

You Belong, *Here.*



PRESBYTERIAN
SENIOR LIVING
Ware Presbyterian Village



Welcome to Ware Presbyterian Village

At Ware Presbyterian Village, you can expect maintenance-free living and a supportive community of new friends, vibrant community lifestyle, gourmet dining options and more. Conveniently located near Lancaster and Philadelphia, residents enjoy a variety of cultural events including concerts, theatrical productions, museums and local winery tours. World-renowned attractions such as Longwood Gardens, Winterthur and the Brandywine River Museum are close by providing many options for nearby enriching activities.

No matter which accommodation you choose, you're guaranteed to feel right at home. Our passionate approach to independent living is the foundation of all of our amenities, activities and services. At Ware Presbyterian Village, you have the flexibility to create your own experience. All of our services are designed to exceed your expectations.

Ware Presbyterian 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 and 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

"Why do we love Ware Presbyterian Village? Because it is a secure, comfortable, and caring community with an attentive, professional team members. Ware Presbyterian Village offers spacious, lovely living accommodations and activities to suit the needs and interests of residents. This is a wonderful community."

– Richard & Nancy Fowler, Residents Since 2014

Residential Options

Villas

Our one- and two-bedroom villas have up to 2,007 sq. ft. of living space providing comfort and private entrances. Ware Presbyterian Village offers many lifestyle options from personalized accommodations to plenty of room for entertainment, you'll enjoy all the premium features that come with your new home. With the addition of our new open floor plans that include a garage, den, patio, and year-round sunroom – you won't be able to get enough of your new, private, retreat-like accommodations.



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

Apartments

The one- and two-bedroom apartments at Vista Ridge range in size from 1,073 to 1,745 sq. ft. and have 9 ft. ceilings. Each apartment provides you with comfort, privacy, personalized accommodations, and plenty of room for entertainment. Each Vista Ridge apartment includes a large storage unit, underground, climate controlled parking and a washer and dryer in every unit.

In addition, a number of upgrades are available to allow you to customize your apartment and truly make it your own. Available living lifestyle options include luxe vinyl flooring, upgraded cabinetry and countertops, upgraded lighting and fixtures, custom closets, and appliance options.



Carriage Homes

Part of the Ware Presbyterian Village community, carriage homes offer all of the amenities and services you could possibly want to support your independent, active life in one monthly fee. Carriage homes feature an open floor plan with amenities designed for comfort and style including a mud room and an oversized two car garage. Available features may include luxe vinyl flooring, upgraded cabinetry and countertops, sunroom, upgraded lighting and fixtures, and appliance options.

[Learn more about our Carriage Homes, click here.](#)

Features Included in Residential Living:

- 24-hour Emergency Response System
- Pet Friendly
- Utilities Included (except internet, telephone and cable tv)
- All Appliances Included
- Maintenance/Snow Removal
- Chaplain Services
- Dedicated Nurse and Manager



Exclusive Carriage Homes

The Ultimate in Luxury and Style: Welcome to your new Carriage Home at Vista Ridge, offering all of the privacy and independence you want in the heart of the Ware Presbyterian Village community. Take advantage of all that the campus has to offer and at the end of the day, retire to the peace and quiet of your own home.

- Spacious Closets and Storage
- Individually Controlled Heat and Air Conditioning (Vista Ridge, Westminster Place, Carriage Homes have Geo-thermal)
- Westminster Place at Ware – all the same amenities at a wonderful rate



Life at Ware Presbyterian Village

Exercise & Fitness: Our Aquatics and Fitness Center offer a variety of classes available to residents at no additional charge. With state-of-the-art fitness equipment and professionally trained instructors, you'll be in the best shape of your life. Our Aquatic and Fitness Center provides comprehensive programs designed to enhance the quality of life for residents living at our community. Our full-time Fitness Director can develop individualized fitness programs to meet your changing needs.

Dining Highlights: Our dining services consistently receive accolades from residents, team members, and guests alike. Our Resident Dining Committee assists our Executive Chef in planning the menus to ensure 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.

Monday through Friday, we offer lunch in the Bistro for residents, visitors, and team members. With a variety of choices, including hot entrées, homemade soups, sandwiches to order, desserts, and beverages, you'll delight in your dining experience.

Ware House Coffee Shop open to public Tuesday–Saturday.

Dinner is served daily in our beautiful Vista Ridge Dining Pavilion or enjoy a casual sit-down in the Bistro. With four course meals, prepared to order or packaged to go, it's dinner according to your schedule.

Don't forget to try our specialty crab cakes and enjoy a glass of wine.

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

- The Pavilion serves as a community centerpiece featuring dining rooms, library and activity areas and more
- Aquatic and Fitness Center with full-time fitness instructor
- Beauty Salon
- Active Resident Council
- Full schedule of recreational and social events
- Scheduled transportation to shopping, outings, medical appointments
- Ware Mansion with model train railroad room, craft area, wood shop and billiard room

Learn more about life at Ware Presbyterian Village by calling 610-998-2669 or email us at jsciore@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?

Ware Presbyterian 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, pets are permitted; 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 or older.



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Living Better, Growing Together

INDEPENDENT LIVING RESIDENCY INVESTMENT FEES

(Effective January 1, 2025 - subject to change)

Our Fee Structure

For all residents of Ware Presbyterian Village, a one-time Residency Investment Fee and a corresponding Monthly Maintenance Fee provide you with living accommodations that fit your lifestyle. Many of the residents find living at Ware Presbyterian 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 Maintenance fee is usually covered by Social Security and other retirement income and typically doesn't exceed your monthly expenses associated with maintaining your current residence.

