



INDEPENDENT LIVING

Homes

Designed for the lifestyle of today's active retirees, the Villas at Silver Maples offer the best of both worlds – providing the independence and privacy of a home, while being connected and engaged with a vibrant, active neighborhood.



Beautiful Spaces!

COMMON AREAS

- Trellis Dining Room
- Bistro 100
- Courtyard Café
- Private Dining Room
- Garden Room with HD television
- Arts and Crafts Room
- Game Room with billiards table
- Library and lounge with fireplace
- Raised garden beds
- Horseshoe pits
- Private courtyard and scenic gardens
- Cutting garden
- Gallery 100 – Art Gallery showcasing local artists
- Community Wellness Paths – a paved path that connects several other paths in the community
- Maples Room – a beautiful multi-purpose room used for large in house special events as well as community events
- Putting green



Essential Services

INCLUDED SERVICES

- (10) Meals per month offered in the dining venue of your choice (can be used for breakfast, lunch or dinner)
- Property taxes and all utilities are included (except telephone, cable television & internet)
- Automated emergency notification system
- Interior and exterior maintenance
- Free local transportation, including personal appointments, Sunday church service, and special event excursions
- Multi-faceted, dynamic event and activity programming with an emphasis on overall wellness, coordinated by a full-time certified Wellness Director
- Free membership to the Chelsea Wellness Center



Casual Spaces



Wide Open Spaces



Cozy Spaces

The Villas at Silver Maples are spacious – ranging from 1,505 to 2,030 sq. ft. – and are fully equipped with high quality appliances and building materials. Villa Homes are distinct from our independent apartment living options in that they all feature a gas fireplace, seasonal room (either a screened in porch or enclosed sunroom), and have an attached 1.5 or 2 car garage.

IN-HOUSE SERVICES

- Salon, spa and barbering
- Massage therapy
- Foot care nurse
- Postal and notary services
- Social work services
- Lab work
- ATM
- Interdenominational worship services
- Personal assistance program
- Instructor-led exercise classes

