

INTRODUCING HERON'S KEY PHASE II:

Your Future Starts HERE



Opening Early 2028
Reserve your apartment or cottage now



A MEMBER OF EMERALD COMMUNITIES



HERON'S KEY

4340 BORGES BOULEVARD



Pre-Book Your Dream Retirement Home in Gig Harbor's Premier Community

Heron's Key is growing, and now is the perfect time to secure your place in our exciting new Phase II development! Nestled in the heart of Gig Harbor — one of Washington's most scenic and vibrant communities — Heron's Key offers more than just a home; it offers a lifestyle.

Live in Luxury and Comfort

Designed with you in mind, our Phase II residences offer spacious, modern floor plans, stunning views, and all the comforts of home. Whether you choose an elegant cottage or a stylish apartment you'll enjoy premium amenities and the peace of mind of living in a community that puts your well-being first.

Be the First to Experience It

By pre-booking now, you get exclusive early access to the best available 1 bedroom, 2 bedroom and Cottage homes and can secure your spot in the next chapter of Heron's Key. Secure your spot in the next chapter of Heron's Key today!

A Community Like No Other

Heron's Key is more than just a place to live — it's a place to thrive. Engage in vibrant social activities, wellness programs, and volunteer opportunities, all within a welcoming community that values connection and lifelong growth. Plus, with a continuum of care options, you can rest easy knowing that your health and future needs are in good hands.

Your New Chapter Awaits

Whether you're looking for independent living, maintenance-free luxury, or the comfort of knowing care is available should you need it, Heron's Key Phase II is the perfect place to embrace your next adventure.

Pre-book Today & Reserve Your Place in Gig Harbor's Most Desirable Community



Frequently Asked Questions

How much do I need to place as a deposit to secure an apartment or cottage?

10% of the estimated 2028 entrance fee is required to reserve a specific apartment. The deposit is 100% refundable up until 180 days from the deposit date.

Your deposit will earn interest which can be used to pay the balance of your entrance fee, however interest is not paid if you withdraw your deposit.

What happens if I need to move in before Heron's Key Phase II opens?

You are considered a Future Resident for Heron's Key and will also get priority on Phase I should you need to make a move earlier. However Phase II allows future residents who would like larger units to reserve that and have the guarantee of their apartment being available for them once we open.

When will apartment/cottage interior selections be made?

Our team will work with you to make your apartment selections about 10 months prior to opening. Some of these include carpet, paint, cabinets, countertops and light fixtures.

Can I make any customizations to my apartment?

Yes, however they must be approved by our team. Heron's Key will require pre-payment of any upgrades you decide to make as well as the cost to bring it back to our standard.

When will I get more updates on the construction progress?

Our team will be sending monthly updates once you have made a deposit and we will host events every quarter for our depositors to meet other current residents.

Can I attend activities at Heron's Key once I am a future resident of Phase II?

Yes, you are encouraged to join activities. For those that require a reservation, please reach out to our concierge at (877) 892-7129



