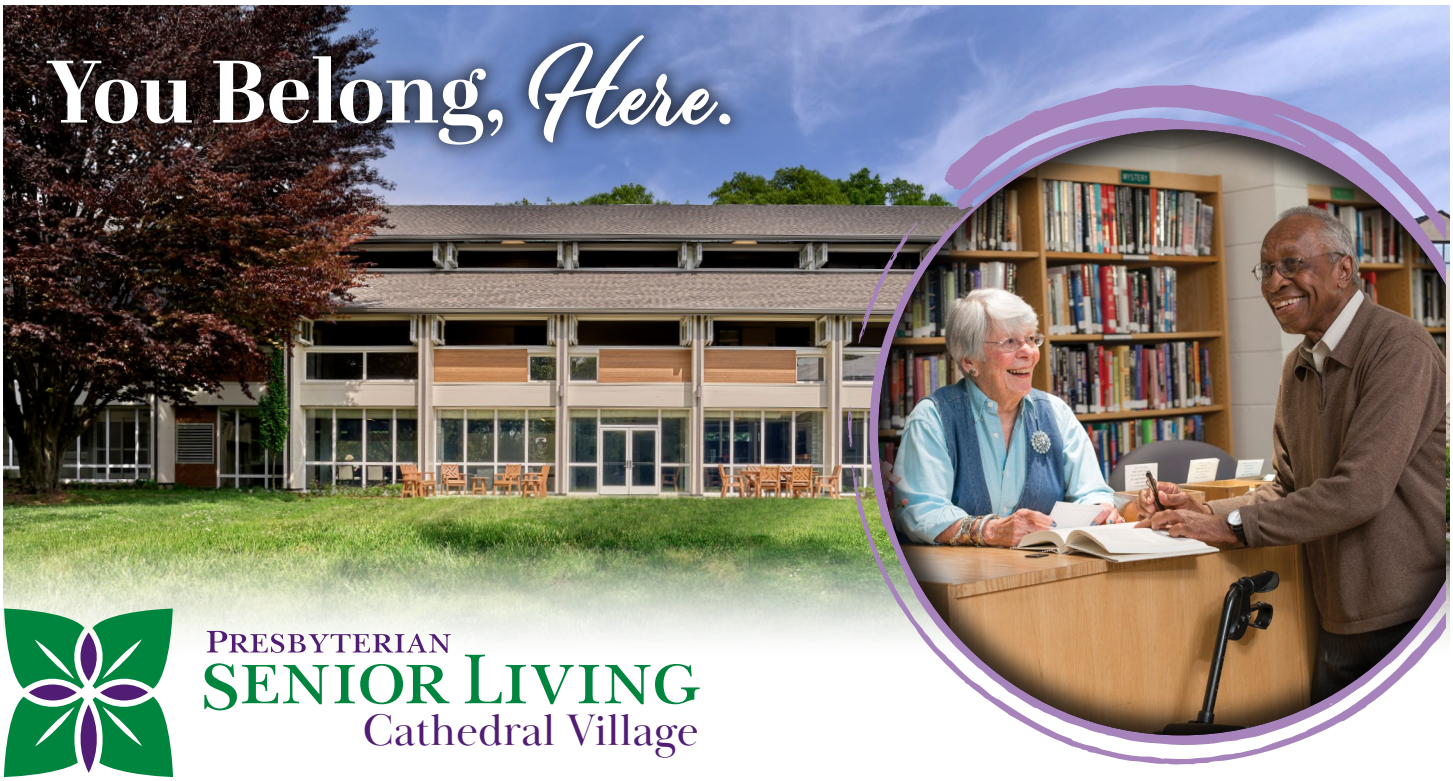

PRESBYTERIAN
SENIOR LIVING
Cathedral Village

Welcome to Cathedral Village

At Cathedral Village, you can expect maintenance-free living and a supportive community of new friends, hobbies, gourmet dining options and more. Located outside of downtown Philadelphia, residents can take advantage of the many museums, cuisine options and attractions that the city has to offer.

There is no other senior living Life Plan Community like Cathedral Village. It's as distinctive as each of the individuals living here. Cathedral Village offers outstanding dining options, an extraordinary Fitness and Aquatic Center, a state-of-the-art greenhouse, blooming gardens, courtyards, wooded areas, and rolling landscapes — all examples of our commitment to purposeful living and well-being. In addition, our on-site Village College is the ideal venue to pursue a wide range of topics from literature and politics to creative arts.

Cathedral Village offers a variety of customizable living options to fit your preferences. New residents will be invited to schedule a complimentary consultation with our Design Specialist to talk about how you might want to customize your new home with closets, colors, and other special details that matter to you.

Cathedral 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: At-home services, personal care, memory care, transitional care, skilled nursing services and wellness center. 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

"Living in the Cathedral Village community keeps us actively engaged in art, music, and cultural events both here and in Philadelphia."

