

# PARENTS' GUIDE



THE VERY BEST IN STUDENT LIVING

# YOUR STUDENT'S HOME AWAY FROM HOME

The Retreat at Knoxville's only student housing community offering Craftsman-style **cottage living** with modern features and **unsurpassed amenities** that far exceed those of typical apartment complexes. The Retreat provides a true neighborhood atmosphere with **expansive green space**, offering residents **more privacy** and more opportunity for a **well-rounded lifestyle**. Come see for yourself why The Retreat is the **very best in student living**.

"We were thrilled with our daughter's choice of The Retreat. It's so convenient to campus, yet has a ton of activities on-site so she doesn't have to leave in order to study or spend time with friends. We are also pleased with the responsiveness from the on-site management team"  
Chris Cole

"Living at The Retreat has made our son's college experience more enjoyable, and has provided him a safe environment in which to study and live with friends and other students."  
David W. Long

"Our experience with Landmark Properties has been better than expected, and we feel good knowing that our daughter is in convenient, comfortable and secure surroundings."  
Mr. & Mrs. Ike Cobb



# TAKING YOUR HOUSING DOLLARS FURTHER

Whether it's footing the bill or just contributing to it, parents will not only love the savings at The Retreat, but will also appreciate all of the added value that comes with The Retreat lifestyle.

## UT RESIDENCE HALLS

rental costs

Gibbs Hall	\$2,982/semester
Laurel Hall	\$3,025/semester
Reese Hall	\$2,856/semester
Volunteer Hall	\$3,555/semester

\*All prices are per semester. Meal plans and parking passes may also be required in the residence halls.

## THE RETREAT

rental costs

**\$540/month**  
(including estimated monthly utilities)

**\$2,700/semester**  
(starting rates based on 5BR/5BA cottage)

## THE RETREAT OFFERS A SAVINGS OF UP TO \$855 PER SEMESTER

which includes an abundance of amenities, more space and services typically not offered by the dorms.

SOURCE: University of Tennessee Knoxville Department of Student Housing; [www.utk.edu](http://www.utk.edu)





## A WELL-ROUNDED COLLEGE EXPERIENCE

More than just a roof over their head, The Retreat provides an abundance of features and amenities that will exceed all of your student's needs.

### STUDENT-FOCUSED ENVIRONMENT

Built with the needs of college students in mind, The Retreat offers a range of features and amenities that help promote both **academics** and **socialization**. The Retreat also offers private cottages with **no shared walls**, so neighbors are less likely to disturb one another. The Clubhouse makes studying convenient with a fully-equipped **computer lab**, **library** and **group study rooms**. And with high-speed internet and **wi-fi capabilities** throughout the community, accessing the internet couldn't be easier.

The Clubhouse, along with the large greenspaces throughout the community, also serves for both management-planned and spontaneous events that provide the opportunity to **socialize without ever leaving the community**.

### UNPARALLELED AMENITIES

In addition to the academic features, The Retreat offers the **best amenities in the country for your student's enjoyment**. Featuring an 4,000 square foot Clubhouse with a state-of-the-art fitness center, a **stadium-seating movie theatre**, clubrooms with fireplace and kitchenette, multiple plasma screen televisions, tanning bed; a **resort-style pool**; **beach volleyball court** and **outdoor grilling pavillion** - your student will never run out of on-site entertainment options!



### SAFETY FEATURES

The Retreat employs the following features for the added safety of your student:

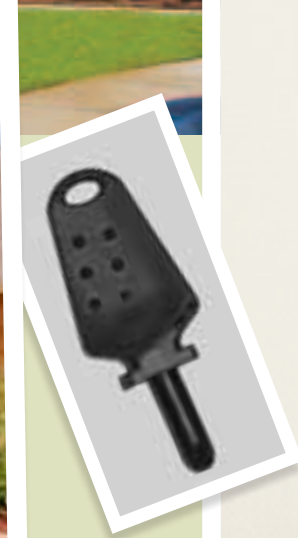
- Controlled community access, **privacy fences and security cameras**
- **Security systems** included in all homes (monitoring not included)
- **Saflok® key system** for added access control

### INDIVIDUAL LEASE OPTION

The Retreat offers **individual leases**, which means added peace of mind knowing that your student and you are only responsible for their lease agreement.

