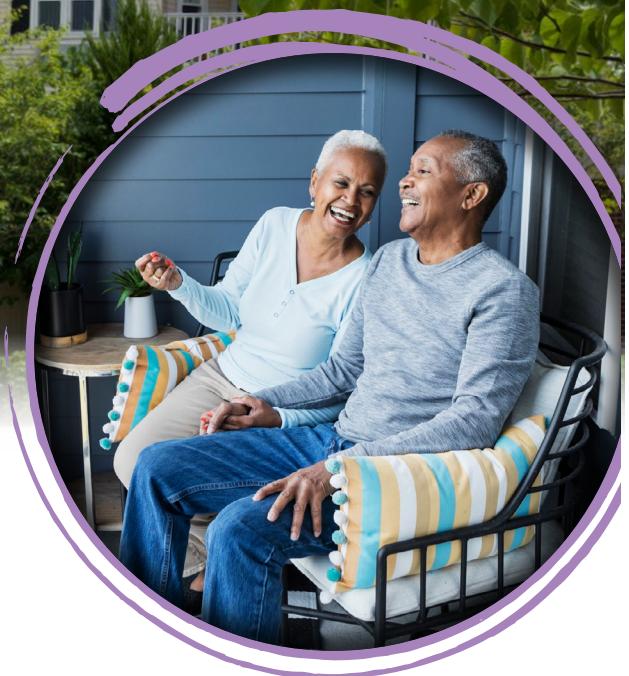




PRESBYTERIAN
SENIOR LIVING
St. Andrew's Village



Welcome to St. Andrew's Village

At St. Andrew's Village, you can expect maintenance-free living and a supportive community of new friends, hobbies, gourmet dining options and more. Located just outside of Pittsburgh, St. Andrew's Village is situated in a picturesque countryside campus of 40 acres where you can create your own experience whether you are looking to enjoy nature or the bustle of a historic city.

St. Andrew's Village one- and two-bedroom apartments are guaranteed to make you feel at home. Our approach to independent living is at the very foundation of all of our amenities, activities and options. At St. Andrew's Village,

you have the flexibility to create your own experience. All of our services are designed to support your desires and decisions.

St. Andrew's Village is part of a Life Plan Community and allows residents to age in place. As healthcare needs may vary over time, our communities have convenient wellness services as well and access to: on-site inpatient and outpatient rehabilitation, personal care, memory care, skilled nursing services and a transitional care unit. If in the future you or a loved one require a higher-level of service, it can be provided on-site, allowing you to stay connected to people who are important in your life.



Hear What Others are Saying

“We love living here and we like knowing that there is a guaranteed return of our investment, especially with uncertain times”

— Charles & Joann Klausing

Residential Options

Apartments

St. Andrew's Village offers more than just apartment living. When you decide to move into one of our spacious apartment homes, you're opening yourself up to a worry-free style of living. Our apartments are available in a variety of floor plans and sizes ranging from 572 to 1,024 sq. ft.



Features Included in Residential Living:

- Pet Friendly
- Utilities Included (except internet and telephone)
- Refrigerator/Freezer
- Dishwasher
- Self-Cleaning Electric Stove
- Linen Service
- Bi-Weekly Housekeeping
- Appliance Maintenance
- Garbage Disposal
- Individually Controlled Heat and Air Conditioning
- Landscaping and Routine Lawn Maintenance
- Court Veranda

[Take a look at our floorplans, click here.](#)

Learn more about life at St. Andrew's Village by calling 724-464-1640 or email us at canagle@psl.org.

Life at St. Andrew's Village



Exercise & Fitness: We want to help you to feel free to create new friendships, embrace new hobbies, and achieve new goals. For this reason, St. Andrew's Village offers a wide range of services to help you live an active and healthy life. Our fitness equipment and classes are available to residents at no additional charge.

