

Pricing – Linden Grove at Souderton



Floor Plan	Amenities	Entrance Fee – 0% Refund	Entrance Fee – 25% Refund	Monthly Fee (One person)	Monthly Fee (Two persons)	Utilities (Resident responsibility)
Fairview	Two bed, two bath 1,704 sq. ft (one story) 2,322 sq. ft. (two story)	\$470,500 \$545,000	\$554,000 \$641,000	\$2,640	\$2,890	Electric, heat, telephone, cable, and internet
Redmond	Two bed, two bath, study 2,053 sq. ft. (one story) 2,727 sq. ft. (two story)	\$567,000 – \$635,000	\$667,000 – \$747,000	\$3,180	\$3,430	
Greenspire	Two bed, two bath, study 2,207 sq. ft. (one story) 2,972 sq. ft. (two story)	\$609,500 – \$677,500	\$717,500 – \$797,000	\$3,420	\$3,670	
Chancellor	Three bed, three bath, study – 3,157 sq. ft.	\$744,000	\$875,000	\$3,700	\$3,950	
The monthly fee includes: • Property and school taxes • Water and sewer • Grounds/exterior maintenance and snow removal • General repairs and maintenance (including appliances) • Trash removal • Social services, pastoral care, and life enrichment • Services of nurse and wellness center • Scheduled transportation services • Use of Living Branches amenities including fitness and aquatics center, bocce, pickleball, and shuffleboard courts, wood shop, walking trails, and clubhouse (when completed) • Priority access to Supportive Living services in Personal Care, Serenata Memory Care, and Health Care			Standard residence amenities include: • Open floor plan ideal for entertaining • Nine-foot ceilings and abundant natural light • Chef’s kitchen with cooktop, wall oven, microwave, and French door refrigerator • Two bedrooms with walk-in closets • Two ensuite bathrooms • Covered patio • Crown molding in living areas • Laundry room with side-by-side washer and dryer • Two car garage			

Rates are subject to change at any time. The non-refundable portion of the entrance fee will be amortized by Souderton Mennonite Homes at the rate of 2% per month. We are a fee-for-service life plan community. In addition to the entrance fee, assets must be shown for future Health Care costs.

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Basement options

Floor Plan	Amenities	Entrance Fee – 0% Refund	With Basement	Entrance Fee – 25% Refund	With Basement	Notes
Fairview	Two bed, two bath 1,704 sq. ft. (one story) 2,322 sq. ft. (two story)	\$470,500 \$545,000	\$546,000 \$620,000	\$554,000 \$641,000	\$642,500 \$729,500	Basement includes: • Full basement under home (not garage) • Walkout to concrete patio under covered deck • Basement is unfinished
Redmond	Two bed, two bath, study 2,053 sq. ft. (one story) 2,727 sq. ft. (two story)	\$567,000 \$635,000	\$649,000 \$716,000	\$667,000 \$747,000	\$763,500 \$842,500	
Greenspire	Two bed, two bath, study 2,207 sq. ft. 2,972 sq. ft.	\$609,500 \$677,500	\$694,500 \$761,500	\$717,500 \$797,000	\$817,000 \$896,000	

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