



FALCONS LANDING

Common Bonds. Extraordinary Living.



Amenities

- ♦ Gated community
- ♦ Beautiful grounds
- ♦ Grand & Private Dining Room
- ♦ Woodburn Café
- ♦ Compass Club
- ♦ Ballroom
- ♦ Arts & Crafts Studio
- ♦ Woodworking Shop
- ♦ Game & Card Room
- ♦ Billiards Room with Poker Table
- ♦ Library
- ♦ Wellness Clinic
- ♦ Chapel
- ♦ Guest Rooms
- ♦ Indoor Heated Junior Olympic Pool & Whirlpool
- ♦ Fitness Gym & Aerobics Studio
- ♦ Tennis Court
- ♦ On-site Bank & ATM
- ♦ Resident Business Center
- ♦ In-house TV Channel
- ♦ Wi-Fi in Common Areas
- ♦ Patio with Firepit
- ♦ Neighboring Regional Park with walking paths
- ♦ Community Garden

Services

Included in Monthly Fee

- ♦ Flexible meal plan
- ♦ Weekly housekeeping services
- ♦ Residence maintenance
- ♦ 24-hour security and emergency call system
- ♦ Utilities (except telephone and internet)
- ♦ Scheduled transportation
- ♦ Cable TV
- ♦ Social & recreational activities
- ♦ Live performance events
- ♦ Professional healthcare services available
- ♦ Nursing Care & Assisted Living
- ♦ Landscaping

Additional Offers

- ♦ Salon services
- ♦ Upgrade to premium cable
- ♦ High speed internet
- ♦ Extra housekeeping & maintenance services
- ♦ Meal delivery
- ♦ Airport transportation

Our picturesque Pollinator Garden is certified both as Monarch Watch Waystation and an Audubon at Home Sanctuary.

Features

Apartment ONLY

- ♦ Two Elevators per building
- ♦ Social gathering area on each floor
- ♦ Underground parking
- ♦ Climate-controlled walkway between apartment buildings and Founders Hall
- ♦ Individual storage areas for each apartment

Cottage ONLY

- ♦ Vaulted ceilings
- ♦ Gas fireplace (standard in Monticello)
- ♦ Attached garage
- ♦ Private patio or deck

Cottage & Apartment

- ♦ Generous walk-in closets
- ♦ Individually-controlled Heat/AC
- ♦ Fully-equipped kitchen with granite countertops and wood cabinetry
- ♦ Individual washer and dryer



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2020 Residence Fee Schedule

COTTAGES

Alexandria

2 Bedroom / 2 Bath +Den - 1464 sq. ft.

Single
Couple

*TYPE A
ENTRANCE FEES
STARTING AT

\$417,300
\$453,000

MONTHLY
SERVICE FEES

\$4,863
\$6,391

Monticello

2 Bedroom / 2 Bath +Den - 2017 sq. ft.

Single
Couple

\$634,400
\$670,100

\$6,221
\$7,749

APARTMENTS

Shenandoah

1 Bedroom / 1 Bath - 815 sq. ft.

Single
Couple

\$143,500
\$179,200

\$3,265
\$4,793

Chatham

2 Bedroom / 2 Bath - 1130 sq. ft.

Single
Couple

\$261,200
\$296,900

\$4,037
\$5,565

Potomac

2 Bedroom / 2 Bath - 1304 sq. ft.

Single
Couple

\$356,000
\$391,700

\$4,470
\$5,998

Chesapeake

2 Bedroom / 2 Bath +Den - 1510 sq. ft.

Single
Couple

\$451,100
\$486,800

\$4,811
\$6,339

Roanoke

2 Bedroom / 2 Bath +Den - 1630 sq. ft.

Single
Couple

\$490,700
\$526,400

\$5,275
\$6,803

Williamsburg

2 Bedroom / 2 Bath +Den - 1834 sq. ft.

Single
Couple

\$552,800
\$588,500

\$5,771
\$7,299

Lexington

2 Bedroom / 2 Bath +Den - 1950 sq. ft.

Single
Couple

\$616,700
\$652,400

\$6,293
\$7,821

INITIAL FEES

Membership Application Fee: \$1,000

Admissions Wait List Fee: \$10,000

**\$95,000 reduction for Fee for Service entrance fee.
Age restrictions may apply.*

Refund Plans Available: Plan 0, Plan 50 & Plan 95.