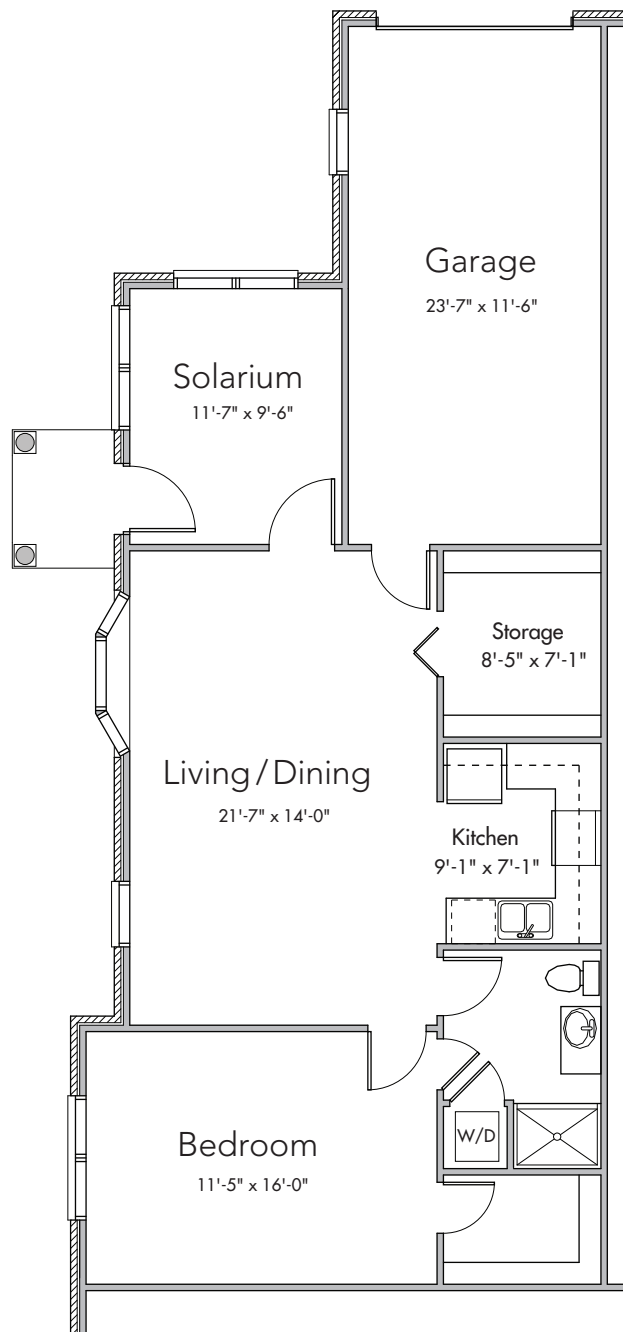


BERKELEY SQUARE | WESTOVER

FLOOR PLANS & PRICING GUIDE 2019

Independent Living | Homes





One Bedroom, One Bath

- Covered front porch
- Inviting entry room into spacious living area
- Deluxe walk-in closets
- Beautiful bay window in the living Room allows lots of light to enter the house
- One car garage with extra space for storage

* Representation of a typical 1 Bedroom Open Home.
Floor plans may vary based on available units.

