

2026 Schedule of Fees + Floorplans




HERON'S KEY
GIG HARBOR

A MEMBER OF EMERALD COMMUNITIES

2026 HK Phase I Fee Range

| Phase I Apartment Type | Entrance Fees | Monthly Service Fees |
|------------------------|-----------------------|----------------------|
| One Bedroom | \$230,800 - \$291,500 | \$4,345 - \$4,794 |
| One Bedroom + Den | \$329,900 - \$357,400 | \$6,056 |
| Two Bedroom | \$371,200 - \$871,000 | \$6,236 - \$7,497 |
| Two Bedroom + Den | \$489,200 - \$989,400 | \$5,695 - \$7,766 |
| Cottages | Entrance Fees | Monthly Service Fees |
| Cottages | \$871,000 - \$989,400 | \$7,318 - \$7,497 |



2026 HK Phase I • Schedule of Fees

| Apartment & Type | Estimated Sq Ft | Monthly Service Fee | Entrance fees Traditional Starting from: | Entrance fees 50% Refundable Starting from: | Entrance fees 75% Refundable Starting from: | Entrance fees 90% Refundable Starting from: |
|------------------------------|---------------------------|---------------------|--|---|---|---|
| Avalon 1BD | 729 | \$4,345 | \$230,800 | \$281,700 | \$339,400 | \$439,500 |
| Brittania 1BD | 838 | \$4,794 | \$278,400 | \$339,900 | \$409,500 | \$530,300 |
| Discovery 1BD + Den | 937 | \$5,695 | \$329,900 | \$402,700 | \$485,100 | \$628,200 |
| Enterprise 1BD + Den | 1009 | \$6,056 | \$346,300 | \$422,700 | \$509,300 | \$659,500 |
| Gloriana 2BD | 1043 | \$6,056 | \$371,200 | \$453,100 | \$545,900 | \$707,000 |
| Kalakala 2BD | 1162 | \$6,236 | \$424,300 | \$517,900 | \$623,900 | \$808,000 |
| Lucia 2BD + Den | 1247 | \$6,775 | \$489,200 | \$597,100 | \$719,400 | \$931,600 |
| Majestic 2BD | 1362 | \$7,138 | \$556,400 | \$679,200 | \$818,300 | \$1,059,700 |
| Nautilus 2BD + Den | 1369 | \$6,956 | \$509,100 | \$621,400 | \$748,700 | \$969,500 |
| Reiver 2BD | 1471 | \$7,497 | \$698,500 | \$852,600 | \$1,027,200 | \$1,330,200 |
| Shenandoah 2BD + Den | 1507 | \$7,497 | \$688,500 | \$840,400 | \$1,012,500 | \$1,311,300 |
| Constitution 2BD+ | 1560 | \$7,676 | \$738,000 | \$900,700 | \$1,085,200 | \$1,405,400 |
| Paragon 2BD + Den | 1628 | \$7,676 | \$876,200 | \$1,069,500 | \$1,288,600 | \$1,668,700 |
| Missouri 2BD + Den | 1650 | \$7,766 | \$872,500 | \$1,065,000 | \$1,283,100 | \$1,661,600 |
| Mystic 2BD+ | 1739 | \$7,766 | \$936,100 | \$1,142,600 | \$1,376,600 | \$1,782,700 |
| Cottages & Type | | | | | | |
| Tradition 2BD | 1600 | \$7,318 | \$871,000 | \$1,063,200 | \$1,281,000 | \$1,658,800 |
| Independence 2BD+ | 1800 | \$7,497 | \$989,400 | \$1,207,700 | \$1,455,000 | \$1,884,300 |
| Second Person Fee | | \$1,766 | \$37,500 | \$45,800 | \$55,100 | \$71,400 |
| Underbuilding Parking | \$40,000 (75% Refundable) | | | | | |



