

YOUR NEW LIFE AWAITS



mapleknoll
VILLAGE

Floor Plan & Pricing Guide for Independent and Assisted Living

Effective January 1, 2025



Best Retirement Community
Best Assisted Living



Best Independent
Living Community

513-782-2717

www.mapleknoll.org

info@mkcommunities.org



RESIDENT SERVICES AND AMENITIES



THE DIFFERENCE IS THE NEIGHBORHOOD

Maple Knoll Village is a non-profit continuing care retirement community with an enduring legacy of over 175 years of dedicated service to older adults. Nestled on a picturesque 54-acre campus, we offer a vibrant range of living options including: independent living villas and apartments, assisted living apartments, and a skilled nursing center with rehabilitation.

With a variety of neighborhoods featuring diverse floor plans, tailored service packages, dining options, and healthcare services, residents have the freedom to choose a lifestyle that suits their unique preferences and needs. Active participation is encouraged, allowing each resident to engage at their own comfort level.

Situated in the heart of Springdale, OH, our campus offers unparalleled access to the best of the Greater Cincinnati area. From local dining, shopping, and healthcare facilities to parks, places of worship, and cultural attractions, Maple Knoll Village places you at the center of an enriching and fulfilling retirement experience.

At Maple Knoll Village, your days are filled with endless possibilities for entertainment and enrichment. Choose from an array of activities, including engaging classes, a travel club concerts, movies, virtual reality experiences, and more. Stay active with a refreshing swim in our wellness center, a relaxing whirlpool session, or a scenic walk or jog along our paved paths.

When you move in, you can cross off the numbers for plumbers, electricians, lawn services, and more—our comprehensive services free you to focus on what matters most. Spend more quality time with family, explore new destinations, or simply relax. With your newfound freedom, why not try your hand at broadcasting at our radio station, take up weaving or painting, or finally pursue a long-held dream?

At Maple Knoll Village, your lifestyle is yours to define—embrace an active schedule or savor leisurely moments. It's your life, and we're here to help you live it your way!

COMMUNITY FEATURES

- Non-Profit Organization with a benevolent care program
- Multiple Dining Options, including private dining rooms, a Bistro, and a 24-hour marketplace
- Social, Cultural, and Educational Programs
- Ageless Explorers Travel Club
- On-Demand Shuttle Service
- Full-Service Salon
- Library with Genealogy Software
- Technology Support Lab
- Woodworking and Weaving Centers
- Fishing Ponds
- Volunteer Opportunities
- Cheers Pub and Pool Room
- Guest Suites for Visitors
- Pet-Friendly Living
- Private Chauffeur Service
- Indoor/Outdoor Shuffleboard
- Golf Driving Range

RESIDENCE FEATURES

- All utilities included
- Basic cable and high-speed internet
- Individually controlled heating and cooling systems
- Trash and snow removal
- Fully equipped kitchens
- Housekeeping services
- Washer and dryer in unit or apartment floor
- Access to concierge services
- Emergency response system

HEALTH SERVICES

- Clinic with specialty physicians and technicians
- Infirmary beds
- Assisted Living
- Skilled Nursing
- Partnership with Village Home Health and Hospice
- Rehab and Therapy Center with Concept Rehab
- Wellness Center program
- Hospice Care



ACCOMODATIONS & FINANCIAL OPTIONS

Maple Knoll Village is a non-profit community for people 62 and older, and is owned and operated under the authority of Maple Knoll Communities, Inc.

Maple Knoll provides services including residential accommodations, assisted living, and skilled nursing care. We have a policy of non-discrimination. All services and accommodations of the community are available to all persons without regard to race, color, creed, national origin, handicap, blindness, sex, sexual orientation, marital status, or sponsor.

Residential Accommodations

To apply for residency at Maple Knoll Village, you must complete the Admission Record (one for each person) and the Financial Statement. The completed forms plus a \$500 processing fee should be delivered to the Marketing Department. Our Director of Marketing will help coordinate the remainder of the application process. This application fee is non-refundable.

Financial Options

Maple Knoll Village has created a unique program that provides older adults a rewarding lifestyle, while at the same time, assuring they will receive quality care and services whenever they may need it. We offer a financial option and monthly fees to complement the neighborhood you select in our continuing care retirement community.

2% Straight Line Entrance Fee

Maple Knoll Communities offers its residents a 2% Straight Line payment plan for all cottages and deluxe apartments. A lump sum payment known as the Entrance Fee is paid. This Entrance Fee will amortize at the rate of 2% per month or 24% per year. Any remaining unamortized portion of the Entrance Fee is refunded at the end of the residents' stay at Maple Knoll Village. In the event of permanent relocation to another level of care within Maple Knoll Village's continuum of care, the Resident Monthly Service Fee will be paid from the remaining unamortized portion of the Entrance Fee until the Entrance Fee is depleted. At that time, the resident will make the Monthly Fee payments. For information on this model, please speak with a member of our Marketing Department.

Eastwood Villas

2 bedroom / 2 bath

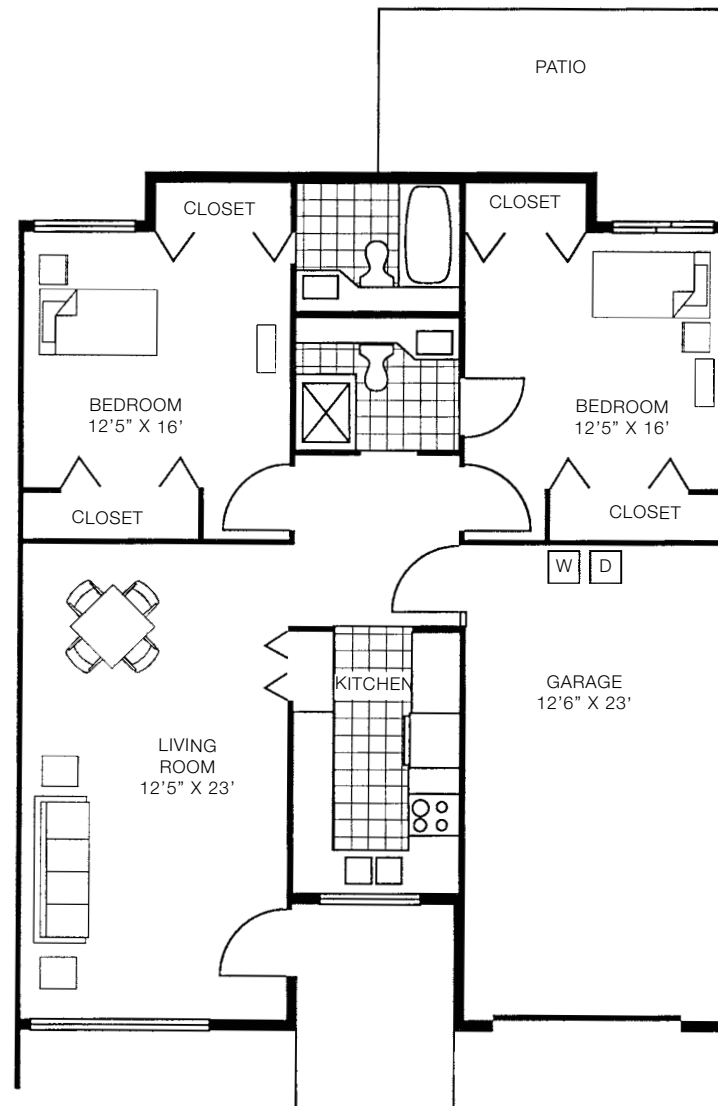
1,108 sq. ft.

Entrance Fee: \$98,600

Monthly Fee: \$4,385

Additional Second Person

Monthly Fee: \$795



EASTWOOD SPOTLIGHT

Pictured below is the Two Bedroom, Two Bath Villa - 1,108 square feet Includes a kitchen and dining area, one car garage, and a spacious patio



EASTWOOD- WHERE ARCHITECTURE AND SPACE COLLIDE

"Eastwood is truly the best kept secret of Maple Knoll Village. The architecture provides a unique space that my memories and possessions fit in perfectly. You just can't beat the natural light you get in the Eastwood Villas."

- Sharon Denight, Eastwood Resident

THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!

Get in touch with our Director of Marketing, John Ammerman at 513-782-2715 or jammerman@mkcommunities.org to schedule your tour today!

COVENTRY SPOTLIGHT

Pictured below is the Carlisle Floor Plan - 1,749 square feet
Includes a kitchen and dining area, 2 bedrooms, and a one car garage



COVENTRY- WHERE OPENNESS AND COMFORT COLLIDE

"We absolutely love the natural light and the high ceilings in our villa. The kitchen is my favorite place. The island is so spacious and is the perfect place for hosting dinner parties."