Dining Highlights: Our dining services consistently receive accolades from residents,

team members, and guests alike. Our Resident Dining Committee assists our Dining Services in planning the menus to ensure that we are accommodating the desires of our diners. We invite you to join us for dinner and talk with the people who live here about our menus and the quality of our services.

Residents may entertain family and friends or enjoy a quiet dinner for one. Our dining room is also available for special afternoon events, such as birthdays, anniversaries, or other important occasions. Once a month, we offer a special social hour or weather permitting, a cookout on the veranda. With flexible dining options, you can choose from several choices of entrées, accompaniments, and desserts served at your table by our courteous wait team members. For those on the go, take advantage of items from the Grab and Go or grocery service.

Community Features and Activities (included, but not limited to):

- Reserved Parking
- Croquet on the Lawn
- Weekly Shopping Day with Transportation
- Grocery Services
- Coordinated activities, resident-led activities
- Recreation Room and Library
- Fitness and Wellness Center
- Beauty and Barber Shop



Frequently Asked Questions about Residential Living

Must I be a member of a Presbyterian Church to be accepted for admission? No. As a Presbyterian Senior Living Community, we enjoy the strength and stability of an organization that has served seniors for more than 95 years. Caring for people is not just our job – it's our calling. It is our policy to admit and treat all residents without regard to race, color, national origin, age, ancestry, sex, religious creed, handicap or disability.



Why does being not-for-profit make a difference?

St. Andrew's Village is proud to be a faith-based, not-for-profit provider which places "people before profits." While for-profit facilities have the dual responsibility of providing care and satisfying the needs of investors, our attention can be more sharply focused on meeting the needs of the people we serve.

Do you embrace cultural diversity?

As a faith-based organization, Presbyterian Senior Living is founded on the belief that every human being is of infinite worth as a unique creation of God. Based on this premise, Presbyterian Senior Living is committed to fully embracing the diversity of all persons served, so that together, we can foster a culture of inclusion in an environment free of all forms of discrimination where all people are treated with dignity and respect. Our goal is to cultivate awareness and understanding of personal differences and biases so that an environment of understanding, acceptance, respect and support is established.

Are pets permitted?

Yes, dogs, cats and birds are welcomed in Independent Living. Please refer to the Community Pet Policy. Maximum of two pets.

Is there a minimum age for residency? Yes, residents must be at least 55.



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www.psl.org/standrews

A Life Plan Community | Indiana, PA

Living Better, Growing Together

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2026 - subject to change without notice)

Our Fee Structure

For both singles and couples at Bristol Court apartments at St. Andrew's Village, a one-time **Residency Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of apartment you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find living at St. Andrew's Village is more convenient and less costly than living in their own homes. The Residency Fee is often covered by the sale of a house. The Monthly Fee is usually covered by social security, pensions and/or money previously used for monthly utility bills and home maintenance/repair, transportation, insurance premiums and property taxes.

Residency Investment Fee

We offer you a choice of entrance plans. Each entitle you to the right to reside in the apartment for the rest of your life under the terms of the Residence and Care Agreement.

50 Month Refund Plan

Our 50 Month Plan assures residents that if they should withdraw from the community within the first 50 months, they will receive a partial refund based on a 2% reduction of their Residency Fee for every month of occupancy. After 50 months of occupancy there is no refund under this plan.

50% Refund Plan

The 50% Refund Plan has a slightly higher Residency Fee, but provides (after 25 months) for a 50% minimum refund based on a 2% reduction of the Residency Fee for each month of occupancy.



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RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

BALFOUR (1 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$57,200	\$3,513	\$68,175	\$4,232
50% Refund	\$85,800	\$3,513	\$96,775	\$4,232
CARNEGIE (1 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$63,600	\$3,513	\$74,575	\$4,232
50% Refund	\$95,400	\$3,513	\$106,375	\$4,232
DONEGAL (1 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$76,200	\$3,513	\$87,175	\$4,232
50% Refund	\$114,400	\$3,513	\$125,375	\$4,232
GALWAY (1 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$82,700	\$3,513	\$93,675	\$4,232
50% Refund	\$124,000	\$3,513	\$134,975	\$4,232

Second person entrance fee \$10,975. Second person monthly fee \$719.

