

# THE VILLAS

DESIGNED FOR THE LIFESTYLES OF TODAY'S ACTIVE RETIREES, THE SILVER MAPLES VILLAS OFFER THE BEST OF ALL WORLDS – PRIVACY AND COMMUNITY, COMFORT AND ELEGANCE, SECURITY AND INDEPENDENCE. INDIVIDUALS ENJOY THE PRIVACY TO PURSUE THEIR OWN INTERESTS WHILE BEING PART OF A VIBRANT, ACTIVE NEIGHBORHOOD. FUTURE ASSISTANCE IS CLOSE BY AND CONVENIENT TO COORDINATE SHOULD THE NEED ARISE.



## VILLA FEATURES

- Spacious 2 bedroom, 2 bathroom homes ranging from 1,700 to 2,100 square feet
- Fully equipped kitchens with stove, microwave, refrigerator, dishwasher, and garbage disposal
- High quality appliances (Energy Star rated), counter tops, cabinetry and building materials
- Washer and dryer in each home
- Mini-blind window treatments for privacy
- Individually controlled heating and air conditioning
- Two bathrooms - one with walk-in shower and one with bath tub/shower
- Pre-wired for telephone and cable television
- Fireplaces in all homes
- Smoke and CO2 detectors
- Screened in porches or enclosed sun rooms
- All homes have an attached 1½ or 2 car garage
- Ample parking for guests
- Home protection, alarm and emergency monitoring system