2028 HK Phase II • Schedule of Fees

| # of units | Apartment & Type | Estimated Sq Ft | Estimated Monthly Service Fee | Entrance fees 75% Refundable Starting from: | Entrance fees 90% Refundable Starting from: |
|------------|-------------------|-----------------|-------------------------------|---|---|
| 4 | Bradbury 1BD | 798 | \$4,842 | \$591,200 | \$765,300 |
| 4 | Dauntless 1BD+ | 897 | \$4,686 | \$676,600 | \$875,900 |
| 4 | Dauntless II 1BD+ | 1,093 | \$5,705 | \$824,440 | \$1,067,200 |
| 4 | Hyak 1BD+ | 1110 | \$6,315 | \$760,900 | \$985,000 |
| 4 | Juno 1BD+ | 1000 | \$5,690 | \$685,500 | \$887,400 |
| 4 | Kulshan 2BD | 1070 | \$6,258 | \$733,500 | \$949,500 |
| 8 | Leschi 2BD | 1200 | \$6,827 | \$853,200 | \$1,104,500 |
| 8 | Octavia 2BD | 1615 | \$9,957 | \$1,624,200 | \$2,102,500 |
| 4 | Olympic 2BD+ Den | 1902 | \$8,559 | \$1,517,932 | \$1,965,600 |

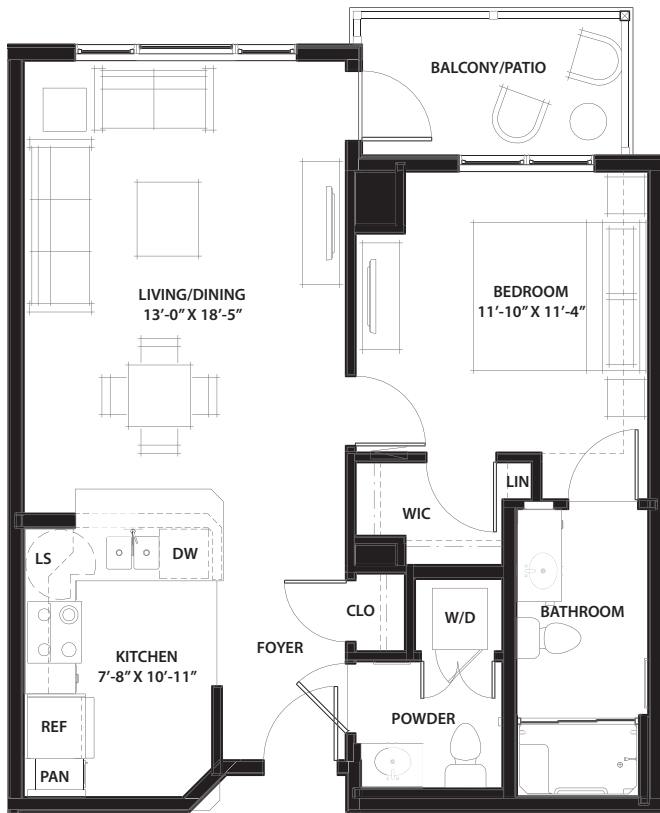
Cottages

| | | | | | |
|---|--------------|-------|---------|-------------|-------------|
| 6 | Victory 2BD+ | 1,800 | \$8,780 | \$1,983,471 | \$2,567,600 |
|---|--------------|-------|---------|-------------|-------------|

Second Person Fee \$2,630 \$61,000 \$79,000

Underbuilding Parking \$40,000 (75% Refundable)

PHASE I



AVALON
One Bedroom
729 Sq. Ft.