Apartment Monthly Service Fee Includes:

- Electric, heat, water, satellite TV service, sewage, garbage, and recycling
- Property taxes
- An allocation of \$417 flexible dining account per person each month that can be used in our dining room, for other campus dining options or for grocery services. (Unused meal plan balance does not accrue from month to month)
- Housekeeping services every other week and an annual 4 hour cleaning
- Weekly linen laundering service
- Wellness education, group wellness programs and coordination of transitions within levels of living
- In-house home care available as requested *Ask for At Home Service information
- 14 days of on-site extended care services annually (when medically necessary, does not accrue)
- On-site fitness center and exercise classes
- Coordinated activities, resident-led programs and off campus trips
- Recreation Room with kitchen providing space for family and resident gatherings
- Scheduled transportation day for shopping and doctor's appointments (within a 15 mile radius). Other transportation options available for a fee
- Grocery services (may include additional charge)
- Building and appliance maintenance
- Lawn care and snow removal
- Reserved parking
- Secured building

RESIDENCY INVESTMENT AND MONTHLY FEES 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

LOGAN (2 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$88,900	\$3,812	\$99,875	\$4,531
50% Refund	\$133,500	\$3,812	\$144,475	\$4,531
MELVILLE (2 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$95,300	\$3,812	\$106,275	\$4,531
50% Refund	\$143,100	\$3,812	\$154,075	\$4,531
STUART (2 BR)	Single Entrance Fee	Single Monthly Fee	Double Entrance Fee	Double Monthly Fee
50 Month Plan	\$101,600	\$3,812	\$112,575	\$4,531
50% Refund	\$152,500	\$3,812	\$163,475	\$4,531

Second person entrance fee \$10,975. Second person monthly fee \$719.

Apartment Monthly Service Fee Includes:

- Electric, heat, water, satellite TV service, sewage, garbage, and recycling
- Property taxes
- An allocation of \$417 flexible dining account per person each month that can be used in our dining room, for other campus dining options or for grocery services. (Unused meal plan balance does not accrue from month to month)
- Housekeeping services every other week and an annual 4 hour cleaning
- Weekly linen laundering service
- Wellness education, group wellness programs and coordination of transitions within levels of living
- In-house home care available as requested *Ask for At Home Service information
- 14 days of on-site extended care services annually (when medically necessary, does not accrue)
- On-site fitness center and exercise classes
- Coordinated activities, resident-led programs and off campus trips
- Recreation Room with kitchen providing space for family and resident gatherings
- Scheduled transportation day for shopping and doctor's appointments (within a 15 mile radius). Other transportation options available for a fee
- Grocery services (may include additional charge)
- Building and appliance maintenance
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MONTHLY RENTAL AGREEMENT 2026 RATES

(Effective January 1, 2026 - subject to change without notice)

BALFOUR (1 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,147	\$4,999
CARNEGIE (1 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,192	\$5,044
DONEGAL (1 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,339	\$5,191
GALWAY (1 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,413	\$5,266
LOGAN (2 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,786	\$5,639
MELVILLE (2 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,859	\$5,712
STUART (2 BR)	Single Occupancy Rent	Double Occupancy Rent
	\$4,933	\$5,786

**One-time community fee of \$5,000 is required. A no entrance fee rental agreement is available for select units. Ask the sales team for more information.*

Community Amenities Include:**

- Dining options
- Housekeeping services
- Weekly linen laundry service
- On-site fitness center
- Coordinated activities, resident-led programs and off campus trips
- Recreation Room with kitchen providing space for family and resident gatherings
- Scheduled transportation
- Building and appliance maintenance
- Lawn care and snow removal
- Reserved parking
- Secured building

***Additional fees for some services may apply.*



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