

You Belong, Here.



PRESBYTERIAN
SENIOR LIVING
Kirkland Village



Welcome to Kirkland Village

At Kirkland Village you can expect maintenance-free living and a supportive community of new friends, hobbies, gourmet dining options and more; all within a convenient drive to downtown historic Bethlehem in the Lehigh Valley region.

Kirkland Village offers a variety of customizable living options to fit your preferences – including flexible meal plans. Discover customization and design unlike any other in the Lehigh Valley with our one- and two-bedroom terrace homes, cottages and luxurious apartment options.

Kirkland Village is part of a Life Plan Community, which allows residents to age in place. As healthcare needs may vary over time, our community has convenient wellness services and access to: At-Home Services, on-site inpatient and outpatient rehabilitation, personal care, memory care and skilled nursing services. 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 didn't want to spend our senior years worrying about home maintenance and being a burden to our children. The residents here are active, vibrant and cheerful. The fitness center allows us to get exercise year-round!"

– Tom & Judy

Residential Options

Apartments

We've created a host of maintenance-free apartment options to fit your life. Our elevator-accessible one and two-bedroom spacious apartments feature high ceilings, large windows, walk-in closets and private terraces or patios for your enjoyment. All residences are fully customizable through our Design Center as well. Get ready to settle into the comfort of our 150 luxury apartments, ranging in size from 700 to 2,300 square feet.



Cottages

Our two-bedroom, two-bath cottages come with 1,749 square feet of expansive space. Providing the comfort and privacy of a stand-alone home, the cottages at Kirkland Village offer gas fireplaces, a dining room,

full size laundry, four season sunroom and an oversized garage. Enjoy all the services and amenities our community has to offer and return home to your private oasis to refresh and relax.

**Learn more about life at Kirkland Village by calling
610-691-4700 or email us at kvliving@psl.org.**



Terrace Homes

Northwood Gardens at Kirkland Village offers a high caliber design that combines the best of luxury, customized, single-home privacy with high end condo-style living. Each terrace home has the convenience of indoor parking, features a corner location design with multiple views and offers a one and two-bedroom floor plan option with up to 2,100 square feet of large, open living and kitchen spaces. Enjoy access to our many amenities, dining options, entertainment, education and overall outstanding community life.

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



Features Included in Residential Living (Apartments, Terrace Homes & Cottages):

- Complimentary Design Services
- Dishwasher
- Garbage Disposal
- High Speed Internet
- Includes Extended Cable Service, Electric, Heat, and Water
- Individually Controlled Heat and Air Conditioning
- Microwave
- Pet Friendly
- Private Balcony/Terrace
- Refrigerator/Freezer
- Range
- Tobacco and Smoke Free
- Washer/Dryer

Life at Kirkland Village



At Kirkland Village, you have the flexibility to create your own experience to make new friends, spend more time with family and discover new hobbies. Whether you choose one of our distinctive apartments or a comfortable cottage, you're guaranteed to feel at home in our commitment to your personal freedom. Our approach to independent living is at the very foundation of all of our amenities, activities and options. Here are just some of the highlights:

- **Aquatics & Fitness Center:** Residents are staying active longer than ever before with the support of our Aquatics and Fitness Center which includes a whirlpool spa, heated swimming pool, fitness and aerobics area, as well as convenient locker rooms.
- **Dining Highlights:** The Marketplace at Kirkland Village offers residents, team members, and guests a relaxed, casual atmosphere in which to enjoy a unique and memorable dining experience. In addition to our Market Place, we have our Cherrywood Dining Room and Skylight Lounge. Food is made to order in a upscale atmosphere by our creative culinary team members. Enjoy a drink at our bar with friends and dine on delectable small plates and entrees.