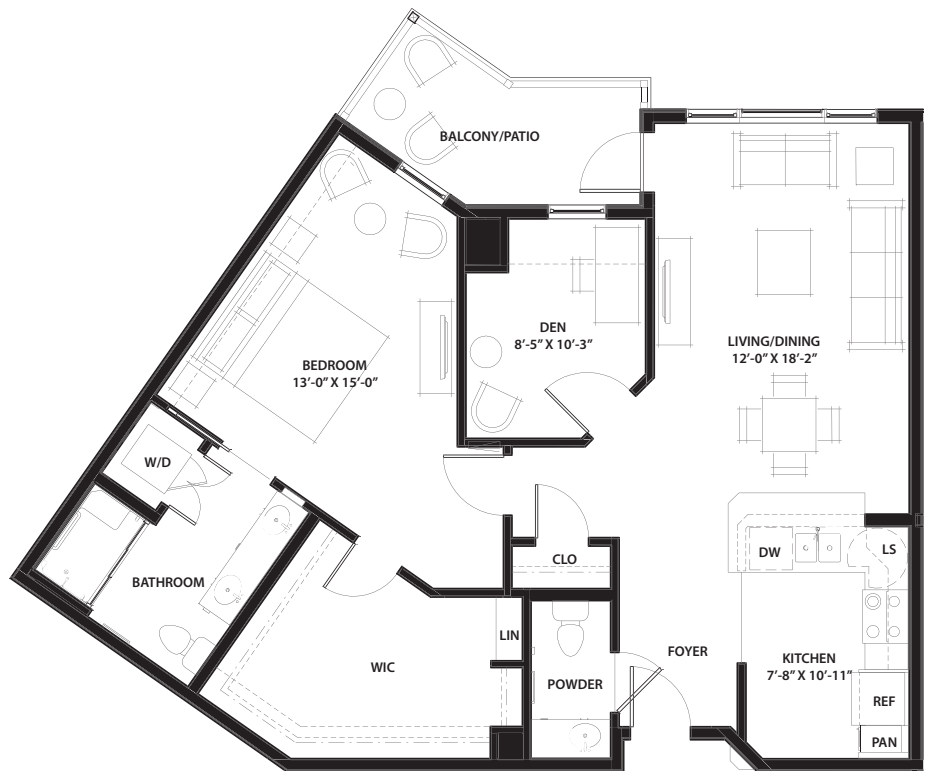


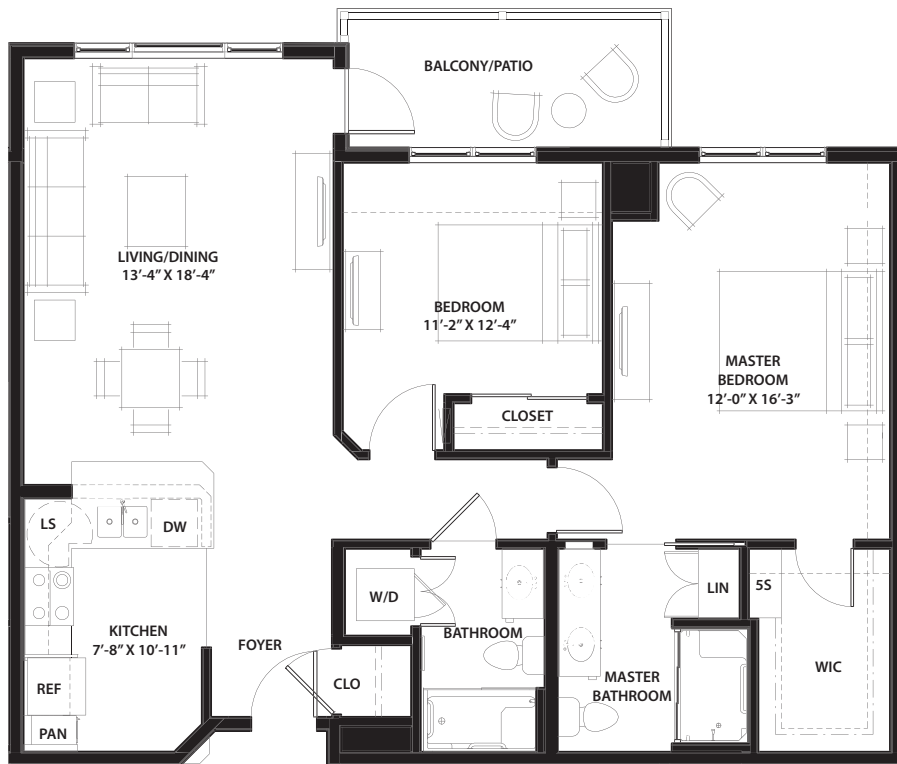
BRITANNIA
One Bedroom Deluxe
838 Sq. Ft.

DISCOVERY
 One Bedroom + Den
 937 Sq. Ft.