THE VILLAS

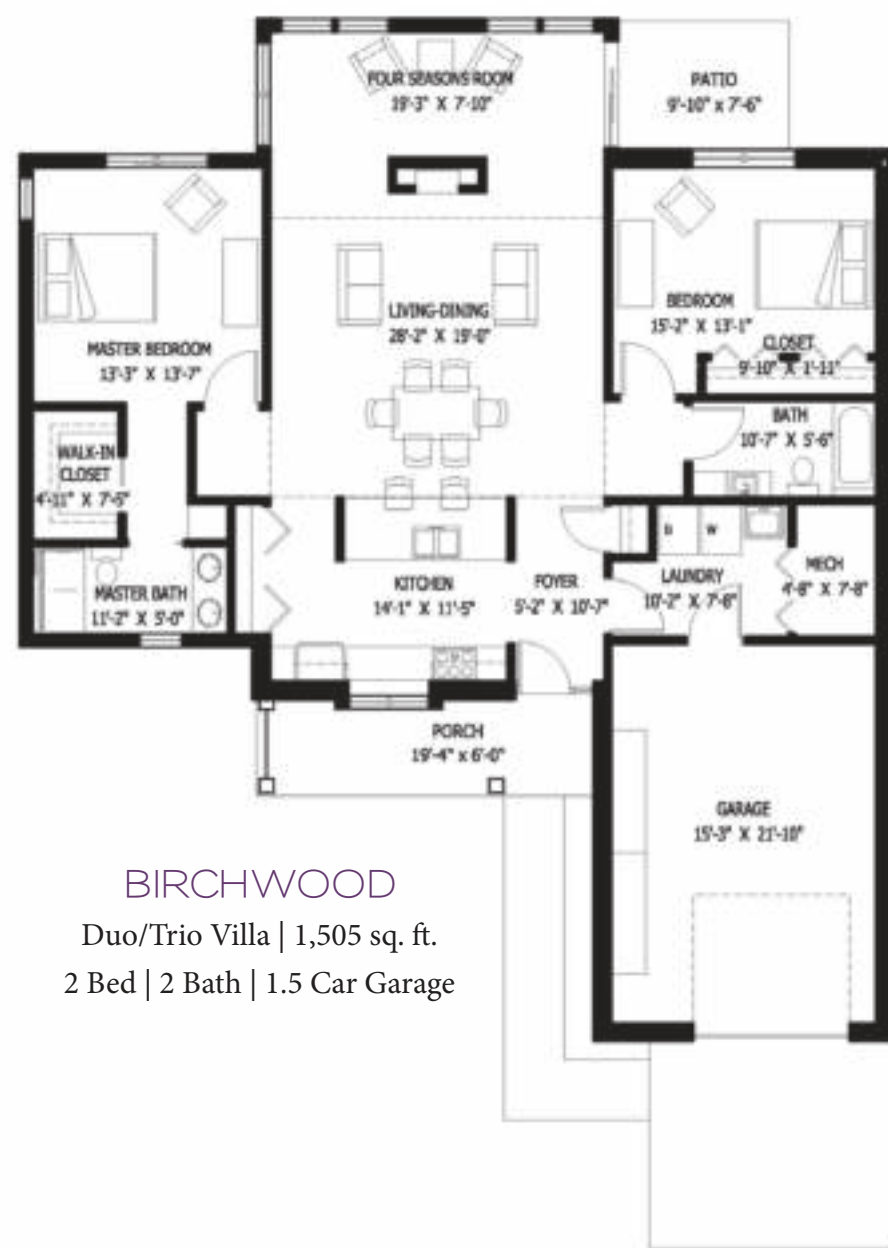
HOME FEATURES

- Spacious 2-bedroom, 2 bathroom homes ranging from 1,505 to 2,030 square feet
- Screened in porch or enclosed sun room
- Vaulted ceilings
- High quality appliances, counter tops, cabinetry and building materials
- Fully equipped kitchen with stove, microwave, refrigerator, dishwasher, and garbage disposal
- Gas fireplace
- Washer and dryer provided
- Mini-blind window treatments provided for privacy
- Individually controlled heating and air conditioning
- Bathrooms include a tub shower combo and walk-in shower in the master bath
- Pre-wired for telephone and cable television
- Smoke detectors, CO2 detector, fire alarms and sprinkler system
- Attached 1.5 or 2 car garage (depending on floor plan)
- Home protection, alarm and emergency monitoring system

DEER RIDGE VILLAS



BEECHWOOD
Duo Villa | 1,505 sq. ft.
2 Bed | 2 Bath | 1.5 Car Garage



BIRCHWOOD
Duo/Trio Villa | 1,505 sq. ft.
2 Bed | 2 Bath | 1.5 Car Garage



MAPLEWOOD
Duo Villa | 1,890 sq. ft.
2 Bed | 2 Bath | 2 Car Garage

WOODLAND VILLAS



WILDWOOD
Free Standing Villa
1,990 sq. ft.
2 Bed | Den | 2 Bath
1.5 Car Garage



ROSEWOOD
Free Standing Villa | 2,030 sq. ft.
2 Bed | Den | 2 Bath | 2 Car Garage

FLOOR PLANS AT A GLANCE

	Style	Square Ft.	Bedroom	Bathroom	Den	Garage
Beechwood	Duo Villa	1,505 sq. ft.	2 Bedroom	2 Bath	No	1.5 Car Garage
Birchwood	Duo/Trio Villa	1,505 sq. ft.	2 Bedroom	2 Bath	No	1.5 Car Garage
Maplewood	Duo Villa	1,890 sq. ft.	2 Bedroom	2 Bath	No	2 Car Garage
Wildwood	Free Standing Villa	1,990 sq. ft.	2 Bedroom	2 Bath	Yes	1.5 Car Garage
Rosewood	Free Standing Villa	2,030 sq. ft.	2 Bedroom	2 Bath	Yes	2 Car Garage



Pet Friendly

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

THE VILLAS

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2023 Price List

VILLA STYLE	MONTHLY FEES	ENTRY FEES		
		90% Refundable	50% Refundable	0% Refundable
Beechwood <i>(1,505 sq. ft.)</i>	\$2,995	\$320,000 to \$350,000	\$199,000 to \$217,000	\$137,000 to \$151,000
Birchwood <i>(1,505 sq. ft.)</i>	\$2,995	\$320,000 to \$350,000	\$199,000 to \$217,000	\$137,000 to \$151,000
Maplewood <i>(1,890 sq. ft.)</i>	\$3,130	\$369,000 to \$413,000	\$229,000 to \$256,000	\$159,000 to \$178,000
Wildwood <i>(1,990 sq. ft.)</i>	\$3,400	\$399,000 to \$415,000	\$248,000 to \$257,000	\$172,000 to \$179,000
Rosewood <i>(2,030 sq. ft.)</i>	\$3,770	\$436,000 to \$470,000	\$270,000 to \$291,000	\$187,000 to \$202,000

2nd Person Fee \$ 700

TERMS

Entry fee refunds vary based on contract type selected, and is refunded to the resident or resident's estate after leaving Silver Maples. The non-refundable portion of the entry fee is amortized at a rate of 1.5% per month until the contractual amount is fully earned. Silver Maples only offers and allows thirty (30) Zero 0% Refundable Entry Fee Agreements at any point in time. Exceptions may be permitted for Aspen and Bayberry Apartments only.

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 affect 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 not to exceed 6 months.**

INCLUDED SERVICES

- (10) Meals Per Month
- All Utilities (except phone, cable & WiFi)
- Property Taxes
- Interior/Exterior Maintenance
- Home protection alarm and emergency monitoring system
- Lawn Care/Snow Removal
- Weekly Trash Removal
- Access to all Common Areas
- 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



THE VILLAS

OPTIONAL SERVICES

Additional Meals	Breakfast: \$7.00 Lunch: \$10.25 Dinner: \$17.50
Guest Apartment / VIP Suite	\$120.00 / Night (2 Bedroom / 2 Bathroom)
Rollaway Bed Rental	\$17.00 / Reservation
Housekeeping	\$30.00 / Hour
Personal Assistance	\$30.00 / Hour (Hourly & Quarterly Billing Available)
Maintenance Assistance	\$35.00 / Hour/ Man
Personal Shopping	See Personal Assistance Program Assistant
Pet Fee	\$825.00 (One-Time Fee)