- Ron and Trish Hanna, Coventry Court Residents

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Coventry Court Villas

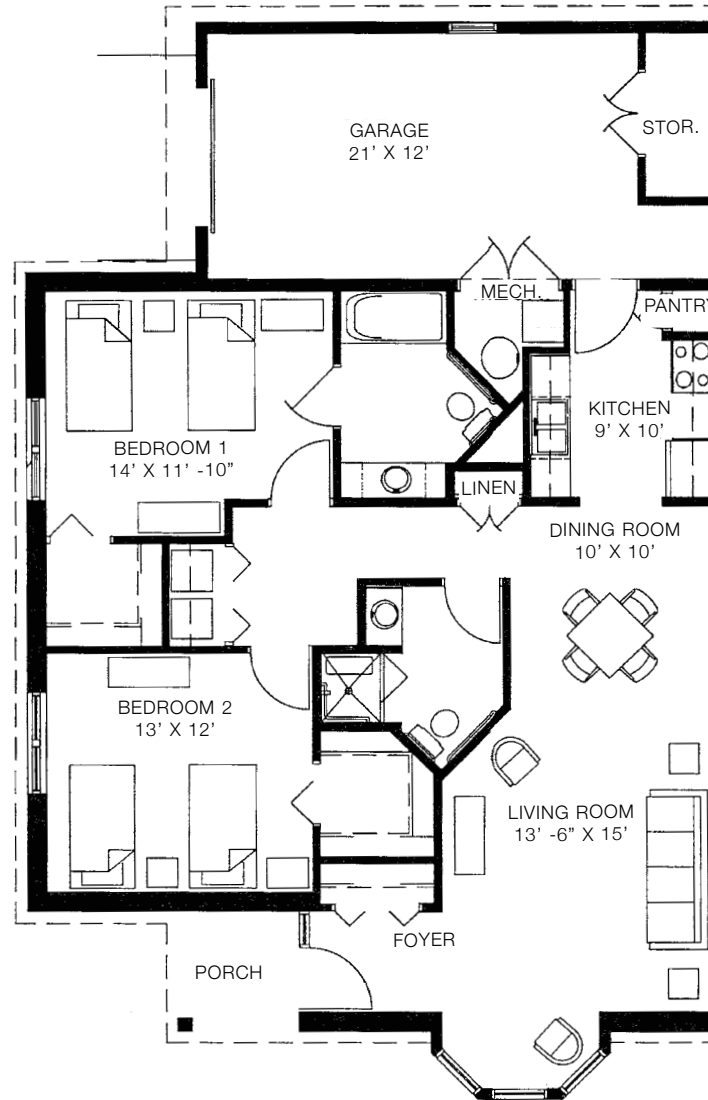
Asbury 1,262 to 1,464 sq. ft.
plans may vary

Entrance Fee: \$142,600 - \$165,400

Monthly Fee: \$3,800 - \$4,180

Additional Second Person

Monthly Fee: \$795



Coventry Court Villas

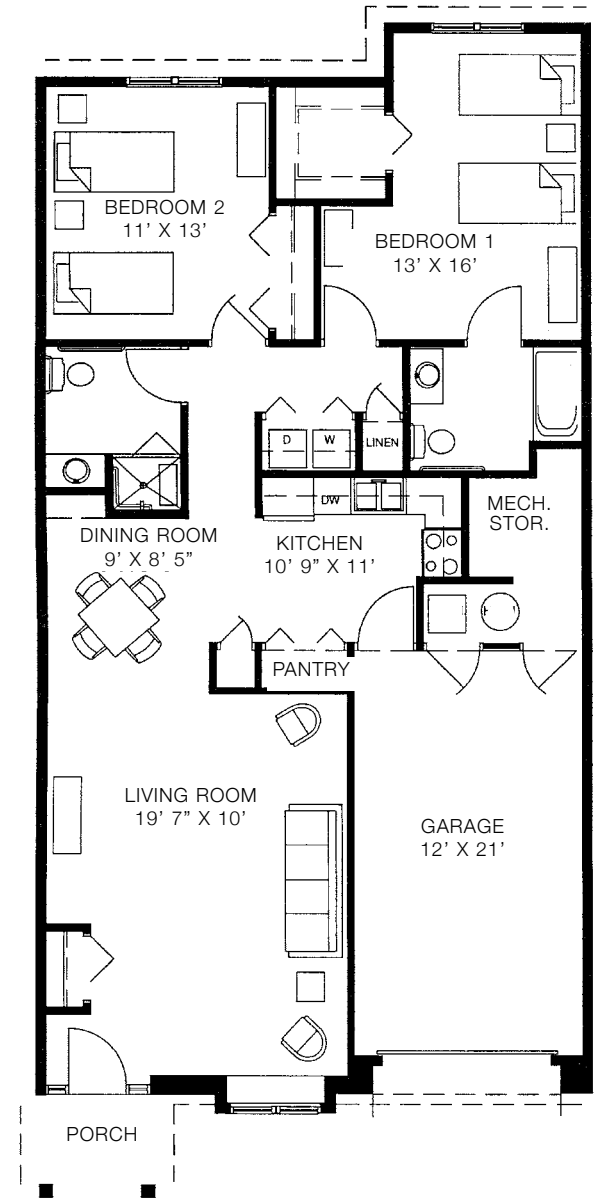
Brighton 1,319 to 1,509 sq. ft.
plans may vary