Residential Living Conveniences

- All-Inclusive Utilities
- Basic Plus Cable TV
- Apartment Maintenance
- Bi-weekly Housekeeping
- Linen Service
- Yearly Deep Cleaning
- Trash Removal
- 24-Hour Emergency Response System
- Aquatic & Fitness Center Membership
- Nutritional Guidance
- Walking Fitness Trail
- Scheduled Transportation (Physician Offices, Shopping, Recreation, Churches & Special Events)
- Craft & Woodworking Areas
- Scheduled Activities
- Cultural & Educational Opportunities
- Entertainment Programs
- Professionally Maintained Landscaping
- Fully Secured Building
- Electronically Controlled Entrances
- Gardening Opportunities
- Flexible Meal Plan Options
- Meal Delivery (When Prescribed)

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?

Kirkland 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. There is a one-time charge of \$100 per pet. 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/kirkland

A Life Plan Community | Bethlehem, PA

Living Better, Growing Together

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2025 - subject to change without notice)

Our Fee Structure

For both singles and couples at Kirkland Village, a one-time Residency Investment Fee, plus a Monthly Maintenance Fee – is based on the type of Apartment, Cottage or Terrace home you choose that will provide you with living accommodations to fit your lifestyle. Many residents find that living at Kirkland 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

The Residency Investment at Kirkland Village is YOUR investment for your best future. To accommodate residents with varying estate requirements, Kirkland Village offers two different Residency Investment Programs. Both plans offer the same level of service and accommodations and differ only in the refund schedule.

We offer you a choice of two entrance plans. Both entitle you to a life-lease of your living unit, (i.e., the right to reside in the community for the rest of your life under the terms of the Residence and Care Agreement).

50 Month 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 Investment Fee for every month of occupancy. After 50 months of occupancy there is no refund under this plan.

50% Refund Plan

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

70% Refund Plan

- Our 70% Refund Plan is available to all new resident's who are 79 or younger at the time of their Contract Signing. It has a higher Resident Investment Fee but provides (after 15 months) for a 70% minimum refund base on a 2% reduction of the Residency Investment Fee for every month of occupancy.

Under all three entrance plans, the payment of the refund is contingent upon the resale and occupancy of the residence.

**Learn more about life at Kirkland Village by calling
610-691-4504 or email us at kvliving@psl.org.**

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change without notice)

EASTWOOD & WESTWOOD APARTMENTS	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Minsi	\$107,300	–	\$169,100	–	\$214,600	–	\$3,380	–
Stefko	\$125,200	\$144,765	\$196,900	\$216,465	\$250,400	\$269,965	\$3,586	\$4,086
Ettwein	\$148,100	\$167,665	\$233,000	\$252,565	\$296,300	\$315,865	\$4,029	\$4,529
Stafore	\$181,600	\$201,165	\$285,600	\$305,165	\$363,300	\$382,865	\$4,366	\$4,866
Dewberry	\$181,600	\$201,165	\$285,600	\$305,165	\$363,300	\$382,865	\$4,366	\$4,866
Macada	\$220,200	\$239,765	\$346,700	\$366,265	\$440,500	\$460,065	\$4,725	\$5,225
Weyhill	\$237,600	\$257,165	\$373,400	\$392,965	\$475,200	\$494,765	\$5,125	\$5,625
Altonah	\$299,100	\$318,665	\$470,600	\$490,165	\$598,200	\$617,765	\$5,619	\$6,119
Burnside	\$303,500	\$323,065	\$478,000	\$497,565	\$607,100	\$626,665	\$5,692	\$6,192
Crawford	\$361,700	\$381,265	\$569,500	\$589,065	\$723,400	\$742,965	\$6,243	\$6,743
Edgeboro	\$467,900	\$487,465	\$736,800	\$756,365	\$935,800	\$955,365	\$5,997	\$6,497
Fahy	\$193,900	\$213,465	\$305,000	\$324,565	\$387,900	\$407,465	\$4,774	\$5,274
Grenadier	\$220,200	\$239,765	\$346,600	\$366,165	\$440,500	\$460,065	\$4,774	\$5,274

