



VILLA FEES 2025 - FEE FOR SERVICE HEALTHCARE PLAN

Villa Type	Style	Units	Sq.Ft.	OCCUPANCY RIGHTS FEES		MONTHLY SERVICE FEES			
				100% & 50% Refund Options		100% Refund		50% Refund	
				Single	Double	Single	Double	Single	Double
One Level Villa				Single	Double	Single	Double	Single	Double
Two bedroom, 1 car garage	(V1)	28	1,450	\$850,000	\$895,000	\$6,917	\$9,189	\$5,107	\$7,379
Two bedroom, 2 car garage	(V2)	22	1,578	\$959,000	\$1,004,000	\$7,489	\$9,761	\$5,526	\$7,798
Two Level Villa				Single	Double	Single	Double	Single	Double
Courtyard Villa <i>Sq. Ft.: 1,759 1st level, 1,662 2nd level</i>	(V3)	4	3,421	\$1,366,000	\$1,411,000	\$8,271	\$10,543	\$6,104	\$8,376
Center Villa <i>Sq. Ft.: 1,975 1st level, 1,928 2nd level</i>	(V3)	4	3,903	\$1,396,000	\$1,441,000	\$8,350	\$10,622	\$6,162	\$8,434
Corner Villa <i>Sq. Ft.: 2,222 1st level, 2,025 2nd level</i>	(V3)	2	4,247	\$1,420,000	\$1,465,000	\$8,511	\$10,783	\$6,283	\$8,555
End Villa <i>Sq. Ft.: 2,345 1st level, 2,046 2nd level</i>	(V3)	2	4,391	\$1,453,000	\$1,498,000	\$8,550	\$10,822	\$6,312	\$8,584
Two Level Villa with Loft				Single	Double	Single	Double	Single	Double
<i>Sq. Ft.: 2,346 1st level 2,237 Lower level; 565 Loft</i>	(V5)	8	5,148	\$1,562,000	\$1,607,000	\$9,775	\$12,047	\$7,212	\$9,484

A non-refundable Contract Fee of \$20,000 per person is required upon entry and is not included in the above fees.

The double fees above include a Second Person Fee of \$45,000 for Occupancy Rights and \$2,272 for Monthly Fees.

All fees are effective January 1, 2025.

The Fee-for-Service Healthcare Plan does not include the cost of admission to the Health Care Center. Residency in the Health Care Center will be charged at the per diem rates which are as follows in 2025: Windsor Personal Care ranges from \$431-\$553; Devonshire Memory Support ranges from \$513-\$539; and Muirfield Skilled Nursing ranges from \$539-639.



**Waverly Heights - 1400 Waverly Road, Gladwyne, PA 19035-1296
Telephone: 610.645.8764 www.waverlyheights.org**