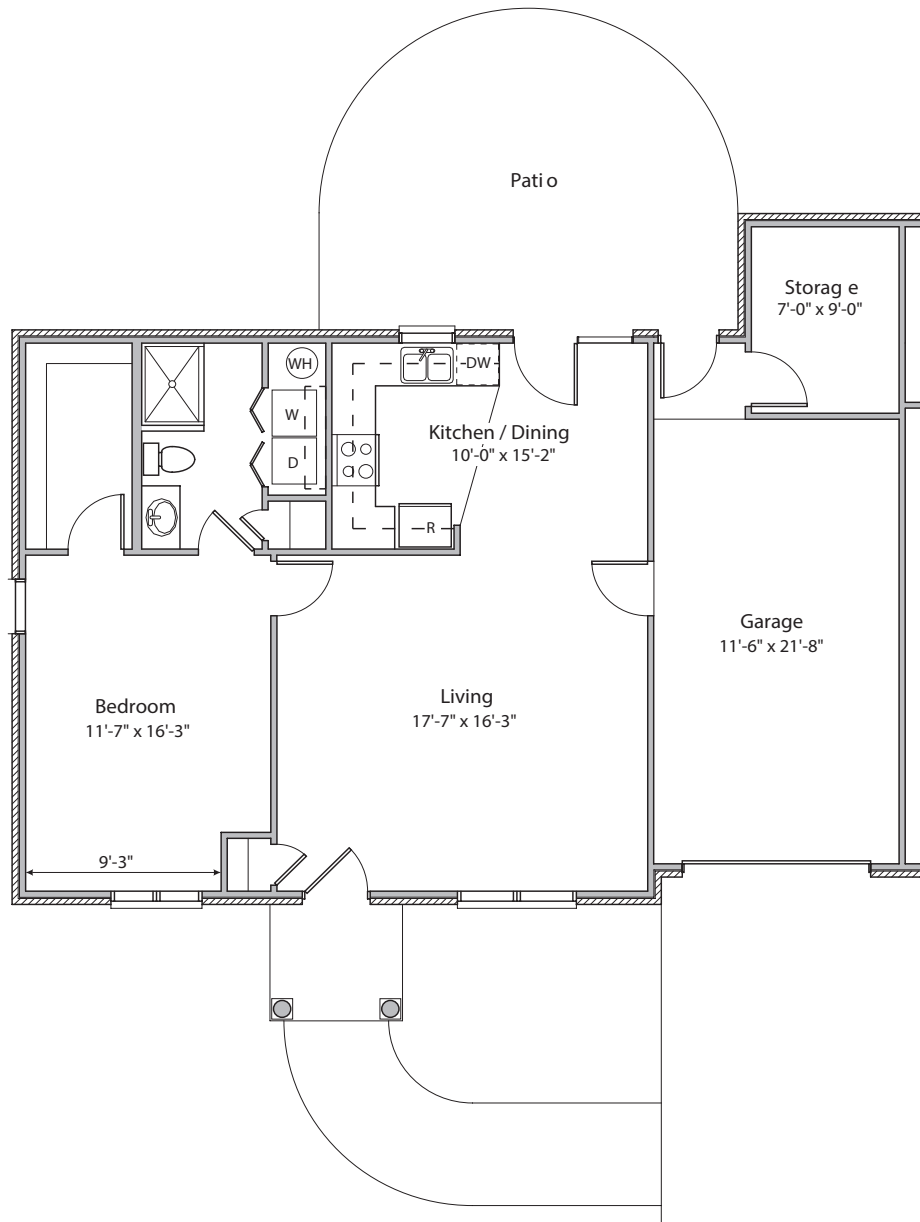
rev 5.19

Total Square Footage:
1215 sq. ft.

WESTOVER



COMMUNITY FIRST SOLUTIONS



One Bedroom Open Home

- Spacious living area
- The window in the true eat-in kitchen gives it a very cozy feel
- Large walk-in closet
- Large windows in the bedroom allow lots of light to enter the house
- Great space for storage or mudroom
- Walk out patio
- Covered front porch

Living Area	950 sq. ft.
Garage Area	270 sq. ft.
Total Building Area	1,220 sq. ft.

