

THE VILLAS



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.



SILVER MAPLES
of Chelsea
RETIREMENT NEIGHBORHOOD



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



SILVER MAPLES
of Chelsea

RETIREMENT NEIGHBORHOOD

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 primary 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

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



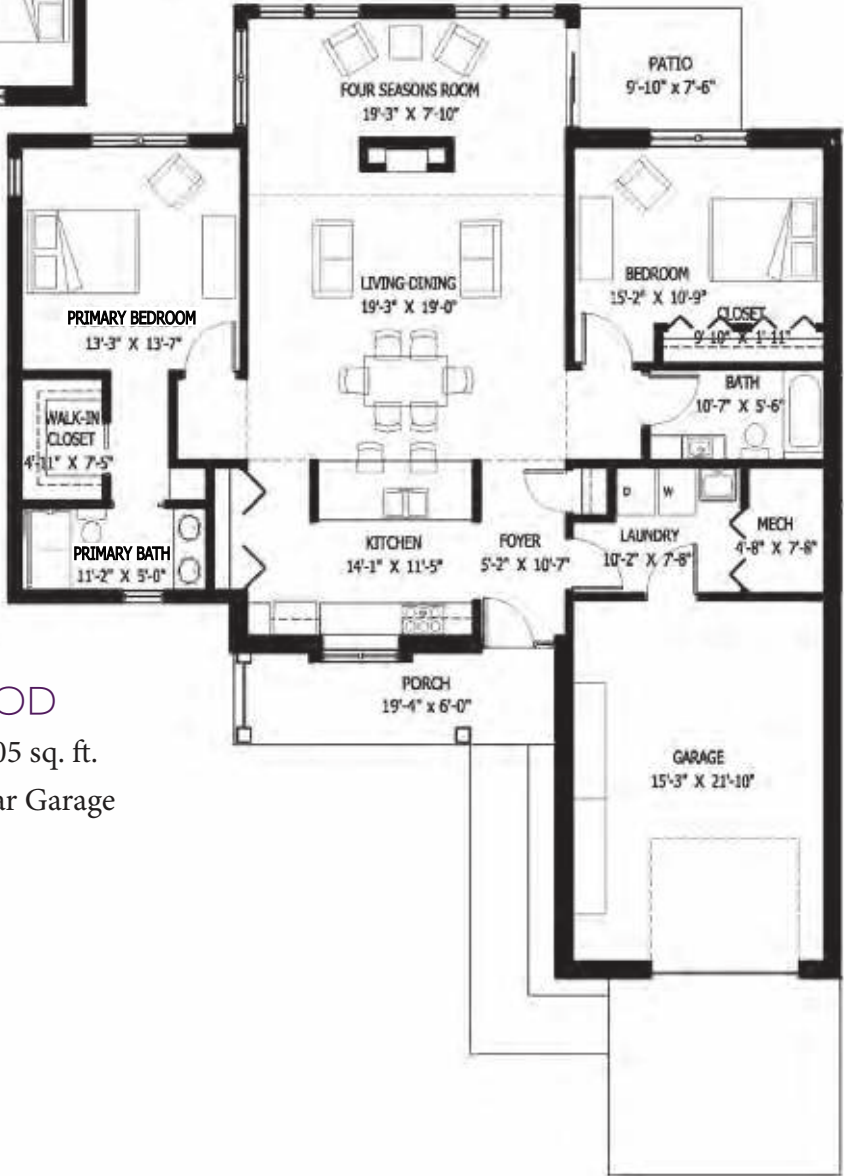
Pet Friendly

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

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

WOODLAND VILLAS



MAPLEWOOD

Duo Villa | 1,890 sq. ft.

