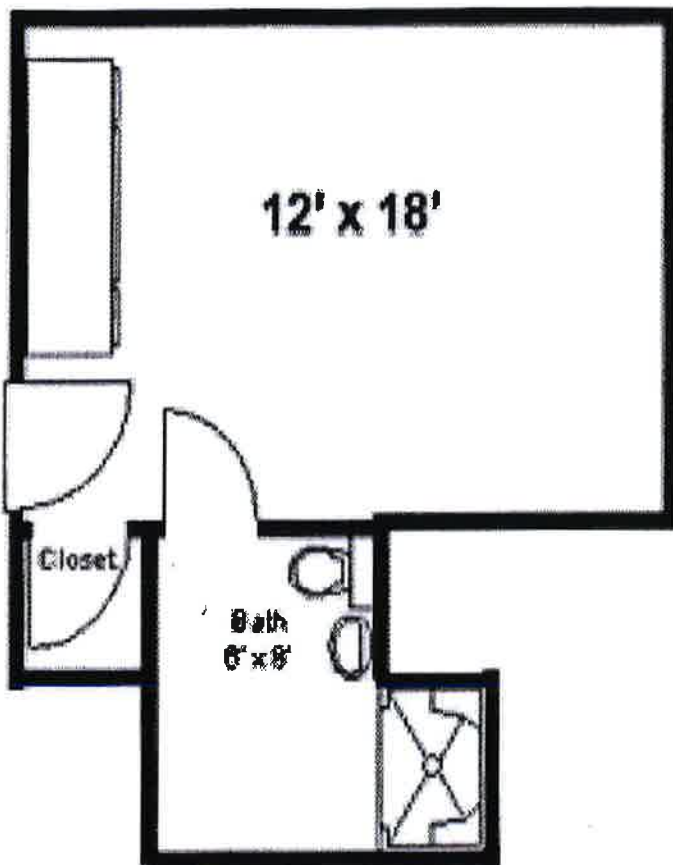
"Retirement living, the way it should be"

325.658.2662 | 403 Rio Concho Terrace | San Angelo, TX 76903

STUDIO & ONE BEDROOM FLOOR PLAN

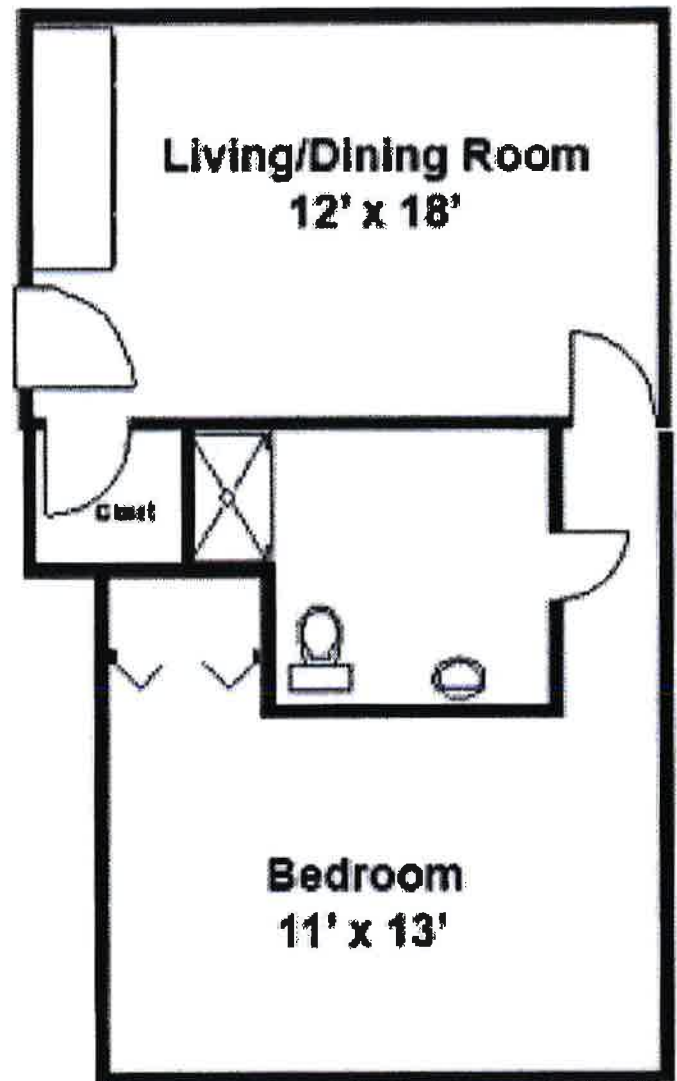
Studio— 216 Sq. Ft.