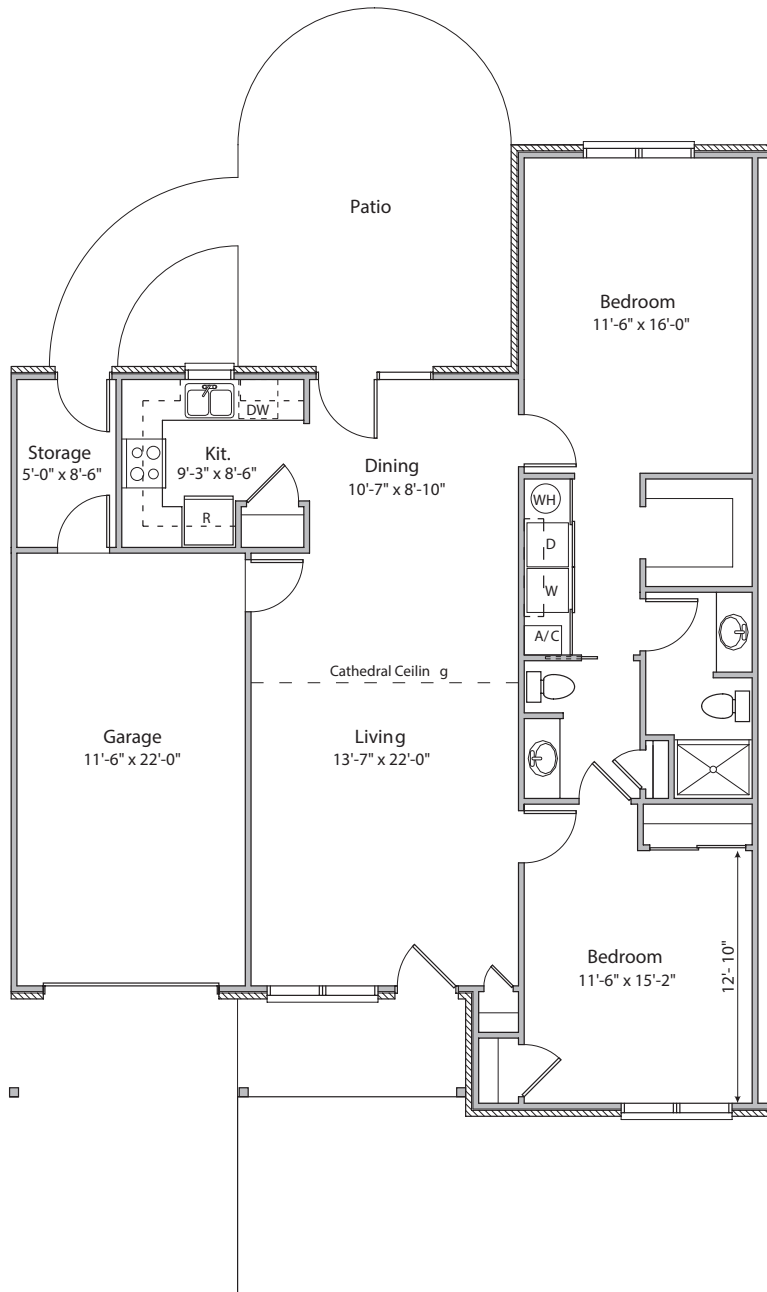
* Representation of a typical 1 Bedroom Open Home
Floor plans may vary based on available units.

rev 5.19

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS



Two Bedroom Cathedral Home

- Beautiful cathedral ceiling creates open feeling
- Amazing great room
- Open floor plan allows views through the house to the backyard
- Cozy kitchen with sink window overlooking the backyard
- Large walk out patio
- Covered front porch

* Representation of a typical 2 Bedroom Cathedral Home.
Floor plans may vary based on available units.