2 Bed | 2 Bath | 2 Car Garage

WOODLAND VILLAS

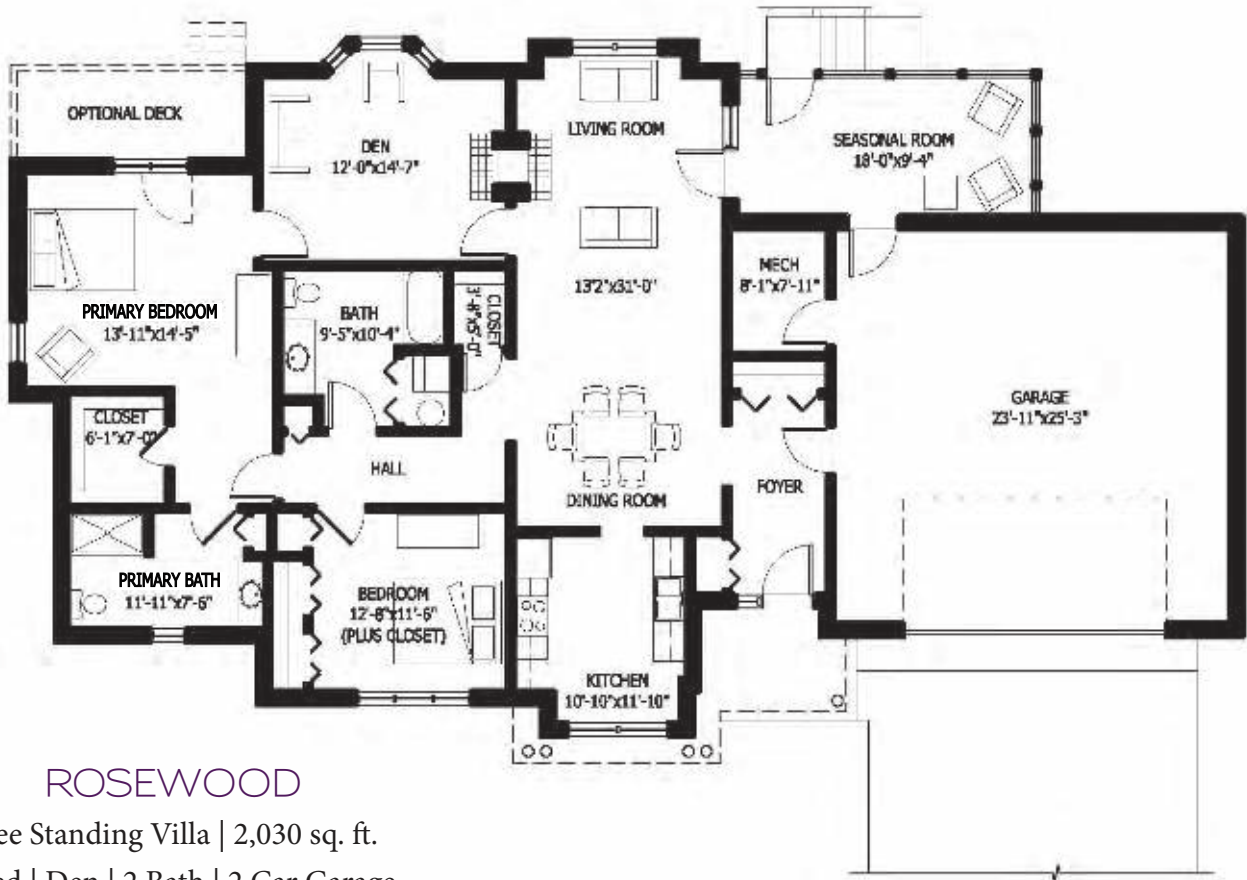
WILDWOOD

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

Beautiful Spaces!

COMMON AREAS

- Private Courtyard & Scenic Gardens
- Raised Garden Beds
- Gallery 100 – Art Gallery for Local Artists
- Paved Community Wellness Paths
- Formal and Casual Dining Rooms
- Courtyard Café
- Garden Room with HD Television
- Game Room and Entertaining Space
- Cinema 100 Movie Theater
- Pool Parlor
- Library & Lounge with Fireplace
- Maples Room – Large Special Events
- Putting Green



Essential Services

INCLUDED SERVICES

- (10) Meals per month per person, 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: Chelsea Wellness Center
- Free Membership: Chelsea Senior Center



2025 Price List

VILLA STYLE	MONTHLY FEES	ENTRY FEES 90% Refundable
Beechwood <i>(1,505 sq. ft.)</i>	\$3,200	\$362,000 to \$393,000
Birchwood <i>(1,505 sq. ft.)</i>	\$3,200	\$360,000 to \$399,000
Maplewood <i>(1,890 sq. ft.)</i>	\$3,350	\$415,000 to \$467,000
Wildwood <i>(1,990 sq. ft.)</i>	\$3,640	\$448,000 to \$451,000
Rosewood <i>(2,030 sq. ft.)</i>	\$4,035	\$490,000 to \$528,000

2nd Person Fee \$ 745

TERMS

The entry fee is refunded to the resident or the 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 amortized.

If a resident transfers to The Meadows (assisted living residence), \$800/month is deducted from the applicable Meadow's monthly service fee for up to 24 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: \$8.00 Lunch: \$11.00 Dinner: \$19.00
Rollaway Bed Rental	\$17.00 / Reservation
Housekeeping	\$30.00 / Hour
Personal Assistance	\$32.00 / Hour (Hourly & Quarterly Billing Available)
Maintenance / Moving Fee	\$35.00 / Hour / Person
Personal Shopping	See Personal Assistance Program Assistant
Pet Fee	\$825.00 (One-Time Fee)