

# 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

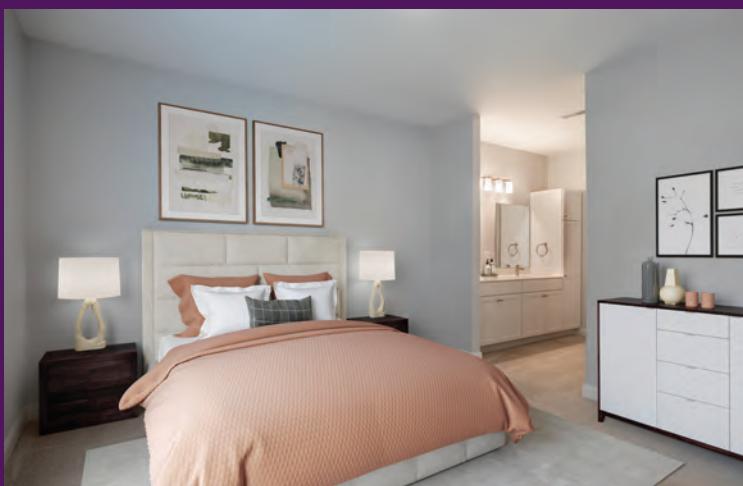


The Villas at Silver Maples are spacious – ranging from 1,505 to 2,030 sq. ft. – and are fully equipped with high quality appliances and building materials. Villa Homes are distinct from our independent apartment living options in that they all feature a gas fireplace, seasonal room (either a screened 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	
<b>Beechwood</b>	Duo Villa	1,505 sq. ft.	2 Bedroom	2 Bath	No	1.5 Car Garage
<b>Birchwood</b>	Duo/Trio Villa	1,505 sq. ft.	2 Bedroom	2 Bath	No	1.5 Car Garage
<b>Maplewood</b>	Duo Villa	1,890 sq. ft.	2 Bedroom	2 Bath	No	2 Car Garage
<b>Wildwood</b>	Free Standing Villa	1,990 sq. ft.	2 Bedroom	2 Bath	Yes	1.5 Car Garage
<b>Rosewood</b>	Free Standing Villa	2,030 sq. ft.	2 Bedroom	2 Bath	Yes	2 Car Garage