Entrance Fee: \$149,000 - \$170,500

Monthly Fee: \$4,015 - \$4,180

Additional Second Person

Monthly Fee: \$795

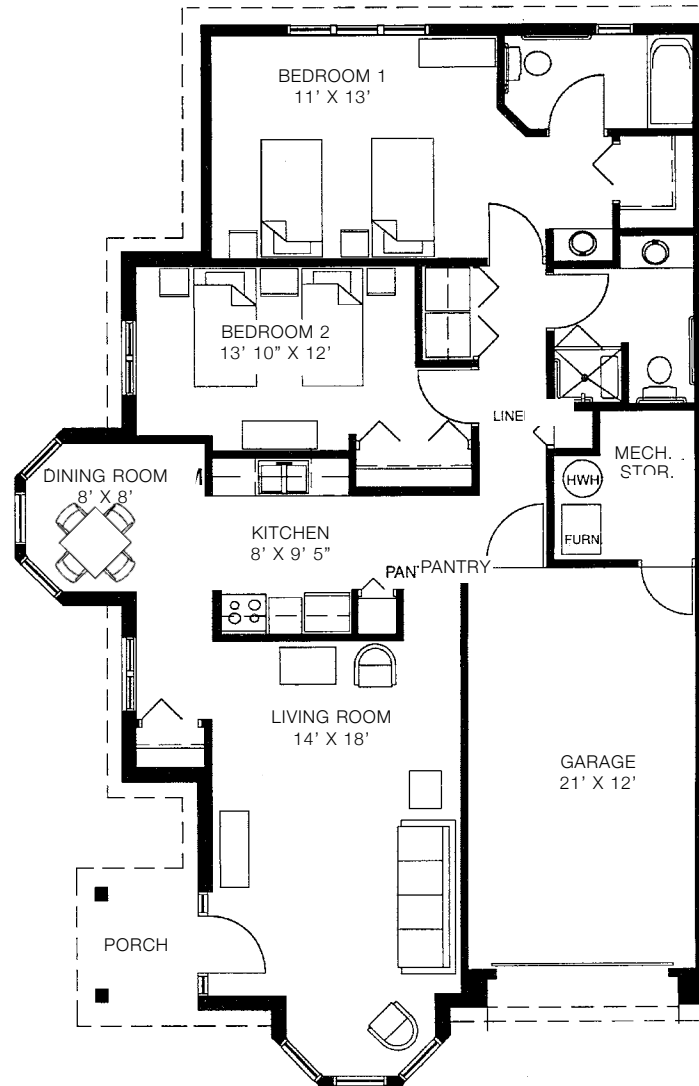


Coventry Court Villas

Carlisle
1,299 to 1,422 sq. ft.
plans may vary

Entrance Fee: \$146,800 - \$160,700
Monthly Fee: \$4,015 - \$4230

**Additional Second Person
Monthly Fee:** \$795

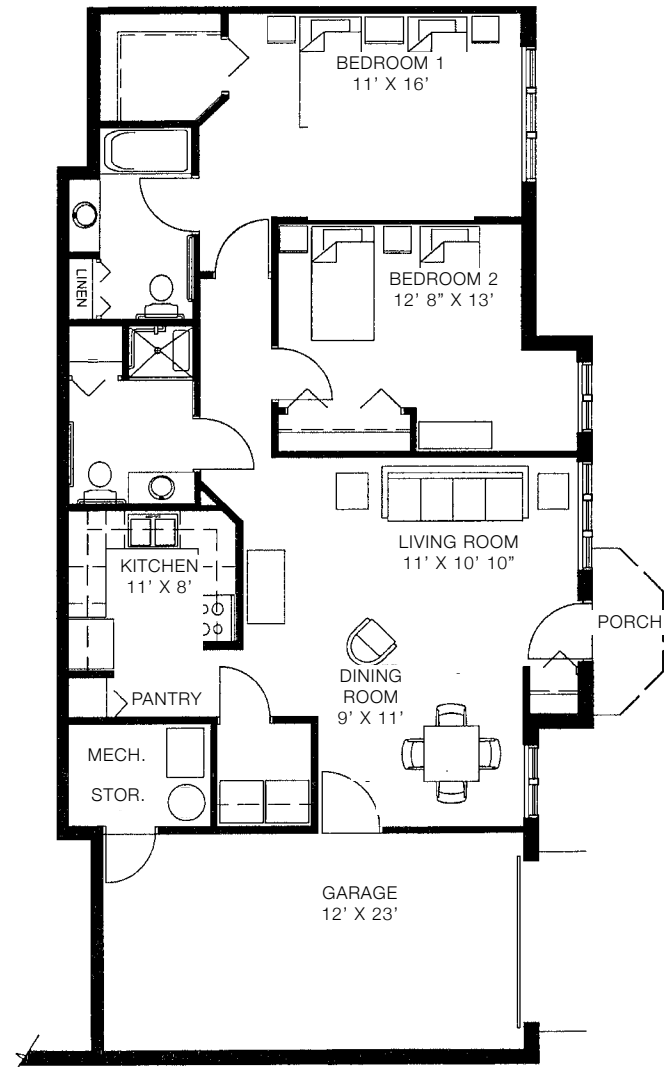


Coventry Court Villas

Devon
1,242 sq. ft.
plans may vary

Entrance Fee: \$140,300
Monthly Fee: \$3,830

**Additional Second Person
Monthly Fee:** \$795

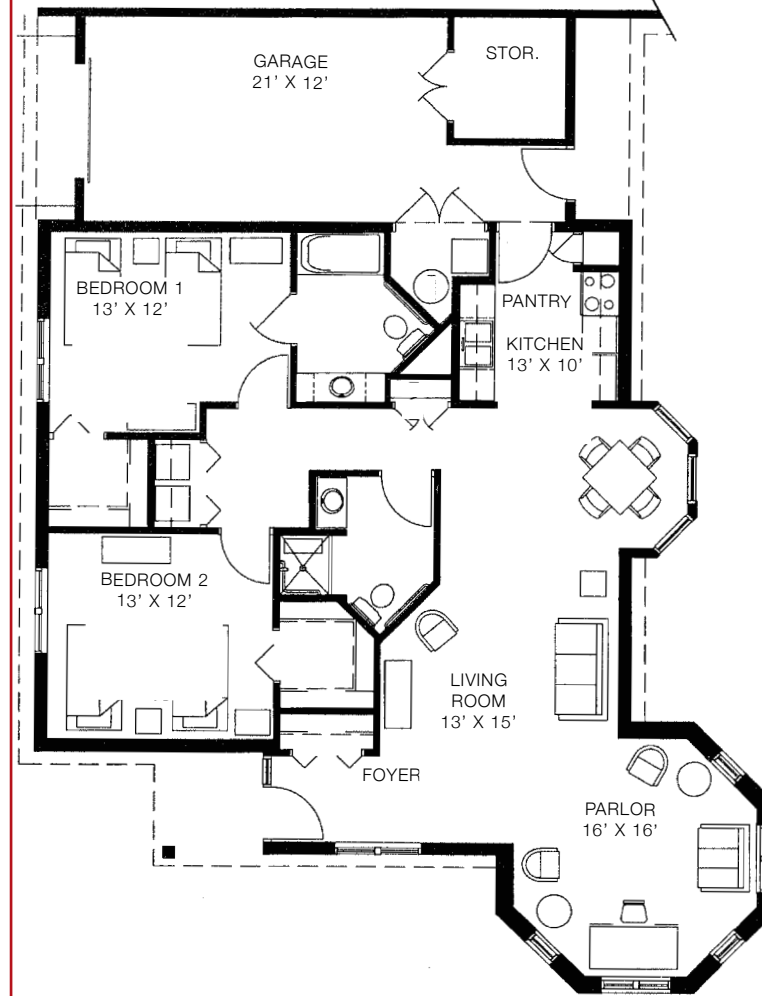


Coventry Court Villas

Exeter
1,454 sq. ft.
plans may vary

Entrance Fee: \$164,300
Monthly Fee: \$4,400

**Additional Second Person
Monthly Fee:** \$795

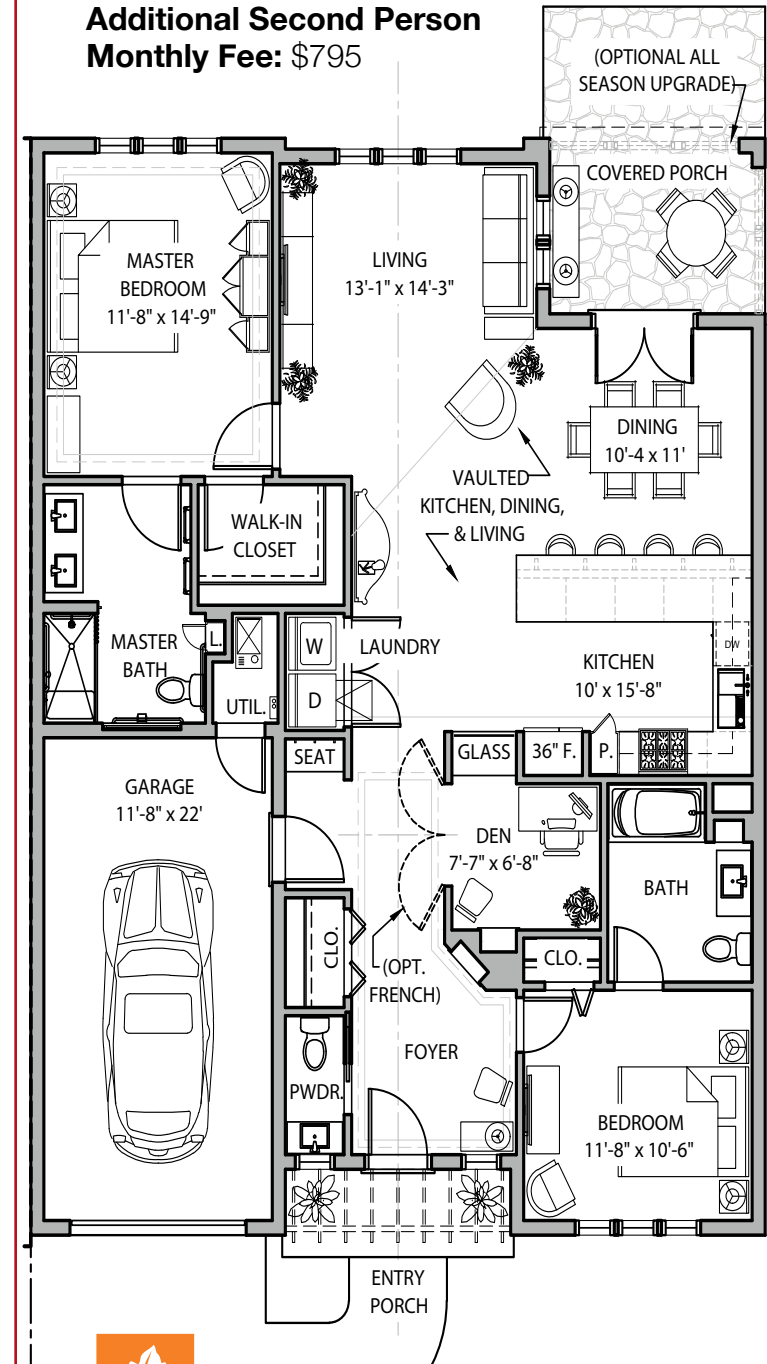


New Coventry Court Villas

Felix
2 bedroom w/ den, deluxe
1,749 sq. ft.
plans may vary

Entrance Fee: \$448,800
Monthly Fee: \$3,460

**Additional Second Person
Monthly Fee:** \$795



WESTMINSTER SPOTLIGHT

Pictured below is the Manchester with a basement - 4,000 square feet
Includes 2 bedrooms, a study, a large patio, and a two car garage



WESTMINSTER - WHERE COMMUNITY AND CAPACITY COLLIDE

"I love the spacious backyards we have and the feeling of normalcy with the villa. It feels like a real home. It's a very caring neighborhood where everyone looks out for one another. I love it here."

- Bo Wolf, Westminster Resident

THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!

