



FALCONS LANDING

Common Bonds. Extraordinary Living.



Amenities

- ♦ Gated community
- ♦ Beautiful grounds
- ♦ Grand & Private Dining Room
- ♦ Woodburn Café
- ♦ Compass Club
- ♦ Ballroom
- ♦ Arts & Crafts Studio
- ♦ Woodworking Shop
- ♦ Game & Card Room
- ♦ Billiards Room with Poker Table
- ♦ Library
- ♦ Wellness Clinic
- ♦ Chapel
- ♦ Guest Rooms
- ♦ Indoor Heated Junior Olympic Pool & Whirlpool
- ♦ Fitness Gym & Aerobics Studio
- ♦ Tennis Court
- ♦ On-site Bank & ATM
- ♦ Resident Business Center
- ♦ In-house TV Channel
- ♦ Wi-Fi in Common Areas
- ♦ Patio with Firepit
- ♦ Neighboring Regional Park with walking paths
- ♦ Community Garden

Services

Included in Monthly Fee

- ♦ Flexible meal plan
- ♦ Weekly housekeeping services
- ♦ Residence maintenance
- ♦ 24-hour security and emergency call system
- ♦ Utilities (except telephone and internet)
- ♦ Scheduled transportation
- ♦ Cable TV
- ♦ Social & Recreational activities
- ♦ Live performance events
- ♦ Professional healthcare services available
- ♦ Nursing Care & Assisted Living
- ♦ Landscaping

Additional Offers

- ♦ Salon services
- ♦ Upgrade to premium cable
- ♦ High speed internet
- ♦ Extra housekeeping & maintenance services
- ♦ Meal delivery
- ♦ Airport transportation

Our picturesque Pollinator Garden is certified both as Monarch Watch Waystation and an Audubon at Home Sanctuary.

Features

Apartment ONLY

- ♦ Two Elevators per building
- ♦ Social gathering area on each floor
- ♦ Underground parking
- ♦ Climate-controlled walkway between apartment buildings and Founders Hall
- ♦ Individual storage areas for each apartment

Cottage ONLY

- ♦ Vaulted ceilings
- ♦ Gas fireplace (standard in Monticello)
- ♦ Attached garage
- ♦ Private patio or deck

Cottage & Apartment

- ♦ Generous walk-in closets
- ♦ Individually-controlled Heat/AC
- ♦ Fully-equipped kitchen with granite countertops and wood cabinetry
- ♦ Individual washer and dryer



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2022 Terrace Homes Residence Fee Schedule



THE TERRACE HOMES

		FLOOR 1 & 2 ENTRANCE FEES STARTING AT	FLOOR 3 ENTRANCE FEES STARTING AT	MONTHLY SERVICE FEES
The Franklin 2 Bedroom / 2.5 Bath + Den 1617 sq. ft.	Single Couple	\$575,700 \$612,500	\$605,700 \$642,500	\$5,676 \$7,328
The Lancaster 2 Bedroom / 2.5 Bath + Den 1717 sq. ft.	Single Couple	\$616,100 \$652,900	\$646,100 \$682,900	\$5,784 \$7,436
The Madison 2 Bedroom / 2.5 Bath + Den 2064 sq. ft.	Single Couple	\$742,400 \$779,200	\$792,400 \$829,200	\$6,672 \$8,324
The Buckingham 2 Bedroom / 2.5 Bath + Den 2192 sq. ft.	Single Couple	\$787,800 \$824,600	\$837,800 \$874,600	\$6,776 \$8,428

INITIAL FEES

Membership Application Fee: \$1,000

Admissions Wait List Fee: \$10,000

**\$95,000 reduction for Fee for Service entrance fee.*

Age restrictions may apply.

Refund Plans Available: Plan 0, Plan 50 & Plan 95.