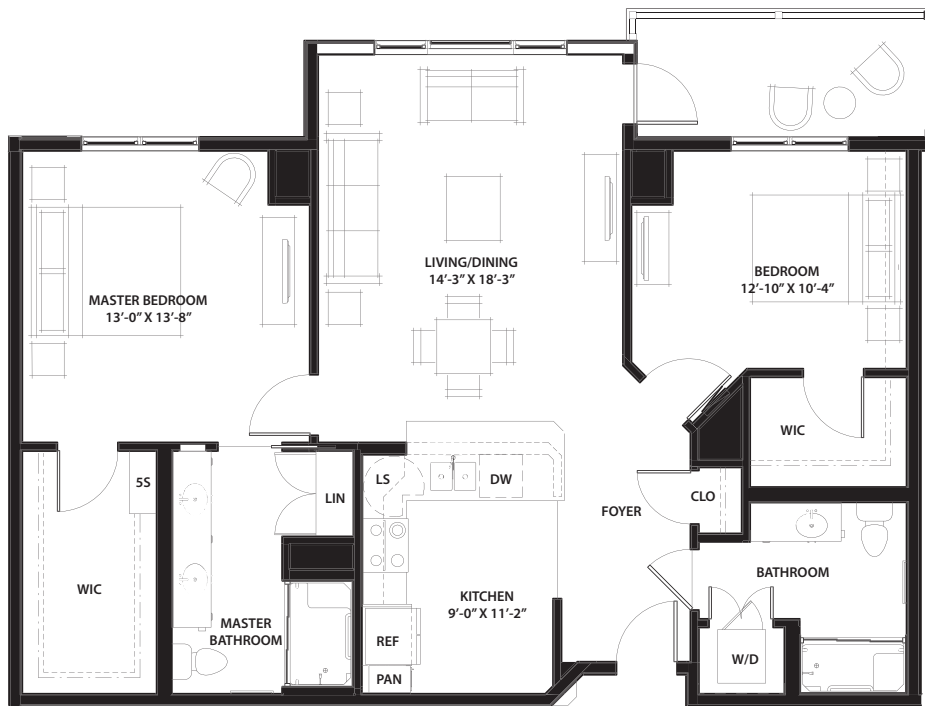


ENTERPRISE
 One Bedroom Den Plus
 1,009 Sq. Ft.



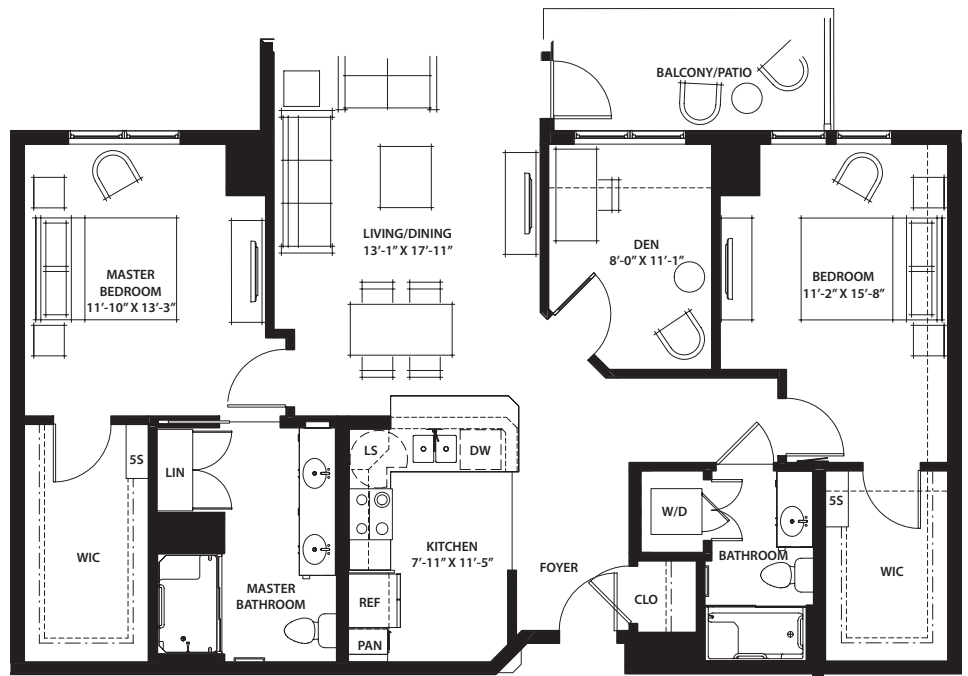


GLORIANA
Two Bedroom
1,043 Sq. Ft.