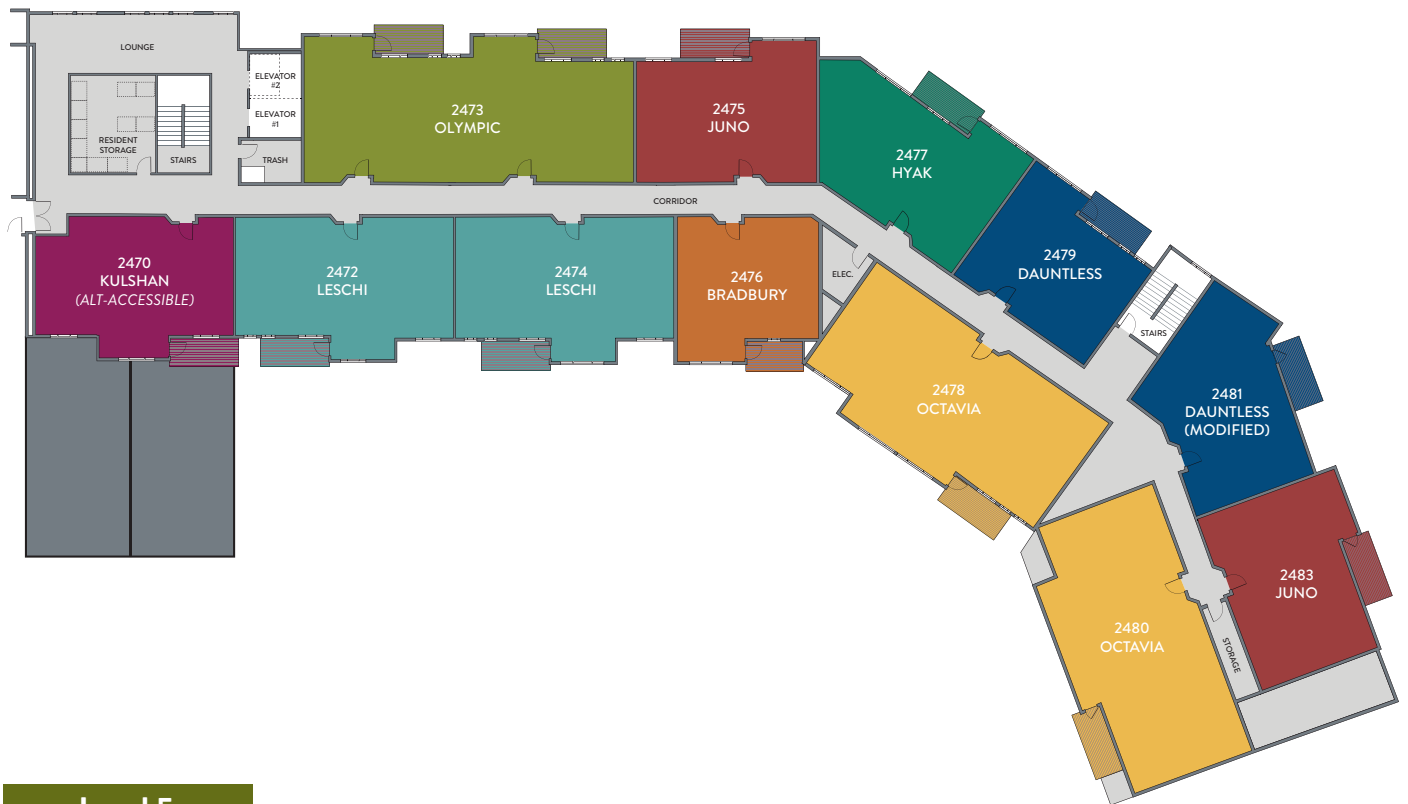
2028 HK Phase II Schedule of Fees

# of units	Floor Plan	Apartment type	Sq Ft	Entrance fees 75% Refundable Starting from:	Entrance fees 90% Refundable Starting from:	Estimated Monthly Service Fee
Apartments						
4	Bradbury	One Bedroom	798	\$591,200	\$765,300	\$4,842
4	Dauntless	One Bedroom Deluxe	897	\$676,600	\$875,900	\$4,686
4	Dauntless II	One Bedroom Deluxe	1,093	\$824,440	\$1,067,200	\$5,705
4	Hyak	One Bedroom Deluxe	1,110	\$760,900	\$985,000	\$6,315
4	Juno	One Bedroom Deluxe	1,000	\$685,500	\$887,400	\$5,690
4	Kulshan	Two Bedroom	1,070	\$733,500	\$949,500	\$6,258
8	Leschi	Two Bedroom	1,200	\$853,200	\$1,104,500	\$6,827
4	Octavia	Two Bedroom	1,615	\$1,624,200	\$2,102,500	\$9,957
4	Olympic	Two Bedroom + Den	1,902	\$1,517,932	\$1,965,600	\$8,559
Cottages						
6	Victory	Two Bedroom + Den	1,800	\$1,983,471	\$2,567,600	\$8,780
Second Person Fee				\$52,000	\$54,000	\$2,620
Underbuilding Parking				\$40,000 (75% Refundable)		

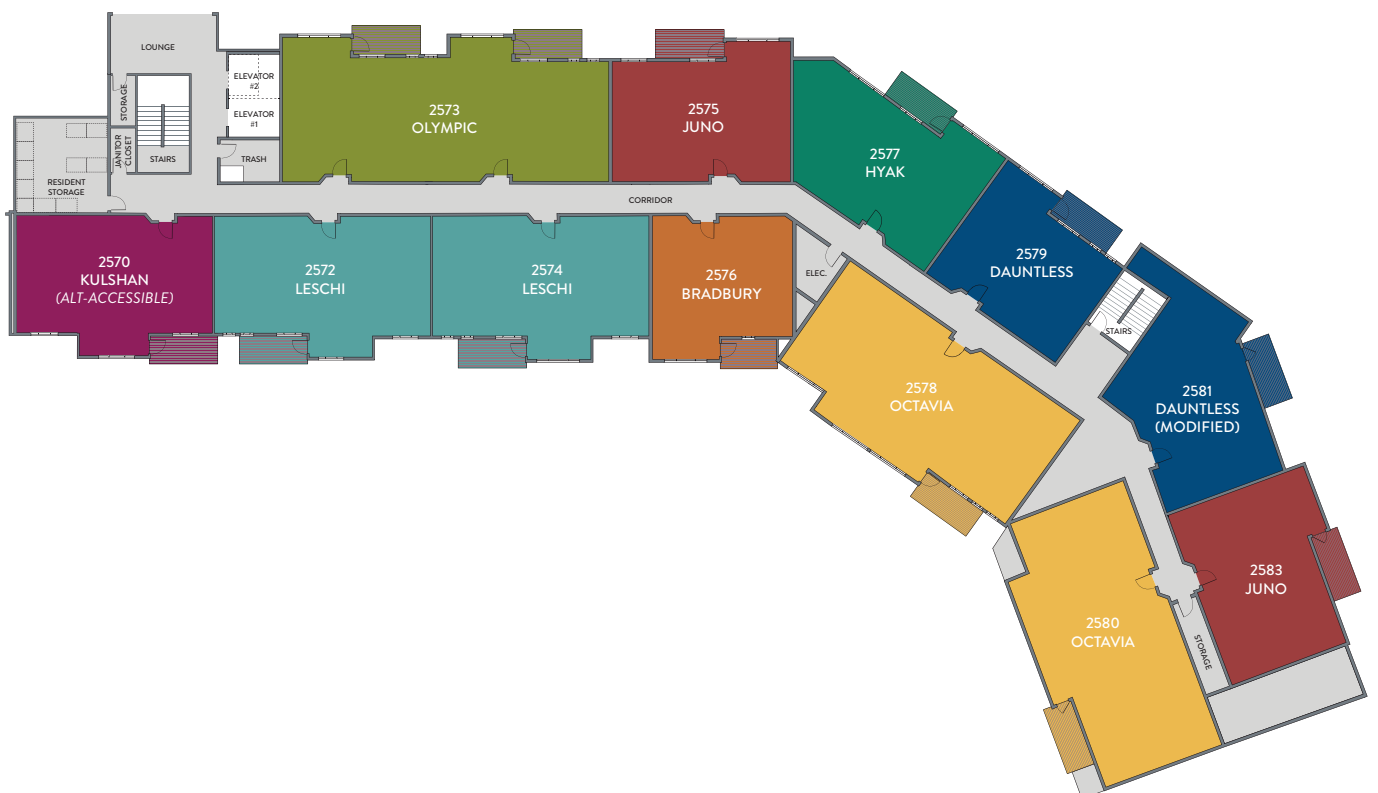
* Monthly service fee may vary based on cost increases.