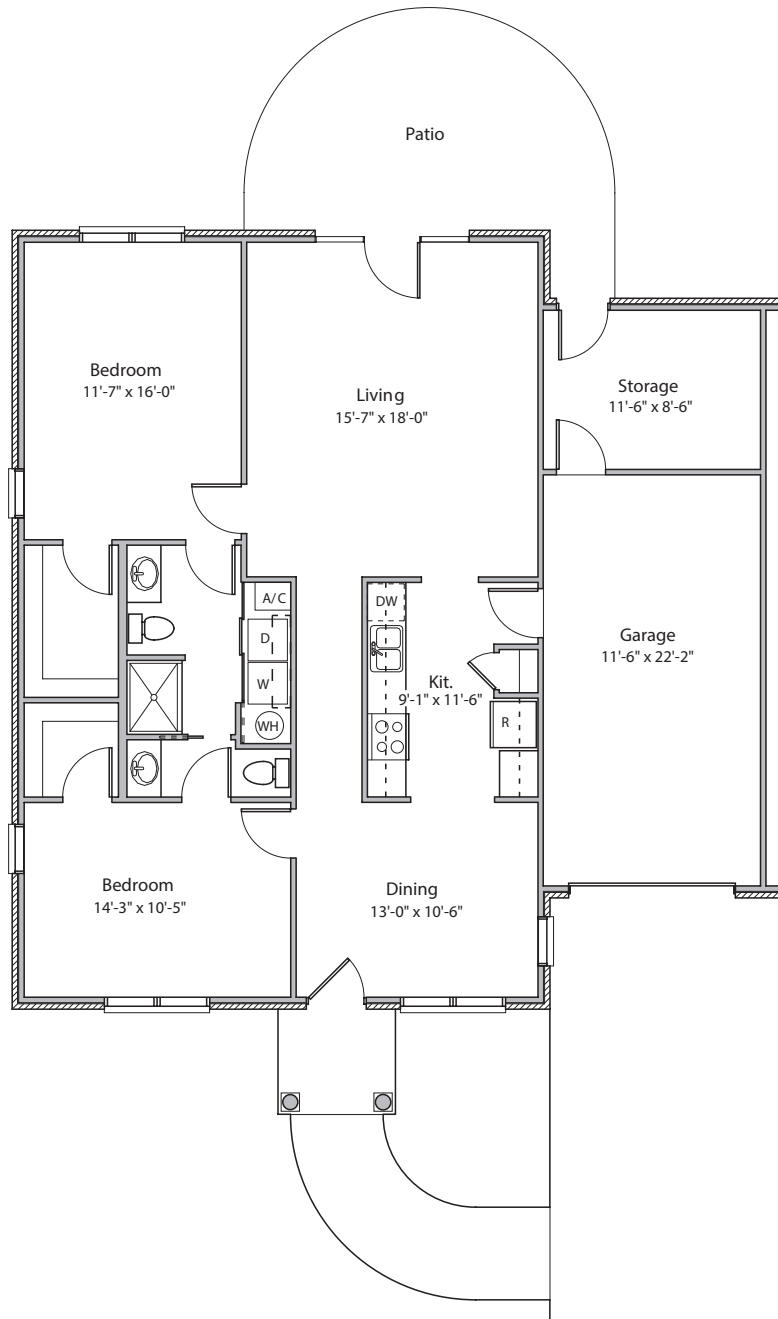
rev 5.19

Living Area	1,185 sq. ft.
Garage Area	275 sq. ft.
Total Building Area	1,460 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS



Two Bedroom Galley Kitchen Home

- The stylish galley kitchen offers plenty of counter space to make preparing a meal quick and easy
- Large master bedroom with spacious walk-in closet
- Extra storage space would convert to a nice gardening or hobby room.
- Formal dining area and large great room
- Walk out patio
- Covered front porch

* Representation of a typical 2 Bedroom Galley Kitchen Home. Floor plans may vary based on available units.