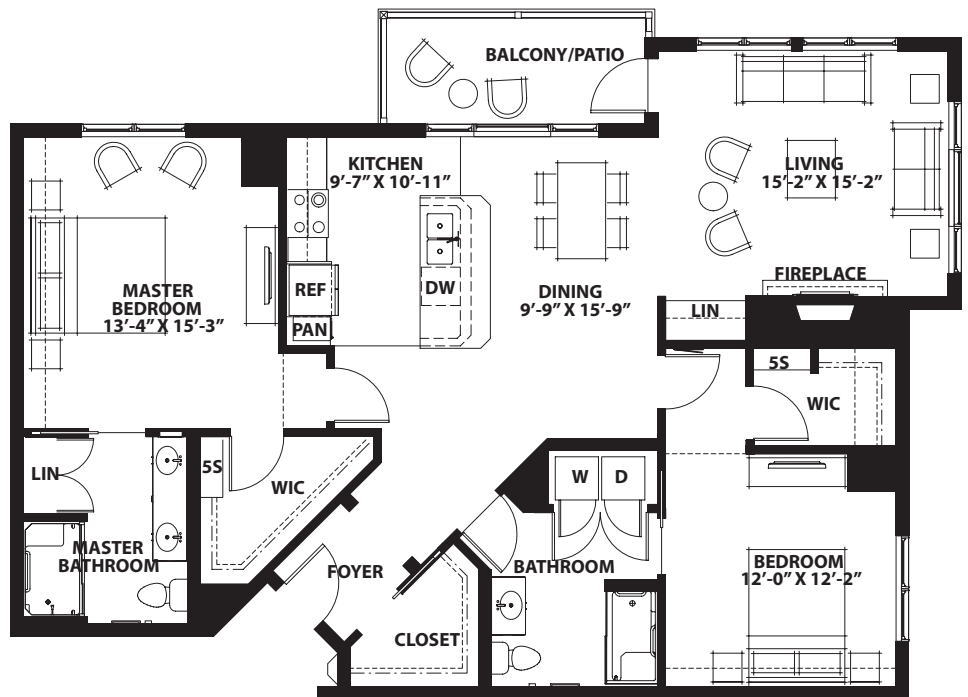


KALAKALA
Two Bedroom Deluxe
1,162 Sq. Ft.

LUCIA
Two Bedroom Den
1,247 Sq. Ft.

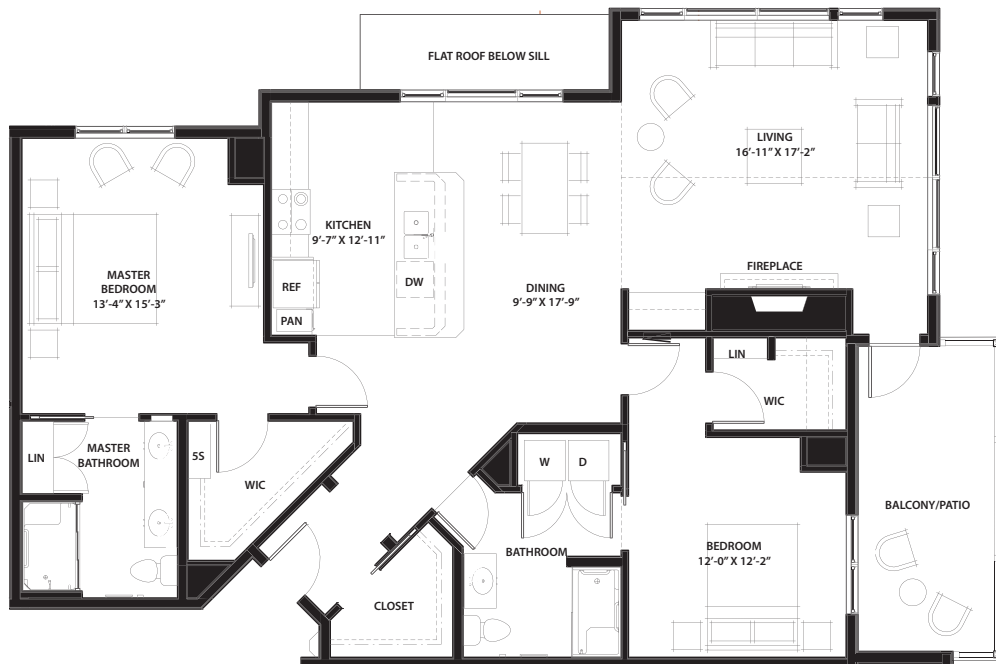


MAJESTIC
Two Bedroom End
1,362 Sq. Ft.