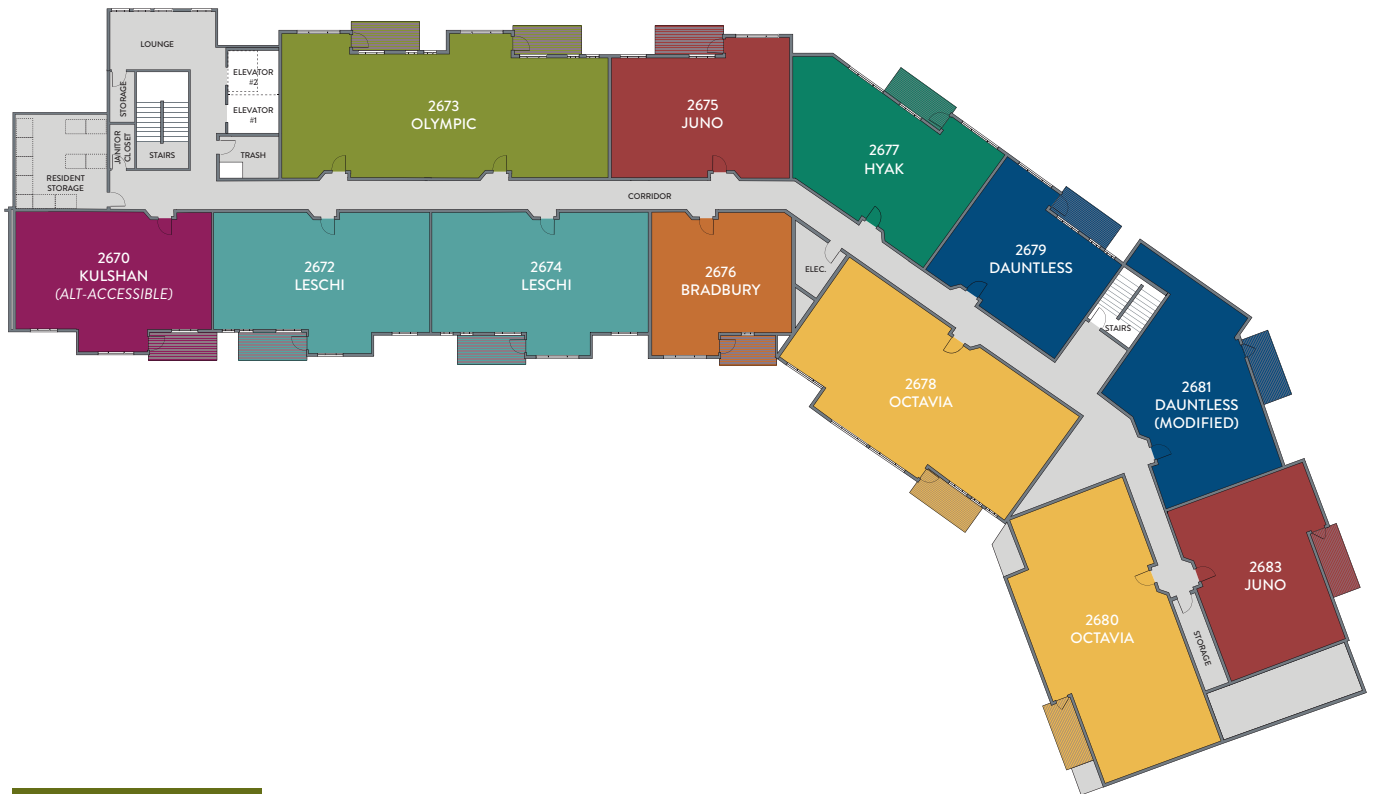
Level 4



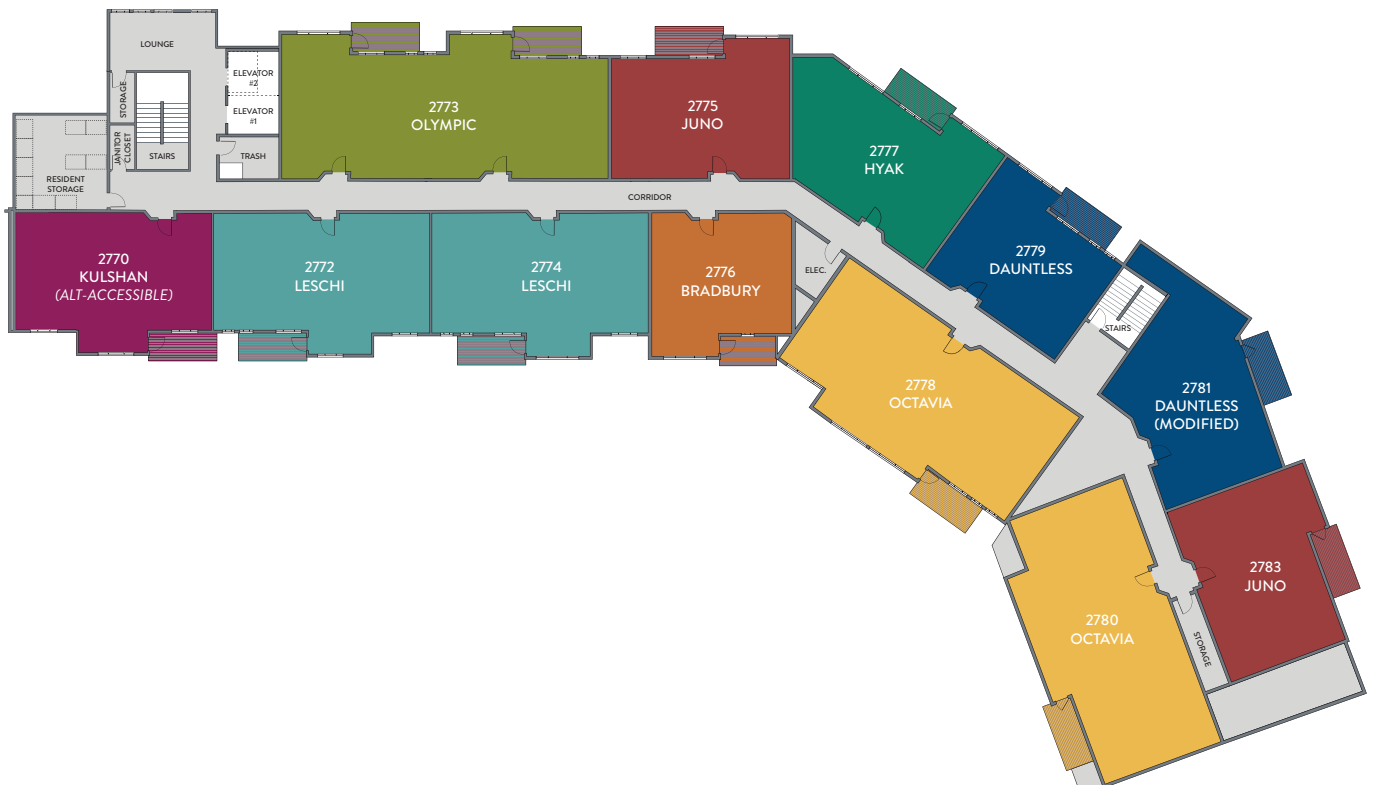