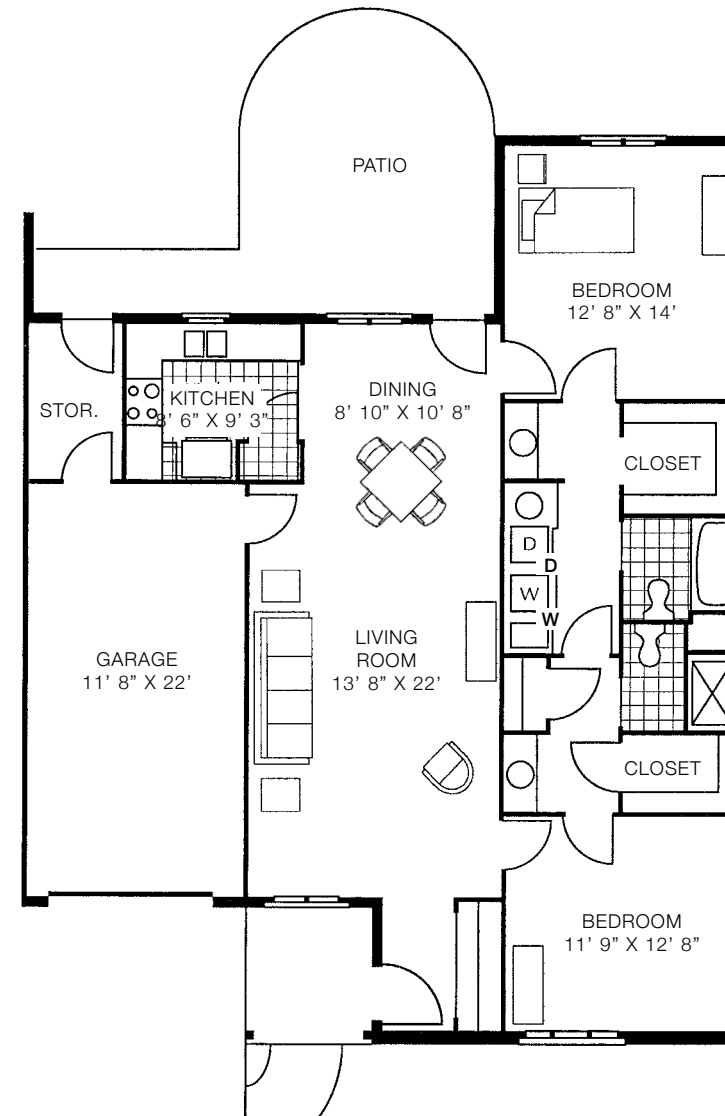
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Westminster Villas

Galt 1,256 to 1,384 sq. ft.
plans may vary

Entrance Fee: \$154,500 - \$170,200
Monthly Fee: \$4,435 - \$4,440

Additional Second Person Monthly Fee: \$795

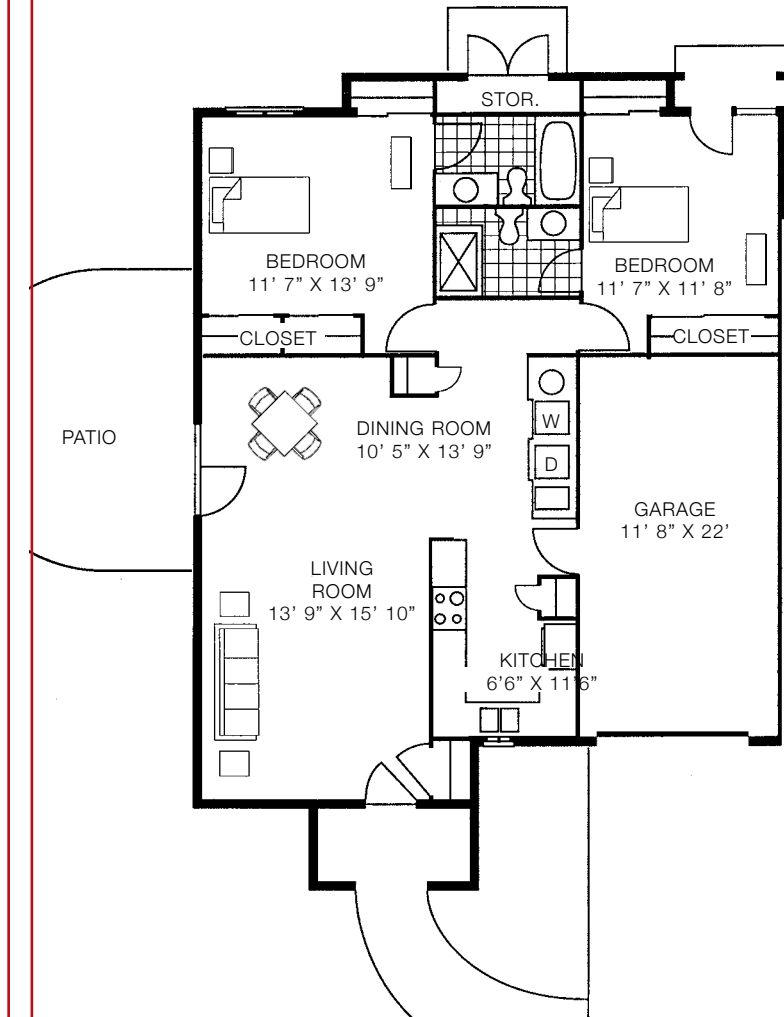


Westminster Villas

Hartman 1,191 sq. ft.
plans may vary

Entrance Fee: \$146,500
Monthly Fee: \$4,240

Additional Second Person Monthly Fee: \$795

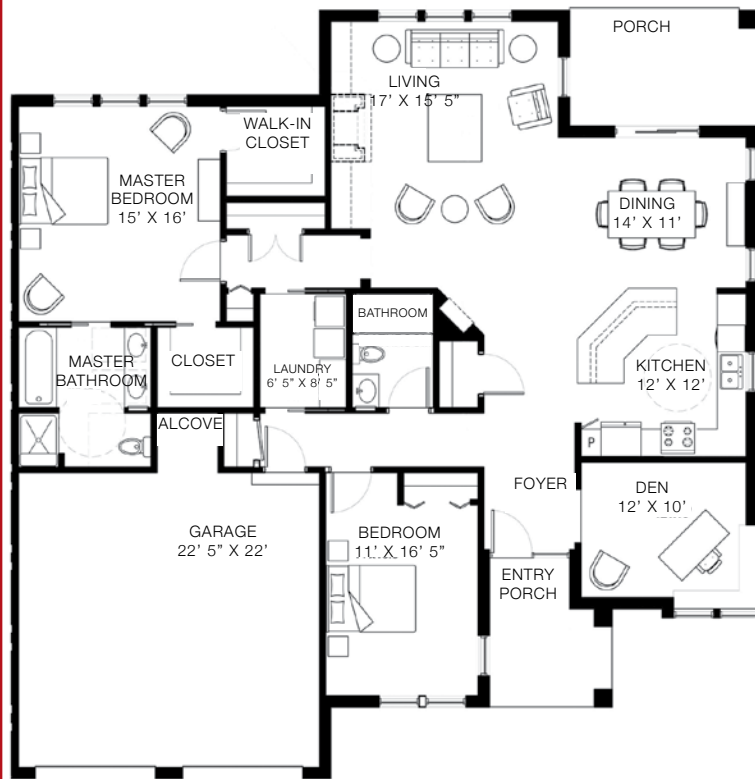


Westminster Villas

Manchester 2,198 to 4,000 sq. ft.
plans may vary
optional basement and loft

Entrance Fee: \$285,100 - \$453,400
Monthly Fee: \$4,310 - \$5,525

**Additional Second Person
Monthly Fee:** \$795

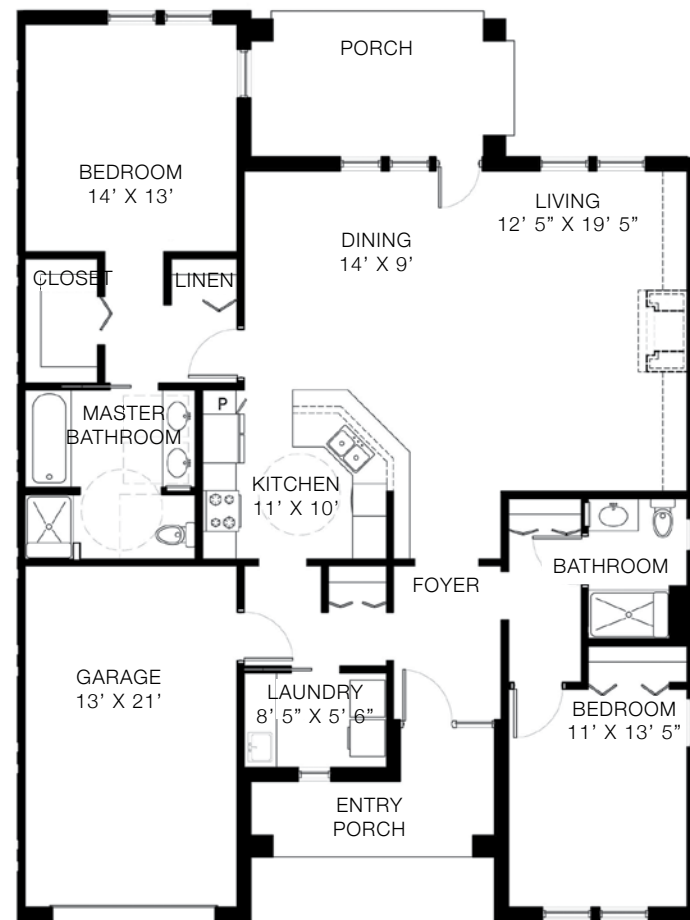


Westminster Villas

Pennington 1,785 to 2,935 sq. ft.
plans may vary

Entrance Fee: \$235,600 - \$387,400
Monthly Fee: \$3,680 - \$4,700

**Additional Second Person
Monthly Fee:** \$795



BEECHER SPOTLIGHT

Pictured below is the The Sagewood Apartment- 580 square feet
Includes a spacious living room, kitchen and dining area, and a solarium



BEECHER PLACE- WHERE SAFETY AND CONVENIENCE COLLIDE

"Our favorite part about Beecher is the convenience of it's location. Beecher Place is connected to the main building so we have easy access to the Wellness Center, Library, Cheers, the Bistro, and the ServUs Lab."

