



Homes

Home Description	Avg. Sq. Ft.	Refundable Entrance Fees				Monthly Service Fees		
		0% Refund	50% Refund	70% Refund	90% Refund	Single	Double	
The Moorings		<i>Cottage style homes</i>						
Skipper I 1 bed	1,465	\$334,314	\$421,652	\$499,153	\$591,207	\$5,315	\$6,230	
Skipper II 2 bed/den	1,513	\$341,285	\$430,445	\$509,562	\$603,533	\$5,430	\$6,345	
Skipper III 2 bed/den	1,634	\$358,858	\$452,606	\$535,799	\$634,608	\$5,610	\$6,525	
Skipper IV 2 bed/den	1,634	\$374,036	\$471,753	\$558,461	\$661,449	\$5,610	\$6,525	
Harbour I 2 bed	1,442	\$329,065	\$415,033	\$491,317	\$581,924	\$5,255	\$6,170	
Harbour II 2 bed/den	1,582	\$349,399	\$440,675	\$521,675	\$617,878	\$5,545	\$6,460	
Binnacle I 2 bed	1,476	\$336,827	\$424,821	\$502,920	\$595,645	\$5,330	\$6,245	
Binnacle II 2 bed/den	1,651	\$362,240	\$456,873	\$540,847	\$640,587	\$5,625	\$6,540	
Mariner I 3 bed	2,273	\$449,615	\$567,075	\$671,305	\$795,104	\$5,735	\$6,650	
Mariner II 3 bed/den	2,448	\$473,847	\$597,635	\$707,483	\$837,954	\$5,835	\$6,750	
Boatwright Circle		<i>Executive ranch style homes with garages</i>						
Skipjack 2 bed/den	1,623	\$464,673	\$586,066	\$714,603	\$821,733	\$6,015	\$6,930	
Schooner 2 bed/den	1,716	\$485,856	\$612,783	\$747,180	\$859,193	\$6,170	\$7,085	
Seafarer 2 bed/den	1,899	\$532,121	\$671,131	\$818,328	\$941,005	\$6,340	\$7,255	
Sandpiper 2 bed/den	1,955	\$536,660	\$676,858	\$825,308	\$949,032	\$6,410	\$7,325	
Sandpiper II 2 bed/den	2,184	\$598,272	\$754,565	\$920,056	\$1,020,516	\$6,595	\$7,510	
Edgewood		<i>Luxury villa style homes with garages</i>						
Elizabeth 2 bed/den	2,260	\$567,046	\$715,180	\$872,038	\$1,002,765	\$6,355	\$7,270	
Chickahominy 2 bed/den	2,340	\$578,208	\$729,260	\$889,205	\$1,022,506	\$6,465	\$7,380	
Shenandoah 2 bed/den	2,540	\$618,141	\$779,626	\$950,615	\$1,093,127	\$6,630	\$7,545	
Roanoke 3 bed/den	2,620	\$620,634	\$782,769	\$954,449	\$1,097,532	\$6,715	\$7,630	
Powhatan 2 bed/den	2,650	\$626,141	\$789,716	\$962,918	\$1,107,274	\$6,775	\$7,690	
Bluffton Ridge		<i>Luxury carriage style homes with garages</i>						
Crestwood 3 bed/den	2,561	\$660,416	\$832,946	\$1,015,631	\$1,083,818	\$6,610	\$7,525	
2nd Person Entrance Fee <i>(applies to all neighborhoods/homes above)</i>		\$18,969	\$24,050	\$24,310	\$31,669			
Anchor Cove		<i>Luxury Terrace homes with attached garage</i>						
Cape Ann 2 bed/den	1,680	\$570,544	\$710,010	\$857,929	\$981,215	\$6,405	\$7,403	
Cape May 2 bed/den	1,925	\$646,616	\$813,855	\$982,905	\$1,124,183	\$6,720	\$7,718	
Cape Charles 2 bed/office	2,184	\$653,361	\$814,459	\$993,773	\$1,142,295	\$6,720	\$7,718	
Cape Henry 4 bed/office	2,400	\$789,101	\$993,773	\$1,212,934	\$1,296,855	\$6,983	\$7,980	
2nd Person Entrance Fee <i>(applies to all Anchor Cove homes above)</i>		\$20,055	\$25,305	\$25,725	\$33,600			

Fee Schedule Terms

ENTRANCE FEES WITH REFUND OPTIONS

Entrance Fee selections are limited for ages 86 or above at the time of occupancy. Age restrictions apply to the youngest member of the household. Some entrance fees may be adjusted based on location or modification.

Standard 0% Refund Plan

The refund will decline at the rate of 2% per month for the first 50 months after the Occupancy Date, after which there will no longer be a refund.

50% Refund Plan

The refund will decline at the rate of 2% per month for the first 25 months after the Occupancy Date, after which it will remain at 50% for the duration of occupancy. This refund plan is not available to those ages 90 and above at the time of occupancy.

70% Refund Plan

The refund will decline at the rate of 2% per month for the first 15 months after the Occupancy Date, after which it will remain at 70% for the duration of occupancy. This refund plan is not available to those ages 86 and above at the time of occupancy.