Single room dwelling space | 1 Bathroom
Walk-In Shower | 1 Walk-In Closet



One Bedroom— 359 Sq. Ft.

1 bedroom | Living/Dining Room
1 Bathroom | Walk-In Shower
1 Walk-In Closet



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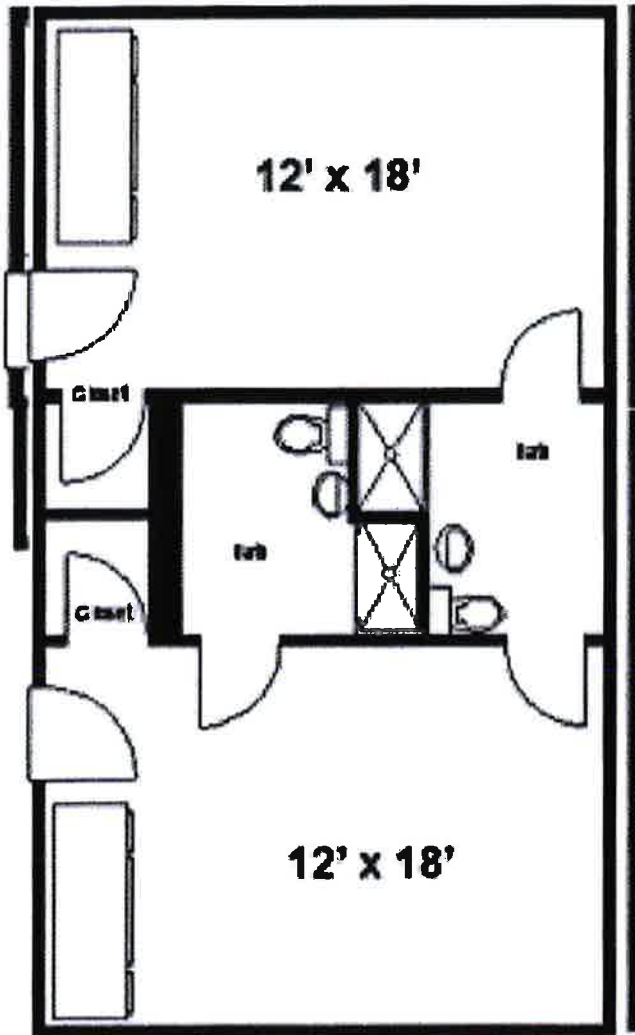
JOINED STUDIO FLOOR PLAN

RENTAL & RATES

ED 10/1/2023

Joined Studio— 432 Sq. Ft.

1 Bedroom | Living Room/Dining Room
Kitchenette | 2 Bathrooms | 2 Walk-In Showers
2 Walk-In Closets



Studio— 216 Sq. Ft.

one person \$1,700 monthly rent
two person \$2,300 monthly rent

Short Term Rental— 216 Sq.Ft.

*Second person additional \$20 a night

*Check in at 12:30 p.m. | Check out 12:00 noon

One person \$2,125 monthly rent

One person \$560 weekly rent (7 nights)

One person \$95 daily rent

One Bedroom— 359 Sq.Ft.

one person \$2,100 monthly rent

two person \$2,700 monthly rent

Joined Studio— 432 Sq. Ft.

one person \$2,500 monthly rent

two person \$3,100 monthly rent

Two Bedroom— 761 Sq. Ft.

one person \$2,800 monthly rent

two person \$3,400 monthly rent

Terrace Cottage— 590 Sq. Ft.

