

Goldfinch Price List

For period starting 10/1/2026



			Entrance Fee Refundable Portion			Monthly Maintenance Fees	
			0%	25%	90%	One Person	Two People
Aster	1 BR w/den	1,456	\$558,300	\$648,600	\$1,119,200	\$3,216	\$3,610
Verbena	2 BR w/den	1,520	\$585,300 - \$675,200	\$680,000 - \$784,400	\$1,173,300 - \$1,353,500	\$3,370	\$3,764
Heather	2 BR, 2 1/2 BA w/den	1,524	\$586,800 - \$676,900	\$681,700 - \$786,400	\$1,176,300 - \$1,356,900	\$3,379	\$3,773
Nerine	2 BR w/den	1,532	\$589,900 - \$680,200	\$685,300 - \$790,200	\$1,182,500 - \$1,363,500	\$3,397	\$3,791
Salvia	2 BR	1,712	\$702,300 - \$741,900	\$815,900 - \$861,900	\$1,407,800 - \$1,487,200	\$3,796	\$4,190
Calathea	2 BR w/ den	1,750	\$730,400 - \$784,300	\$848,500 - \$911,100	\$1,464,200 - \$1,572,200	\$3,881	\$4,275
Yarrow	2 BR, 2 1/2 BA w/den	1,824	\$759,500 - \$815,700	\$882,300 - \$947,600	\$1,522,500 - \$1,635,200	\$4,045	\$4,439
Laurel	2 BR, 2 1/2 BA w/den	1,847	\$754,300 - \$811,200	\$876,300 - \$942,400	\$1,512,100 - \$1,626,200	\$4,095	\$4,489
Tuberose	3 BR, 2 1/2 BA w/ den	2,062	\$853,000 - \$916,500	\$990,900 - \$1,064,700	\$1,709,900 - \$1,837,200	\$4,572	\$4,966

Pricing effective 10/1/2026 and is subject to change.

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

The range of Entrance Fees reflects unit features including indoor parking, corner units and floor location.

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.