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

Pet Friendly

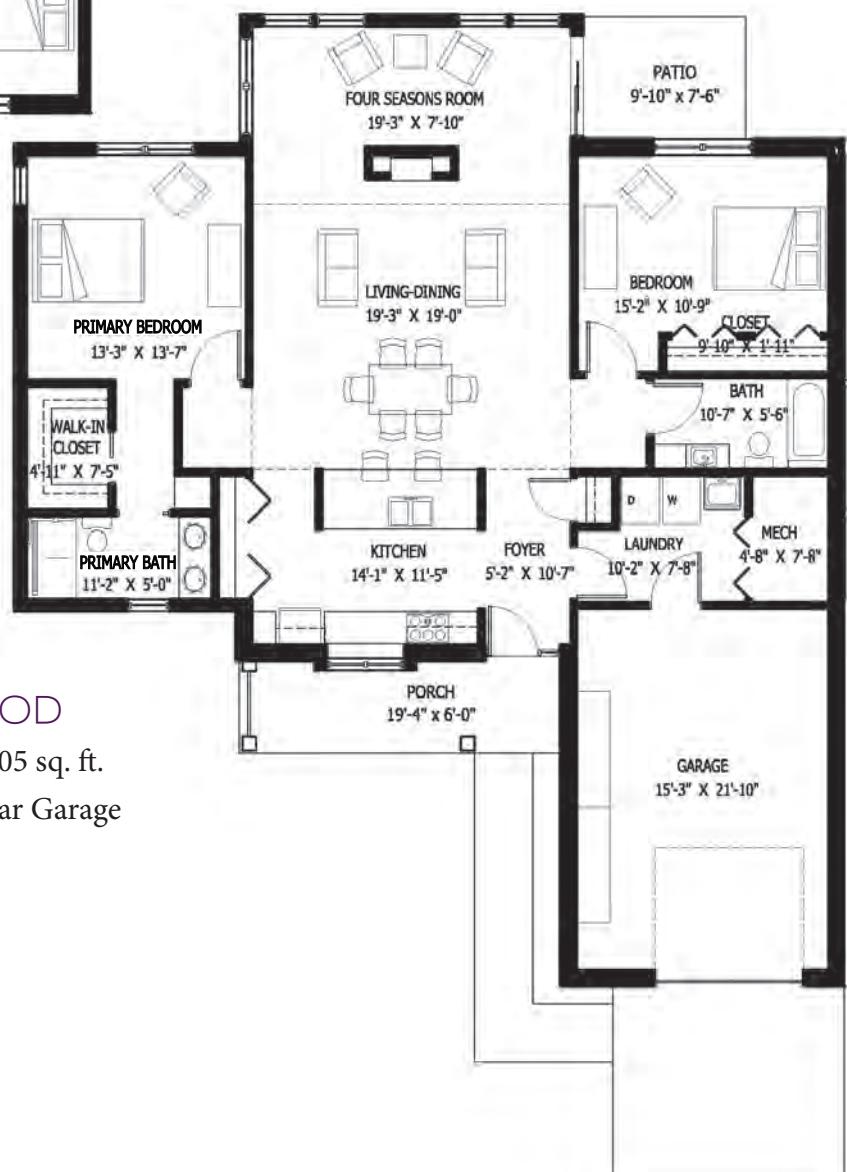
# DEER RIDGE VILLAS



## BEECHWOOD

Duo Villa | 1,505 sq. ft.