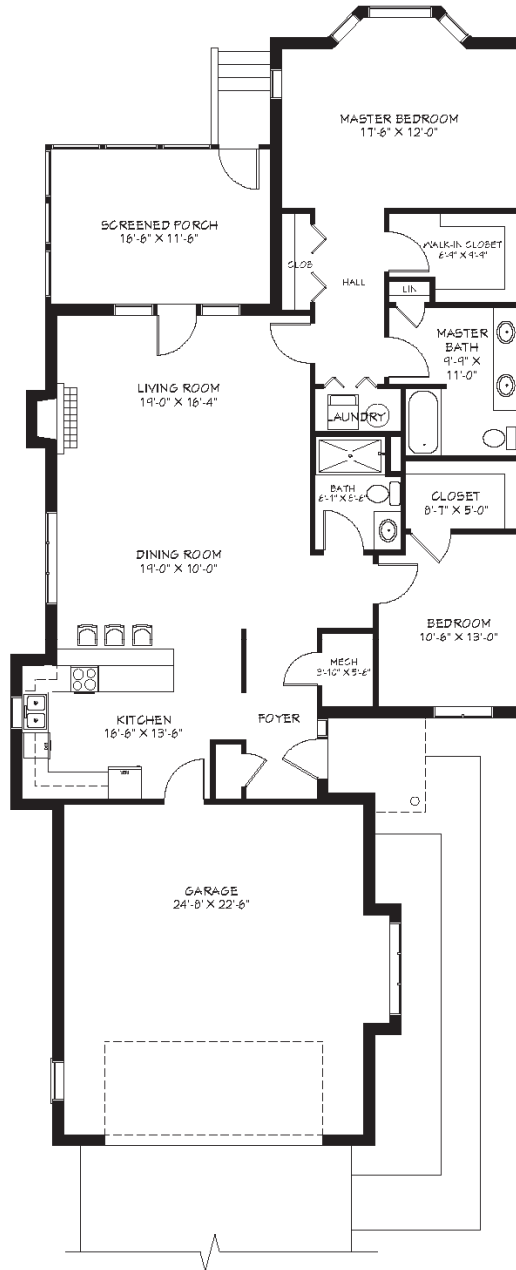


**SILVER MAPLES**  
*of Chelsea*  
RETIREMENT NEIGHBORHOOD

# THE VILLAS

## MAPLEWOOD

Duplex Villa  
 1,700+ sq. ft.  
 2 bedroom  
 2 bathroom  
 2 car garage



## FLOOR PLANS AT A GLANCE

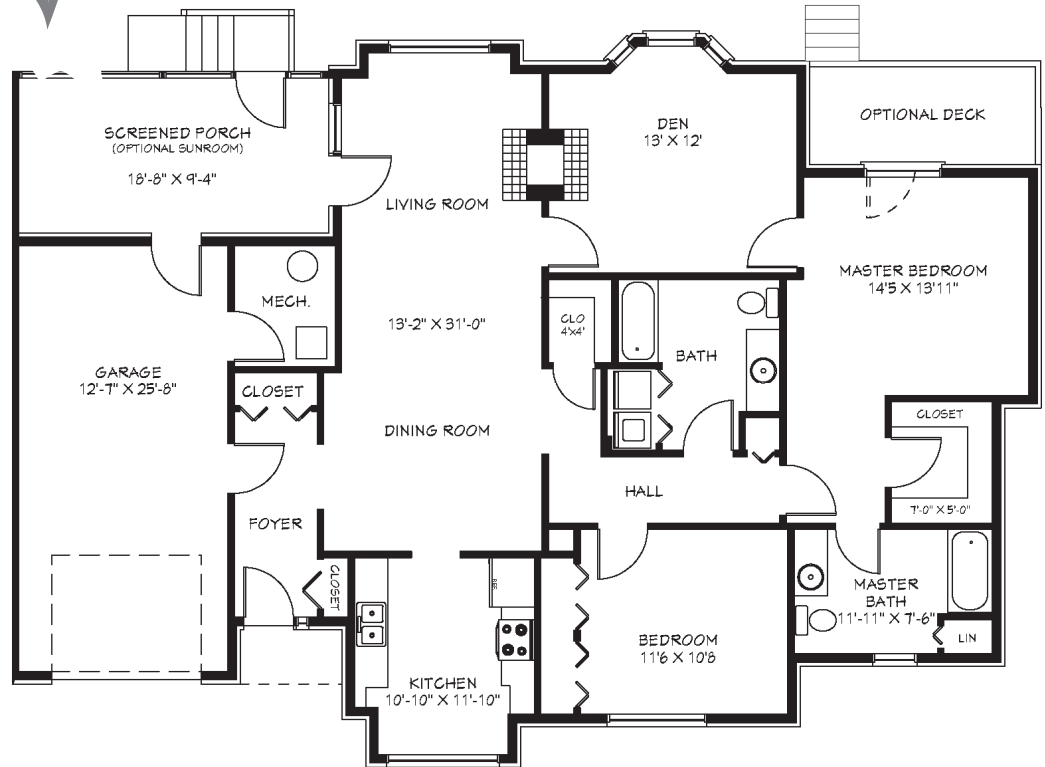
	Style	Square Ft.	Bedroom	Bathroom	Den	Garage
<b>Maplewood</b>	Duplex Villa	1,700+ sq. ft.	2 Bedroom	2 Bath	No	2 Car Garage
<b>Wildwood</b>	Stand Alone Villa	1,820+ sq. ft.	2 Bedroom	2 Bath	Yes	1 ½ Car Garage
<b>Rosewood</b>	Stand Alone Villa	1,860+ sq. ft.	2 Bedroom	2 Bath	Yes	2 Car Garage

NOTE: Some units may vary in layout. All dimensions are approximate.



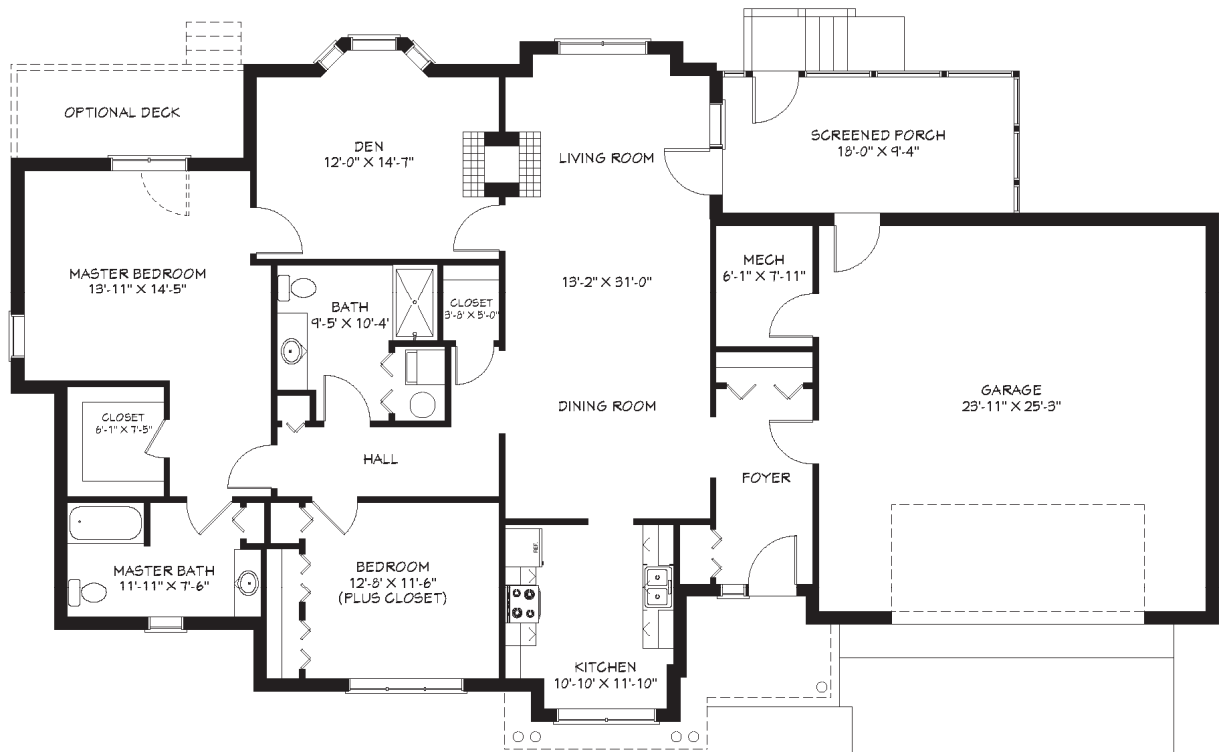
**WILDWOOD**

Stand Alone Villa  
 1,820+ sq. ft.  
 Den  
 2 bedroom  
 2 bathroom  
 1 1/2 car garage