*Monthly fee does NOT include charges for the Flexible Declining Balance Meal Plan. Note: Above prices are base prices. Prices may vary according to upgrades and locations. Second person entrance fee \$19,565. Second person monthly fee \$500. ** All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic Plus cable package for TV and WiFi
- Connected Living Community platform- Internal and integrated app for residents
- Housekeeping every 2 weeks
- Optional linen service every 2 weeks
- Appliance maintenance
- Interior and exterior maintenance
- Central trash and recycling areas
- Heated indoor pool
- Exercise programs
- 24 hour gym
- Wellness education programs
- Emergency pendant/watch (SARA) with on-campus GPS
- Wellness Center available for first-aid, labwork, blood pressure etc
- Medical Director and CRNP available as Primary Care Physician (CURANA)
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- Annual 14 days of in-patient nursing care (medical necessity is required, does not accrue)

Landline Telephone Service is \$0.86 a day and billed on your monthly statement

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change without notice)

	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
NORTHWOOD GARDENS	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Evergreen	\$290,100	\$309,665	\$456,700	\$476,265	\$580,300	\$599,865	\$3,997	\$4,497
Hummingbird	\$317,000	\$336,565	\$499,300	\$518,865	\$634,100	\$653,665	\$4,330	\$4,830
Bayberry	\$350,500	\$370,065	\$551,900	\$571,465	\$701,100	\$720,665	\$4,996	\$5,496
Angelica	\$356,100	\$375,665	\$560,300	\$579,865	\$712,200	\$731,765	\$4,996	\$5,496
Cardinal	\$435,500	\$455,065	\$686,000	\$705,565	\$871,100	\$890,665	\$5,995	\$6,495
Dahlia	\$467,900	\$487,465	\$736,900	\$756,465	\$935,900	\$955,465	\$5,995	\$6,495

Second person entrance fee \$19,565. Second person monthly fee \$500.

** All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

Northwood Gardens Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic Plus cable package for TV and WiFi
- Connected Living Community platform- Internal and integrated app for residents
- Housekeeping every 2 weeks
- Optional linen service every 2 weeks
- Appliance maintenance
- Interior and exterior maintenance
- Central trash and recycling areas
- Heated indoor pool
- Exercise programs
- 24 hour gym
- Wellness education programs
- Emergency pendant/watch (SARA) with on-campus GPS
- Wellness Center available for first-aid, labwork, blood pressure etc
- Medical Director and CRNP available as Primary Care Physician (CURANA)
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- Annual 14 days of in-patient nursing care (medical necessity is required, does not accrue)

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RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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SOUTHWOOD COTTAGES	RESIDENCY INVESTMENT FEES						MONTHLY FEES	
	50 MONTH PLAN		50% REFUND		70% REFUND**			
	Single	Double	Single	Double	Single	Double	Single	Double
Monocacy	\$365,200	\$384,765	\$575,000	\$594,565	\$730,400	\$749,965	\$5,414	\$5,914

* Monthly fee does NOT include charges for the Flexible Declining Balance Meal Plan.

Note: Above prices are base prices. Prices may vary according to upgrades and locations.

Second person entrance fee \$19,565. Second person monthly fee \$500.

** All new residents must be age 79 or younger at time of contract signing to be eligible for this refund plan.

Cottage Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Basic Plus cable package for TV and WiFi
- Connected Living Community platform- Internal and integrated app for residents
- Housekeeping every 2 weeks
- Optional linen service every 2 weeks
- Appliance maintenance
- Interior and exterior maintenance
- Central trash and recycling areas
- Heated indoor pool
- Exercise programs
- 24 hour gym
- Wellness education programs
- Emergency pendant/watch (SARA) with on-campus GPS
- Wellness Center available for first-aid, labwork, blood pressure etc
- Medical Director and CRNP available as Primary Care Physician (CURANA)
- Education on treatments, procedures and disease processes
- Assistance with service coordination following hospital/health center discharge
- Home support evaluation (to enable residents to remain in their apartment with modifications or Support Services)
- Annual 14 days of in-patient nursing care (medical necessity is required, does not accrue)

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