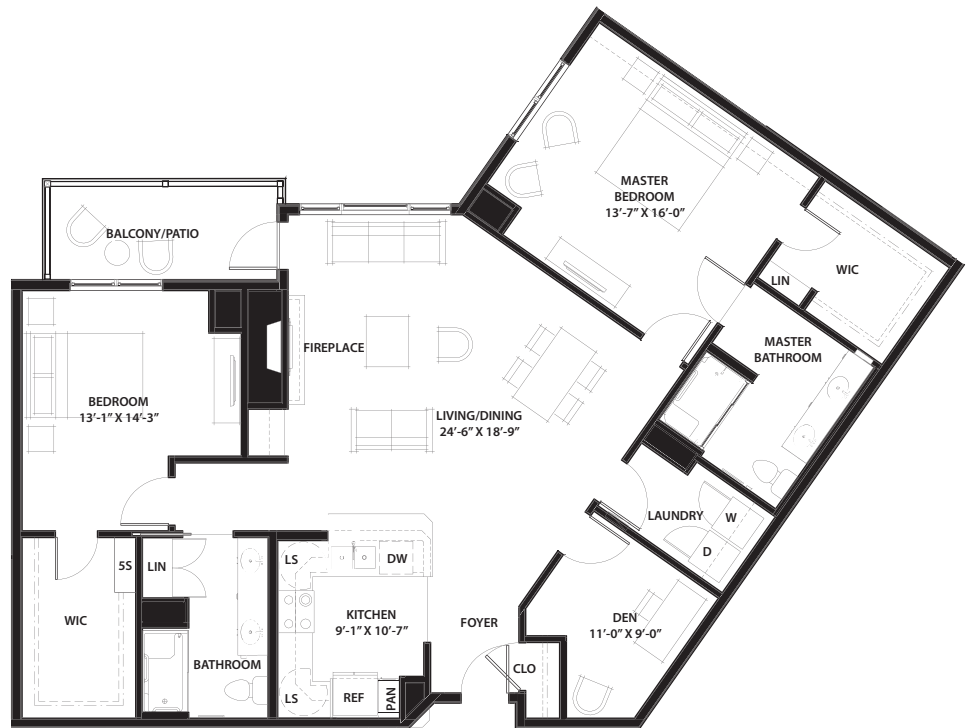


NAUTILUS
Two Bedroom Den
 1,369 Sq. Ft.

