

Homes

2025 Independent Living Fee Schedule

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	\$347,687	\$438,518	\$519,119	\$614,855	\$5,580	\$6,540
Skipper II	2 bed	1,513	\$354,936	\$447,663	\$529,944	\$627,674	\$5,700	\$6,660
Skipper III	2 bed	1,634	\$373,212	\$470,710	\$557,231	\$659,992	\$5,890	\$6,850
Skipper IV	2 bed	1,634	\$388,997	\$490,623	\$580,799	\$687,907	\$5,890	\$6,850
Harbour I	2 bed	1,442	\$342,228	\$431,634	\$510,970	\$605,201	\$5,520	\$6,480
Harbour II	2 bed	1,582	\$363,375	\$458,302	\$542,542	\$642,593	\$5,820	\$6,780
Binnacle I	2 bed	1,476	\$350,300	\$441,814	\$523,037	\$619,471	\$5,595	\$6,555
Binnacle II	2 bed	1,651	\$376,730	\$475,148	\$562,481	\$666,210	\$5,905	\$6,865
Mariner I	3 bed	2,273	\$467,600	\$589,758	\$698,157	\$826,908	\$6,020	\$6,980
Mariner II	3 bed	2,448	\$492,801	\$621,540	\$735,782	\$871,472	\$6,125	\$7,085
Boatwright Circle		<i>Executive Ranch Style Homes with Garages</i>						
Skipjack	2 bed/den	1,623	\$483,260	\$609,509	\$743,187	\$854,602	\$6,315	\$7,275
Schooner	2 bed/den	1,716	\$505,290	\$637,294	\$777,067	\$893,561	\$6,480	\$7,440
Seafarer	2 bed/den	1,899	\$553,406	\$697,976	\$851,061	\$978,645	\$6,655	\$7,615
Sandpiper I	2 bed/den	1,955	\$558,126	\$703,932	\$858,320	\$986,993	\$6,730	\$7,690
Sandpiper II	2 bed/den	2,184	\$662,203	\$784,748	\$956,858	\$1,061,337	\$6,925	\$7,855
Edgewood		<i>Luxury Villa Style Homes with Garages</i>						
Elizabeth	2 bed/den	2,260	\$589,728	\$743,787	\$906,920	\$1,042,876	\$6,675	\$7,635
Chickahominy	2 bed/den	2,340	\$601,336	\$758,430	\$924,773	\$1,063,406	\$6,790	\$7,750
Shenandoah	2 bed/den	2,540	\$642,867	\$810,811	\$988,640	\$1,136,852	\$6,960	\$7,920
Roanoke	3 bed/den	2,620	\$645,459	\$814,080	\$992,627	\$1,141,433	\$7,050	\$8,010
Powhatan	2 bed/den	2,650	\$651,187	\$821,305	\$1,001,435	\$1,151,565	\$7,115	\$8,075
Bluffton Ridge		<i>Luxury Carriage Style Homes with Garages</i>						
Crestwood	3 bed/den	2,561	\$686,833	\$866,264	\$1,056,256	\$1,127,171	\$6,940	\$7,900
2nd Person Entrance Fee <i>(Applies to all homes above)</i>			\$19,728	\$25,012	\$25,282	\$32,936		
Anchor Cove		<i>Luxury Terrace Homes with Attached Garage</i>						
Cape Ann	2 bed/den	1,680	\$593,366	\$738,410	\$892,246	\$1,020,464	\$6,725	\$7,685
Cape May	2 bed/den	1,925	\$672,481	\$846,409	\$1,022,221	\$1,169,150	\$7,055	\$8,015
Cape Charles	2 bed/office	2,184	\$679,495	\$847,037	\$1,033,524	\$1,187,987	\$7,130	\$8,090
Cape Henry	4 bed/office	2,400	\$820,665	\$1,033,524	\$1,261,451	\$1,348,729	\$7,335	\$8,295
2nd Person Entrance Fee <i>(Applies to all Anchor Cove homes above)</i>			\$20,857	\$26,317	\$26,754	\$34,944		

Fee Schedule Terms

Entrance Fee Selection

- Residents can select an Entrance Fee Refund Plan of 0%, 50%, 70% or 90%. Exceptions apply - see below.
 - Entrance Fee selections are limited to those age 86 or over. Age restrictions apply to the youngest member of the household based on the date of settlement. Entrance fees may be adjusted due to location and/or modifications.
- 1) **0% Refund Plan (Standard):** Open to all
 - 2) **50% Refund Plan:** Open to those under age 90
 - 3) **70% Refund Plan:** Open to those under age 86
 - 4) **90% Refund Plan:** Open to those under age 86

Refund Amortization

- The amortization process begins on settlement date or unit occupancy ready date, whichever occurs first.
- Williamsburg Landing retains 5% of the Entrance Fee as an administration fee. Williamsburg Landing's share of the Entrance Fee is then amortized at a rate of 2% per month for those residing in Independent Living, and 4% for those permanently living in any higher level of care. Resident refund portion is not diminished by amortization.

Refund Disbursement

- The resident's refundable portion of their Entrance Fee will be provided after vacating Williamsburg Landing, contingent on the resale of their home to a new resident.
- If home is reoccupied through an internal resident transfer, the refund will be held until settlement with a new resident for the home they are vacating.