- John and Ginny Connelly, Beecher Place Residents

THINK YOU'LL LOVE THIS APARTMENT? SCHEDULE A VISIT WITH US!

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Beecher Place Apartments

The Sagewood

plans may vary

540-580 sq. ft.

Optional Entrance Fee:

\$48,100 - \$51,600

Monthly Fee with Entrance Fee:

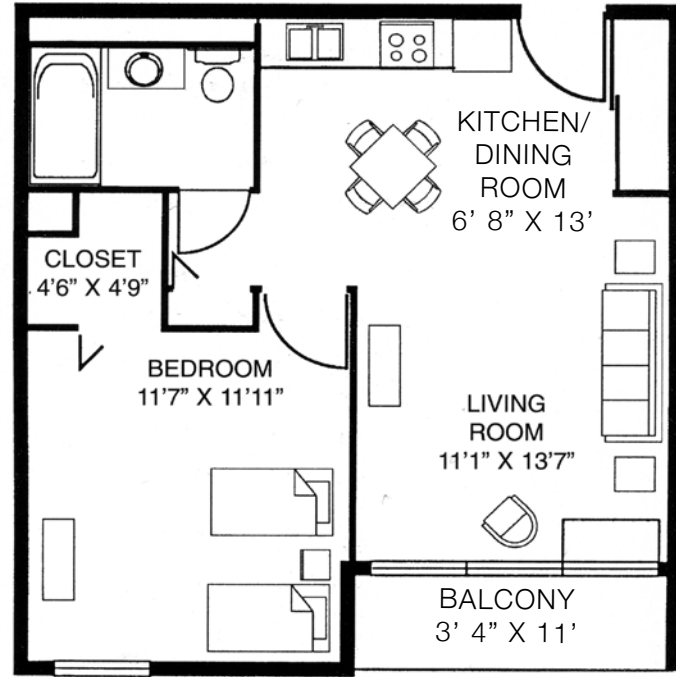
\$3,715 - \$3,845

Monthly Fee with no Entrance Fee:

\$4,645 - \$4,805

Additional Second Person

Monthly Fee: \$795



Beecher Place Apartments

The Aspen

plans may vary

1,030 sq. ft.

Entrance Fee:

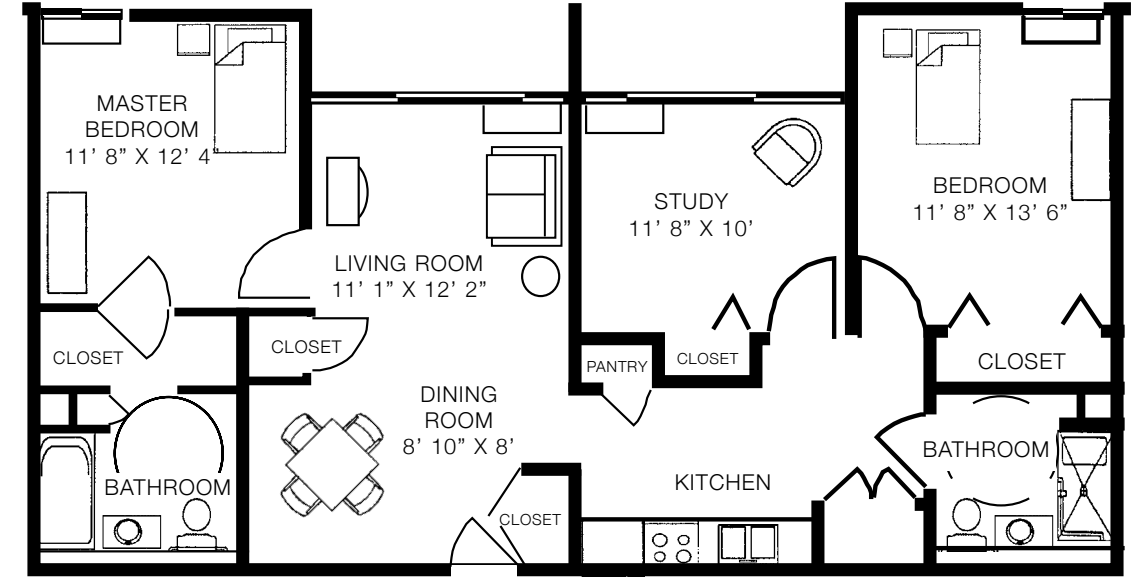
\$89,000

Monthly Fee:

\$4,690

Additional Second Person Monthly

Fee: \$795



Beecher Place Apartments

The Hawthorn

plans may vary

840-895 sq. ft.

Entrance Fee:

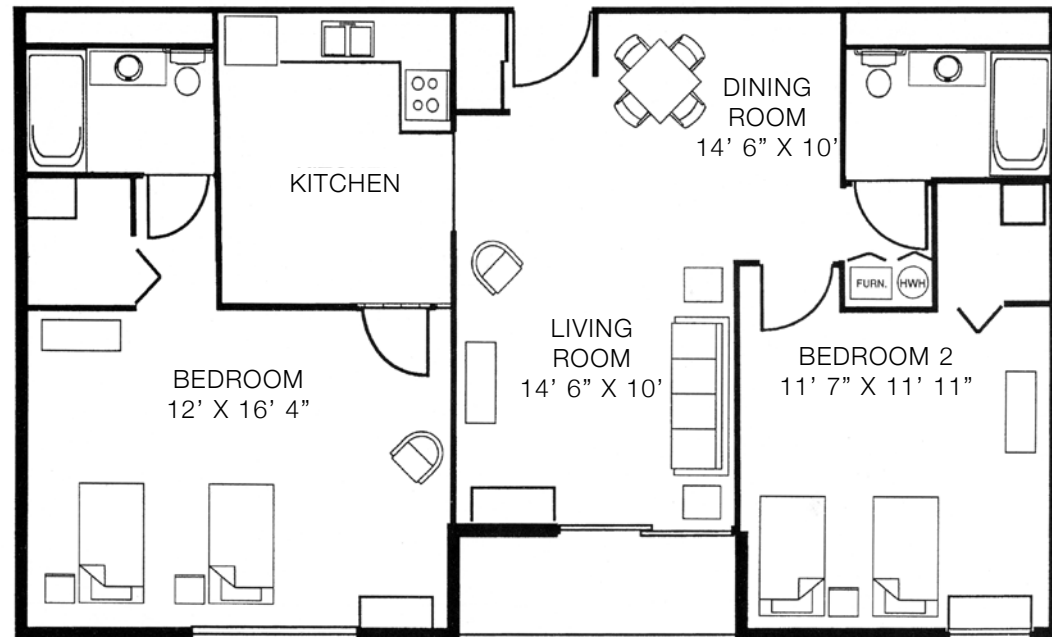
\$74,800 - 79,700

Monthly Fee:

\$4,440 - \$4,735

Additional Second Person Monthly

Fee: \$795



Beecher Place Apartments

The Magnolia

plans may vary

1,037 to 1,200 sq. ft.

Entrance Fee:

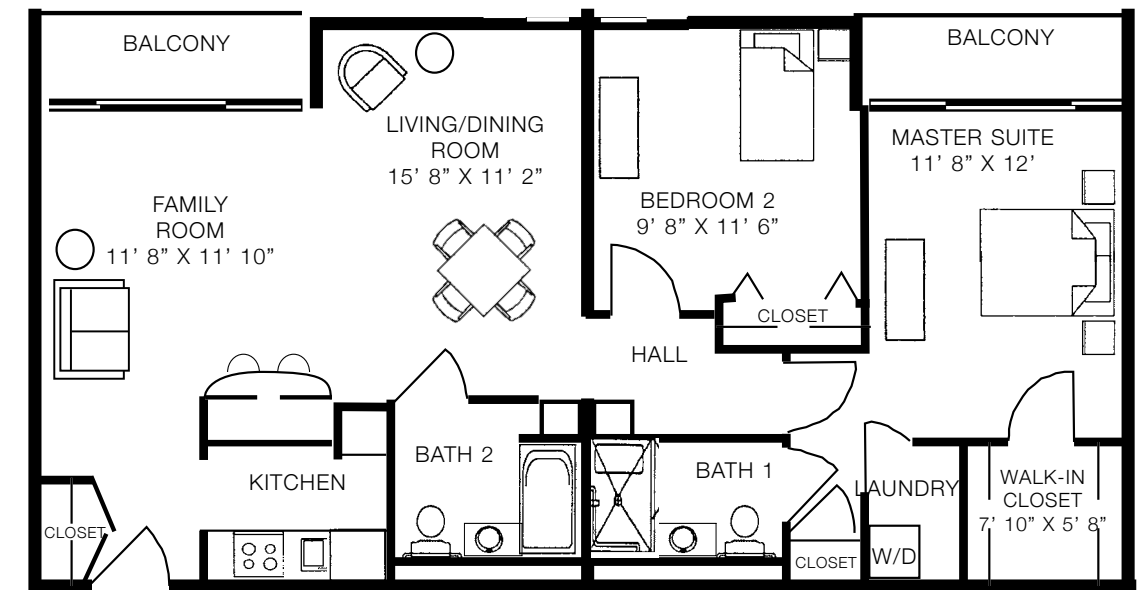
\$102,400

Monthly Fee:

\$4,815

Additional Second Person Monthly

Fee: \$795



KENSINGTON SPOTLIGHT

Pictured below is the Two Bedroom apartment with a study- 1,545 square feet
Includes a spacious terrace, a full kitchen and dining area, and laundry in unit



KENSINGTON- WHERE LOCATION AND COMFORT COLLIDE

"Our favorite part about Kensington is the location. It is conveniently located near the main building, the certified arboretum, and the Kensington Pond. Our home is the perfect size and is very spacious and comfortable."