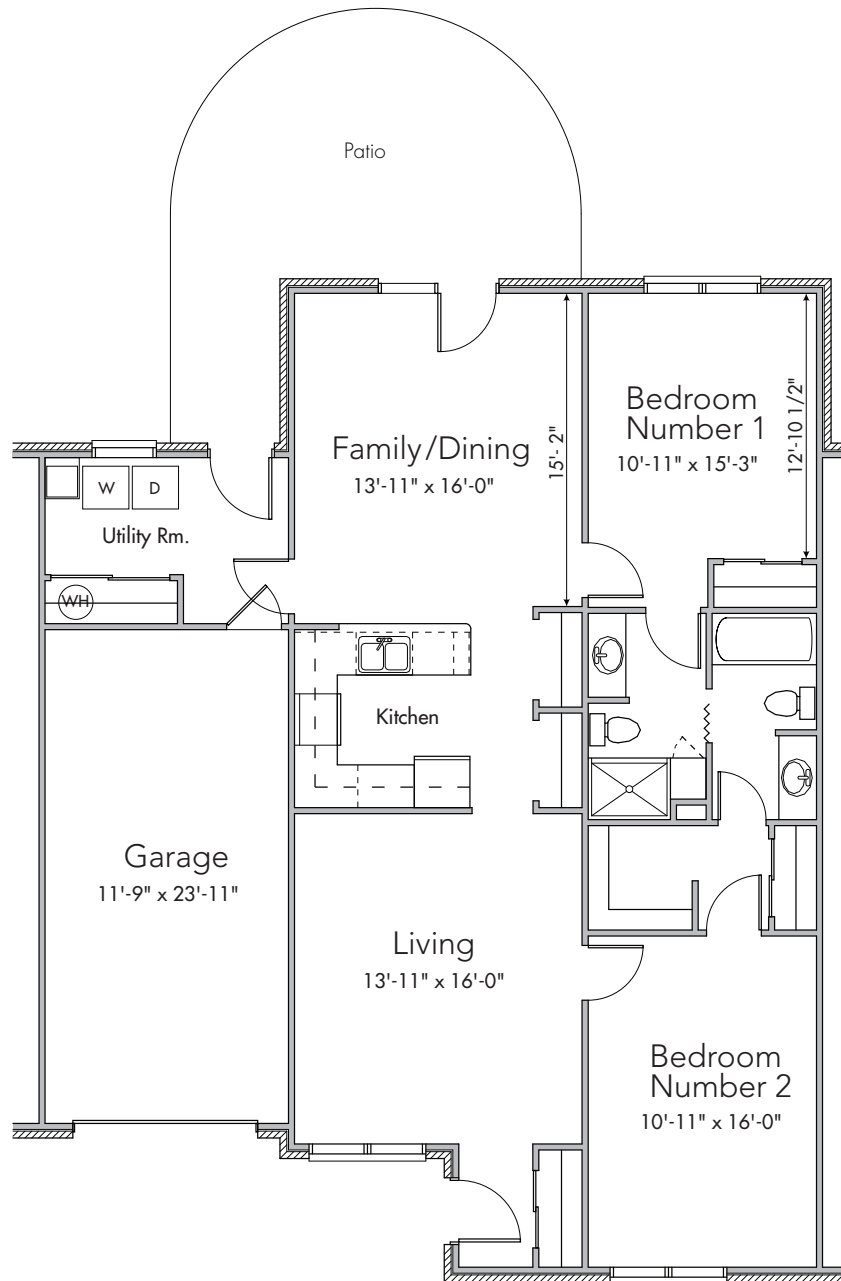
rev 5.19

Living Area	1,315 sq. ft.
Garage Area	275 sq. ft.
Total Building Area	1,590 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS



Two Bedroom, Two Bath

- Large mudroom with washer and dryer hook-up
- Stylish kitchen offers plenty of counter space to make preparing a meal quick and easy
- Large walk out patio
- Spacious living and dining areas
- One car garage with extra space for storage

*Representation of a typical Two Bedroom Home.
Floor plans may vary based on available units.

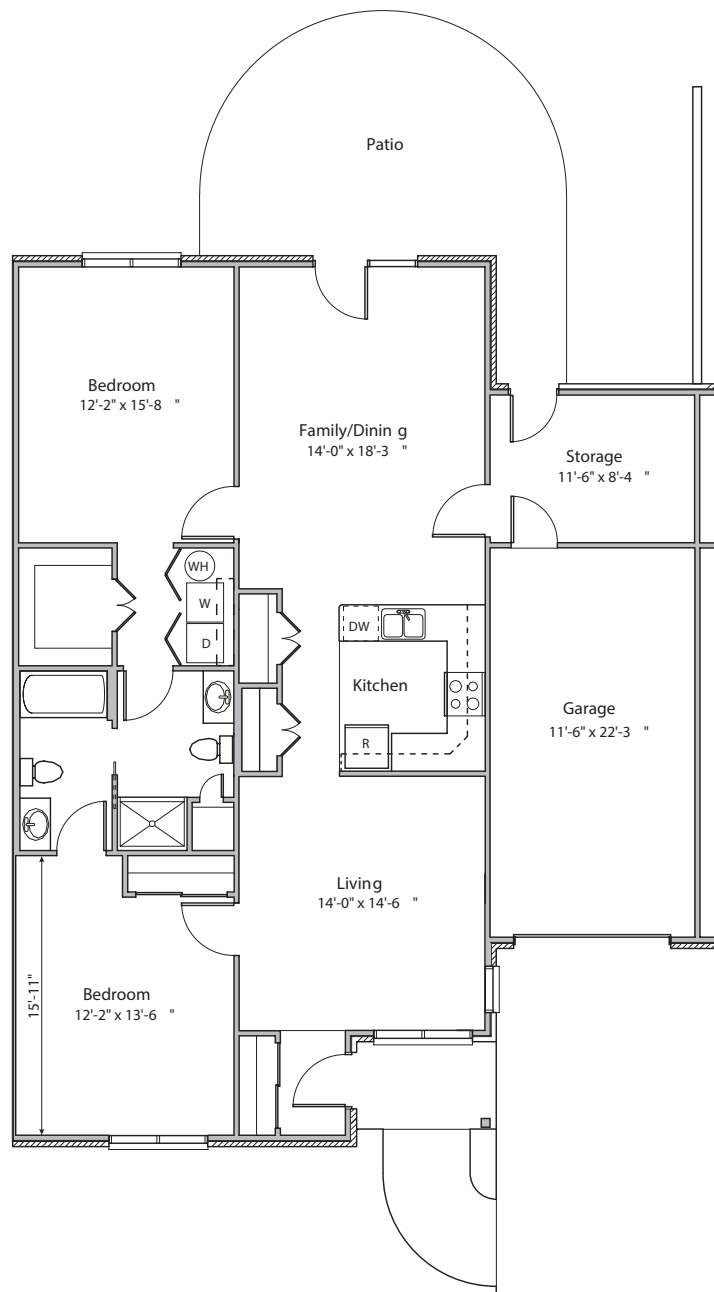
rev 5.19

Total Square Footage:
1630 sq. ft.

