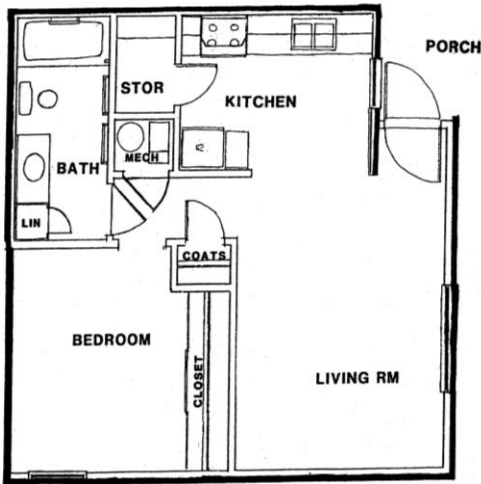
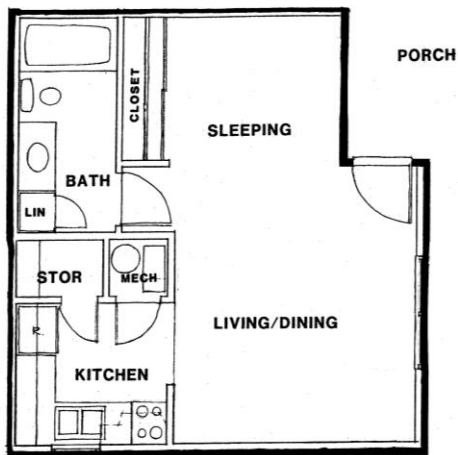


One Bedroom Apartment Floor Plan



Efficiency Apartment Floor Plan



Other properties owned and managed by West Central Missouri Community Action Agency:

- Antioch Hills • Clinton, MO
(660) 885-8200
- Appleton Estates • Appleton City, MO
(660) 476-2185
- Cedar Ridge • Eldorado Springs, MO
(417) 876-6114
- Greenleaf Estates • Belton, MO
(816) 331-4620
- Hawthorn Estates • Harrisonville, MO
(816) 380-6833
- Hickory Estates • Hermitage, MO
(417) 745-0131
- Maplewood Estates • Stockton, MO
(417) 276-3330
- Prairie Estates • Grandview, MO
(816) 767-1445
- Walnut Estates • Raymore, MO
(816) 331-2959
- Willow Estates • Kansas City, MO
(816) 350-3134

West Central Missouri Community Action Agency

106 W. Fourth St.
Appleton City, MO 64724
Phone (660) 476-2185
Fax (660) 476-5299
www.wcmcaa.org

Senior



Housing

Oaktree Villa

919 Walnut Dr.
Warsaw, MO 65355
(660) 438-5007
oaktreevilla@wcmcaa.org



Oaktree Villa

Apartment Homes for Seniors 62 and Older.



Come visit us and discover the joy and contentment of living among friends and neighbors.

Oaktree Villa is a perfect blend of Caring, Comfort, and Charm. The community, and all it has to offer, allows our residents to maintain their independence as if still in their own home, but without the time consuming maintenance and expenses of taking care of a house.

Your apartment home is your private haven, where you can entertain family and friends or simply relax. Apartments feature full kitchens, generous closet space, and individually controlled heat and air conditioning. For your convenience, we provide handrails and grab bars in the bathrooms and an emergency alarm system. We welcome pets. You'll have all the comforts of your own home, with none of the responsibilities.

Rent

Tenant portion of rent is figured on 30% of your adjusted income (gross income less medical expenses) minus utility allowance.

Income Limits

Total household income cannot exceed the amounts below:

| | |
|----------|-------------|
| 1 Person | \$19,350.00 |
| 2 People | \$22,100.00 |

Square Footage(approx.)

| | |
|------------|-----|
| Efficiency | 477 |
| 1 Bedroom | 568 |

Location

From US-65/MO-7 South.
Turn left onto Dogwood St.
Dogwood St. becomes
Walnut Dr. Oaktree Villa is
on the left.

Apartment Features

Up to 100% Rental Assistance
Utility Allowance
All Maintenance Provided
Stove and Refrigerator Provided
Personal Heating and Cooling Systems
Emergency Alarm System
Outdoor Recreation Area
On-Site Laundry Facility
Locked Mailboxes
Scheduled Monthly Activities

Service Available to Qualified Residents:

Housekeeping
Personal Care
Meals on Wheels
In Home Meal Preparation
Food Pantry /Commodities
On-Site Health Screening
Transportation Services
Medicare/Medicaid Liaison
Financial Management
Social Events
Informational Presentations
Flu Shots
Tax Preparation