

Villa Price List

For period starting 7/1/2026



			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						
Allegheny	2 BR	1,549	\$355,200	\$412,600	\$712,000	\$2,562	\$3,012
Dauphin+	2 BR	1,623	\$389,200	\$452,100	\$780,200	\$2,676	\$3,126
Erie	2 BR	1,695	\$386,800	\$449,400	\$775,400	\$2,751	\$3,201
Fulton	2 BR	1,749	\$401,100	\$466,000	\$804,100	\$2,811	\$3,261
Fulton+	2 BR	1,749	\$433,700	\$503,800	\$869,400	\$2,811	\$3,261
Bradford	2 BR w/ den	1,855	\$443,400	\$515,100	\$888,900	\$3,008	\$3,458
Jefferson	2 BR	1,825	\$465,700	\$541,000	\$933,600	\$2,975	\$3,425
Jefferson+	2 BR	1,825	\$499,900	\$580,700	\$1,002,100	\$2,975	\$3,425
Cameron	2 BR w/ den	2,052	\$479,800	\$557,400	\$961,800	\$3,308	\$3,758
Cameron+	2 BR w/ den	2,052	\$512,600	\$595,500	\$1,027,600	\$3,308	\$3,758
Lancaster	2 BR w/ den	2,095	\$534,500	\$620,900	\$1,071,500	\$3,511	\$3,961

Pricing effective 7/1/2026 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 7/1/2026



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	\$69,700	\$81,000	\$139,700	\$2,002	\$1,906	n/a	n/a
Freesia	Deluxe Studio	500	\$97,200	\$112,900	\$194,800	\$2,029	\$1,933	n/a	n/a
Lilium	1 BR	650-750	\$158,600	\$184,200	\$317,900	\$2,334	\$2,238	\$3,138	\$2,946
Iris	1 BR or 1 BR w/den	800-850	\$191,900	\$222,900	\$384,700	\$2,423	\$2,327	\$3,227	\$3,035
Hydrangea	1 BR, 1 BR w/den, 2 BR	900-950	\$231,900	\$269,400	\$464,900	\$2,758	\$2,662	\$3,562	\$3,370
Gardenia	1 BR, 1 BR w/den, 2 BR	1,000-1,150	\$273,100	\$317,300	\$547,500	\$2,797	\$2,701	\$3,601	\$3,409
Santolina	1 BR, 1 BR w/den, 2 BR	1,200-1,300	\$315,800	\$366,900	\$633,100	\$3,031	\$2,935	\$3,835	\$3,643
Orchid	2 BR	1,350-1,450	\$332,400	\$386,200	\$666,300	\$3,243	\$3,147	\$4,047	\$3,855
Dahlia	2 BR	1,550-1,600	\$381,100	\$442,700	\$764,000	\$3,711	\$3,615	\$4,515	\$4,323
Magnolia	2 BR w/ den	1,750-1,800	\$430,000	\$499,500	\$862,000	\$4,205	\$4,109	\$5,009	\$4,817
PHEASANT POINTE & FALCON POINTE APARTMENTS						Does not include meal plan			
Lilac	2 BR	1,380	\$385,400	\$447,700	\$772,600	\$2,507		\$2,863	
Lotus	2 BR w/den	1,630	\$455,200	\$528,800	\$912,500	\$2,718		\$3,074	
Marigold	2 BR	1,670	\$467,400	\$543,000	\$937,000	\$3,190		\$3,546	
Zinnia	2 BR w/den	1,900	\$531,500	\$617,500	\$1,065,500	\$3,190		\$3,546	

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 596 credits per person

Meal Plan B

Monthly meal allowance of 403 credits per person

Pricing effective 7/1/2026 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

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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.