

Residential Living Fees



A variety of options

Residential Living Fees

Cornwall Manor offers a variety of residential options including one- and two-bedroom apartments and single and duplex homes. Residents pay a one-time entrance fee to live in the home or apartment as long as they are living independently plus the assurance that higher levels of care are available when needed. There are two options of Entrance Fees:

The Traditional Plan - allows for a lower capital outlay and is reduced at a rate of 2% a month for fifty (50) months from the Date of Residency. After 50 months, there is no remaining capital.

The Asset Preservation Plan - allows for 50% of the entrance fee to be credited as a Health Care credit utilized for the care and services upon permanent transfer to a higher level of care. If a higher level of care is not needed, the amount will be refunded to the estate.

The Monthly Service Fee includes a wide range of services and amenities including utilities*, water, sewer, garbage collection, snow removal, lawn maintenance, interior and exterior maintenance, property taxes, property insurance, security, fitness center, swimming pool and much more! *Telephone, cable television and internet service are not included in the monthly service fee. Housekeeping is included with apartments only, but available to all residents at a prevailing rate.

Buckingham Campus Apartments 2023 Residential Living Fees



Gateway & Westwood Apartments

| Type | Square Feet <i>Approximate</i> | Entrance Fee Range | | Monthly Service Fee | |
|-------------------------|-----------------------------------|--------------------|-----------------------|---------------------|---------------------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| One Bedroom Standard | 612 | \$63,000 | \$84,000 | \$1,939 | \$2,368 |
| One Bedroom Large | 681 | \$85,000 | \$112,000 | \$2,174 | \$2,603 |
| Two Bedroom Standard | 1,152 | \$136,000 | \$180,000 | \$2,786 | \$3,215 |
| Two Bedroom Deluxe | 1,224-1,360 | \$163,000 | \$218,000 | \$2,786- \$3,014 | \$3,215- \$3,443 |

Laurel Place Apartments

| Type | Square Feet <i>Approximate</i> | Entrance Fee Range | | Monthly Service Fee | |
|-----------------------|-----------------------------------|-------------------------|-------------------------|---------------------|----------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| One Bedroom | 700 | \$118,000- \$125,000 | \$164,000- \$174,000 | \$2,321 | \$2,779 |
| Two Bedroom | 1,000 | \$183,000- \$193,000 | \$258,000- \$268,000 | \$2,972 | \$3,430 |
| Two Bedroom Deluxe | 1,400 | \$243,000 | \$330,000 | \$3,215 | \$3,673 |



Buckingham Campus Apartments & Homes

2023 Residential Living Fees

Buckingham Mansion Apartments

| Type | Square Feet <i>Approximate</i> | Entrance Fee Range | | Monthly Service Fee | |
|---------------------|-----------------------------------|------------------------|-------------------------|---------------------|---------------------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| One Bedroom | 558-959 | \$85,000- \$158,000 | \$110,000- \$206,000 | \$2,067- \$2,321 | \$2,525- \$2,779 |
| One Bedroom/ Den | 1,091 | \$166,000 | \$224,000 | \$2,972 | \$3,430 |
| Two Bedroom | 978-1,114 | \$193,000 | \$264,000 | \$2,972 | \$3,430 |



Bradley Hall Apartments

| Type | Square Feet <i>Approximate</i> | Entrance Fee Range | | Monthly Service Fee | |
|---------------------|-----------------------------------|-------------------------|-------------------------|---------------------|---------------------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| One Bedroom | 752-1,026 | \$117,000 | \$157,000 | \$2,321 | \$2,779 |
| One Bedroom/ Den | 1,029-1,135 | \$164,000- \$180,000 | \$222,000- \$244,000 | \$2,795- \$2,972 | \$3,253- \$3,430 |
| Two Bedroom | 1,079-1,206 | \$200,000 | \$276,000 | \$2,972 | \$3,430 |

Carriage House Apartments

| Type | Square Feet <i>Approximate</i> | Entrance Fee Range | | Monthly Service Fee | |
|---------------------|-----------------------------------|-------------------------|-------------------------|---------------------|---------------------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| One Bedroom | 900 | \$164,000 | \$220,000 | \$2,795 | \$3,253 |
| One Bedroom/ Den | 1,100 | \$216,000 | \$284,000 | \$2,972 | \$3,430 |
| Two Bedroom | 1,300-1,500 | \$243,000- \$288,000 | \$330,000- \$374,000 | \$3,215- \$3,455 | \$3,673- \$3,913 |



Houses & Duplexes

| Type | Square Feet <i>Approximate</i> | Entrance Fee Range | | Monthly Service Fee | |
|----------------------------|-----------------------------------|-------------------------|-------------------------|---------------------|---------------------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| Buckingham Campus House | 1,000-2,070 | \$91,000- \$275,000 | \$118,000- \$374,000 | \$2,227- \$2,972 | \$2,516- \$3,261 |
| Gatehouse Lane Duplex | 1,369-2,600 | \$217,000- \$249,000 | \$296,000- \$350,000 | \$2,972 | \$3,261 |

The Woods Campus

2023 Residential Living Fees

Homes at The Woods



| Type | Approximate Size - Square Feet* | Entrance Fee Range | | Monthly Service Fee | |
|--|---------------------------------|---------------------|---------------------|---------------------|-----------------|
| | | Traditional | Asset Preservation | 1 Person | 2 People |
| Dogwood, Conifer, Willow, Evergreen, Juniper, Magnolia & Redwood | 1,180-2,425 | \$217,000-\$447,000 | \$296,000-\$592,000 | \$2,599-\$2,972 | \$2,888-\$3,261 |



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