

2025 Fee Ranges & Schedule of Fees



A MEMBER OF EMERALD COMMUNITIES

2025 Fee Ranges

	TRADITIONAL PLAN* ENTRANCE FEES	MONTHLY SERVICE FEES
1 BEDROOM 701 - 939 SQ. FT.	\$308,700 - \$580,860	\$4,090 - \$5,417
1 BEDROOM + DEN 900 - 1,058 SQ. FT.	\$631,155 - \$736,260	\$5,507 - \$5,842
2 BEDROOM 904 - 1,630 SQ. FT.	\$471,660 - \$1,085,805	\$4,846 - \$7,401
2 BEDROOM + DEN 1,325 - 1,860 SQ. FT.	\$961,695 - \$1,358,070	\$6,966 - \$8,587
SECOND PERSON FEE	\$40,000	\$1,535

**Refundable plans are available.*



COURTYARD 2025 Schedule of Fees

	TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
BLOEDEL 1 BEDROOM 826 SQ. FT.	\$557,550	\$4,828	\$780,570	\$4,828	\$1,059,345	\$4,828
BUTCHART 1 BEDROOM + DEN 935 SQ. FT.	\$631,155	\$5,507	\$883,575	\$5,507	\$1,199,205	\$5,507
DEEPWOOD 2 BEDROOM 1,165 SQ. FT.	\$886,305	\$6,404	\$1,240,785	\$6,404	\$1,683,990	\$6,404
KUBOTA 2 BEDROOM 1,397 SQ. FT.	\$1,085,805	\$7,401	\$1,520,085	\$7,401	\$2,063,040	\$7,401
LAKEWOLD 2 BEDROOM 1,397 SQ. FT.	\$1,085,805	\$7,401	\$1,520,085	\$7,401	\$2,063,040	\$7,401
OHME 2 BEDROOM + DEN 1,676 SQ. FT.	\$1,290,345	\$8,151	\$1,806,525	\$8,151	\$2,451,645	\$8,151
OHME 2 2 BEDROOM + DEN 1,757 SQ. FT.	\$1,352,820	\$8,554	\$1,893,990	\$8,554	\$2,570,400	\$8,554
OHME 3 2 BEDROOM + DEN 1,764 SQ. FT.	\$1,358,070	\$8,587	\$1,901,340	\$8,587	\$2,580,375	\$8,587
SECOND PERSON FEE	\$40,000	\$1,535	\$56,000	\$1,535	\$76,000	\$1,535

MAIN BUILDING

2025 Schedule of Fees

		TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
		ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
A	ASHFORD STUDIO 410 SQ. FT.	\$139,650	\$2,961	\$195,510	\$2,961	\$265,335	\$2,961
B	BROOKHAVEN 1 BEDROOM 701 SQ. FT.	\$308,700	\$4,090	\$432,180	\$4,090	\$586,530	\$4,090
C	CRESTWOOD 1 BEDROOM 794 SQ. FT.	\$366,765	\$4,474	\$513,450	\$4,474	\$696,885	\$4,474
D1	DANVILLE 1 1 BEDROOM 904 SQ. FT.	\$468,090	\$4,846	\$655,305	\$4,846	\$889,350	\$4,846
D	DANVILLE 2 BEDROOM 904 SQ. FT.	\$471,660	\$4,846	\$660,345	\$4,846	\$896,175	\$4,846
E	EVANS 2 BEDROOM 1,087 SQ. FT.	\$613,935	\$5,605	\$859,530	\$5,605	\$1,166,445	\$5,605
F	FORBES 2 BEDROOM 1,205 SQ. FT.	\$710,535	\$5,981	\$994,770	\$5,981	\$1,349,985	\$5,981
G	GRANDVIEW 2 BEDROOM 1,137 SQ. FT.	\$691,740	\$5,702	\$968,415	\$5,702	\$1,314,285	\$5,702
H	HIGHLANDS 1 BEDROOM 787 SQ. FT.	\$359,415	\$4,381	\$503,160	\$4,381	\$682,920	\$4,381
I	INGLEMOOR 1 BR COTTAGE + DEN 900 SQ. FT.	\$503,475	\$4,846	\$704,865	\$4,846	\$956,655	\$4,846
J	JASPER 2 BEDROOM COTTAGE 1,143 SQ. FT.	\$755,090	\$5,786	\$1,057,080	\$5,786	\$1,434,625	\$5,786
SECOND PERSON FEE		\$40,000	\$1,535	\$56,000	\$1,535	\$76,000	\$1,535

		TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
		ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
K	KITSAP 2 BEDROOM COTTAGE 1,276 SQ. FT.	\$876,990	\$6,269	\$1,227,740	\$6,269	\$1,666,235	\$6,269
L	LOPEZ 2 BEDROOM 1,364 SQ. FT.	\$837,480	\$6,730	\$1,172,430	\$6,730	\$1,591,170	\$6,730
N	NISQUALLY 1 BEDROOM 750 SQ. FT.	\$353,745	\$4,107	\$495,285	\$4,107	\$672,105	\$4,107
O	ORCAS 2 BEDROOM 1,630 SQ. FT.	\$987,840	\$7,379	\$1,382,955	\$7,379	\$1,876,875	\$7,379
P	PRESTON 2 BEDROOM 1,583 SQ. FT.	\$955,605	\$7,093	\$1,337,805	\$7,093	\$1,815,660	\$7,093
Q	QUINNAULT 2 BEDROOM + STUDY 1,860 SQ. FT.	\$1,123,080	\$8,220	\$1,572,270	\$8,220	\$2,133,810	\$8,220
R	ROSEHILL 2 BEDROOM 1,630 SQ. FT.	\$987,630	\$7,379	\$1,382,640	\$7,379	\$1,876,455	\$7,379
S	SIERRA 2 BEDROOM + STUDY 1,850 SQ. FT.	\$1,104,705	\$8,220	\$1,546,545	\$8,220	\$2,098,950	\$8,220
T	TWISP 2 BEDROOM + STUDY 1,660 SQ. FT.	\$1,007,160	\$7,379	\$1,410,045	\$7,379	\$1,913,625	\$7,379
U	UNION 2 BEDROOM 1,580 SQ. FT.	\$951,825	\$7,093	\$1,332,555	\$7,093	\$1,808,520	\$7,093
SECOND PERSON FEE		\$40,000	\$1,535	\$56,000	\$1,535	\$76,000	\$1,535

TRAILSIDE

2025 Schedule of Fees

		TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
		ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
A1	ARDMORE 1 1 BEDROOM 895 SQ. FT.	\$553,665	\$5,153	\$775,110	\$5,153	\$1,051,995	\$5,153
A2	ARDMORE 2 1 BEDROOM 939 SQ. FT.	\$580,860	\$5,417	\$813,225	\$5,417	\$1,103,655	\$5,417
B1	BRIDLE TRAIL 1 1 BEDROOM + DEN 1,058 SQ. FT.	\$736,260	\$5,842	\$1,030,785	\$5,842	\$1,398,915	\$5,842
B2	BRIDLE TRAIL 2 1 BEDROOM + DEN 1,043 SQ. FT.	\$726,075	\$5,752	\$1,016,505	\$5,752	\$1,379,595	\$5,752
C	CASCADE 2 BEDROOM 1,134 SQ. FT.	\$806,085	\$6,099	\$1,128,540	\$6,099	\$1,531,530	\$6,099
D1	DASH POINT 1 2 BEDROOM 1,277 SQ. FT.	\$907,830	\$6,723	\$1,270,920	\$6,723	\$1,724,835	\$6,723
D2	DASH POINT 2 2 BEDROOM 1,192 SQ. FT.	\$806,800	\$6,341	\$1,129,500	\$6,341	\$1,532,900	\$6,341
E1	EAGLE CLIFF 1 2 BEDROOM + DEN 1,325 SQ. FT.	\$961,695	\$6,966	\$1,346,415	\$6,966	\$1,827,210	\$6,966
E2	EAGLE CLIFF 2 2 BEDROOM + DEN 1,345 SQ. FT.	\$976,290	\$6,966	\$1,366,785	\$6,966	\$1,854,930	\$6,966
E3	EAGLE CLIFF 3 2 BEDROOM 1,332 SQ. FT.	\$966,840	\$7,005	\$1,353,555	\$7,005	\$1,836,975	\$7,005
SECOND PERSON FEE		\$40,000	\$1,535	\$56,000	\$1,535	\$76,000	\$1,535

		TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
		ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
F1	FIDALGO 1 2 BEDROOM + DEN 1,425 SQ. FT.	\$1,038,030	\$7,151	\$1,453,200	\$7,151	\$1,972,215	\$7,151
F2	FIDALGO 2 2 BEDROOM 1,423 SQ. FT.	\$1,031,940	\$7,144	\$1,444,695	\$7,144	\$1,960,665	\$7,144
F3	FIDALGO 3 2 BEDROOM + DEN 1,457 SQ. FT.	\$1,061,445	\$7,322	\$1,486,065	\$7,322	\$2,016,735	\$7,322
G1	GLACIER 1 2 BEDROOM + DEN 1,686 SQ. FT.	\$1,190,595	\$8,035	\$1,666,875	\$8,035	\$2,262,120	\$8,035
G2	GLACIER 2 2 BEDROOM + DEN 1,661 SQ. FT.	\$1,172,955	\$7,910	\$1,642,095	\$7,910	\$2,228,625	\$7,910
G3	GLACIER 3 2 BEDROOM + DEN 1,545 SQ. FT.	\$1,117,620	\$7,446	\$1,564,710	\$7,446	\$2,123,520	\$7,446
SECOND PERSON FEE		\$40,000	\$1,535	\$56,000	\$1,535	\$76,000	\$1,535



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