90% Refund Plan

The refund will decline at the rate of 2% per month for the first 5 months after the Occupancy Date, after which it will remain at 90% for the duration of occupancy. This refund plan is not available to those ages 86 and above at the time of occupancy.

MONTHLY SERVICE FEES INCLUDE:

- Medical Clinic services (some services are billed by the provider)
- Interior and exterior maintenance (including standard appliances); trash removal
- 24-hour gated security
- Housekeeping every two (2) weeks
- Membership to the William A. Doig Health Club & Spa: indoor aquatics center, Jacuzzi®, cardio-fitness room, art studio and woodworking shop, plus an outdoor pool
- Transportation (fee may apply in some instances)
- Planned activities and events
- Grounds maintenance
- Television cable service
- Ten (10) free days per year, per person for temporary stay at The Health and Rehabilitation Center with physician-approved admission
- Dining account that offers one (1) meal per day, per person in a choice of dining venues (additional or reduction of meal options available upon request)

Monthly fees are stated at 2024 rates and will be subject to periodic adjustments.

UTILITY FEES

Residents are responsible for the following utilities: Edgewood, Boatwright Circle and Anchor Cove Terrace Homes: residents pay gas and electric; Moorings and Bluffton Ridge: residents pay water and electric.

MEAL PLANS

One meal per day, per person is included in the Monthly Service Fees.
Alternative meal plans available: 20 meals per month (subtract \$120 per person);
Declining Meal Plan (subtract \$120 per person);
2 meals per day (add \$147 per person); 3 meals per day (add \$240 per person).





Apartments

Home Description	Avg. Sq. Ft.	Refundable Entrance Fees				Monthly Service Fees		
		0% Refund	50% Refund	70% Refund	90% Refund	Single	Double	
The Landing Building		<i>Traditional style apartments in the heart of our community</i>						
Clipper A 1 bed	1,068	\$239,420	\$301,966	\$368,195	\$423,391	\$5,120	\$6,035	
Clipper B 1 bed	900	\$204,783	\$258,280	\$314,928	\$362,138	\$4,800	\$5,715	
Clipper C 1 bed	790	\$185,282	\$233,685	\$284,937	\$327,652	\$4,605	\$5,520	
Spinnaker A 2 bed	1,387	\$337,721	\$425,950	\$519,369	\$597,231	\$5,415	\$6,330	
Spinnaker B 2 bed	1,134	\$299,904	\$378,250	\$461,211	\$530,351	\$5,310	\$6,225	
Spinnaker C 2 bed	1,500	\$363,085	\$457,940	\$558,375	\$642,084	\$5,575	\$6,490	
Garden Apt 1A 1 bed	645	\$168,851	\$212,962	\$252,107	\$298,598	\$4,405	\$5,320	
Garden Apt 1B 1 bed	738	\$193,060	\$243,494	\$288,250	\$341,406	\$4,525	\$5,440	
Garden Apt 1C 1 bed	850	\$206,180	\$260,043	\$307,839	\$364,675	\$4,625	\$5,540	
Garden Apt 2A 2 bed	955	\$241,159	\$304,160	\$360,066	\$426,468	\$5,175	\$6,090	
Garden Apt 2B 2 bed	980	\$248,734	\$313,712	\$371,377	\$439,862	\$5,215	\$6,130	
Garden Apt 2C 2 bed/den	1,025	\$249,205	\$314,308	\$372,080	\$440,696	\$5,220	\$6,135	
River Court		<i>Traditional porch style apartments</i>						
Windjammer (1st Fl) 2 bed	1,268	\$313,009	\$394,781	\$481,364	\$553,528	\$4,870	\$5,785	
Ensign (2nd Fl) 2 bed	1,268	\$316,788	\$399,688	\$487,176	\$560,410	\$4,870	\$5,785	
Earl's Court		<i>Luxury style apartments with covered parking</i>						
Allegheny 2 bed/den	1,810	\$420,875	\$530,826	\$647,247	\$744,278	\$6,120	\$7,035	
Piedmont 2 bed/den	1,870	\$432,948	\$546,051	\$665,816	\$765,626	\$6,195	\$7,110	
Tidewater 2 bed/den	1,900	\$440,612	\$555,717	\$677,601	\$779,182	\$6,220	\$7,135	
2nd Person Entrance Fee <i>(applies to all neighborhoods/apartments above)</i>		\$18,969	\$24,050	\$24,310	\$31,669			
Anchor Cove		<i>Villa style apartments with a private balcony</i>						
The Seacrest 2 bed/office	1,820	\$513,791	\$646,616	\$798,101	\$906,518	\$6,458	\$7,455	
The Soundings 2 bed/office	1,950	\$536,130	\$674,993	\$824,119	\$946,680	\$6,615	\$7,613	
2nd Person Entrance Fee <i>(applies to all Anchor Cove apartments above)</i>		\$20,055	\$25,305	\$25,725	\$33,600			

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Monthly fees are stated at 2024 rates and will be subject to periodic adjustments.

UTILITY FEES

Utility costs when living in the Landing Building are included in the Monthly Service Fee. Residents living outside the Landing Building are responsible for the following utilities: River Court and Earl's Court Apartments: residents pay electric; Anchor Cove Villa Apartments: residents pay gas and electric.

MEAL PLANS

One meal per day, per person is included in the Monthly Service Fees.
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