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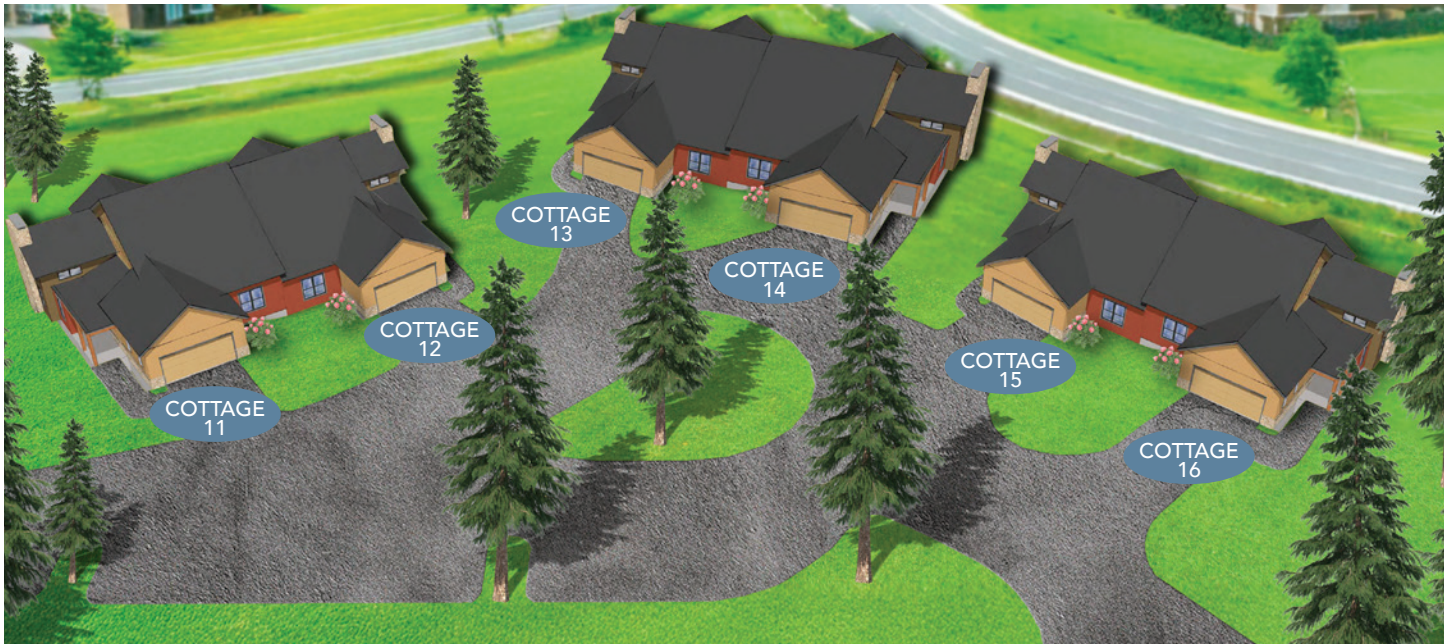
Level 6