WESTOVER



COMMUNITY FIRST SOLUTIONS



Two Bedroom Open Home

- Large master suite
- 2 spacious living areas, option to convert space to formal dining area
- Extra space for storage or home office
- Open kitchen features a double pantry
- 2 full baths
- Walk out patio
- Covered front porch

* Representation of a typical 2 Bedroom Open Home.
Floor plans may vary based on available units.

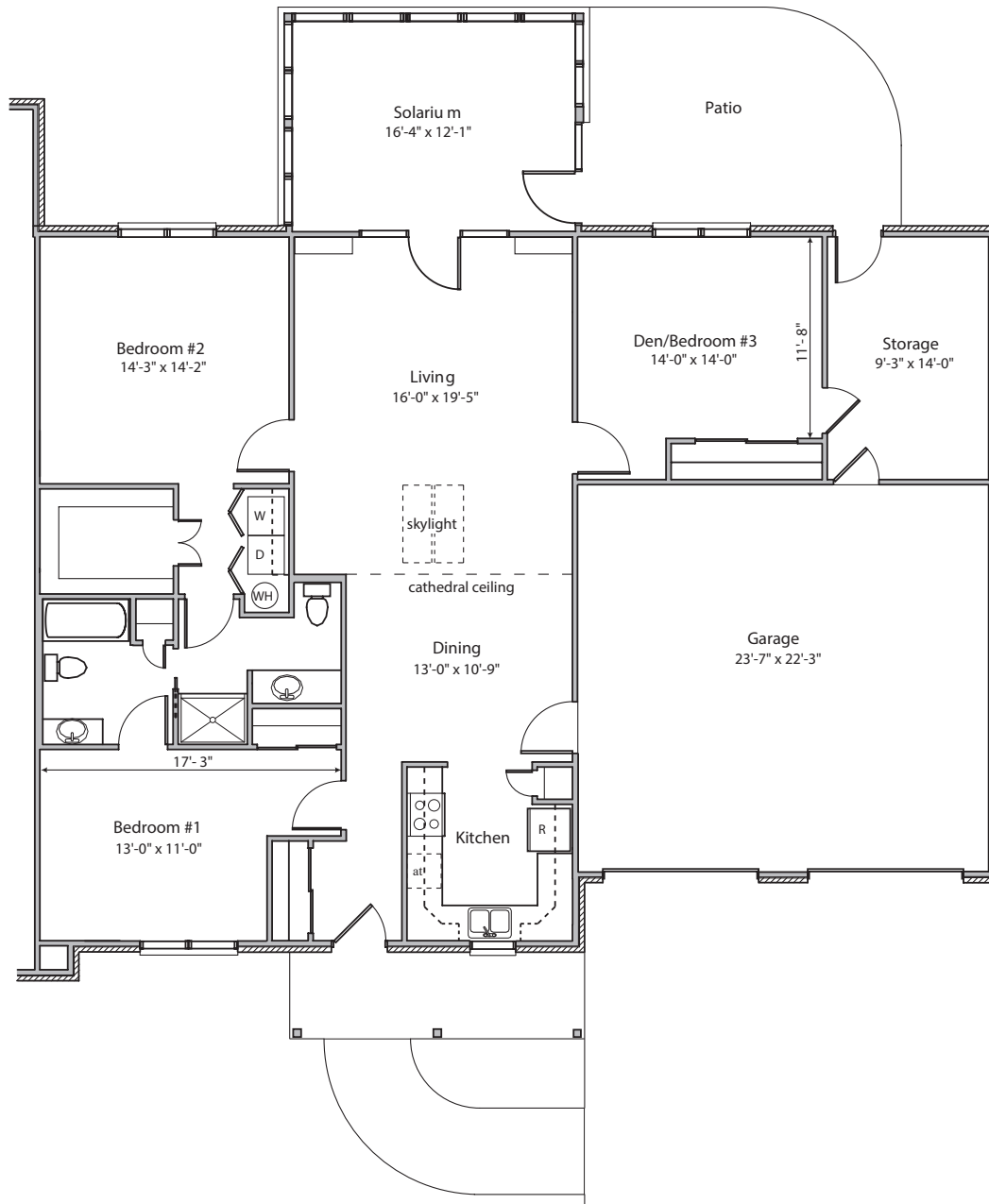
rev 5.19

Living Area	1,450 sq. ft.
Garage Area	275 sq. ft.
Total Building Area	1,725 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS



Spacious Three Bedroom Home

- Large main living area featuring cathedral ceilings and skylight
- 2-car garage
- Two full baths with accessible laundry and deluxe walk-in closet
- Beautiful solarium extends your living area year round
- Large walk out patio connected to extra storage area, perfect for lawn furniture and gardening supplies
- Third bedroom creates a great space for den or hobby area

* Representation of a typical 3 Bedroom Home.
Floor plans may vary based on available units.

