

A variety of choices to meet your needs.

Choosing to move to Edgewood LifeCare Community is a decision that not only enhances your current lifestyle but also provides peace of mind and security for the future. With so many activities, services and amenities already included in your monthly fee, you'll find you have ample time to do all the things you truly love. You'll also have the assurance of knowing that, should your needs change, you'll have access to excellent care and supportive services right here in the community you call home — without a significant change in fees. In fact, you'll enjoy knowing your financial future is secure with Edgewood's Return-of-Capital™ plan. This innovative plan provides a 90% refund of your entrance fee once residence has ended, allowing you to live an exceptional lifestyle while also preserving your estate.



Fee Schedule **Apartment Homes and Cottages**

Apartment Homes

90% Return-of-Capital™ Plan*

Floor Plan Type	Square Feet	First-Person Entrance Fee	10% Down Payment	90% Refundable	First-Person Monthly Fee
1 Bedroom Traditional	675	\$295,000	\$29,500	\$265,500	\$4,362
1 Bedroom Select	741	\$325,800	\$32,580	\$293,220	\$4,439
1 Bedroom Deluxe	830	\$384,700	\$38,470	\$346,230	\$4,675
1 Bedroom Custom Deluxe	830	\$384,700	\$38,470	\$346,230	\$4,675
1 Bedroom Classic	869	\$401,100	\$40,110	\$360,990	\$4,675
1 Bedroom w/Den	1,023	\$461,500	\$46,150	\$415,350	\$4,843
2 Bedroom Traditional	1,039	\$494,400	\$49,440	\$444,960	\$4,990
2 Bedroom Custom	1,099	\$522,000	\$52,200	\$469,800	\$5,037
2 Bedroom Select	1,152	\$570,800	\$57,080	\$513,720	\$5,140
2 Bedroom Deluxe	1,195	\$585,700	\$58,570	\$527,130	\$5,326
2 Bedroom Classic	1,236	\$596,300	\$59,630	\$536,670	\$5,655
2 Bedroom Master w/Den	1,303	\$619,700	\$61,970	\$557,730	\$5,848
2 Bedroom w/Den	1,311	\$625,900	\$62,590	\$563,310	\$5,912
2 Bedroom Grand	1,322	\$663,100	\$66,310	\$596,790	\$6,029
2 Bedroom Premier	1,350	\$718,300	\$71,830	\$646,470	\$6,266
2 Bedroom Premier Deluxe	1,505	\$723,600	\$72,360	\$651,240	\$6,373
2 Bedroom Deluxe w/Den	1,519	\$734,200	\$73,420	\$660,780	\$6,425
Second-Person Fees:		\$37,000			\$1,938

*Pricing subject to change

Pricing effective: January 1, 2022.

Pricing and fees listed include only standard floor plans, fixtures and appliances. Upgrades from standard are additional. Monthly fees are based on operating costs and are subject to change with a 30-day notice. A one-time capital reserve fee equal to the monthly fee will be due upon payment of entrance fee balance.

Cottage Homes

90% Return-of-Capital™ Plan*

Floor Plan Type	Square Feet	First-Person Entrance Fee	10% Down Payment	90% Refundable	First-Person Monthly Fee
The Wiggin-Loux					
2 Bedrooms	1,671	\$739,600	\$73,960	\$665,640	\$6,555
The Hawkins					
2 Bedrooms	1,736	\$751,200	\$75,120	\$676,080	\$6,683
The Kendrick					
2 Bedrooms w/Study	1,846	\$782,000	\$78,200	\$703,800	\$6,916
The Breen					
2 Bedrooms w/Loft	2,034	\$760,800	\$76,080	\$684,720	\$7,236
The Johnston					
2 Bedrooms	2,213	\$816,900	\$81,690	\$735,210	\$7,494
The Wilson					
3 Bedrooms w/Study	2,470	\$972,900	\$72,360	\$875,610	\$7,959
Second-Person Fees:		\$37,000			\$1,938

*Pricing subject to change

Pricing effective: January 1, 2022

Pricing and fees listed include only standard floor plans, fixtures and appliances. Upgrades from standard are additional. Monthly fees are based on operating costs and are subject to change with a 30-day notice. A one-time capital reserve fee equal to the monthly fee will be due upon payment of entrance fee balance.

Inventory and Building Locations

Cottage Floor Plan Type	Square Feet	Count
The Wiggin-Loux 2 Bedrooms	1,671	2
The Johnston 2 Bedrooms	2,213	2
The Hawkins 2 Bedrooms	1,736	2
The Kendrick 2 Bedrooms w/Study	1,846	11
The Breen 2 Bedrooms w/Loft	2,034	4
The Wilson 3 Bedrooms w/Study 2 Story	2,470	3
TOTAL		24

Apartment Floor Plan Type	Square Feet	Count	Buildings
1 Bedroom Traditional	675	28	2000, 3000, 5000, 6000
1 Bedroom Select	741	3	7000
1 Bedroom Deluxe	830	26	3000, 5000, 6000
1 Bedroom Custom Deluxe	830	6	3000, 5000
1 Bedroom Classic	869	12	1000, 7000
1 Bedroom w/Den	1,023	12	1000, 7000
2 Bedroom Traditional	1,039	33	2000, 3000, 5000, 6000
2 Bedroom Custom	1,099	9	1000
2 Bedroom Select	1,152	9	7000
2 Bedroom Deluxe	1,195	27	2000, 3000, 5000, 6000
2 Bedroom Classic	1,236	9	1000
2 Bedroom Master w/Den	1,303	6	7000
2 Bedroom w/Den	1,311	15	2000, 3000, 6000
2 Bedroom Grand	1,322	12	1000, 7000
2 Bedroom Premier	1,350	2	2000
2 Bedroom Premier Deluxe	1,505	1	5000
2 Bedroom Deluxe w/Den	1,519	6	3000, 6000
TOTAL		216	



Life on the Edge.

575 Osgood Street | North Andover, MA 01845 | 978-725-3300 | EdgewoodRC.com

Edgewood is a not-for-profit 501(c)(3) organization.

