

FREQUENTLY ASKED QUESTIONS

How are the residences in The Villas different than BUFFALO HILL TERRACE?

The Villas at Buffalo Hill are significantly larger than the current apartments. Most are approximately 500 square feet larger and include high-end standard features such as granite counter tops, fireplace, full-size washer/dryer and a generous-sized balcony and under building parking, with (6) electric car charging stations and a bicycle rack plus private storage units for every apartment.

Choose from a variety of floor plans including:

- 6 two-bedroom, two-bathroom with a den and full dining area - 1,600 sq. ft.
- 8 two-bedroom, two-bathroom with den - 1,590 sq. ft.
- 13 two-bedroom, two-bathroom apartments - approximately 1,200 sq. ft.
- 9 one-bedroom, 1.5-bathroom apartments - approximately 900 sq. ft.

Where are THE VILLAS AT BUFFALO HILL located?

The Villas are on the same campus as the existing residential apartments at Buffalo Hill Terrace. The Villas are connected to Buffalo Hill Terrace so that all apartments are within the same building with easy access to amenities as well as educational and cultural enrichment programs.

What TYPE OF AMENITIES are available?

- Well-appointed fitness center with access to a personal trainer
- Fitness center and studio
- Heated indoor pool and hot tub
- Amore at The Terrace salon and spa with massage services
- Wooden Nickel Bistro and Lounge with a full service bar and outdoor patio seating
- Savory at The Claremont, a fine-dining venue
- Auditorium and chapel seating up to 140 people
- Art Studio & Woodshop

Do THE VILLAS offer healthcare services?

Yes, The Villas offer access to the full continuum of care available through Immanuel Lutheran Communities. Residents of The Villas enjoy the many benefits of a Life Plan Community with the peace of mind that comes with knowing additional healthcare resources are available, if needed, including:

- The Terrace Clinic offering on-site therapies and other medical specialties
- Assisted Living at The Terrace
- Short-term Rehabilitation at The Retreat at Buffalo Hill
- Memory Support at The Lodge at Buffalo Hill
- Skilled Nursing at Immanuel Skilled Care Center
- Residents of The Villas will also receive a thirty day lifetime benefit for assisted living, memory care or nursing care, as well as a 10% lifetime discount for nursing care.



What is the VARIETY OF FLOOR PLANS?

The Villas offer one bedroom, two bedroom and two bedroom with den floor plans ranging from approximately 900 square feet to 1,600 square feet. All residences have been thoughtfully designed to provide maximum access to natural light and open, airy living spaces.

What is the CONTRACT AND FEE STRUCTURE like?

Residents may choose from a 75% refundable entrance fee option or a traditional declining balance option. For the 75% refundable contract, entrance fees range from \$243,950 to \$459,200. The traditional declining balance entrance fees range from \$158,570 to \$298,480. The ranges differ according to the size of the apartment and desired contract option. Monthly fees range from \$3,020 to \$4,525*.

WHAT SERVICES ARE INCLUDED in the monthly fee?

Immanuel Lutheran Communities offers an abundance of services to residents of The Villas, including:

- Housekeeping every week
- Interior and exterior maintenance
- Flexible dining program
- Complimentary scheduled transportation
- Full-time chaplain and pastoral care team
- Utilities including satellite television, phone and wi-fi internet access
- 24-hour security
- Educational, recreational, cultural, spiritual and social programs
- Priority access to a full continuum of care with 30 days of healthcare included

I'd like to join the waiting list. WHAT IS THE PROCESS?

**A \$1,500 refundable deposit reserves your position on The Villas depositor list. This provides you with notification of cancellations and/or openings for your "wish list" floor plan. Villas depositors will also receive invitations to attend special events at The Villas.

*Monthly fees are based on June 2020 prices and are subject to change.
\$250 application fee is non-refundable.

THE
Villas
— AT BUFFALO HILL —

A Ministry of Immanuel Lutheran Communities

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