- Scooter and Carol Franks, Kensington Residents

THINK YOU'LL LOVE THIS APARTMENT? SCHEDULE A VISIT WITH US!

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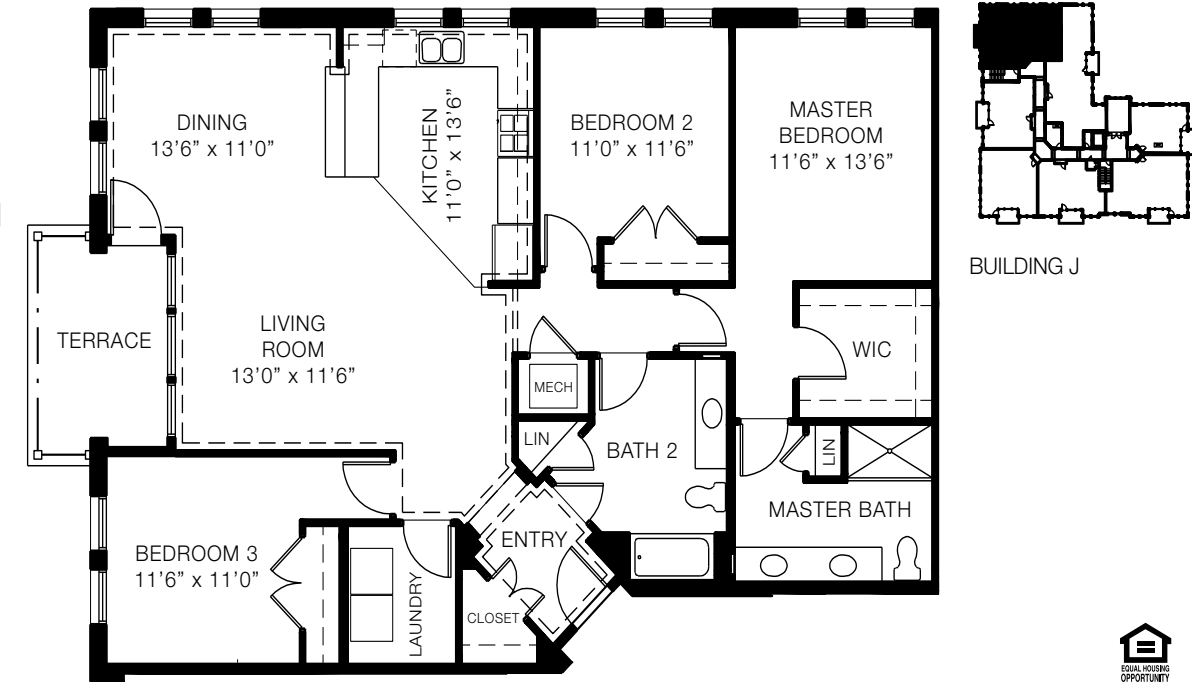
Kensington Place | Building J unit 206 + 306

3 bedroom

1,675 sq. ft.

Entrance Fee:
\$360,100
Monthly Fee:
\$4,640

Additional Second Person Monthly Fee: \$795



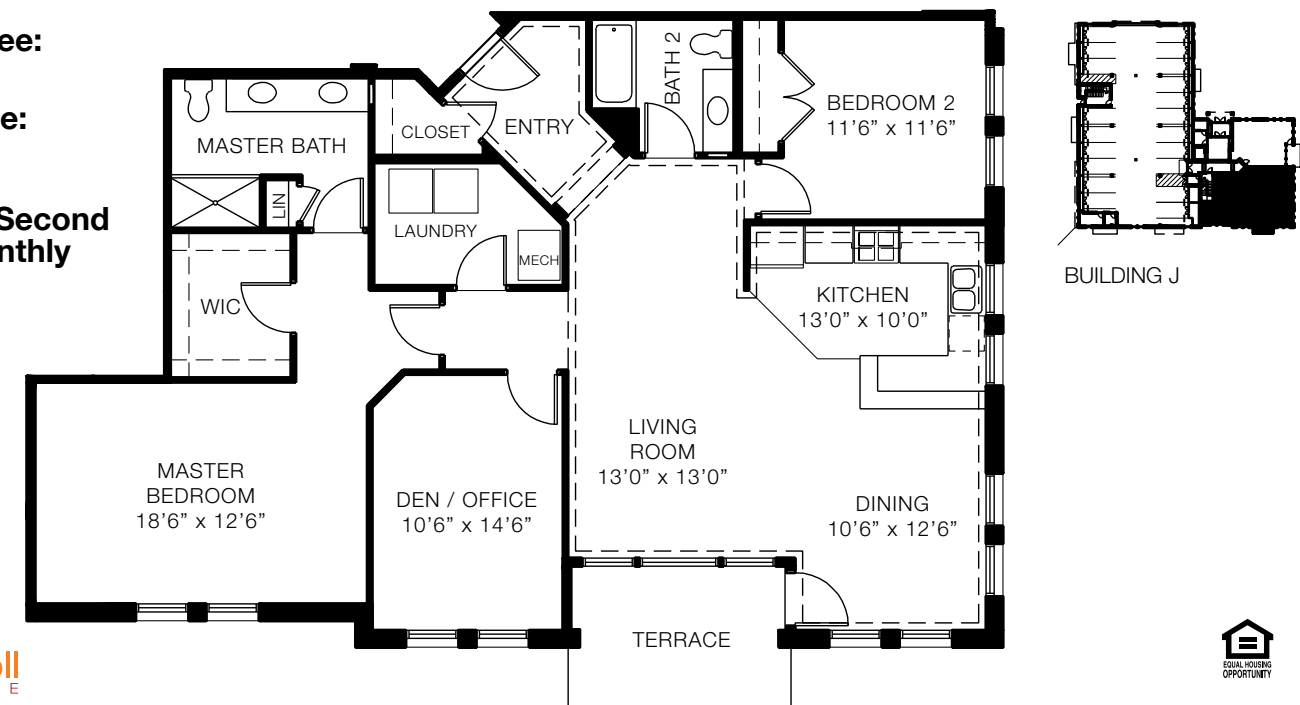
Kensington Place | Building J unit 102, 202 + 302

2 bedroom & den lakeview

1,636 to 1,692 sq. ft.

Entrance Fee:
\$357,800
Monthly Fee:
\$4,610

Additional Second Person Monthly Fee: \$795



Kensington Place | Building K unit 208 + 308

2 bedroom large

1,225 sq. ft.

Entrance Fee:

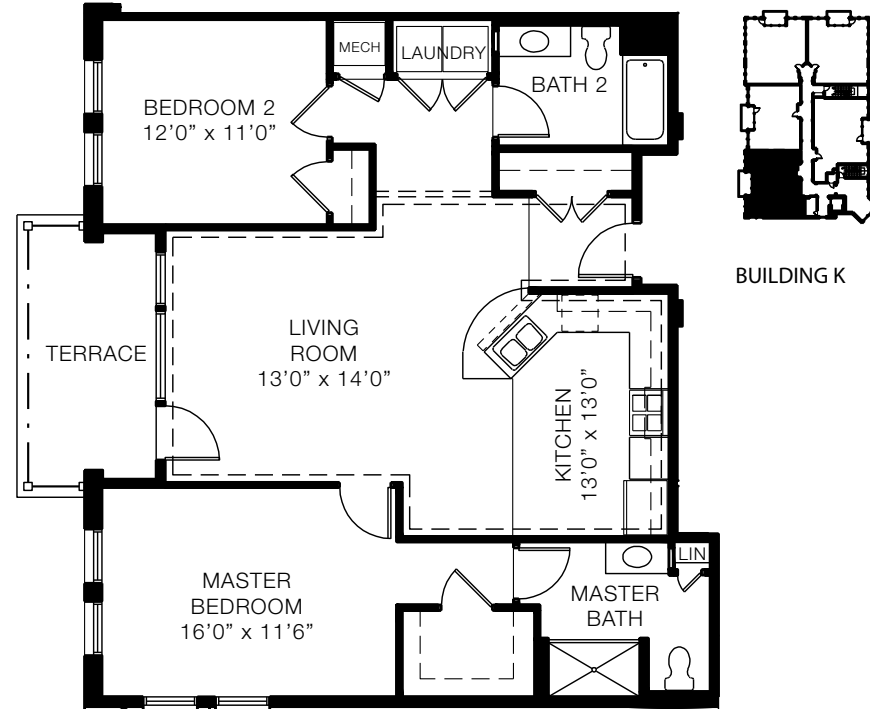
\$271,300

Monthly Fee:

\$3,595

Additional Second Person

Monthly Fee: \$795



Kensington Place Villa | East Unit

Villa

2,426 sq. ft.