Base Rate, no amenities: \$1200 monthly

one person \$2,200 monthly rent

two person \$2,800 monthly rent

Security Deposit: equal to first month rent

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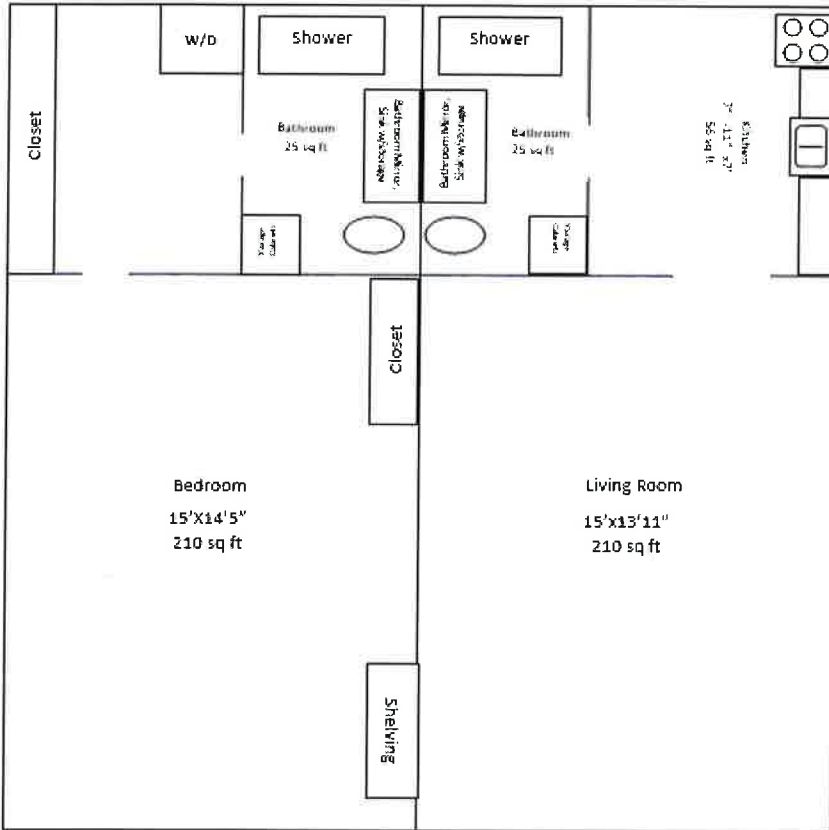


TERRACE COTTAGE FLOOR PLAN & RENTAL RATES

ED 10/1/2023

Terrace Cottage— 590 Sq. Ft.

1 Bedroom | Living Room/Dining Room
Kitchen | 2 Bathrooms | 2 Walk-In Showers
2 Closets | Porch With Wheel Chair Ramp



Base Rate— Access to store and activities.
No amenities. Two person max occupancy.

\$1200 monthly rent

Add Weekly Housekeeping & Flat Linen Laundry Service

+\$200 monthly rate

Add Medical Appointment Transportation

+\$100 monthly rate

24-hour Monitored Emergency Alert Pendant

+\$100 monthly rate

Add Food— three meals a day served in the dining room.

one person +\$600 monthly rate
two person + \$1,200 monthly rate

All Amenities

one person \$2,200 monthly rent
two person \$2,800 monthly rent

Cottage Security Deposit

one person \$2,200
two person \$2,800

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Laundry Service



Pick Up



Wash Dry Fold



Deliver

Rio Concho Terrace is

partnered with Holiday Cleaners to offer wash, dry, and fold service to the residents. Holiday Cleaners also washes household and linen items and is a full service dry cleaning and laundry press. If you elect to use this amenity your laundry service will be invoiced to you on a monthly basis. The laundry service will include pick up and drop off. However, your laundry must be put outside your apartment door in the provided laundry bag in order to be picked up. Residents who choose to use the Holiday Cleaner service need to come by the Terrace office to pick up your free Rio Concho Terrace laundry bag.

Dry Cleaning Pricing

HOUSEHOLD	BASE PRICE
KING BED SPREAD	\$24.30
KING COMFORTER	\$24.65
KING DOWN COMFORTER	\$30.40
KING/QUEEN SHAMS	\$3.75
KN/QN AFGAN	\$22.55
KN/QN PILLOW/TICK	\$17.15
LARGE SLEEPING BAG	\$18.95
MATTRESS COVER F/T	\$14.05
MATTRESS COVER K-Q	\$18.35
QUEEN BED SPREAD	\$19.95
QUEEN COMFORTER	\$24.30
SLIP COVER CHAIR	\$12.30
SLIP COVER SOFA	\$15.10
STANDARD SLEEP BAG	\$16.65
TWIN BED SPREAD	\$15.65
TWIN COMFORTER	\$19.45

* Not listed? Call office for pricing.

* Wash, dry, and fold \$2.50 per pound

WOMEN'S ARTICLES	BASE PRICE
BLOUSE	\$4.35
NON-STANDARD BLOUSE	\$5.50
PANTS OR JEANS	\$5.05
SKIRT	\$5.20
SUIT JACKET	\$5.80
DRESS	\$10.65
JUMP SUIT	\$11.20
SCARF/SHAWL	\$4.30
SWEATER	\$6.15
COAT	\$10.35
COAT 3/4	\$11.65
JACKET W/HOOD	\$12.65

MEN'S ARTICLES	BASE PRICE
HANGING SHIRT	\$4.40
FISHERMEN SHIRT	\$3.35
PANT OR JEANS	\$5.05
SHORTS	\$5.05
SUIT JACKET	\$5.80
SUIT PANTS	\$5.05
TIE	\$4.15
SWEATER	\$6.15
COAT	\$11.65
COAT 3/4	\$11.65
JACKET	\$12.65



