

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>						
Harbour I	2 bed	1,442	\$342,228	\$431,634	\$510,970	\$605,201	\$5,520	\$6,480
Skipper I	1 bed	1,465	\$347,687	\$438,518	\$519,119	\$614,855	\$5,580	\$6,540
Binnacle I	2 bed	1,476	\$350,300	\$441,814	\$523,037	\$619,471	\$5,595	\$6,555
Skipper II	2 bed	1,513	\$354,936	\$447,663	\$529,944	\$627,674	\$5,700	\$6,660
Harbour II	2 bed	1,582	\$363,375	\$458,302	\$542,542	\$642,593	\$5,820	\$6,780
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
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		

Apartments

2025 Independent Living Fee Schedule

APT. 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>						
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	
Clipper C 1 bed	790	\$192,693	\$243,032	\$296,334	\$340,758	\$4,835	\$5,795	
Garden Apt 1C 1 bed	850	\$214,427	\$270,445	\$320,153	\$379,262	\$4,855	\$5,815	
Clipper B 1 bed	900	\$212,974	\$268,611	\$327,525	\$376,624	\$5,040	\$6,000	
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	
Clipper A 1 bed	1,068	\$248,997	\$314,045	\$382,923	\$440,327	\$5,375	\$6,335	
Spinnaker B 2 bed	1,134	\$311,900	\$393,380	\$479,659	\$551,565	\$5,575	\$6,535	
Spinnaker A 2 bed	1,387	\$351,230	\$442,988	\$540,144	\$621,120	\$5,685	\$6,645	
Spinnaker C 2 bed	1,500	\$377,608	\$476,258	\$580,710	\$667,767	\$5,855	\$6,815	
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			

*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. Age 90 and above are limited to a 0% Entrance Fee refund option only. Age 86 and above limited to 0%, 50%, and 70% Entrance Fee Refund options only. Certain residences have separate pricing due to location and/or modifications.

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 due to location or to include the cost of modifications made to homes by previous occupants.

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 by 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: Fees Cover a Variety of Services and Amenities

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 William A. 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 in a choice of dining venues (additional or reduction of meal options available upon request)

Monthly fees are stated at 2025 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: Edgewood & Boatwright Circle Homes: residents pay gas and electric; River Court and Earl's Court Apartments: residents pay electric; Moorings: residents pay water and electric; Bluffton Ridge: residents pay electric and water.

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).