

# Villa Price List

For period starting 7/1/2025



			Entrance Fee Refundable Portion			Monthly Maintenance Fees	
			0%	25%	90%	One Person	Two People
+ Indicates a two-car garage. All other models feature a one-car garage.							
		Square Feet					
<b>Allegheny</b>	2 BR	1,549	\$344,900	\$400,700	\$691,400	\$2,478	\$2,913
<b>Dauphin+</b>	2 BR	1,623	\$377,900	\$439,000	\$757,500	\$2,588	\$3,023
<b>Erie</b>	2 BR	1,695	\$375,500	\$436,200	\$752,700	\$2,661	\$3,096
<b>Fulton</b>	2 BR	1,749	\$389,400	\$452,400	\$780,600	\$2,719	\$3,154
<b>Fulton+</b>	2 BR	1,749	\$421,100	\$489,200	\$844,100	\$2,719	\$3,154
<b>Bradford</b>	2 BR w/ den	1,855	\$430,500	\$500,100	\$863,000	\$2,909	\$3,344
<b>Jefferson</b>	2 BR	1,825	\$431,200	\$500,900	\$864,400	\$2,877	\$3,312
<b>Jefferson+</b>	2 BR	1,825	\$462,900	\$537,800	\$927,900	\$2,877	\$3,312
<b>Cameron</b>	2 BR w/ den	2,052	\$465,800	\$541,100	\$933,800	\$3,199	\$3,634
<b>Cameron+</b>	2 BR w/ den	2,052	\$497,700	\$578,200	\$997,700	\$3,199	\$3,634
<b>Lancaster</b>	2 BR w/ den	2,095	\$494,900	\$574,900	\$992,100	\$3,396	\$3,831

**Pricing effective 7/1/2025 and is subject to change.**

Square footage is based on gross square feet measurements and is approximate.

#### 0% Refund

Year 1 – 75%  
Year 2 – 50%  
Year 3 – 25%  
Year 4 & after – 0%

#### 25% Refund

Year 1 – 80%  
Year 2 – 60%  
Year 3 – 40%  
Year 4 – 35%  
Year 5 – 30%  
Year 6 & after – 25%

#### 90% Refund

Always 90%

#### Monthly Maintenance Fee Includes:

Telephone	Security
Utilities	Villa and Grounds Maintenance
Water/Sewer	Transportation
Trash Removal	Emergency Call System
Premium Wi-Fi	Cable Television
Property Taxes	Use of Campus Amenities
Snow Removal	Pool and Fitness

**Note:** The refund is payable at time of resale of the unit by Woodcrest Villa, but not later than one year after termination of the Resident Agreement.

# Apartment Price List

For period starting 7/1/2025



Square footage is based on gross square feet measurements and is approximate.

Square footage is based on gross square feet measurements and is approximate. Sq. Feet			Entrance Fee Refundable Portion			Monthly Maintenance Fees			
			0%	25%	90%	One Person		Two People	
			Meal Plan A	Meal Plan B	Meal Plan A	Meal PlanB			
Jasmine	Studio	400	\$66,400	\$77,100	\$133,100	\$1,936	\$1,843	n/a	n/a
Freesia	Deluxe Studio	500	\$93,500	\$108,600	\$187,400	\$1,962	\$1,869	n/a	n/a
Lilium	1 BR	650-750	\$154,000	\$178,900	\$308,700	\$2,257	\$2,164	\$3,035	\$2,849
Iris	1 BR or 1 BR w/den	800-850	\$186,300	\$216,400	\$373,500	\$2,343	\$2,250	\$3,121	\$2,935
Hydrangea	1 BR, 1 BR w/den, 2 BR	900-950	\$225,100	\$261,500	\$451,200	\$2,667	\$2,574	\$3,445	\$3,259
Gardenia	1 BR, 1 BR w/den, 2 BR	1,000-1,150	\$265,100	\$308,000	\$531,400	\$2,705	\$2,612	\$3,483	\$3,297
Santolina	1 BR, 1 BR w/den, 2 BR	1,200-1,300	\$306,600	\$356,200	\$614,600	\$2,931	\$2,838	\$3,709	\$3,523
Orchid	2 BR	1,350-1,450	\$322,700	\$374,900	\$646,900	\$3,136	\$3,043	\$3,914	\$3,728
Dahlia	2 BR	1,550-1,600	\$370,000	\$429,800	\$741,700	\$3,589	\$3,496	\$4,367	\$4,181
Magnolia	2 BR w/ den	1,750-1,800	\$417,500	\$485,000	\$836,900	\$4,067	\$3,974	\$4,845	\$4,659
PHEASANT POINTE & FALCON POINTE APARTMENTS						Does not include meal plan			
Lilac	2 BR	1,380	\$350,400	\$407,100	\$702,400	\$2,425		\$2,769	
Lotus	2 BR w/den	1,630	\$413,800	\$480,700	\$829,500	\$2,629		\$2,973	
Marigold	2 BR	1,670	\$424,900	\$493,600	\$851,800	\$3,085		\$3,429	
Zinnia	2 BR w/den	1,900	\$483,200	\$561,300	\$968,600	\$3,085		\$3,429	

## Monthly Maintenance Fee Includes:

Telephone  
Utilities  
Water/Sewer  
Trash Removal  
Premium Wi-Fi  
Property Taxes  
Snow Removal  
Security  
Grounds Maintenance  
Transportation  
Emergency Call System  
Cable Television  
Use of Campus Amenities  
Pool and Fitness  
Meal Allowance

## Meal Plan A

Monthly meal allowance of 577 credits per person

## Meal Plan B

Monthly meal allowance of 391 credits per person

## Pricing effective 7/1/2025 and is subject to change.

Square footage is based on gross square feet measurements and is approximate.

Rental rates may be available for select studio and one bedroom apartments, please call for details.

## 0% Refund

Year 1 – 75%  
Year 2 – 50%  
Year 3 – 25%  
Year 4 & after – 0%

## 25% Refund

Year 1 – 80%  
Year 2 – 60%  
Year 3 – 40%  
Year 4 – 35%  
Year 5 – 30%  
Year 6 & after – 25%

## 90% Refund

Always 90%

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Jasmine and Freesia style entrance fees are for single occupancy only. All other entrance fees include both single and double occupancy pricing.