2 Bed | 2 Bath | 1.5 Car Garage

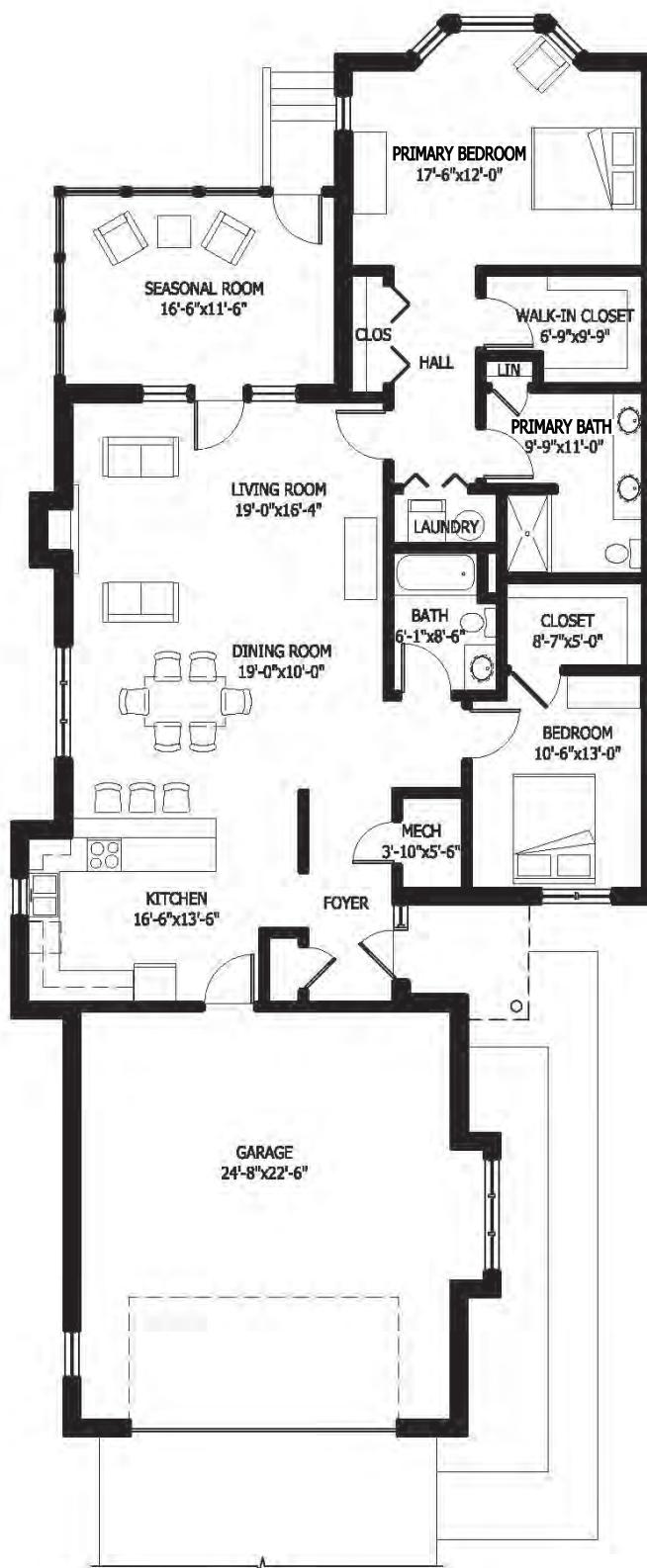


## BIRCHWOOD

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

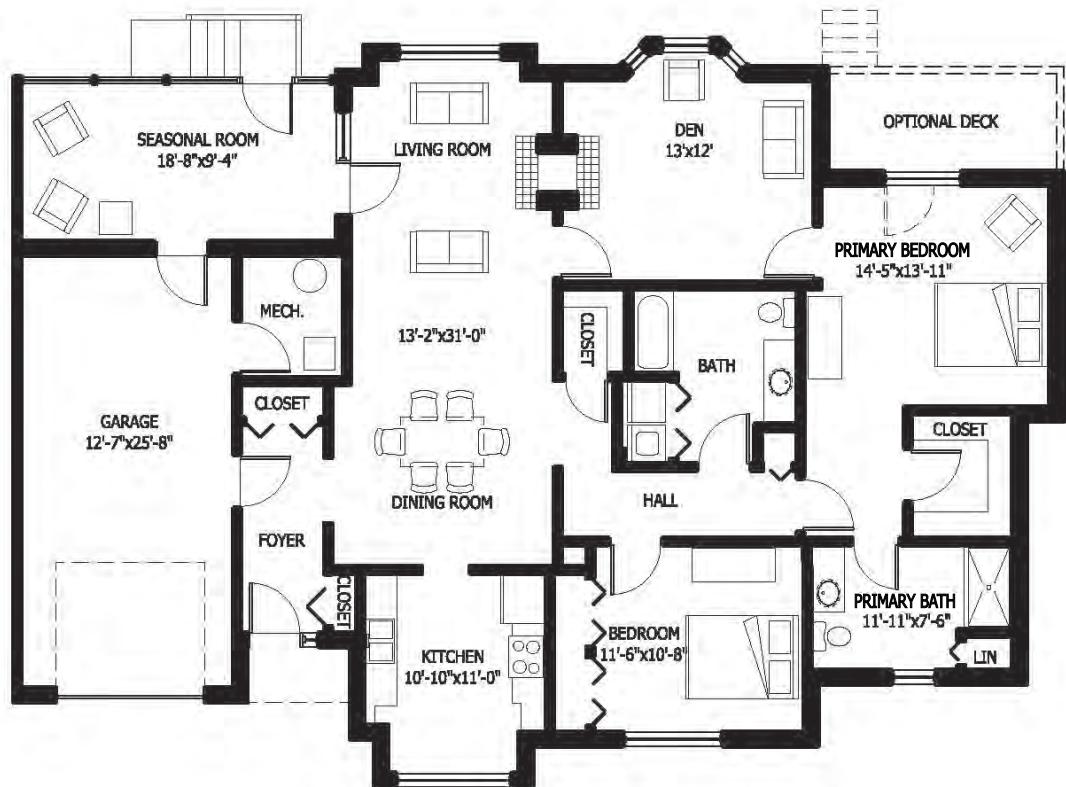
# WILDWOOD

## 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



# THE VILLAS

## INDEPENDENT LIVING HOMES

100 SILVER MAPLES DR | CHELSEA, MI 48118 | 734-475-4111 | fx: 734-475-4112 | [WWW.SILVERMAPLES.ORG](http://WWW.SILVERMAPLES.ORG)

## 2026 Price List

VILLA STYLE	MONTHLY FEES	ENTRY FEES 90% Refundable
<b>Beechwood</b> (1,505 sq. ft.)	\$3,320	\$407,000 to \$442,000
<b>Birchwood</b> (1,505 sq. ft.)	\$3,320	\$405,000 to \$449,000
<b>Maplewood</b> (1,890 sq. ft.)	\$3,475	\$467,000 to \$525,000
<b>Wildwood</b> (1,990 sq. ft.)	\$3,775	\$504,000 to \$518,000
<b>Rosewood</b> (2,030 sq. ft.)	\$4,185	\$551,000 to \$594,000

**2nd Person Fee \$ 770**

### TERMS

A 10% deposit of the entry fee is required to reserve a home. The remaining balance of the entry fee is due once the home is ready for occupancy. The contract start date begins five (5) days after the home is ready for occupancy.

The entry fee is refunded to the resident or the resident's estate upon departure from 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), \$800 per month will be deducted from the applicable Meadows monthly service fee for up to 24 months. This discount does not affect the refundable portion of the entry fee.

All residents have priority access to Chelsea Retirement Community for advanced Memory Care or Skilled Nursing, provided 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 Per Person
- All Utilities (except phone, cable & Wi-Fi)
- 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 within Chelsea City Limits  
(Including personal appointments & trips)
- Dynamic wellness-focused events and activities planned by our Life Enrichment team
- Free Membership to the Chelsea Wellness Center



# THE VILLAS

## OPTIONAL SERVICES

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<b>Additional Meals</b>	Breakfast: \$8.00 Lunch: \$11.00 Dinner: \$19.00 Guest: \$23.00
<b>Rollaway Bed Rental</b>	\$17.00 / Reservation
<b>Housekeeping</b>	\$31.00 / Hour
<b>Personal Assistance</b>	\$36.00 / Hour (Hourly & Quarterly Billing Available)
<b>Maintenance / Moving Fee</b>	\$36.00 / Hour / Person
<b>Personal Shopping</b>	See Personal Assistance Program Assistant
<b>Pet Fee</b>	\$825.00 (One-Time Fee)