Level 7



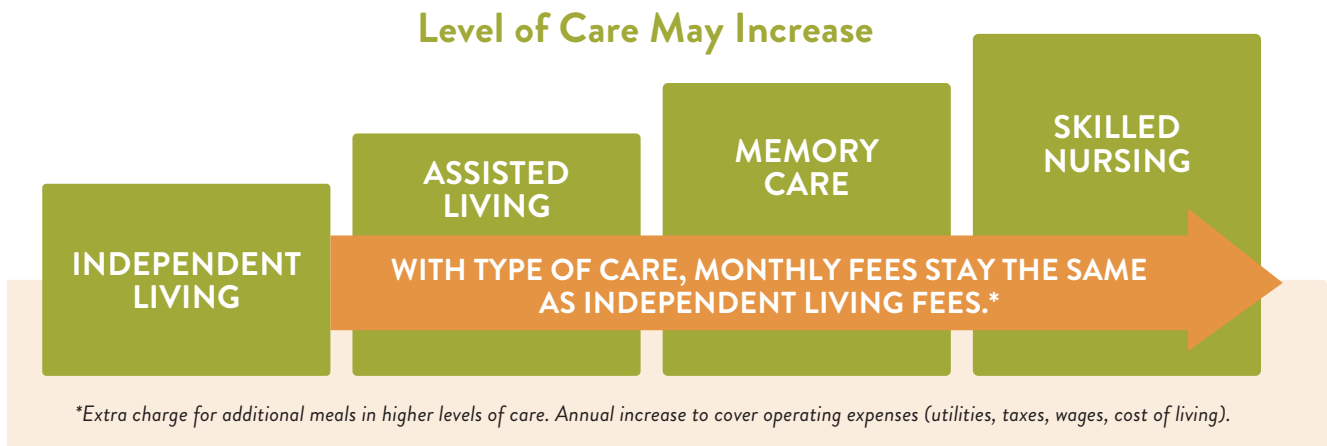
Cottages





**Heron's Key offers more than just
a home; it offers a lifestyle.**

Heron's Key is a Type A Life Plan Community, not-for-profit, owned and managed by Emerald Communities, and offers predictable costs for our residents:



An Additional Benefit: Possible Entry Fee Tax Deductions

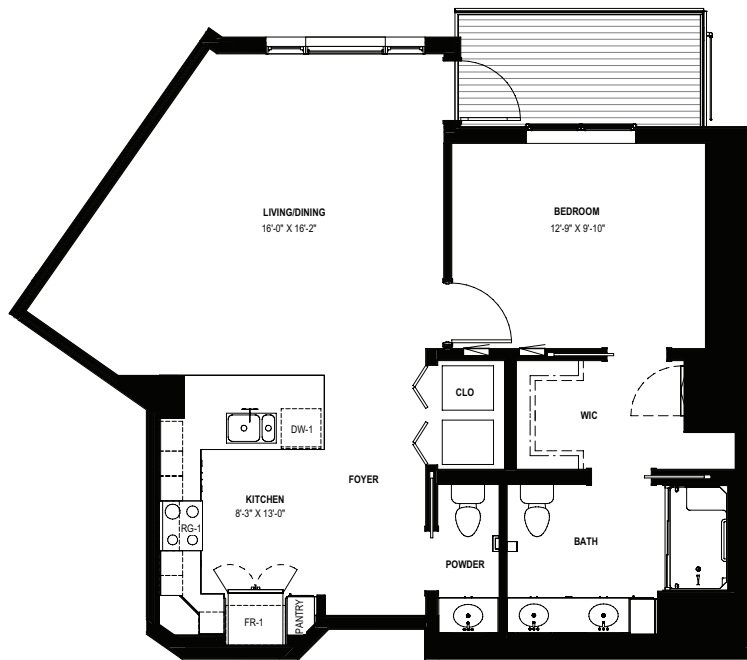
Residents of entry-fee retirement communities may be eligible to deduct a portion of the entry fee, and possibly monthly fees, depending on the type of contract offered by the community.

Here are a few key details to understand:

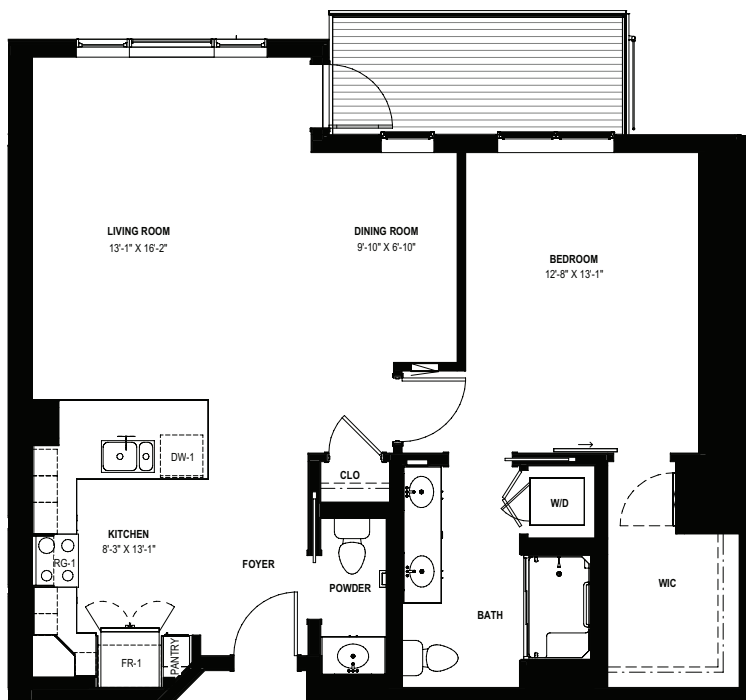
- Some portion of the entry fee must be accounted for by the community as a pre-paid health-care expense. This is always the case with life care contracts (Type A) and, to a lesser degree, modified fee-for-service contracts (Type B). Very rarely will such deductions be available for a fee-for-service contract (Type C).
- Only non-refundable portions of the entry fee can be used for tax-deduction purposes. Any refundable portion of the entry fee should not be counted in the formula to determine the deductible amount. If a resident deducts any portion of the entry fee that is eventually refunded via a return of capital contract, then the refundable portion could be taxable as income.
- Most often a CCRC's auditor or chief financial officer will recommend an appropriate formula to determine the allowable deduction amount, often providing a written explanation each year for residents. A deduction equivalent to 30 to 40 percent of the entry fee is not uncommon for life care contracts.
- Some portion of the monthly service fee may also be deductible. The percentage of each month's payment that is deductible is often the same percentage as that which applies to the entry fee.
- Under the current tax law, individuals may deduct medical expenses exceeding 7.5 percent of adjusted gross income (AGI). The actual deductible amount will depend on your taxable income and any other qualifying medical expenses.
- If adult children pay the entry fee, or some portion of it, they may be entitled to take a tax deduction. However, other factors must also be considered, including the total amount of financial support they provide for their parents.