Residency Investment Fee

The two plans available entitle you to a Life-Lease of your living unit. That means, you have the right to reside in the community for the rest of your life under the terms of the Residence and Care Agreement.

50 Month Refund Plan

The 50 Month Refund Plan assures residents that if they 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

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

Under both plans any refund is payable when the apartment or villa has been vacated, the resident has permanently departed from all levels of care in the community and the apartment or villa has been resold and reoccupied.



RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change)

VISTA RIDGE APARTMENTS	TYPE	SQUARE FOOTAGE	50 MONTH PLAN	50 RFUND PLAN	MONTHLY FEE
Bedford*	1 Bed w/ Den	1,073	\$249,900	\$374,850	\$3,066
Bristol*	1 Bed w/ Den	1,138	\$256,200	\$384,000	\$3,066
Dorset*	1 Bed w/ Den	1,141	\$258,500	\$387,500	\$3,066
Hanover*	1 Bed w/ Den	1,162	\$262,000	\$392,700	\$3,074
Norfolk*	2 Bedroom	1,242	\$292,500	\$438,700	\$3,145
Manchester*	1 Bed w/ Den	1,415	\$324,200	\$486,000	\$3,314
Somerset*	1 Bed w/ Den	1,431	\$324,200	\$486,000	\$3,314
Warwick*	2 Bedroom	1,460	\$329,300	\$494,000	\$3,321
Nottingham*	2 Bed w/ Den	1,514	\$335,700	\$503,200	\$3,348
Sussex*	2 Bed w/ Den	1,714	\$371,900	\$557,900	\$3,577
Wiltshire*	2 Bed w/ Den	1,745	\$379,400	\$569,500	\$3,584

Second person entrance fee: \$17,200. Second person monthly fee: \$216.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Assistance with service coordination following hospital/health center discharge
- First aid administration
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities and weekly group shopping trips
- Annual light housekeeping service and window washing
- Wellness education programs

Not included in the apartment monthly fee: Internet Service, Telephone Service, Meal Plan and Cable

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change)

WESTMINSTER PLACE APARTMENTS	SQUARE FOOTAGE	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
1 Bedroom	673	\$107,600	\$161,400	\$1,872
2 Bedroom	883	\$137,200	\$205,500	\$2,132

Second person entrance fee: \$16,100. Second person monthly fee: \$212.

Apartment Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities and weekly group shopping trips
- Annual housekeeping services
- Wellness education programs
- First aid administration

Not included in the apartment monthly fee: Internet Service, Telephone Service, Meal Plan and Cable

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RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change)

VILLAS	TYPE	SQ. FT.	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
Kent	1 Bedroom	750	\$134,100	\$201,100	\$2,445
Kent Deluxe	1 Bedroom +	900	\$158,300	\$237,400	\$2,473
York	2 Bedroom	1,000	\$183,100	\$274,600	\$2,787
York Deluxe	2 Bedroom +	1,150	\$207,300	\$310,900	\$2,815
Laurel w/ Garage	2 Bedroom	1,000	\$207,300	\$310,900	\$3,415
Laurel Deluxe w/ Garage	2 Bedroom +	1,150	\$231,400	\$347,100	\$3,440
Avonlea w/ Garage	2 Bedroom	1,408	\$290,200	\$435,300	\$3,633
Avonlea Deluxe w/ Garage	2 Bedroom +	1,558	\$314,400	\$471,600	\$3,659
Birmingham w/ Garage	2 Bed w/ Den	1,653	\$323,000	\$484,500	\$3,691
Birmingham Deluxe	2 Bed w/ Den +	1,803	\$347,800	\$521,700	\$3,718
Chatham w/ Garage	2 Bed w/ Den	1,857	\$362,200	\$543,300	\$3,744
Chatham Dlx. w/ Garage	2 Bed w/ Den +	2,007	\$386,900	\$580,300	\$3,722
Devon w/ 2 Car Garage	2 Bed w/ Den	1,857	\$384,000	\$576,000	\$3,761
Devon Dlx. w/ 2 Car Garage	2 Bed w/ Den +	2,007	\$408,800	\$613,200	\$3,790

Second person entrance fee: \$17,200. Second person monthly fee: \$216.

Villas Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Water and sewer utilities
- Trash removal
- Interior and exterior building maintenance
- Real estate taxes
- Lawn care and snow removal
- Appliance maintenance
- Assistance with service coordination following hospital/health center discharge
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Planned activities and weekly group shopping trips
- Annual housekeeping services
- Wellness education programs
- First aid administration

Not included in the villa monthly fee: Internet Service, Telephone Service, Meal Plan and Cable

RESIDENCY INVESTMENT AND MONTHLY FEES 2025 RATES

(Effective January 1, 2025 - subject to change)

VISTA RIDGE CARRIAGE HOME	TYPE	SQUARE FOOTAGE	50 MONTH PLAN	50% REFUND PLAN	MONTHLY FEE
Carriage Home w/ 2 Car Garage	Two Bedroom with Den	2,091	\$442,800	\$664,200	\$3,922

Second person entrance fee: \$17,200. Second person monthly fee: \$216.

Carriage Homes Monthly Service Fee Includes:

- Heat, electric and air conditioning
- Home support evaluation (to enable residents to remain in their carriage home with modifications or Support Services)
- Water and sewer utilities
- 14 days of on-site nursing care annually (when medically necessary, does not accrue)
- Trash removal
- Planned activities and weekly group shopping trips
- Interior and exterior building maintenance
- Wellness education programs
- Real estate taxes
- First aid administration
- Lawn care and snow removal
- Assistance with service coordination following hospital/health center discharge
- Appliance maintenance
-
- Annual housekeeping services
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Not included in the carriage monthly fee: Internet Service, Telephone Service, Meal Plan and Cable



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