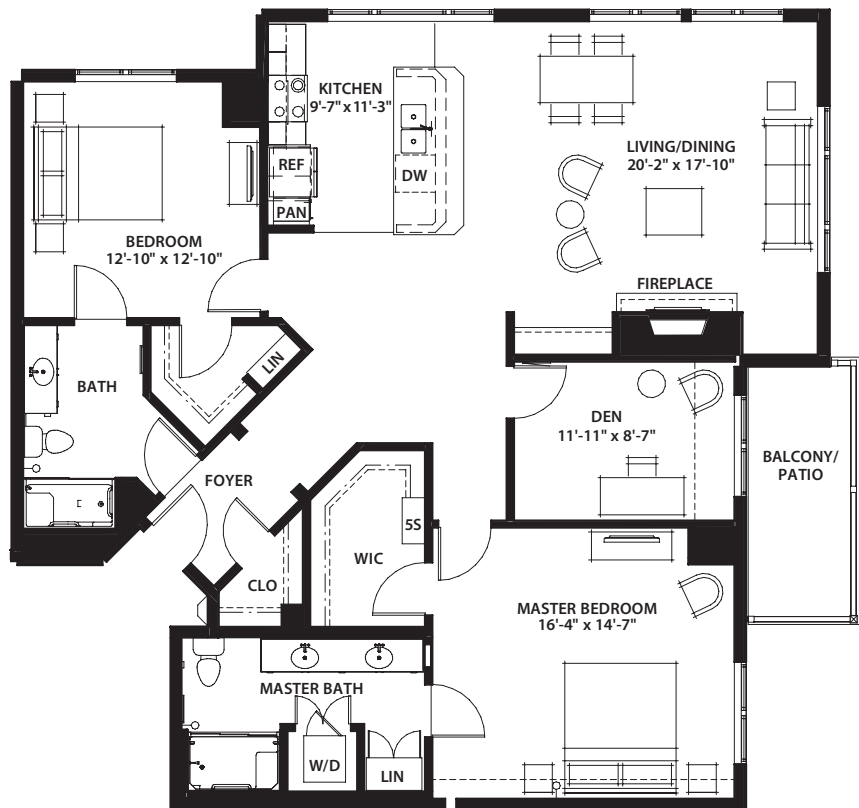


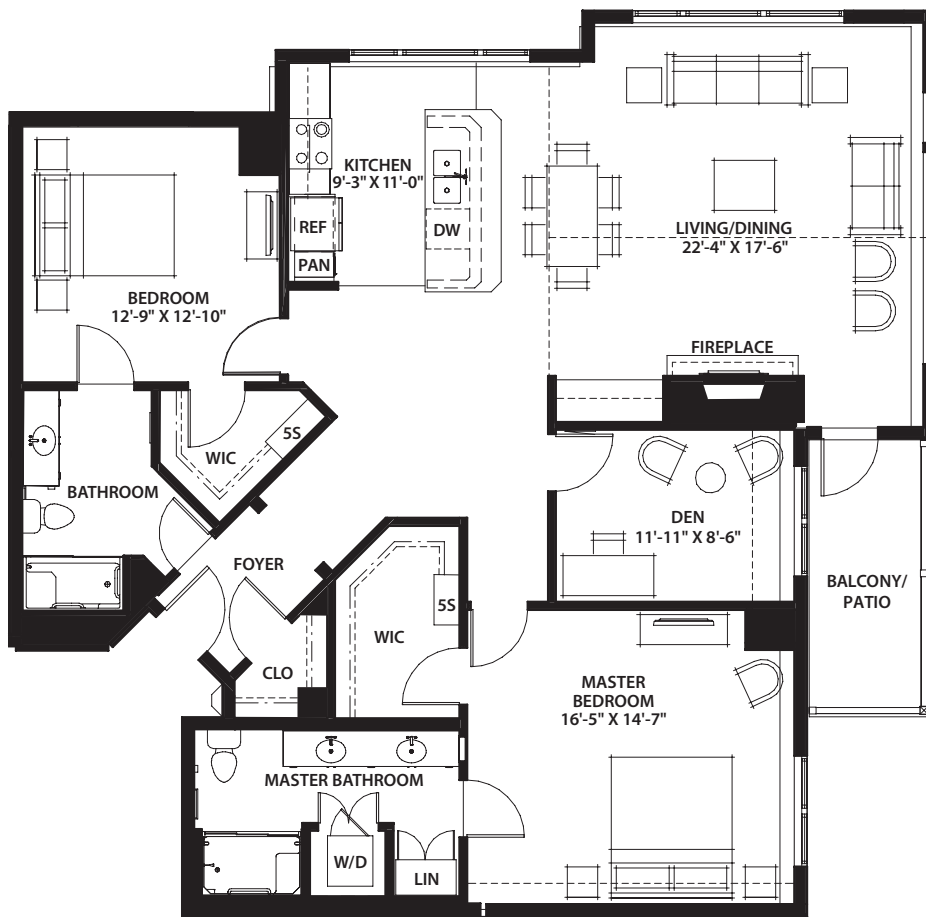
REIVER
Two Bedroom Den Plus
 1,471 Sq. Ft.

SHENANDOAH
Two Bedroom Den Plus
 1,507 Sq. Ft.

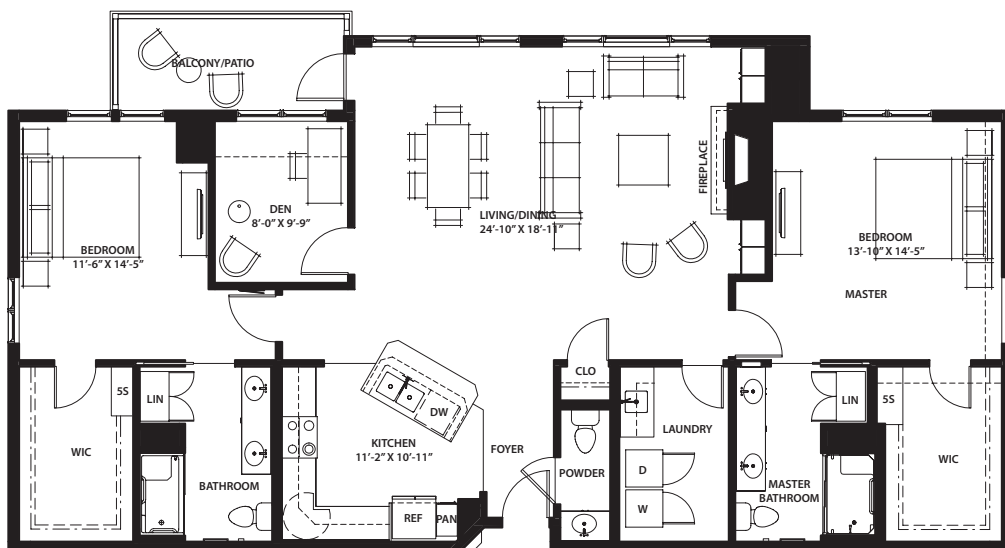


CONSTITUTION
Two Bedroom Den Corner
 1,560 Sq. Ft.



