

2024 Fee Ranges & Schedule of Fees



EMERALD HEIGHTS™
REDMOND

A MEMBER OF EMERALD COMMUNITIES

2024 Fee Ranges

COURTYARD 2024 Schedule of Fees

	TRADITIONAL PLAN* ENTRANCE FEES	MONTHLY SERVICE FEES
1 BEDROOM 701 - 939 SQ. FT.	\$294,000 - \$553,200	\$3,905 - \$5,171
1 BEDROOM + DEN 900 - 1,058 SQ. FT.	\$479,500 - \$701,200	\$4,626 - \$5,577
2 BEDROOM 904 - 1,630 SQ. FT.	\$449,200 - \$940,600	\$4,626 - \$7,044
2 BEDROOM + DEN 1,325 - 1,860 SQ. FT.	\$915,000 - \$1,069,600	\$6,650 - \$7,847
SECOND PERSON FEE	\$35,000	\$1,455

*Refundable plans are available.



	TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
BLOEDEL 1 BEDROOM 826 SQ. FT.	\$531,000	\$4,609	\$743,400	\$4,609	\$1,008,900	\$4,609
BUTCHART 1 BEDROOM + DEN 935 SQ. FT.	\$601,100	\$5,257	\$841,500	\$5,257	\$1,142,100	\$5,257
DEEPWOOD 2 BEDROOM 1,165 SQ. FT.	\$844,100	\$6,114	\$1,181,700	\$6,114	\$1,603,800	\$6,114
KUBOTA 2 BEDROOM 1,397 SQ. FT.	\$1,034,100	\$7,065	\$1,447,700	\$7,065	\$1,964,800	\$7,065
LAKEWOLD 2 BEDROOM 1,397 SQ. FT.	\$1,034,100	\$7,065	\$1,447,700	\$7,065	\$1,964,800	\$7,065
OHME 2 BEDROOM + DEN 1,676 SQ. FT.	\$1,228,900	\$7,781	\$1,720,500	\$7,781	\$2,334,900	\$7,781
OHME 2 2 BEDROOM + DEN 1,757 SQ. FT.	\$1,288,400	\$8,166	\$1,803,800	\$8,166	\$2,448,000	\$8,166
OHME 3 2 BEDROOM + DEN 1,764 SQ. FT.	\$1,293,400	\$8,198	\$1,810,800	\$8,198	\$2,457,500	\$8,198
SECOND PERSON FEE	\$35,000	\$1,455	\$49,000	\$1,455	\$66,500	\$1,455

*Additional costs for 50% and 90% refundable plans are applicable to people age 85 and above.

MAIN BUILDING

2024 Schedule of Fees

	TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
A ASHFORD STUDIO 410 SQ. FT.	\$133,000	\$2,827	\$186,200	\$2,827	\$252,700	\$2,827
B BROOKHAVEN 1 BEDROOM 701 SQ. FT.	\$294,000	\$3,905	\$411,600	\$3,905	\$558,600	\$3,905
C CRESTWOOD 1 BEDROOM 794 SQ. FT.	\$349,300	\$4,271	\$489,000	\$4,271	\$663,700	\$4,271
D1 DANVILLE 1 1 BEDROOM 904 SQ. FT.	\$445,800	\$4,626	\$624,100	\$4,626	\$847,000	\$4,626
D DANVILLE 2 BEDROOM 904 SQ. FT.	\$449,200	\$4,626	\$628,900	\$4,626	\$853,500	\$4,626
E EVANS 2 BEDROOM 1,087 SQ. FT.	\$584,700	\$5,351	\$818,600	\$5,351	\$1,110,900	\$5,351
F FORBES 2 BEDROOM 1,205 SQ. FT.	\$676,700	\$5,710	\$947,400	\$5,710	\$1,285,700	\$5,710
G GRANDVIEW 2 BEDROOM 1,137 SQ. FT.	\$658,800	\$5,443	\$922,300	\$5,443	\$1,251,700	\$5,443
H HIGHLANDS 1 BEDROOM 787 SQ. FT.	\$342,300	\$4,182	\$479,200	\$4,182	\$650,400	\$4,182
I INGLEMOOR 1 BR COTTAGE + DEN 900 SQ. FT.	\$479,500	\$4,626	\$671,300	\$4,626	\$911,100	\$4,626
J JASPER 2 BEDROOM COTTAGE 1,143 SQ. FT.	\$656,600	\$5,524	\$919,200	\$5,524	\$1,247,500	\$5,524
SECOND PERSON FEE	\$35,000	\$1,455	\$49,000	\$1,455	\$66,500	\$1,455

	TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
K KITSAP 2 BEDROOM COTTAGE 1,276 SQ. FT.	\$762,600	\$5,985	\$1,067,600	\$5,985	\$1,448,900	\$5,985
L LOPEZ 2 BEDROOM 1,364 SQ. FT.	\$797,600	\$6,425	\$1,116,600	\$6,425	\$1,515,400	\$6,425
N NISQUALLY 1 BEDROOM 750 SQ. FT.	\$336,900	\$3,921	\$471,700	\$3,921	\$640,100	\$3,921
O ORCAS 2 BEDROOM 1,630 SQ. FT.	\$940,800	\$7,044	\$1,317,100	\$7,044	\$1,787,500	\$7,044
P PRESTON 2 BEDROOM 1,583 SQ. FT.	\$910,100	\$6,771	\$1,274,100	\$6,771	\$1,729,200	\$6,771
Q QUINNAULT 2 BEDROOM + STUDY 1,860 SQ. FT.	\$1,069,600	\$7,847	\$1,497,400	\$7,847	\$2,032,200	\$7,847
R ROSEHILL 2 BEDROOM 1,630 SQ. FT.	\$940,600	\$7,044	\$1,316,800	\$7,044	\$1,787,100	\$7,044
S SIERRA 2 BEDROOM + STUDY 1,850 SQ. FT.	\$1,052,100	\$7,847	\$1,472,900	\$7,847	\$1,999,000	\$7,847
T TWISP 2 BEDROOM + STUDY 1,660 SQ. FT.	\$959,200	\$7,044	\$1,342,900	\$7,044	\$1,822,500	\$7,044
U UNION 2 BEDROOM 1,580 SQ. FT.	\$906,500	\$6,771	\$1,269,100	\$6,771	\$1,722,400	\$6,771
SECOND PERSON FEE	\$35,000	\$1,455	\$49,000	\$1,455	\$66,500	\$1,455

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TRAILSIDE 2024 Schedule of Fees

	TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
A1 ARDMORE 1 1 BEDROOM 895 SQ. FT.	\$527,300	\$4,919	\$738,200	\$4,919	\$1,001,900	\$4,919
A2 ARDMORE 2 1 BEDROOM 939 SQ. FT.	\$553,200	\$5,171	\$774,500	\$5,171	\$1,051,100	\$5,171
B1 BRIDLE TRAIL 1 1 BEDROOM + DEN 1,058 SQ. FT.	\$701,200	\$5,577	\$981,700	\$5,577	\$1,332,300	\$5,577
B2 BRIDLE TRAIL 2 1 BEDROOM + DEN 1,043 SQ. FT.	\$691,500	\$5,491	\$968,100	\$5,491	\$1,313,900	\$5,491
C CASCADE 2 BEDROOM 1,134 SQ. FT.	\$767,700	\$5,822	\$1,074,800	\$5,822	\$1,458,600	\$5,822
D1 DASH POINT 1 2 BEDROOM 1,277 SQ. FT.	\$864,600	\$6,418	\$1,210,400	\$6,418	\$1,642,700	\$6,418
D2 DASH POINT 2 2 BEDROOM 1,192 SQ. FT.	\$806,800	\$6,053	\$1,129,500	\$6,053	\$1,532,900	\$6,053
E1 EAGLE CLIFF 1 2 BEDROOM + DEN 1,325 SQ. FT.	\$915,900	\$6,650	\$1,282,300	\$6,650	\$1,740,200	\$6,650
E2 EAGLE CLIFF 2 2 BEDROOM + DEN 1,345 SQ. FT.	\$929,800	\$6,650	\$1,301,700	\$6,650	\$1,766,600	\$6,650
E3 EAGLE CLIFF 3 2 BEDROOM 1,332 SQ. FT.	\$920,800	\$6,687	\$1,289,100	\$6,687	\$1,749,500	\$6,687
SECOND PERSON FEE	\$35,000	\$1,455	\$49,000	\$1,455	\$66,500	\$1,455

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	TRADITIONAL PLAN		50% REFUNDABLE PLAN		90% REFUNDABLE PLAN	
	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE	ENTRANCE FEE	MONTHLY SERVICE FEE
F1 FIDALGO 1 2 BEDROOM + DEN 1,425 SQ. FT.	\$988,600	\$6,827	\$1,384,000	\$6,827	\$1,878,300	\$6,827
F2 FIDALGO 2 2 BEDROOM 1,423 SQ. FT.	\$982,800	\$6,820	\$1,375,900	\$6,820	\$1,867,300	\$6,820
F3 FIDALGO 3 2 BEDROOM + DEN 1,457 SQ. FT.	\$1,010,900	\$6,990	\$1,415,300	\$6,990	\$1,920,700	\$6,990
G1 GLACIER 1 2 BEDROOM + DEN 1,686 SQ. FT.	\$1,133,900	\$7,671	\$1,587,500	\$7,671	\$2,154,400	\$7,671
G2 GLACIER 2 2 BEDROOM + DEN 1,661 SQ. FT.	\$1,117,100	\$7,551	\$1,563,900	\$7,551	\$2,122,500	\$7,551
G3 GLACIER 3 2 BEDROOM + DEN 1,545 SQ. FT.	\$1,064,400	\$7,108	\$1,490,200	\$7,108	\$2,022,400	\$7,108
SECOND PERSON FEE	\$35,000	\$1,455	\$49,000	\$1,455	\$66,500	\$1,455

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