Monthly Service Fees: Fees Cover a Variety of Services and Amenities

All fees are stated at 2025 rates and will be subject to periodic adjustments.

- Residents may receive services at the Health Clinic (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 Doig Health Club & Spa: indoor aquatics center, Jacuzzi®, cardio-fitness room, art studio, woodworking shop, outdoor pool, pickleball and bocce ball courts, and walking trails
- Transportation (fee may apply in some instances)
- Planned activities and events
- Grounds maintenance
- Television cable service
- Ten (10) free days (shared bath rate) 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

Utility & Service Provider Fees: Resident Responsibilities

- Anchor Cove Homes Electric and gas
- Bluffton Ridge Homes Electric and water
- Boatwright Circle Homes Electric and gas
- Edgewood Homes Electric and gas
- The Mooring's Homes Electric and water
- Internet, Extended Cable TV and Landline Phone Services can be purchased directly from Williamsburg Landing **OR** through carrier preference in all homes **except** Anchor Cove. Anchor Cove residents can purchase Internet, Extended Cable TV and Landline Phone Services **ONLY** from Williamsburg Landing at this time.

Meal Plans

- One meal per day, per person is included in the Monthly Service Fees.
- Alternative meal plans available:
 1. 20 meals per month (subtract \$120 per person, per month)
 2. Declining Meal Plan (subtract \$120 per person, per month)
 3. 2 meals per day (add \$147 per person, per month)
 4. 3 meals per day (add \$240 per person, per month)

Apartments

2025 Independent Living Fee Schedule

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	\$248,997	\$314,045	\$382,923	\$440,327	\$5,375	\$6,335	
Clipper B 1 bed	900	\$212,974	\$268,611	\$327,525	\$376,624	\$5,040	\$6,000	
Clipper C 1 bed	790	\$192,693	\$243,032	\$296,334	\$340,758	\$4,835	\$5,795	
Spinnaker A 2 bed	1,387	\$351,230	\$442,988	\$540,144	\$621,120	\$5,685	\$6,645	
Spinnaker B 2 bed	1,134	\$311,900	\$393,380	\$479,659	\$551,565	\$5,575	\$6,535	
Spinnaker C 2 bed	1,500	\$377,608	\$476,258	\$580,710	\$667,767	\$5,855	\$6,815	
Garden Apt 1A 1 bed	645	\$175,605	\$221,480	\$262,191	\$310,542	\$4,625	\$5,585	
Garden Apt 1B 1 bed	738	\$200,782	\$253,234	\$299,780	\$355,062	\$4,750	\$5,710	
Garden Apt 1C 1 bed	850	\$214,427	\$270,445	\$320,153	\$379,262	\$4,855	\$5,815	
Garden Apt 2A 2 bed	955	\$250,805	\$316,326	\$374,469	\$443,527	\$5,435	\$6,395	
Garden Apt 2B 2 bed	980	\$258,683	\$326,260	\$386,232	\$457,456	\$5,475	\$6,435	
Garden Apt 2C 2 bed/den	1,025	\$259,173	\$326,880	\$386,963	\$458,324	\$5,480	\$6,440	
River Court		<i>Traditional Porch Style Apartments</i>						
Windjammer (1st Fl) 2 bed	1,268	\$325,529	\$410,572	\$500,619	\$575,669	\$5,115	\$6,075	
Ensign (2nd Fl) 2 bed	1,268	\$329,460	\$415,676	\$506,663	\$582,826	\$5,115	\$6,075	
Earl's Court		<i>Luxury Style Apartments with Covered Parking</i>						
Allegheny 2 bed/den	1,810	\$437,710	\$552,059	\$673,137	\$774,049	\$6,425	\$7,385	
Piedmont 2 bed/den	1,870	\$450,266	\$567,893	\$692,449	\$796,251	\$6,505	\$7,465	
Tidewater 2 bed/den	1,900	\$458,236	\$577,946	\$704,705	\$810,349	\$6,530	\$7,490	
2nd Person Entrance Fee (Applies to all apartments above)		\$19,728	\$25,012	\$25,282	\$32,936			
Anchor Cove		<i>Villa Style Apartments with a Private Balcony</i>						
The Seacrest 2 bed / office	1,820	\$534,343	\$672,481	\$830,025	\$943,106	\$6,785	\$7,745	
The Soundings 2 bed / office	1,950	\$557,575	\$701,993	\$857,084	\$984,547	\$6,945	\$7,905	
2nd Person Entrance Fee (Applies to all Anchor Cove apartments above)		\$20,857	\$26,317	\$26,754	\$34,944			

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Utility & Service Provider Fees: Resident Responsibilities

- Anchor Cove Apartments Electric and gas
- Earl's Court Apartments Electric
- The Landing Building Apartments Electric and water/sewer included in Monthly Service Fee
- River Court Apartments Electric
- Internet, Extended Cable TV and Landline Phone Services can be purchased directly from Williamsburg Landing **OR** through carrier preference in all apartments **except** Anchor Cove. Anchor Cove residents can purchase Internet, Extended Cable TV and Landline Phone Services **ONLY** from Williamsburg Landing at this time.

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