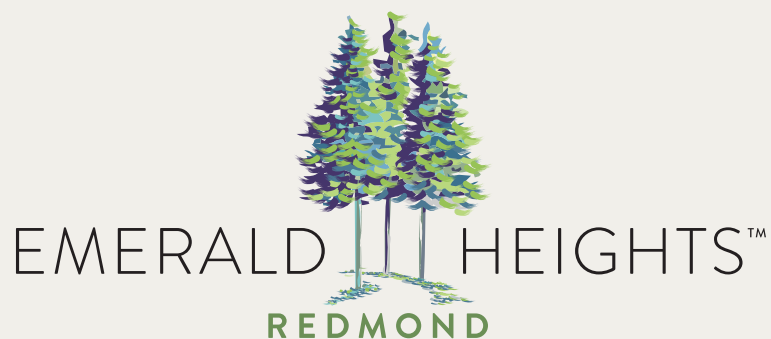


# 2026 Fee Ranges & Schedule of Fees



A MEMBER OF EMERALD COMMUNITIES

# 2026 Fee Ranges

	TRADITIONAL PLAN* ENTRANCE FEES	MONTHLY SERVICE FEES
1 BEDROOM 701 - 939 SQ. FT.	\$330,300 - \$627,300	\$4,284 - \$5,674
1 BEDROOM + DEN 900 - 1,058 SQ. FT.	\$563,900 - \$795,200	\$5,076 - \$6,119
2 BEDROOM 904 - 1,630 SQ. FT.	\$500,900 - \$1,151,000	\$5,076 - \$7,753
2 BEDROOM + DEN 1,325 - 1,860 SQ. FT.	\$1,029,000 - \$1,439,600	\$7,297 - \$8,995
SECOND PERSON FEE	\$42,800	\$1,608

*\*Refundable plans are available.*

- Meals and tipping is not included in these rates. Emerald Heights has a Pay As You Go Program for Meals and while tipping is prohibited, a donation to the annual Employee Fund is encouraged.
- Entrance Fees are considered partially pre-paid medical care and may be tax deductible. Monthly service fees are only subject to a cost of living increase and Emerald Heights does not charge an additional fee for care provided. Life time care is included with your entrance fees.





# MAIN BUILDING

## 2026 Schedule of Fees

		TRADITIONAL PLAN	50% REFUNDABLE PLAN	90% REFUNDABLE PLAN	MONTHLY SERVICE FEE
		ENTRANCE FEE	ENTRANCE FEE	ENTRANCE FEE	
A	ASHFORD STUDIO 410 SQ. FT.	\$149,400	\$209,200	\$283,900	\$3,102
B	BROOKHAVEN 1 BEDROOM 701 SQ. FT.	\$330,300	\$462,400	\$627,600	\$4,284
C	CRESTWOOD 1 BEDROOM 794 SQ. FT.	\$392,400	\$549,400	\$745,600	\$4,687
D1	DANVILLE 1 1 BEDROOM 904 SQ. FT.	\$500,900	\$701,300	\$951,700	\$5,076
D	DANVILLE 2 BEDROOM 904 SQ. FT.	\$514,100	\$719,700	\$976,800	\$5,076
E	EVANS 2 BEDROOM 1,087 SQ. FT.	\$663,000	\$928,200	\$1,259,700	\$5,871
F	FORBES 2 BEDROOM 1,205 SQ. FT.	\$760,300	\$1,064,400	\$1,444,600	\$6,265
G	GRANDVIEW 2 BEDROOM 1,137 SQ. FT.	\$747,100	\$1,045,900	\$1,419,500	\$5,973
H	HIGHLANDS 1 BEDROOM 787 SQ. FT.	\$384,600	\$538,400	\$730,700	\$4,589
I	INGLEMOOR 1 BR COTTAGE + DEN 900 SQ. FT.	\$563,900	\$789,500	\$1,071,400	\$5,076
J	JASPER 2 BEDROOM COTTAGE 1,143 SQ. FT.	\$815,500	\$1,141,700	\$1,549,500	\$6,061
SECOND PERSON FEE		\$42,800	\$59,900	\$81,300	\$1,608

# MAIN BUILDING

## 2026 Schedule of Fees

		TRADITIONAL PLAN	50% REFUNDABLE PLAN	90% REFUNDABLE PLAN	MONTHLY SERVICE FEE
		ENTRANCE FEE	ENTRANCE FEE	ENTRANCE FEE	
K	KITSAP 2 BEDROOM COTTAGE 1,276 SQ. FT.	\$920,800	\$1,289,100	\$1,749,500	\$6,567
L	LOPEZ 2 BEDROOM 1,364 SQ. FT.	\$912,900	\$1,278,100	\$1,734,500	\$7,050
N	NISQUALLY 1 BEDROOM 750 SQ. FT.	\$382,000	\$534,800	\$725,800	\$4,302
O	ORCAS 2 BEDROOM 1,630 SQ. FT.	\$1,076,700	\$1,507,400	\$2,045,700	\$7,730
P	PRESTON 2 BEDROOM 1,583 SQ. FT.	\$1,041,600	\$1,458,200	\$1,979,000	\$7,430
Q	QUINNAULT 2 BEDROOM + STUDY 1,860 SQ. FT.	\$1,224,200	\$1,713,900	\$2,326,000	\$8,610
R	ROSEHILL 2 BEDROOM 1,630 SQ. FT.	\$1,076,500	\$1,507,100	\$2,045,400	\$7,730
S	SIERRA 2 BEDROOM + STUDY 1,850 SQ. FT.	\$1,204,100	\$1,685,700	\$2,287,800	\$8,610
T	TWISP 2 BEDROOM + STUDY 1,660 SQ. FT.	\$1,097,800	\$1,536,900	\$2,085,800	\$7,730
U	UNION 2 BEDROOM 1,580 SQ. FT.	\$1,037,500	\$1,452,500	\$1,971,300	\$7,430
SECOND PERSON FEE		\$42,800	\$59,900	\$81,300	\$1,608