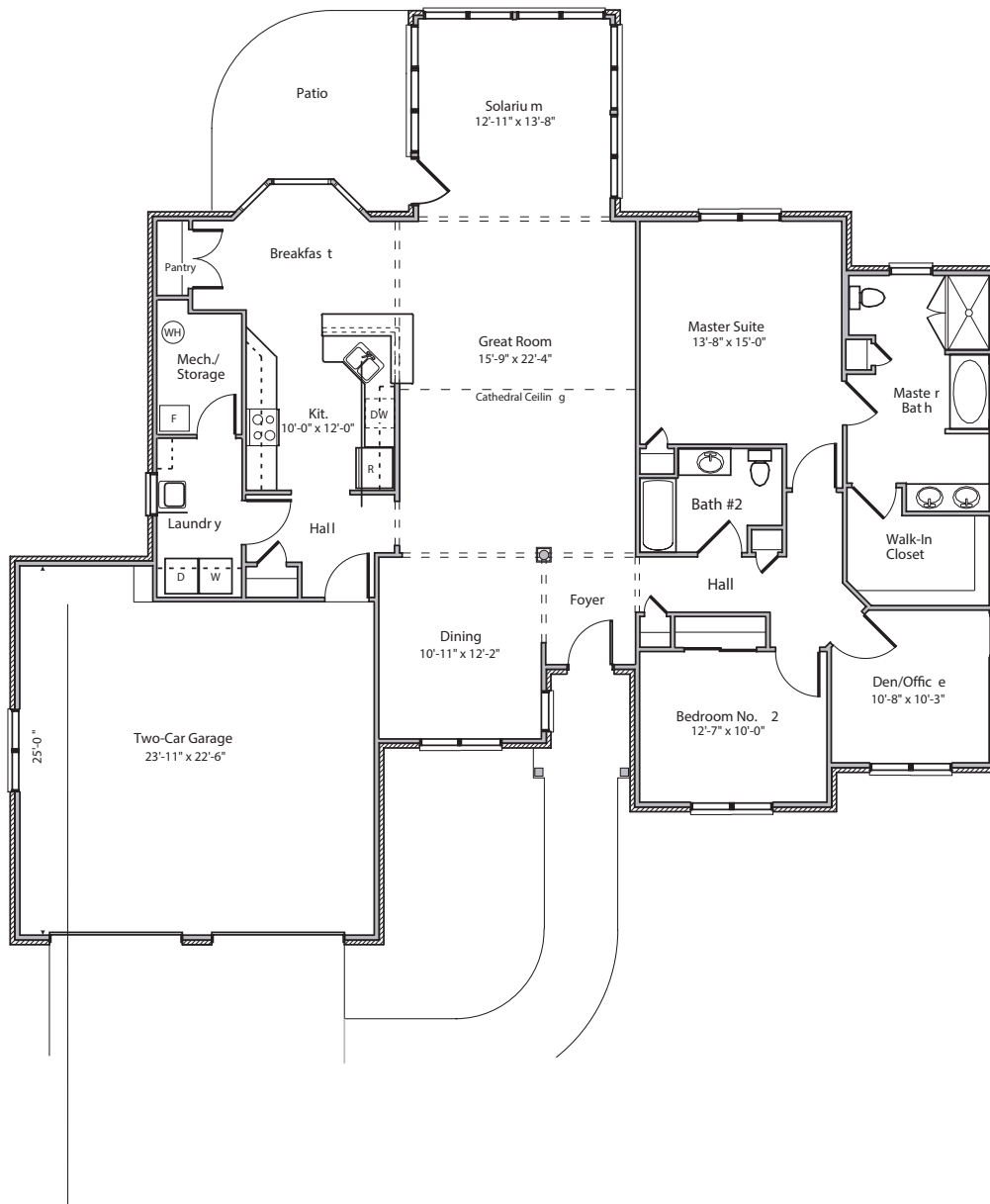
rev 5.19

Living Area	1,880 sq. ft.
Garage Area	570 sq. ft.
Total Building Area	2,450 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS



Harrison's Landing

Custom Homes

- Free standing 3 bedroom home
- Beautiful year round Solarium
- State-of-the art custom kitchen
- Large laundry and mud room area
- Two-car garage
- Open floor plan with cathedral ceilings optional
- Grand master suite with large walk-in closet
- Covered porch and entryway

*Representation of a typical 3 Bedroom Harrison's Landing Home. Floor plans are unique.

rev 5.19

Living Area	2,168 sq. ft.
Garage Area	612 sq. ft.
Total Building Area	2,820 sq. ft.

