

St. Francis Senior Ministries

Independent Living Villas



*For additional information, or to
arrange a personal tour, please contact*

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St. Francis and Friedman Village Villas provide a comfortable, secure environment to persons at least 62 years of age who seek an active lifestyle free from the concerns of home ownership and maintenance.

- **There are 35 villas on the St. Francis campus and 30 villas on the Friedman Village campus.**
- All St. Francis Villas are constructed on a concrete slab and range in size from 1400 to 1800 sq. ft. Most Friedman Village Villas are constructed on a crawl space and are approximately 1,400 sq. ft.
- **Each villa has two bedrooms, two full bathrooms, a full kitchen, a patio or all-season room, and either a one or two car garage. All St. Francis Villas offer a third room that can be used as a bedroom or den. Some Friedman Village Villas feature a den as well.**
- Each resident is required to pay an entrance fee ranging from \$130,000 to \$165,000 upon move-in. A percentage of that fee is refunded when the villa is resold and is based on how long the resident resided in the villa.
- **There is a one-time, non-refundable \$1,000 application fee.**
- Pets are welcome for a \$300 pet fee. There is a pet policy that must be followed.
- **A monthly service fee of \$702 is charged to cover the cost of providing the following services: real estate taxes, property insurance, outside and inside maintenance including all appliances, plumbing, heating and cooling, emergency health call system, lawn and landscape maintenance, snow removal, and routine preventative maintenance.**
- Residents are responsible for paying all utilities.