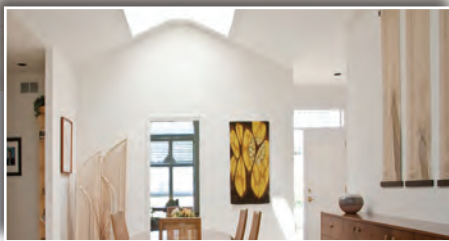


**ROSEWOOD**

Stand Alone Villa  
 1,860+ sq. ft.  
 Den  
 2 bedroom  
 2 bathroom  
 2 car garage



# SILVER MAPLES THE VILLAS



## HOME AMENITIES

- Ten meals per month in the Trellis Dining Room, Bistro 100 or Courtyard Café - multiple entree choices per meal (Your choice of Breakfast, Lunch or Dinner)
- Property taxes and all utilities (except telephone & cable television) are included
- Interior and exterior maintenance provided
- Lawn care, snow removal, and trash removal
- Free local transportation, including personal appointments, Sunday Church services, and special event excursions
- Multi-faceted and dynamic event and activity programs with an emphasis on overall wellness, planned by a full time Wellness Director
- Automated emergency notification system

## HEALTH & WELLNESS

- Access to Community Wellness Paths
- Exercise Room
- Instructor-Led Exercise Classes
- Membership to Chelsea Wellness Center ([www.chelseawellness.org](http://www.chelseawellness.org))
- On-site Social Services
- On-site Personal Assistance Program

## COMMUNITY AMENITIES

- Trellis Dining Room
- Bistro 100
- Courtyard Café
- Private Dining Room
- Garden Room with HD Television
- Arts/Crafts Room
- Silver Maples Spa, Salon and Barbering
- Game Room with Pool Table
- Woodworking Shop
- Library/Lounge with Fireplace
- Maples Room - A beautiful multi-purpose room used for large in-house special events and community events
- Gallery 100 - Art showcase featuring local artists
- Beautifully Landscaped Grounds with Paved Walking Paths
- Horseshoe Pits
- Garden Areas and Courtyard with Outside Seating



VILLA STYLE	MONTHLY FEES	ENTRY FEE 90% Refundable	ENTRY FEE 50% Refundable	ENTRY FEE 0% Refundable
Maplewood (1,700+ sq. ft.)	\$2,770	\$313,000	\$194,100	\$134,600
Wildwood (1,820+ sq. ft.)	\$3,005	\$338,000	\$209,600	\$145,300
Rosewood (1,860+ sq. ft.)	\$3,330	\$367,700	\$228,000	\$158,100
<b>2nd Person Fee</b>	<b>\$635</b>			

**TERMS**

Entry fee refunds vary based on contract type selected and is refunded to the Resident or Resident’s estate after leaving Silver Maples and/or The Meadows. Entry fee decreases at a rate of 1½% per month until contractual amount is fully earned.

If a resident transfers to The Meadows (assisted living residence), \$400/month is deducted from the applicable Meadow’s monthly service fee for up to 36 months. This discount does not reduce the refundable portion of your entry fee. All Independent Living residents have priority access to Chelsea Retirement Community for Advanced Memory Care or Skilled Nursing, assuming they meet admission criteria and financial requirements. *Prices are subject to change with 60 days prior written notice to residents.*

**\*A 15% Seasonal Discount off monthly fees is available for those who are away for 3 or more consecutive months, but maxes at 6 months.**

**INCLUDED SERVICES**

- (10) Meals Per Month
- All Utilities (except phone & cable)
- Property Taxes
- Interior/Exterior Maintenance
- Home protection alarm and emergency monitoring system
- Lawn Care/Snow Removal
- Weekly Trash Removal
- Free Local Transportation (Including Personal Appointments and Special Event Excursions)
- Multi-faceted and dynamic event and activity program with an emphasis on overall wellness, planned by a full time Wellness Director
- Free Membership to the Chelsea Wellness Center
- Access to all Common Areas



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## OPTIONAL SERVICES

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<b>Additional Meals</b>	Breakfast: \$6      Lunch: \$7.50      Dinner: \$14
<b>Guest Apartment / V.I.P. Suite</b>	\$95/Night (2 bedroom/2 bathroom)
<b>Rollaway Bed Rental</b>	\$15 for each reservation
<b>Housekeeping</b>	\$22/Hour
<b>Personal Assistance</b>	\$21/Hour ( <i>A minimum 1 hr. fee is required</i> )
<b>Personal Shopping</b>	See Personal Assistance Program Assistant