Note: For specific details see IRS Pub. 502- Medical and Dental Expenses, "Lifetime Care- Advance Payments." Also see "CCRC Fees – A Primer on the Tax Treatment of Entrance and Monthly Fees" by McDermott, Will, and Emory. (Written in 2012 so verify information with an experienced tax advisor.)

The above information should not be construed as tax or financial advice. Consult with your own professional tax and financial advisors before making any decisions.



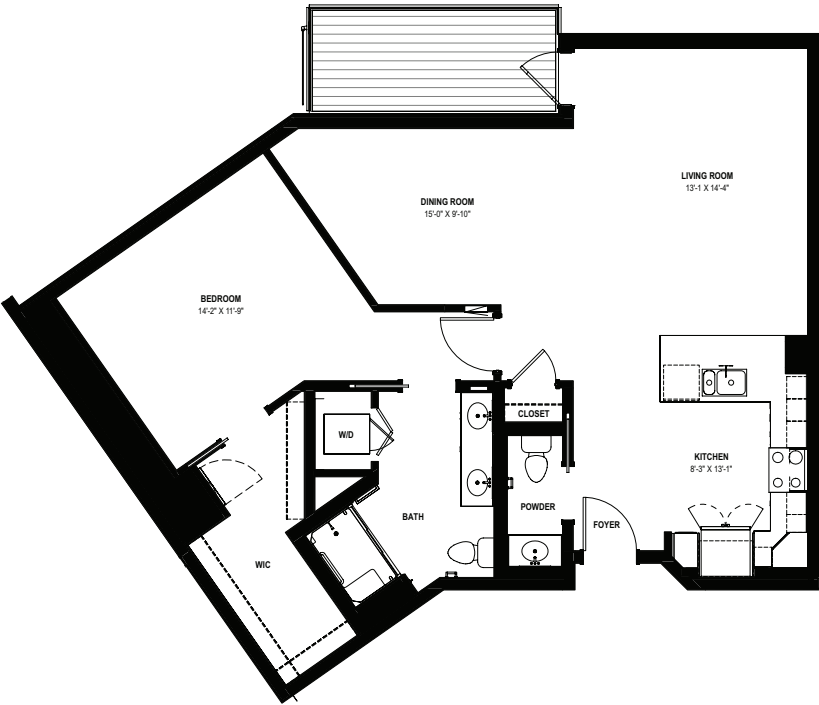
Bradbury - One Bedroom
798 Sq Ft



Dauntless - One Bedroom
897 Sq Ft

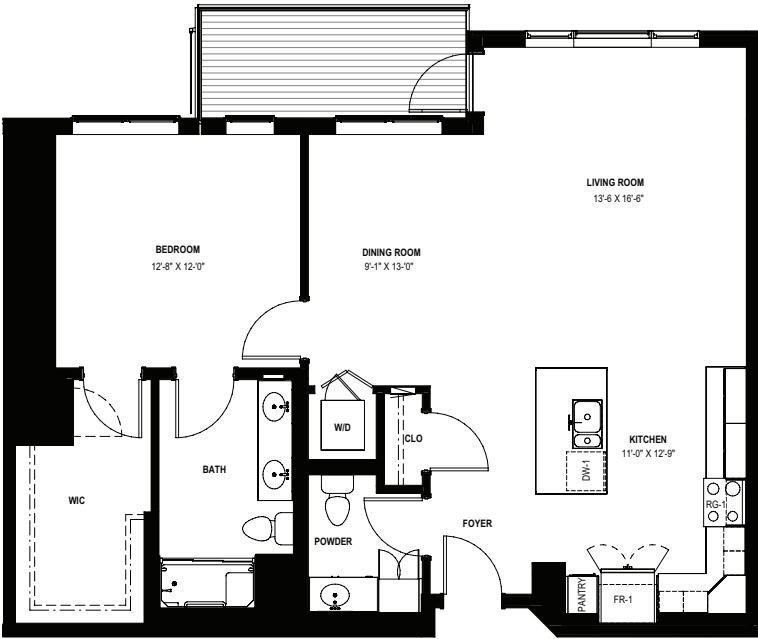
Dauntless II - One Bedroom

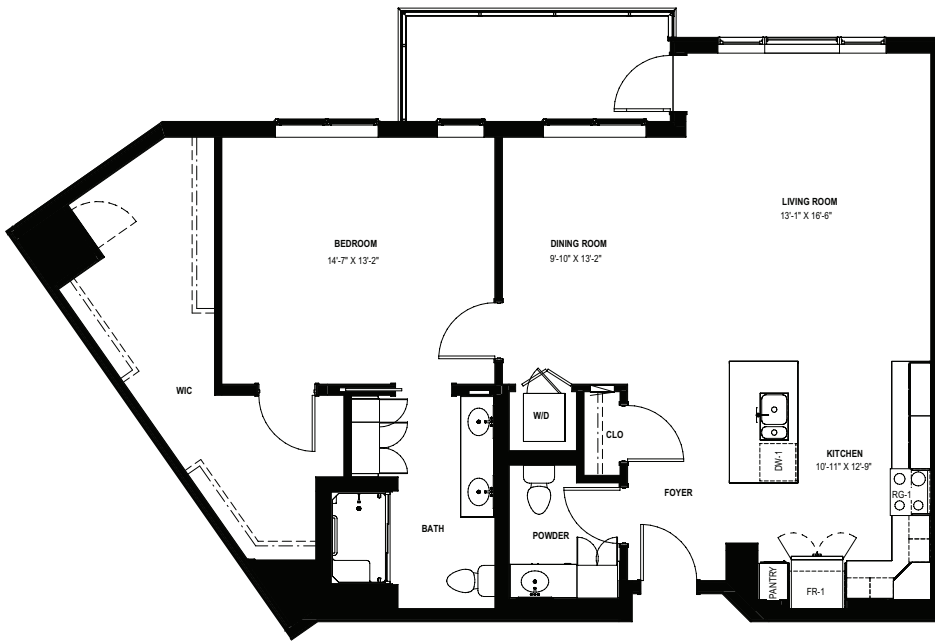
1,093 Sq Ft



Juno - One Bedroom

1,000 Sq Ft





Hyak - One Bedroom
1,100 Sq Ft

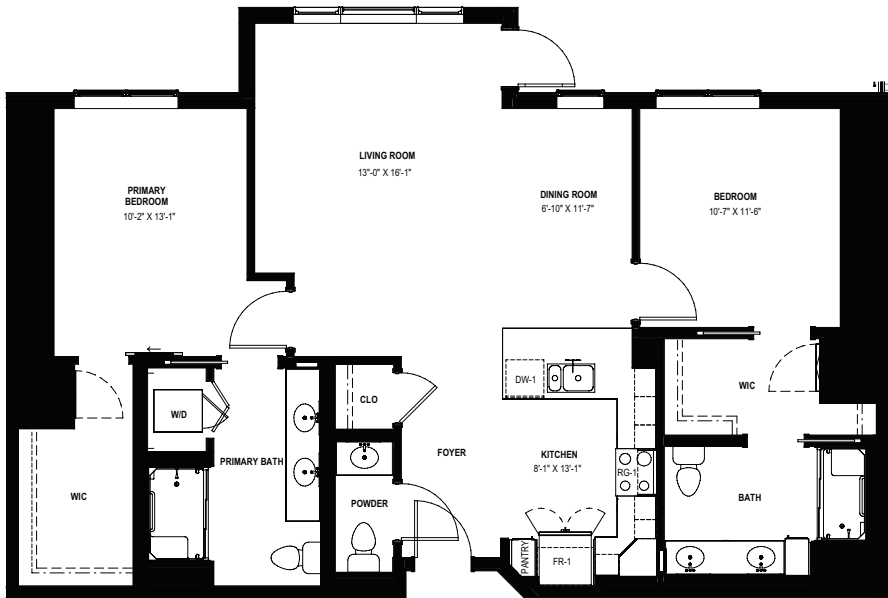


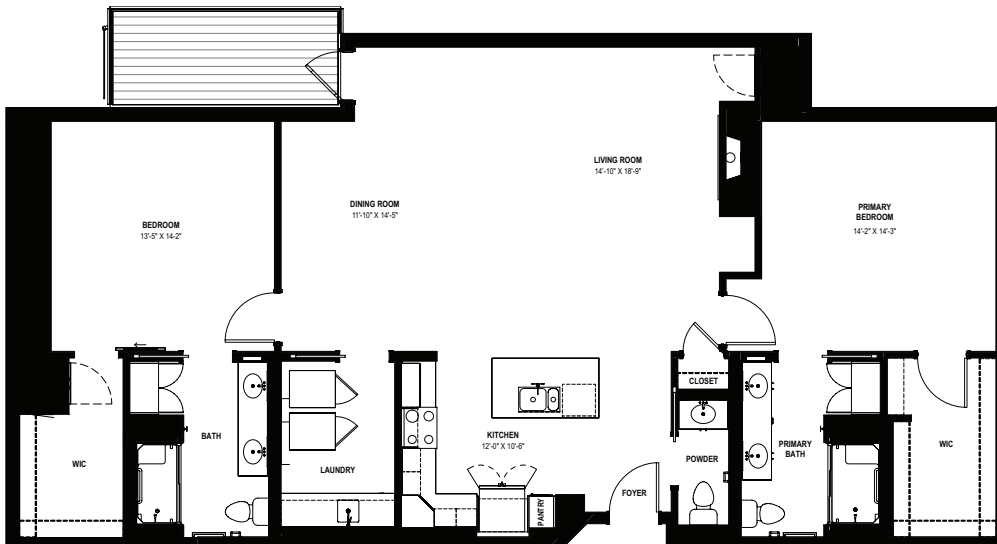
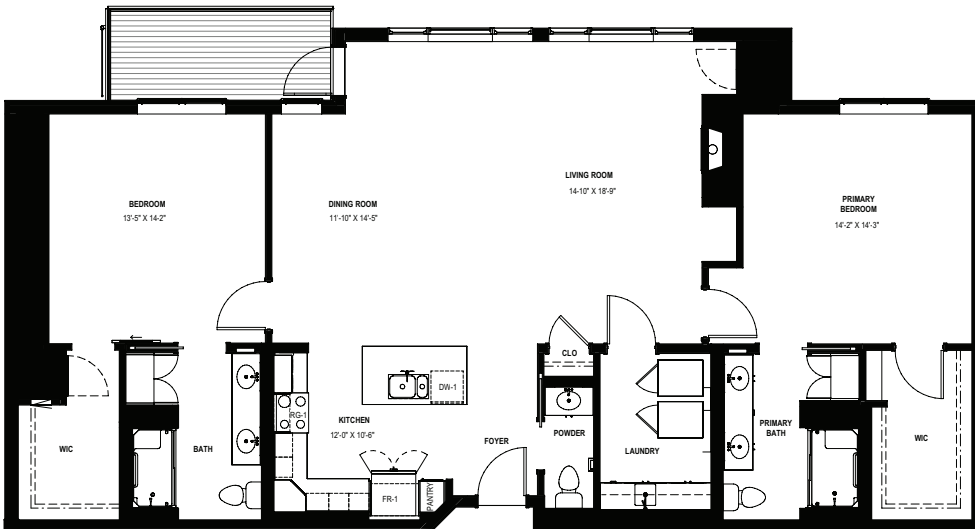
Kulshan - Two Bedroom
1,070-1,100 Sq Ft