### PET FRIENDLY

The Retreat is Knoxville's most pet friendly community, with ample greenspaces, **pet stations** and private cottage designs that ensure those without pets won't be disturbed. We're sure your student's pet will love living at The Retreat just as much as your student does.



### HIGH-QUALITY CONSTRUCTION

The Retreat cottages are built with your student's lifestyle in mind, offering **private bedroom and bath suites**, spacious closets, full-sized appliances and washers and dryers. Cottages are also built with brick and **Hardiplank® exteriors** to ensure your student will live comfortably. Plus, our superior insulation provides both **privacy and energy conservation**, keeping the bills and the noise under control.

### ROOMMATE MATCHING

For students who are new to the Knoxville area, The Retreat can assist and coordinate in **matching potential roommates** with similar interests and needs.

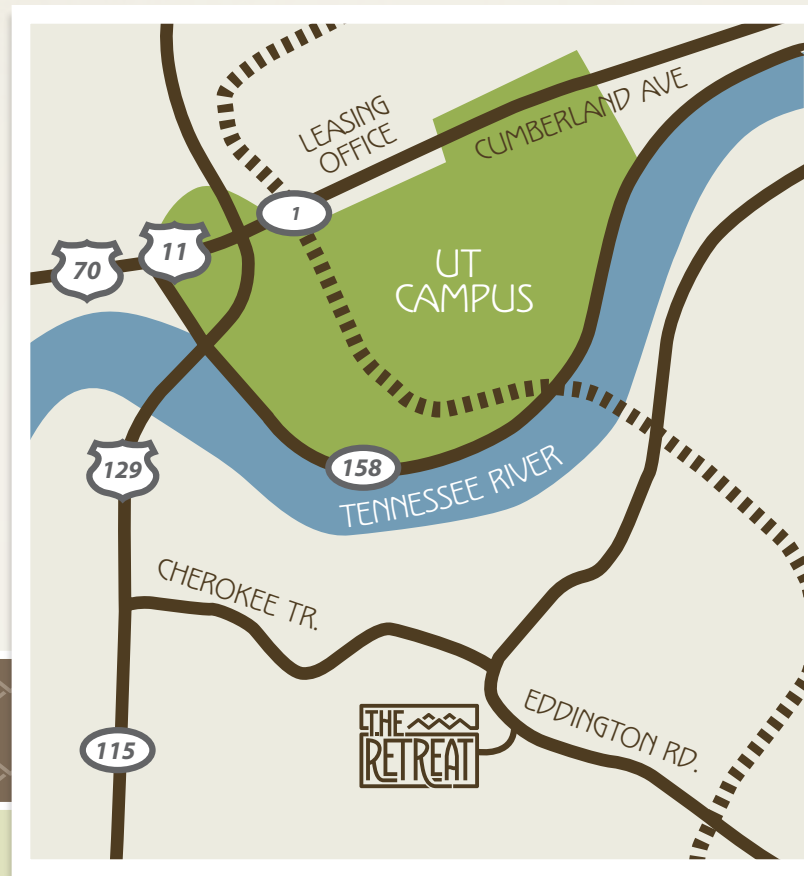
### RANGE OF PRICES & FLOORPLANS

Depending on living arrangement needs and budget, The Retreat offers **five different floorplans** for 3, 4, and 5 bedroom homes.

### SAFLOK® SYSTEMS

Every residence at The Retreat is outfitted with the Saflok® System to ensure ultimate privacy and security. This system **prevents key duplication**, provides a record log of its use and allows any maintenance keys to work only during designated times.

Conveniently located off Alcoa Highway near the UT Medical Center, The Retreat is less than two and a half miles from the University of Tennessee campus, in close proximity to major roadways, shopping, dining and entertainment venues.



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