RIO CONCHO TERRACE SHORT TERM RENTAL & RATES



A short-term fully furnished apartment is available for seniors ages 62 years and older who may have their own private home but

have been recently released from a skilled rehab facility and temporarily require the amenities that Rio Concho

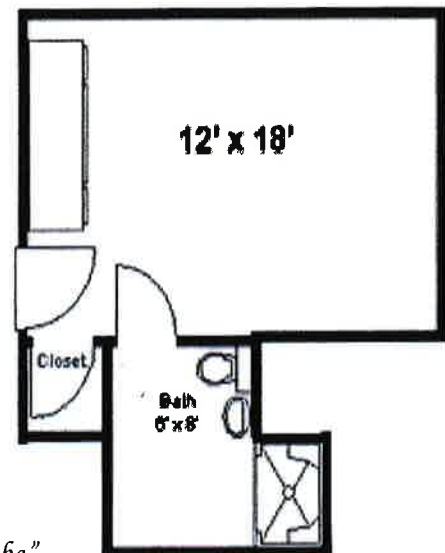
Terrace provides. Aging adults do not need to have a recent rehab or skilled nursing stay in order to qualify for a short term rental. If you are 62 years of age and want to try out retirement living at the Terrace before making the move or just visiting, you're welcome to rent the short-term apartment. There are daily, weekly, and monthly rates available. The rental amount must be paid before your stay. The Rio Concho Communities does not accept insurance. The fully furnished apartment includes all the benefits the Rio Concho Terrace has to offer, just bring your suitcase! Please contact the Rio Concho Terrace if you have further questions.

Studio— 216 Sq. Ft. ED 10/1/2023

Fully furnished, 1 Bathroom Walk-In Shower, 1 Walk-In Closet

Single room dwelling space for one occupant. Each day for a second occupant is \$20.

**\$560 weekly \$95 daily
\$2,125 per month**



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The Photo is illustrative and is not intended to represent any individual.



PERSONAL CARE

The Rio Concho Terrace does not provide personal care services. However, if you or your loved one needs personal assistance bathing, dressing, and activities of daily living, speak with the Terrace Resident Liaison so she can assist you in finding the services you need.

Personal Assistance - Assistance with performing activities of daily living that an individual would typically perform if he or she did not have a disability, and that is not otherwise required as a reasonable accommodation.

RIO CONCHO TERRACE

403 Rio Concho Drive
San Angelo, TX 76903
www.rioconcho.com

Open: Monday – Friday
8:00 a.m. – 5:00 p.m.
325-658-2662

Rio Concho does not endorse any of the services on this guide. All readers are strongly encouraged to always research agencies and/or services prior to purchasing or making a final choice of provider.

Visiting Angels
325-716-1803
3290 Sherwood Way
San Angelo, TX 76901

Concho Valley Home Health
325-944-8916
430 W Beauregard Ave
Suite B
San Angelo, TX 76903

TLC in Home Care
325-658-1307
1932 Sherwood Way
San Angelo, TX 76901

Home Instead
432-689-4663
San Angelo, TX

Comfort Keepers
325-267-8532
3121 Executive Dr
San Angelo, TX 76904

Gentiva Personal Care
1-888-436-8482
325-212-0264
116 W Concho Ave
San Angelo, TX 76903

Area Agency on Aging of the
Concho Valley
325-223-5704
2801 W. Loop 306, Suite A
San Angelo, Texas 76904
toni.roberts@cvcog.org



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HOME HEALTH

The Rio Concho Terrace does not provide home health services. However, you can visit with our resident liaison and she will assist you in gaining the services you need. Home health care is a wide range of health care services that can be given in your home for an illness or injury. The patient must be homebound as required by the payer. (The VA is less strict with the homebound requirement). The patient must require skilled qualifying services. The care needed must be intermittent. The care must be a medical necessity.

Doctor's orders are needed to start care. Once your doctor refers you for home health services, the home health agency will schedule an appointment with you. Home health will talk to you about your needs and ask you some questions about your health. www.medicare.gov

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Concho Valley Home Health
325-944-8916
430 W Beauregard Ave
Suite B
San Angelo, TX 76903

San Angelo Home Health
(325) 655-6600
San Angelo Home Health
423 S. Irving Street
San Angelo, TX 76903

Home Preferred
Senior Care
325-703-2999
3180 Executive Drive
Suite 109
San Angelo, TX 76904

Kindred at Home
(325) 949-1108
1518 W Beauregard Ave,
San Angelo, TX 76901

Area Agency on Aging of the
Concho Valley
325-223-5704
2801 W. Loop 306, Suite A
San Angelo, Texas 76904
toni.roberts@cvcog.org

Outreach Health Services
325-227-8908
17 S. Chadbourne Ste. 500
San Angelo, TX 76903