– John

Residential Options

Apartments

We've created a host of maintenance-free apartment options to fit your life. Our studios, one- and two-bedroom or country and Rittenhouse apartments range in size from 340 to 1,700 sq. ft. Many are unique in layout and offer patios or balconies that take advantage of the view provided by our natural, wooded surroundings. We will be pleased to introduce you to a variety of options that will cater to your preferences.

We have many living options including:

- Studio Apartment, 340-440 sq. ft.
- Studio Deluxe Apartment, 340-440 sq. ft.
- Contemporary Apartment, 554-664 sq. ft.
- 1-Bedroom Apartment, 710-822 sq. ft.
- 2-Bedroom Apartment, 932-1,028 sq. ft.
- 2-Bedroom Deluxe Apartment, 1,050-1,150 sq. ft.
- Franklin Apartment, 1,200-1,300 sq. ft.
- Country Apartment, 1,300 sq. ft.
- Rittenhouse Apartment, 1,300-1,500 sq. ft.
- Andorra Apartment, 1,420-1,700 sq. ft.

Take a look at our floorplans, click here.

Features Included in Residential Living:

- Complimentary Design Services
- Utilities Included (except internet and telephone)
- Frost-Free Refrigerator/Freezer
- Dishwasher (in most models)
- Microwave
- Stove, self-cleaning
- Washer/Dryer (in most models)
- Garbage Disposal
- Shower
- Individually Controlled Heat and A/C
- Cable TV and Phone Jacks

Life at Cathedral Village

With more than 50 resident committees, there is a diverse schedule for entertainment, cultural trips, and social events. Our on-site, resident taught, Village College is the ideal venue to pursue a wide range of topics from literature and politics to creative arts. Guest lecturers provide topical perspectives from a broad range of disciplines that will take

you around town or around the world. In addition, world-class musicians are invited to perform, and we have had the enviable opportunity to host more than a dozen each year prior to their performances at Carnegie Hall or the Kimmel Center where many of us enjoy season tickets.

If you are someone who likes to be "hands on," there is the carpentry shop, clay workshop and fiber arts studio. Experienced and novice painters alike are welcome in the art studio. If you love plants and flowers, our state-of- the art greenhouse, under the direction of a full-time horticulturalist, is just the place for you. We enjoy preparing and planting for the bounty of flowers that follow the seasons throughout our grounds. This is just a sample of what Cathedral Village could offer you.

Aquatics & Fitness Center: Our fitness program was developed with input from leading authorities in the field of exercise and fitness for older adults. We are advocates for your health using a unique blend of water and land fitness programs under the watchful eye of our Fitness Center Director – who holds a degree in exercise physiology and sports science.

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

- Greenhouse
- Resident Beauty and Barber Shop
- Fireside Café (cafeteria-style dining)
- The Pub (restaurant-style dining)
- Exercise classes
- Free parking
- Village Store
- Aquatic and Fitness Center
- Private Dining Room
- Woodworking Studio
- Library
- Computer and Internet Support
- Arts and Crafts Studio
- Card/Game Rooms
- Village College Classes
- Wellness Center

Learn more about life at Cathedral Village by calling 215-984-8391 or email us at cvliving@psl.org.

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?
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?
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.

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

PRESBYTERIAN SENIOR LIVING
Cathedral Village

www.psl.org/cathedral

A Life Plan Community | Philadelphia, PA

Living Better, Growing Together

Rev. 1.1.2026

INDEPENDENT LIVING
RESIDENCY INVESTMENT FEES

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

Our Fee Structure

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

Explanation of the Residency Investment and the Refund Plans

This plan provides a comprehensive option that allows full access to the entire complement of the health care continuum within the community, as needed. The Residency Investment at Cathedral Village is YOUR investment in your best future. To accommodate residents with varying estate requirements, Cathedral Village offers three different Residency Investment Programs. All three plans offer the same level of service and accommodations and differ only in the refund schedule.

Type A - Care Inclusive

A portion of the residency options and monthly fee is allocated toward future personal care or skilled nursing needs. Should the independent living resident utilize these services, the monthly fee would be consistent with the fee that was paid while living independently.

The Residency Investment amortizes 2% per month for the first 50 months (four years and two months). After 50 months there is no refund. If the resident leaves Cathedral Village or is deceased at any time before 50 months of occupancy, the resident or their estate receives the unamortized balance when the apartment is reoccupied.

Residency Agreement

This plan involves a lower monthly fee that will increase if your level of care increases, for example, if you were to permanently move to Personal Care or Skilled Nursing.

The Residency Investment amortizes 2% per month for the first 50 months. After 50 months there is no refund. If the resident leaves Cathedral Village or is deceased at any time before 50 months of occupancy, the independent living resident or their estate receives the unamortized balance when the apartment is reoccupied.

Residency Agreement – 50% Refundable

This plan is structured for the residents who choose to invest more than the 50 month refund plan. It preserves 50% of the Residency Investment and is refunded upon withdrawal or death when the apartment is reoccupied.