BERKELEY SQUARE



COMMUNITY FIRST SOLUTIONS

INDEPENDENT LIVING HOMES PRICE GUIDE

MONTHLY RATE PLANS

YOUR HOME	LOCATION	RESIDENCY FEE RANGE	MONTHLY RATE PLANS	
			DECLINING BALANCE	LEVEL BALANCE
1 Bedroom, 1 Bath	Westover	\$80,000	\$1,137	\$1,837
1 Bedroom, 1½ Bath	Westover	\$85,000	\$1,146	\$1,890
1 Bedroom 1 Bath	Berkeley Square	\$100,000 - \$160,000	\$1,171	\$1,754 - \$2,104
2 Bedroom, 1½ Bath	Westover	\$95,000	\$1,159	\$1,990
2 Bedroom, 2 Bath	Westover	\$110,000	\$1,177	\$2,140
2 Bedroom	Berkeley Square	\$135,000 - \$211,000	\$1,220-\$1,237	\$2,008 - \$2,468
2 Bedroom, 2 Bath 2 Car Garage	Westover	\$130,000	\$1,189	\$2,326
2 & 3 Bedroom	Berkeley Square	\$180,000 - \$285,000	\$1,260	\$2,310 - \$2,923

Declining Balance: Refundable portion (70%) of the Residency Fee declines at 15% per year over 6.6 years (Westover) or 10% per year over 10 years (Berkeley Square)

Level Balance: Level Balance: 70% of Residency Fee does not decline

*An extra-person charge of \$500 will be added to the Monthly Rate, if applicable.

INDEPENDENT LIVING HOMES PRICING OPTIONS

Berkeley Square and Westover are now offering two financial alternatives to make it easier to move now versus later. Choose the plan that is right for you and your financial situation. The Residency Fee is the same for each plan- the difference is in the refundable balance that is returned to you or your estate.

DECLINING BALANCE PLAN enjoy a low monthly rate	LEVEL BALANCE PLAN Pay a higher monthly rate while preserving your assets
Non-refundable portion (30%) of the Residency Fee is paid and earned at the time of contract signing	Non-refundable portion (30%) of the Residency Fee is paid and earned at the time of contract signing
Refundable portion (70%) of the Residency Fee declines at 15% per year over 6.6 years (Westover), 10% per year over 10 years (Berkeley Square)	Refundable portion (70%) of the Residency Fee remains level for length of contract

COST COMPARISON WORKSHEET for an Independent Living Home

This worksheet will allow you to evaluate some of the current and future expenses of living in your own home, compared with the expenses of living in our neighborhood. Many residents are surprised how much they save when moving to Berkeley Square or Westover.

	Enter your current	Berkeley Square	Westover
HOUSING			
Real estate property taxes	_____	INCLUDED	INCLUDED
Property & Casualty Insurance	_____	INCLUDED	INCLUDED
Utilities:			
Water/Cable	_____	INCLUDED	INCLUDED
HOME MAINTENANCE			
Interior & exterior maintenance	_____	INCLUDED	INCLUDED
Major repairs & replacements	_____	INCLUDED	INCLUDED
Appliance repairs & replacements	_____	INCLUDED	INCLUDED
Trash & recycling collection	_____	INCLUDED	INCLUDED
Lawn care & snow removal	_____	INCLUDED	INCLUDED
Housekeeping services	_____	INCLUDED	INCLUDED
Integrated emergency, fire and security system	_____	INCLUDED	
Lifeline® security available in bathrooms and bedrooms	_____		INCLUDED
TRANSPORTATION			
Car (gas, repairs, insurance, etc.)	_____	AVAILABLE	AVAILABLE
HEALTH CARE			
Preferred admission for temporary health care needs	_____	AVAILABLE	AVAILABLE
ENTERTAINMENT & RECREATION			
Bever Wellness membership	_____		INCLUDED
Elements Wellness membership	_____	INCLUDED	
Coach House membership	_____	INCLUDED	INCLUDED
Full calendar of social events and activities	_____	INCLUDED	INCLUDED
TOTAL	_____	\$1,171	\$1,137