

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! Complimentary Wireless Internet is available in apartments and common areas/resident amenity spaces. Telephone and cable television 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 2025 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	\$67,000	\$88,000	\$2,123	\$2,592
One Bedroom Large	681	\$89,000	\$118,000	\$2,380	\$2,849
Two Bedroom Standard	1,152	\$142,000	\$188,000	\$3,049	\$3,518
Two Bedroom Deluxe	1,224-1,360	\$171,000	\$228,000	\$3,049- \$3,300	\$3,518- \$3,769

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	\$125,000- \$132,000	\$174,000- \$184,000	\$2,541	\$3,042
Two Bedroom	1,000	\$193,000- \$203,000	\$272,000- \$283,000	\$3,254	\$3,755
Two Bedroom Deluxe	1,400	\$256,000	\$348,000	\$3,519	\$4,020



Buckingham Campus Apartments & Homes

2025 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	\$2,262- \$2,541	\$2,763- \$3,042
One Bedroom/ Den	1,091	\$166,000	\$224,000	\$3,254	\$3,755
Two Bedroom	978-1,114	\$193,000	\$264,000	\$3,254	\$3,755



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	\$124,000	\$166,000	\$2,541	\$3,042
One Bedroom/ Den	1,029-1,135	\$174,000- \$190,000	\$234,000- \$257,000	\$3,060- \$3,254	\$3,561- \$3,755
Two Bedroom	1,079-1,206	\$211,000	\$291,000	\$3,254	\$3,755

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	\$174,000	\$232,000	\$3,060	\$3,561
One Bedroom/ Den	1,100	\$228,000	\$299,000	\$3,254	\$3,755
Two Bedroom	1,300	\$256,000	\$348,000	\$3,519	\$4,020
Two Bedroom Deluxe	1,500	\$303,000	\$394,000	\$3,782	\$4,283



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- \$290,000	\$118,000- \$394,000	\$2,437- \$3,254	\$2,753- \$3,570
Gatehouse Lane Duplex	1,369-2,400	\$229,000- \$262,000	\$312,000- \$368,000	\$3,254	\$3,570

The Woods Campus

2025 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	\$202,000-\$465,000	\$270,000-\$616,000	\$2,845-\$3,254	\$3,161-\$3,570



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