The Residency Investment amortizes 2% per month for the first 25 months of occupancy. After 25 months from the date of occupancy, the refund is 50% of the Residency Investment.

RESIDENCY INVESTMENT AND MONTHLY FEES
2026 RATES

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

TYPE A – CARE INCLUSIVE	RESIDENCY INVESTMENT FEE	MONTHLY PRICING
Studio	$24,700	$5,045
Studio Deluxe	$110,600	$5,045
Contemporary	$143,000	$5,307
One Bedroom	$245,800	$5,561
Two Bedroom	$322,000	$6,259
Two Bedroom Deluxe	$362,100	$6,428
Franklin	$281,300	$6,177
Franklin II	$406,500	$6,844
Country	$432,200	$7,336
Rittenhouse	$522,500	$7,992
Andorra	$466,800	$7,796
Andorra II	$530,100	$8,192
Andorra III	$584,600	$8,510
SECOND PERSON FEES	$31,900	$3,598

Note: Type A – Care Inclusive Plans include a monthly Health Protection Plan (HPP) fee of $2,882. Medical exam is required. Subject to terms and conditions in Type A – Care Inclusive Agreement. Each resident must choose a Flexible Declining Balance Monthly Meal Plan option of $450, $580 or $715 per person, this amount is in addition to the monthly pricing listed above.

***Type A – Care Inclusive Agreement includes:**

- Personal Care when medically necessary
- Active case management support
- At-Home Services covered as recommended for case-managed services, when medically necessary
- Consistent fee when discharged to skilled nursing semi-private accommodations
- Every other week light housekeeping – not credited if declined
- Basic utilities – excludes phone and internet
- Basic cable
- Ability to move to smaller apartment based on availability
- Linen service for those who do not have washers/dryers – not credited if service is declined

**Subject to terms and conditions in agreements.*

RESIDENCY INVESTMENT AND MONTHLY FEES
2026 RATES

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

TYPE B – RESIDENCY AGREEMENT	RESIDENCY INVESTMENT FEE	MONTHLY PRICING
Studio	$24,700	$2,163
Studio Deluxe	$110,600	$2,163
Contemporary	$143,000	$2,425
One Bedroom	$245,800	$2,679
Two Bedroom	$322,000	$3,377
Two Bedroom Deluxe	$362,100	$3,546
Franklin	$281,300	$3,295
Franklin II	$406,500	$3,962
Country	$432,200	$4,617
Rittenhouse	$522,500	$5,110
Andorra	$466,800	$4,914
Andorra II	$530,100	$5,310
Andorra III	$584,600	$5,628
SECOND PERSON FEES	$31,900	$716

Note: Above prices are base prices. Prices may vary according to upgrades and locations. Each resident must choose a Flexible Declining Balance Monthly Meal Plan option of $450, $580 or $715 per person, this amount is in addition to the monthly pricing listed above.

***Residency Agreement includes:**

- Ability to move to smaller apartment based on availability
- Every other week light housekeeping – not credited if declined
- Linen service for those who do not have washers/dryers – not credited if declined
- 14 days per person in Personal Care or Skilled Nursing and Rehabilitation Center per calendar year when medically necessary (does not accrue)
- Basic utilities – excludes phone and internet
- Basic cable

**Subject to terms and conditions in agreements.*

Learn more about life at Cathedral Village by calling 215-984-8391 or email us at cvliving@psl.org.

RESIDENCY INVESTMENT AND MONTHLY FEES
2026 RATES

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

TYPE B – 50% REFUND PLAN	RESIDENCY INVESTMENT FEE	MONTHLY PRICING
Studio	$108,500	$2,163
Studio Deluxe	$166,300	$2,163
Contemporary	$214,700	$2,425
One Bedroom	$368,800	$2,679
Two Bedroom	$483,200	$3,377
Two Bedroom Deluxe	$543,800	$3,546
Franklin	$422,000	$3,295
Franklin II	$610,300	$3,962
Country	$648,800	$4,617
Rittenhouse	$783,700	$5,110
Andorra	$701,000	$4,914
Andorra II	$795,200	$5,310
Andorra III	$877,600	$5,628
SECOND PERSON FEES	$47,800	$716

Note: Above prices are base prices. Prices may vary according to upgrades and locations. Each resident must choose a Flexible Declining Balance Monthly Meal Plan option of $450, $580 or $715 per person, this amount is in addition to the monthly pricing listed above.

***Residency Agreement – 50% Refundable includes:**

- Ability to move to smaller apartment based on availability
- Every other week light housekeeping – not credited if declined
- Linen service for those who do not have washers/dryers – not credited if declined
- 14 days per person in Personal Care or Skilled Nursing and Rehabilitation Center per calendar year when medically necessary (does not accrue)
- Basic utilities – excludes phone and internet
- Basic cable

**Subject to terms and conditions in agreements.*