

You Belong, Here.



PRESBYTERIAN
SENIOR LIVING
Pine Run Village

Welcome to Pine Run Village

At Pine Run Village, you can expect maintenance-free living and a supportive community of new friends, hobbies, gourmet dining options and more. Our 43-acre campus in Doylestown Township is nestled in the bucolic countryside in the heart of Bucks County, Pennsylvania right outside Philadelphia and is home to lively, vibrant individuals who come together to form a warm, welcoming community that is open to all. 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 Pine Run Village. It's as distinctive as each of the individuals living here. Pine Run Village offers outstanding dining options, an extraordinary Fitness and Aquatic Center, Community Center, craft barn, woodshop, state-of-the-art greenhouse, Never Forget garden, pond and walking trails

are only a few examples of our commitment to purposeful living and well-being.

Pine Run 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.

Pine Run Village is 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, 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

"Moving here gave me the time I was looking for so that I could volunteer. At Pine Run Village we get so much provided for us which is great, but it's the people who live here that make the real difference." – Jack Venner

Residential Options

Apartments

Our large two bedroom apartments are available in four floor plans and range in size from 1,025 to 1,500 sq. ft. Each apartment features a sunroom and walk-in closets, with the ease and convenience of a garage inside the building.

Cottages

Our cottages range in size from 525 to 1,840 sq. ft. Many are unique in layout and offer a balcony, sunroom or patio, and skylights to bring the light and air of the outdoors in. Outside are garden courtyards with water fountains and access to walking trails.



We have many living options including:

- Warwick Apartment, 1,026 sq. ft.
- Jamison Apartment, 1,116 sq. ft.
- Newtown Apartment, 1,386 sq. ft.
- Yardley Apartment, 1,521 sq. ft.
- New Hope Cottage, 525 sq. ft.
- Chalfont Cottage, 647 sq. ft.
- Buckingham Cottage, 835 sq. ft.
- Doylestown Cottage, 1,600 sq. ft.

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



Features Included in Residential Living:

- A variety of dining venues and pub
- Maintenance and housekeeping services
- Around the clock security and check-in system
- Access to all community amenities for enjoyment and enrichment
- Heating, air conditioning, water and sewer are included
- Well-appointed kitchens with stainless steel appliances and solid surface counter tops
- Inviting gathering areas to bring neighbors together



Life at Pine Run Village

Living each day the way you choose... that's independent living. Focus on interests, talents and shared pursuits with family and friends. Those freedoms are all that much sweeter because a practical plan for the future is in place for you at Pine Run Village in Doylestown.

Pine Run Village's dedication to wellness can be seen clearly at the community center, affectionately known as "The Hub."

The 37,000-square-foot community center features an auditorium, two dining venues, and a fitness and aquatics center to promote healthy living. The state-of-the-art facilities were designed with the understanding that health and wellness are multi-dimensional, encompassing the whole person.

Residents and visitors alike find their way here for haircuts, mail, meetings, entertainment, fitness, the concierge and a convenient country store. The community center is also where you can pick up a game of billiards, join in book discussions, or engage in conversation over cocktails in the welcoming Grille or fireside in the lounge.

Aquatics & Fitness Center: Residents have boundless opportunities to exercise in the 6,777-square-foot fitness center, which is equipped with state of the art Matrix and Nu-Step strength training and fitness equipment,



plus a therapy table, free weights, power-bands, ballerina-balance barre and much more. Pine Run Village's senior aquatic program offers users opportunities to enjoy the countless benefits of swimming and water exercise in a beautiful space.

Dining Highlights: Food is the spice of life, and Pine Run Village is proud to offer delicious meals throughout the day. The Grille & Pub, open daily, serves breakfast, lunch and dinner. The eatery is the place for pub-style food like pizza, burgers, fresh salads, and creative sandwiches plus three chef's special entrees each night.

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

- Dining Venues and Pub
- Never Forget Garden
- Resident Beauty and Barber Shop
- Exercise classes
- Free parking
- Woodshop
- Aquatic and Fitness Center
- Fishing Dock
- Craft Barn includes Arts and Crafts Studio
- Card/Game Room
- Walking Trail
- Around-the-Clock Security
- Community Center

Learn more about life at Pine Run Village by calling 215-345-9000 or email us at prvliving@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.



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www.psl.org/pinerun

A Life Plan Community | Doylestown, 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 Pine Run Village, a one-time **Residency Investment Fee**, plus a reasonable **Monthly Maintenance Fee** – based on the type of home you choose – provides you with living accommodations that fit your lifestyle. Many of the residents find that living at Pine Run Village is more convenient and less costly than living in their previous home. 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 previously used for monthly utility bills, home maintenance and repair, transportation, insurance premiums and property taxes.

Residency Investment Fee

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

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

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RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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

	RESIDENCY INVESTMENT FEE		MONTHLY PRICING
COTTAGES*	50 MONTH PLAN	50% REFUND PLAN	
New Hope	\$90,600	\$135,900	\$1,388
Furlong Terrace	\$182,500	\$273,800	\$2,496
Furlong Deluxe	\$182,500	\$273,800	\$2,496
Chalfont	\$182,500	\$273,800	\$2,496
Chalfont Balcony	\$193,100	\$289,600	\$2,629
Chalfont Vista	\$212,100	\$318,200	\$2,854
Chalfont Loft	\$267,600	\$401,400	\$3,540
Buckingham Standard	\$257,400	\$386,200	\$3,405
Buckingham Vista	\$257,400	\$386,200	\$3,405
Buckingham Deluxe	\$303,600	\$455,500	\$4,125
Warrington Terrace	\$320,700	\$481,100	\$4,284
Solebury New Orleans	\$376,200	\$564,300	\$5,092
Solebury Deluxe	\$407,500	\$611,300	\$5,517
Doylestown Cottage	\$518,300	\$777,400	\$6,525
Bucks County Cottage	\$596,000	\$894,100	\$7,504
Doylestown Farmhouse	\$702,200	\$1,053,300	\$7,407
Bucks County Farmhouse	\$782,400	\$1,173,700	\$8,254
SECOND PERSON FEES	\$20,900	\$31,300	\$1,063

	RESIDENCY INVESTMENT FEE		MONTHLY PRICING
FRINGETREE APARTMENTS*	50 MONTH PLAN	50% REFUND PLAN	
Warwick	\$321,600	\$482,400	\$5,314
Jamison	\$349,800	\$524,700	\$5,412
Newtown	\$456,200	\$684,300	\$6,875
Yardley	\$500,700	\$751,100	\$7,712
SECOND PERSON FEES	\$20,900	\$31,300	\$1,063

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

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

***Service and Amenities Included:**

- Fully-equipped kitchen
- Washer/dryer
- Utilities (AC/heat/water/sewer)
- Wi-Fi access in the Community Center
- Campus-wide emergency generator
- Home maintenance
- Scheduled local transportation
- Snow removal and lawn service
- 24-hour security & emergency response
- Real estate taxes & home insurance (renter's insurance additional)
- Daily check-in system
- Priority Access to all levels of living
- Thrive Wellness programs
- Bi-weekly light housekeeping
- Expansive aquatics and fitness center
- Social activities, events, classes, computer learning opportunities
- Recreational facilities including billiards, library, shuffleboard, vegetable garden, and greenhouse
- Craft Barn with woodworking, crafts artists' studio, and train club
- Clinical social worker
- Spiritual Program
- Free open parking spaces
- Locked mailbox and postal service
- And so much more!

**Subject to terms and conditions in agreements.*



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