

# Pricing

EFFECTIVE JULY 1, 2026

House	Monthly Rate	80% LOF (\$244/sq. ft.)	Traditional LOF (\$166/sq.ft.)
Various Floor plans (1,300-2,380 sq. ft.)	\$4,758	\$317,20 - \$580,720	\$215,800 - \$395,080

Note: The Alto & Soprano floor plans are available exclusively with the 80% LOF

All third-floor Hybrid Homes and houses with three-car garages are subject to a 5% LOF premium.

Hybrid Homes	Monthly Rate	80% LOF (\$244+/sq.ft.)
Terracea (1,655 sq. ft.)	\$4,758	\$403,820
Lanai (1,875 sq. ft.)	\$4,758	\$457,500
Esplanade (1,906 sq. ft.)	\$4,758	\$465,064
Promenade (2,095 sq. ft.)	\$4,758	\$511,180

Independent Living Apartment Type	Monthly Rate One Resident	Monthly Rate Two Residents	80% LOF	Traditional LOF
The Sage (504 sq. ft.)	\$3,349	\$4,550	\$150,140	\$88,265
The Dahlia (735 sq. ft.)	\$4,367	\$5,568	\$239,585	\$140,941
The Iris (735 sq. ft.)	\$4,367	\$5,568	\$239,585	\$140,941
The Saffron (1,008 sq. ft.)	\$5,481	\$6,682	\$317,426	\$186,620
The Wisteria (1,155 sq. ft.)	\$5,563	\$6,764	\$338,172	\$199,846
The Azalea (1,239 sq. ft.)	\$5,699	\$6,900	\$376,183	\$221,262

\*LOF= Life Occupancy Fee

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## Assisted Living Apartment Type

## LOF Monthly Rate

Studio	\$4,459 - \$7,679
1 BR (504 sq. ft.)	\$5,011 - \$8,230
2 BR Std (735 sq. ft.)	\$5,871 - \$9,090
2 BR Deluxe	\$6,493 - \$9,713
2nd Person	\$1,389 - \$4,207

## Assisted Living Apartment Type

## Lease Monthly Rate

Studio	\$5,023 - \$8,244
1 BR (504 sq. ft.)	\$5,575 - \$8,795
2 BR Std (735 sq. ft.)	\$6,435 - \$9,655
2 BR Deluxe	\$7,117 - \$10,336
2nd Person	\$1,389 - \$4,207

## Memory Care

## LOF Monthly Rate

## Lease Monthly Rate

	\$9,244	\$9,469
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## Memory Care Plus

## LOF Monthly Rate

## Lease Monthly Rate

	\$9,808	\$10,033
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## Health Center

## LOF Daily Rate

## Lease Daily Rate

Semi-Private Room	\$417	\$440
Private Room	\$536	\$550
Rehab	\$821	\$861

## Assisted Living Respite

## Daily Rate

One week minimum	\$274
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