# TRAILSIDE

## 2026 Schedule of Fees

		TRADITIONAL PLAN	50% REFUNDABLE PLAN	90% REFUNDABLE PLAN	MONTHLY SERVICE FEE
		ENTRANCE FEE	ENTRANCE FEE	ENTRANCE FEE	
A1	ARDMORE 1 1 BEDROOM 895 SQ. FT.	\$598,000	\$837,200	\$1,136,200	\$5,398
A2	ARDMORE 2 1 BEDROOM 939 SQ. FT.	\$627,300	\$878,200	\$1,191,900	\$5,674
B1	BRIDLE TRAIL 1 1 BEDROOM + DEN 1,058 SQ. FT.	\$795,200	\$1,113,300	\$1,510,900	\$6,119
B2	BRIDLE TRAIL 2 1 BEDROOM + DEN 1,043 SQ. FT.	\$784,200	\$1,097,900	\$1,490,000	\$6,025
C	CASCADE 2 BEDROOM 1,134 SQ. FT.	\$862,500	\$1,207,500	\$1,638,800	\$6,389
D1	DASH POINT 1 2 BEDROOM 1,277 SQ. FT.	\$980,500	\$1,372,700	\$1,863,000	\$7,042
D2	DASH POINT 2 2 BEDROOM 1,192 SQ. FT.	\$871,300	\$1,219,800	\$1,655,500	\$6,642
E1	EAGLE CLIFF 1 2 BEDROOM + DEN 1,325 SQ. FT.	\$1,029,000	\$1,440,600	\$1,955,100	\$7,297
E2	EAGLE CLIFF 2 2 BEDROOM + DEN 1,345 SQ. FT.	\$1,044,600	\$1,462,400	\$1,984,700	\$7,297
E3	EAGLE CLIFF 3 2 BEDROOM 1,332 SQ. FT.	\$1,034,500	\$1,448,300	\$1,965,600	\$7,338
SECOND PERSON FEE		\$42,800	\$59,900	\$81,300	\$1,608

# TRAILSIDE

## 2026 Schedule of Fees

	TRADITIONAL PLAN	50% REFUNDABLE PLAN	90% REFUNDABLE PLAN	MONTHLY SERVICE FEE
	ENTRANCE FEE	ENTRANCE FEE	ENTRANCE FEE	
<b>F1</b> FIDALGO 1 2 BEDROOM + DEN 1,425 SQ. FT.	\$1,121,100	\$1,569,500	\$2,130,100	\$7,491
<b>F2</b> FIDALGO 2 2 BEDROOM 1,423 SQ. FT.	\$1,114,500	\$1,560,300	\$2,117,600	\$7,483
<b>F3</b> FIDALGO 3 2 BEDROOM + DEN 1,457 SQ. FT.	\$1,146,400	\$1,605,000	\$2,178,200	\$7,670
<b>G1</b> GLACIER 1 2 BEDROOM + DEN 1,686 SQ. FT.	\$1,285,800	\$1,800,100	\$2,443,000	\$8,417
<b>G2</b> GLACIER 2 2 BEDROOM + DEN 1,661 SQ. FT.	\$1,266,800	\$1,773,500	\$2,406,900	\$8,286
<b>G3</b> GLACIER 3 2 BEDROOM + DEN 1,545 SQ. FT.	\$1,207,000	\$1,689,800	\$2,293,300	\$7,800
SECOND PERSON FEE	\$42,800	\$59,900	\$81,300	\$1,608

# COURTYARD

## 2026 Schedule of Fees

	TRADITIONAL PLAN	50% REFUNDABLE PLAN	90% REFUNDABLE PLAN	MONTHLY SERVICE FEE
	ENTRANCE FEE	ENTRANCE FEE	ENTRANCE FEE	
BLOEDEL 1 BEDROOM 826 SQ. FT.	\$596,500	\$835,100	\$1,133,400	\$5,057
BUTCHART 1 BEDROOM + DEN 935 SQ. FT.	\$675,300	\$945,400	\$1,283,100	\$5,769
DEEPWOOD 2 BEDROOM 1,165 SQ. FT.	\$939,500	\$1,315,300	\$1,785,100	\$6,708
KUBOTA 2 BEDROOM 1,397 SQ. FT.	\$1,151,000	\$1,611,400	\$2,186,900	\$7,753
LAKEWOLD 2 BEDROOM 1,397 SQ. FT.	\$1,151,000	\$1,611,400	\$2,186,900	\$7,753
OHME 2 BEDROOM + DEN 1,676 SQ. FT.	\$1,367,800	\$1,914,900	\$2,598,800	\$8,538
OHME 2 2 BEDROOM + DEN 1,757 SQ. FT.	\$1,434,000	\$2,007,600	\$2,724,600	\$8,960
OHME 3 2 BEDROOM + DEN 1,764 SQ. FT.	\$1,439,600	\$2,015,400	\$2,735,200	\$8,995
SECOND PERSON FEE	\$42,800	\$59,900	\$81,300	\$1,608





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