

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 2024 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	\$65,000	\$86,000	\$2,036	\$2,486
One Bedroom Large	681	\$87,000	\$115,000	\$2,283	\$2,733
Two Bedroom Standard	1,152	\$139,000	\$184,000	\$2,925	\$3,375
Two Bedroom Deluxe	1,224-1,360	\$167,000	\$223,000	\$2,925- \$3,165	\$3,375- \$3,615

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	\$121,000- \$128,000	\$168,000- \$178,000	\$2,437	\$2,918
Two Bedroom	1,000	\$187,000- \$197,000	\$264,000- \$274,000	\$3,121	\$3,602
Two Bedroom Deluxe	1,400	\$248,000	\$337,000	\$3,376	\$3,857



Buckingham Campus Apartments & Homes

2024 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	\$2,170- \$2,437	\$2,651- \$2,918
One Bedroom/ Den	1,091	\$166,000	\$224,000	\$3,121	\$3,602
Two Bedroom	978-1,114	\$193,000	\$264,000	\$3,121	\$3,602



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	\$120,000	\$161,000	\$2,437	\$2,918
One Bedroom/ Den	1,029-1,135	\$168,000- \$184,000	\$227,000- \$249,000	\$2,935- \$3,121	\$3,416- \$3,602
Two Bedroom	1,079-1,206	\$204,000	\$282,000	\$3,121	\$3,602

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	\$168,000	\$225,000	\$2,935	\$3,416
One Bedroom/ Den	1,100	\$221,000	\$290,000	\$3,121	\$3,602
Two Bedroom	1,300-1,500	\$248,000- \$294,000	\$337,000- \$382,000	\$3,376- \$3,628	\$3,857- \$4,109



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- \$281,000	\$118,000- \$382,000	\$2,338- \$3,121	\$2,641- \$3,424
Gatehouse Lane Duplex	1,369-2,400	\$222,000- \$254,000	\$302,000- \$357,000	\$3,121	\$3,424

The Woods Campus

2024 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	\$196,000-\$447,000	\$262,000-\$592,000	\$2,729-\$3,121	\$3,032-\$3,424



Contact Cornwall Manor's Marketing Team for more information:

717-274-8092 / 800-222-2476
marketing@cornwallmanor.org

cornwallmanor.org