Kulshan (Alt) - Two Bedroom
1,070-1,100 Sq Ft

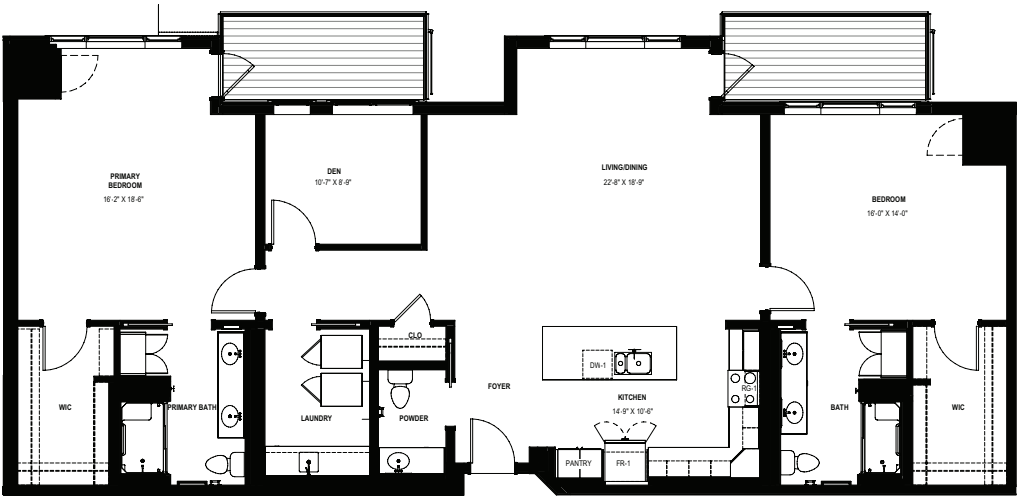


Leschi - Two Bedroom
1,200 Sq Ft

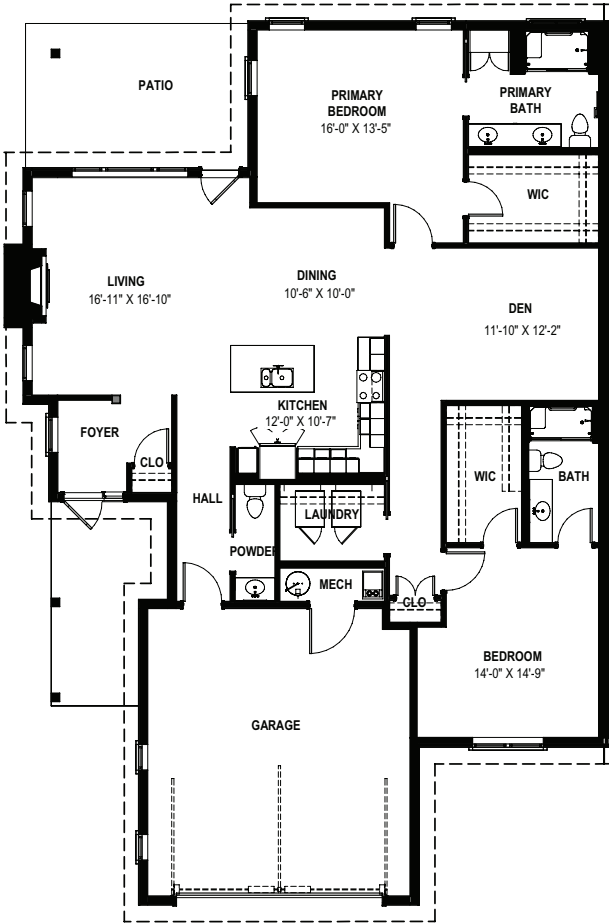




Olympic - Two Bedroom + Den
1,902 Sq Ft



Victory - Cottage
(2BR + Den)
1,800 Sq Ft





**Live fully today, with confidence
for tomorrow, at Heron's Key.**



MAKE YOUR PLAN.

Build confidence into your senior living plan.
Call 866-553-4576 now for more information about
planning — and for all the details about Life Care
at Heron's Key. Together, we'll find the answers
you need.



A MEMBER OF EMERALD COMMUNITIES

4340 Borgen Blvd, Gig Harbor, WA 98332

HéronsKey.org