Entrance Fee:

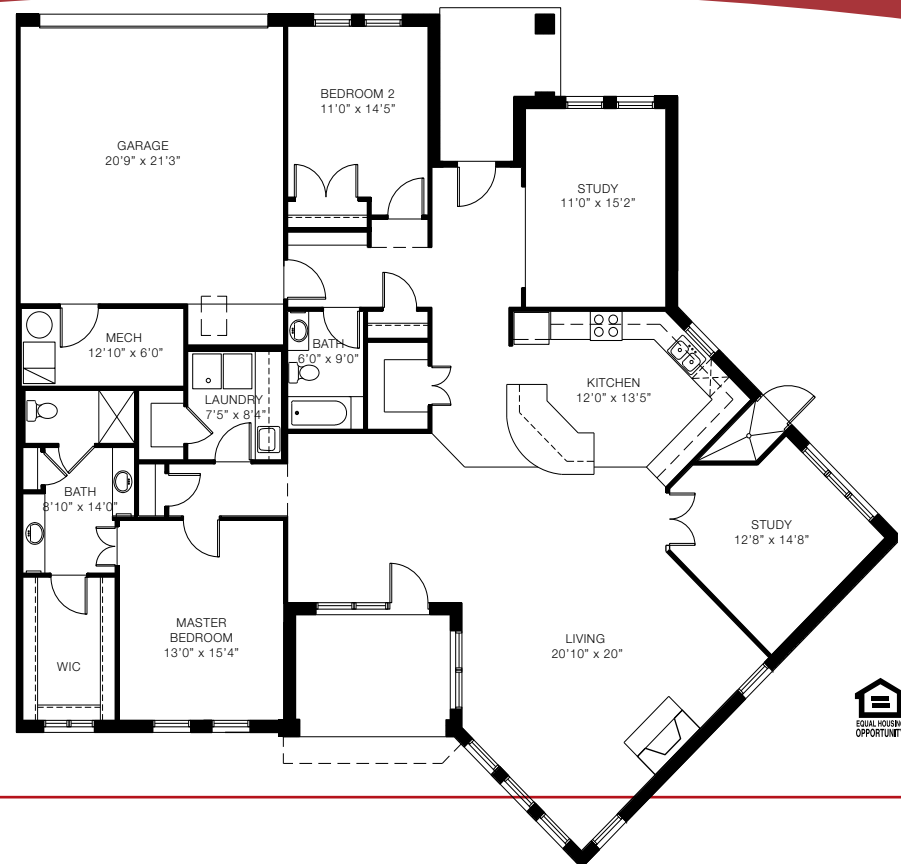
\$480,300

Monthly Fee:

\$4,355

Additional Second Person

Monthly Fee: \$795



Kensington Place Apartment Pricing

Building & Unit	Description	Sq Ft	Entrance Fee	Monthly Fee
Building J - 101, 201, 301	1 Bedroom	988	\$212,400	\$3,045
Building J - 102, 202, 302	2 Bedroom/Den & lakeview	1,692	\$357,800	\$4,610
Building J - 203, 303	2 Bedroom with lakeview	1,195	\$270,400	\$3,600
Building J - 204, 304	2 Bedroom with lakeview	1,322	\$270,400	\$3,600
Building J - 205, 305	2 Bedroom	1,214	\$251,300	\$3,380
Building J - 206, 306	3 Bedroom	1,675	\$360,100	\$4,640
Building J - 207, 307	2 Bedroom deluxe / Den	2,013	\$432,800	\$4,350
Building K - 208, 308	2 Bedroom large	1,225	\$271,300	\$3,595
Building K - 209, 309	2 Bedroom	1,214	\$251,300	\$3,380
Building K - 210, 310	2 Bedroom large	1,298	\$271,300	\$3,595
Building K - 211, 311	2 Bedroom large	1,298	\$271,300	\$3,595
Building K - 212, 312	2 Bedroom large	1,298	\$271,300	\$3,595
Building L - 213	2 Bedroom	1,358	\$292,000	\$3,380
Building L - 214	2 Bedroom	1,358	\$292,000	\$3,380
Building L - 215, 315	2 Bedroom	1,205	\$259,100	\$3,380
Building L - 216, 316	2 Bedroom with study	1,726	\$371,100	\$4,670
Building L - 217, 317	2 Bedroom with study	1,545	\$332,200	\$4,410
Building L - 218, 318	2 Bedroom	1,300	\$279,500	\$3,380
Building L - 219, 319	2 Bedroom	1,300	\$279,500	\$3,380
Building L - 220	2 Bedroom with study	1,457	\$313,300	\$4,410
Building L - 320	2 Bedroom with study	1,490	\$320,400	\$4,410
Building M 223 & N226	2 Bedroom with study	1,525	\$379,700	\$3,795
Building M 222 & N 224	2 Bedroom with study	1,730	\$430,800	\$3,795
Building M 221 & N 225	2 Bedroom with study	1,730	\$430,800	\$3,795
Building M 122 & N 125	2 Bedroom with study	1,550	\$386,000	\$3,795
Building M 121 & N 124	2 Bedroom with study	1,525	\$379,700	\$3,795
West Villa	2 Bedroom with study	2,028	\$401,500	\$3,645
East Villa	2 Bedroom with study & den	2,426	\$480,300	\$4,355

BREESE MANOR ASSISTED LIVING

Breese Manor Assisted Living at Maple Knoll Village offers a balance of individuality, support, and convenient amenities for its residents. Each apartment includes a living room, bedroom, spacious closet, large handicapped accessible bathroom, and a kitchenette.



BREESE MANOR SPOTLIGHT



ASSISTED LIVING RESIDENTS ENJOY:

- 3 meals daily including meal set up and a variety of seasonal offerings
- Activity staff professionals
- Pet friendly apartments
- Medication management
- Assistance with bathing
- Daily dressing and grooming assistance
- Safety and wellness checks as needed
- Personal laundry weekly and as needed
- Housekeeping
- Tidy up services
- Taking trash out
- Reminders for meals, activities, and personal care
- Social and recreational programming
- Wheelchair escort throughout the building to appointments, activities, and meals
- Complete maintenance
- Scheduled transportation
- 24 hours staffing by nursing staff
- Emergency response system
- Cable, Internet, and Phone

ASSISTED LIVING MEMORY SUPPORT UNIT

The Memory Support Unit at Breese Manor is specially designed for those with assisted living needs and memory impairments, such as Alzheimer's or Dementia. Residents enjoy a setting that is as secure as it is comfortable featuring:

- A dedicated entrance
- Nurses onsite 24/7
- Individualized activities based on cognitive abilities
- A separate dining space
- Communal living room
- Game area
- Gardening center
- And much more!

Our advanced monitoring systems allow residents the freedom to move about our common areas freely, knowing help is always just a moment away. Staffing ratios of 1 caregiver to 7 residents in addition to Licensed Nurses around the clock provide support and guidance. Our well-equipped staff are trained in person-centered care to help seniors with dementia or memory loss maintain cognitive skills, a sense of self, and quality of life for as long as possible.



THINK YOU'LL LOVE THIS APARTMENT? SCHEDULE A VISIT WITH US!

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COMPARISON EVALUATION

Breese Manor Assisted Living

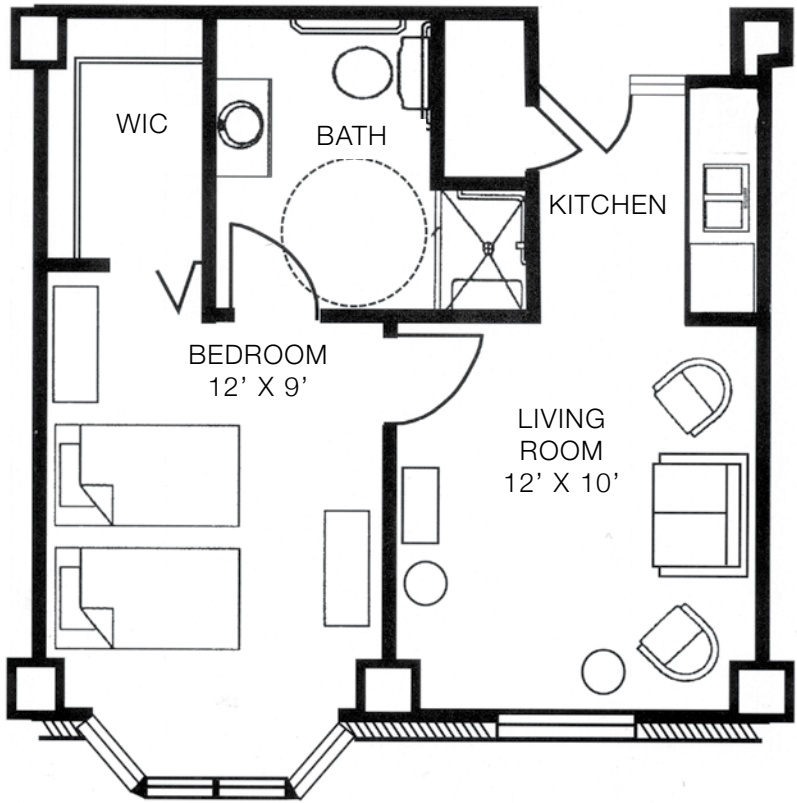
1 bedroom
plans may vary

484 to 505 sq. ft.

Monthly Fee:
\$7,970 - \$8,295

**Additional Second Person
Monthly Fee:** \$900

**Memory Support
Monthly Fee:**
\$9,190 - \$9,570



Breese Manor Assisted Living

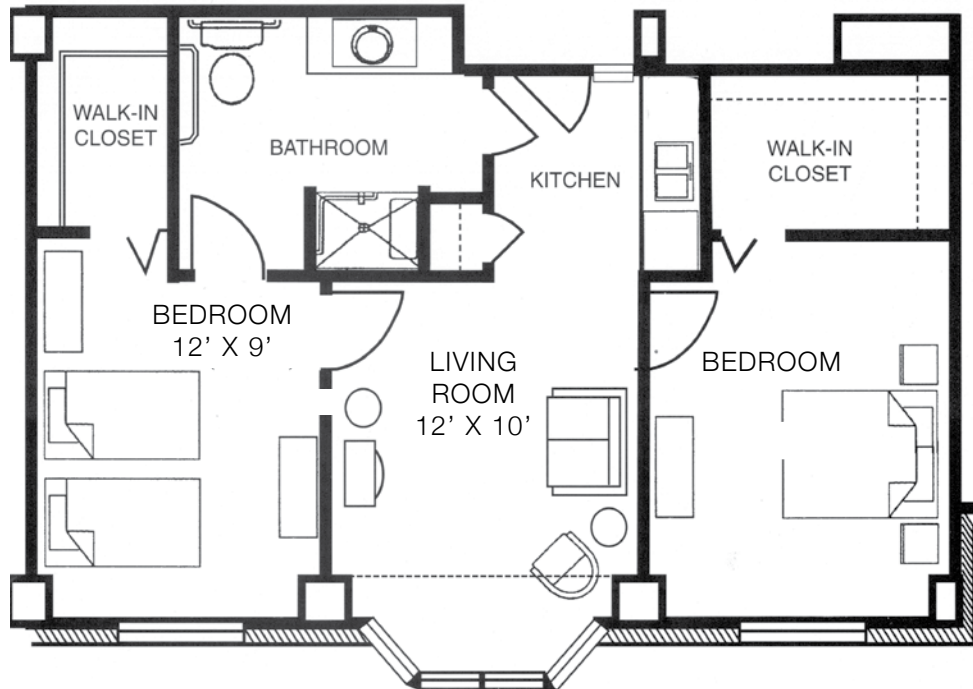
2 bedroom
plans may vary

690 sq. ft.

Monthly Fee:
\$9,125

**Additional Second Person
Monthly Fee:** \$900

**Memory Support
Monthly Fee:**
\$10,405



Current Monthly Expenses	Your Cost	Maple Knoll Village or other retirement community
Mortgage, rent, home owner's association fees	\$	Included
Real estate/property taxes	\$	Included
Gas and Electric utilities	\$	Included
Water, Trash, and Sewer utilities	\$	Included
Cable TV	\$	Included
24-hour security and fire protection system	\$	Included
Housekeeping	\$	Included
Interior home maintenance including: appliance repairs and replacements, heating, cooling, plumbing, electrical systems, painting, and refurbishment	\$	Included
Exterior home maintenance including: painting, roof repairs, driveway maintenance, windows, and refurbishment	\$	Included
Landscaping and snow removal	\$	Included
Leisure activities and personal enjoyment expenses	\$	Included are numerous opportunities for social, educational, and recreational enjoyment
Newspaper and magazine subscriptions	\$	Included are on-site libraries stocked with a wide range of newspapers, magazines, and books
Groceries, meal prep, and dining out	\$	Special monthly plans provide the flexibility to enjoy delicious, chef prepared meals
Fitness or Health Club Membership	\$	Included is a membership to our Wellness Center with a fitness room, group classes, and an indoor pool
Car maintenance, fuel, registration, and insurance	\$	Included is transportation to the grocery store and an on campus shuttle Concierge transportation also available
Emergency call system	\$	Included
Travel expenses to the hair salon, doctor's office, convenience store, technology help desk, or restaurants	\$	Included on campus are dining options, 24-hour market, ServUS technology lab, hair salon, clinic, and more
YOUR TOTAL MONTHLY COST	\$	* please choose a unit in your price booklet to compare

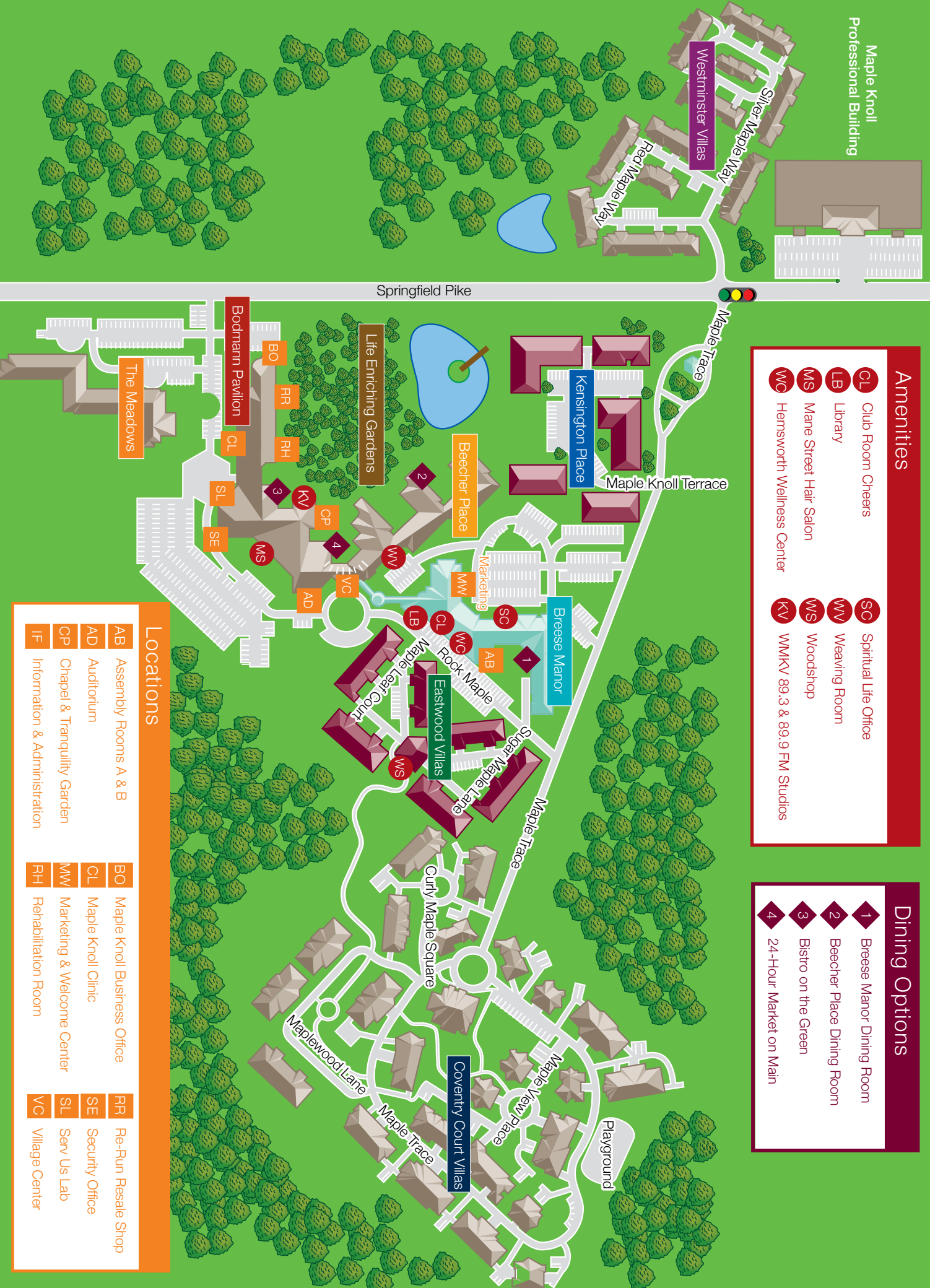
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Amenities

- CL** Club Room Cheers
- LB** Library
- MS** Mane Street Hair Salon
- WC** Hemsworth Wellness Center
- SC** Spiritual Life Office
- WW** Weaving Room
- WS** Woodshop
- KV** WMKV 89.3 & 89.9 FM Studios

Dining Options

- 1** Breese Manor Dining Room
- 2** Beecher Place Dining Room
- 3** Bistro on the Green
- 4** 24-Hour Market on Main



Locations

- | | | |
|--|---------------------------------------|------------------------------|
| AB Assembly Rooms A & B | BO Maple Knoll Business Office | RR Re-Run Resale Shop |
| AD Auditorium | CL Maple Knoll Clinic | SE Security Office |
| CP Chapel & Tranquility Garden | MW Marketing & Welcome Center | SL Serv Us Lab |
| IF Information & Administration | RH Rehabilitation Room | VC Village Center |