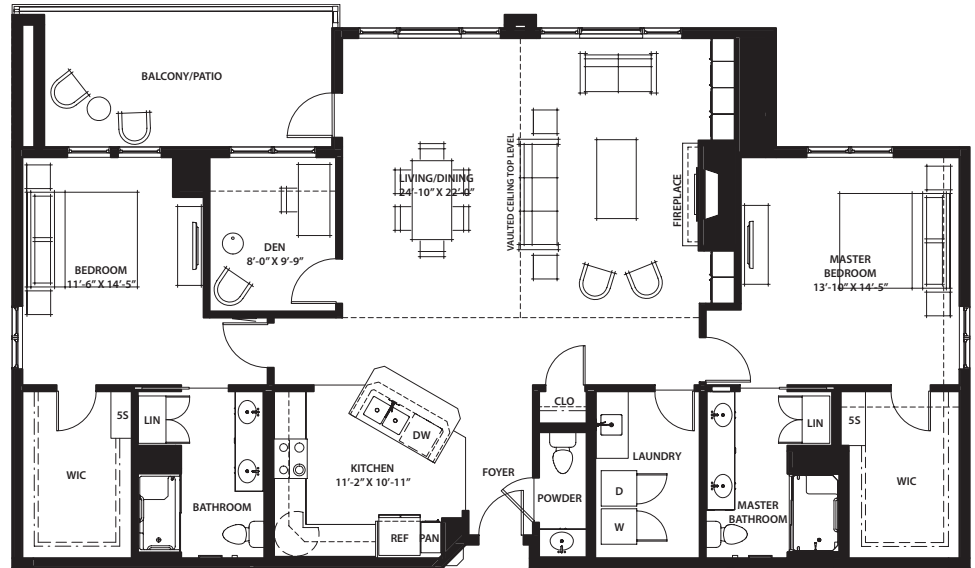


PARAGON
 Two Bedroom Den Corner
 1,628 Sq. Ft.

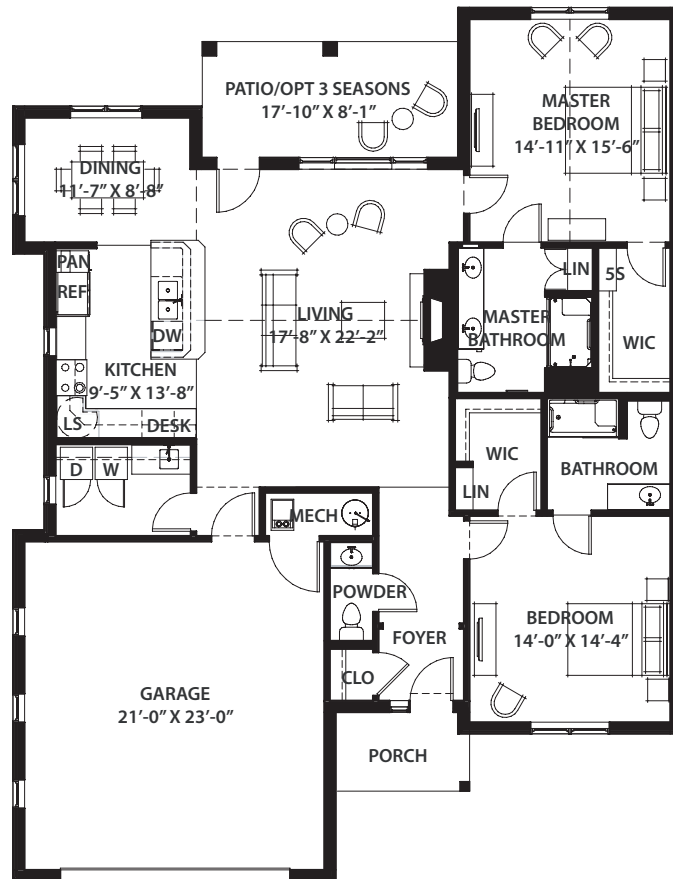


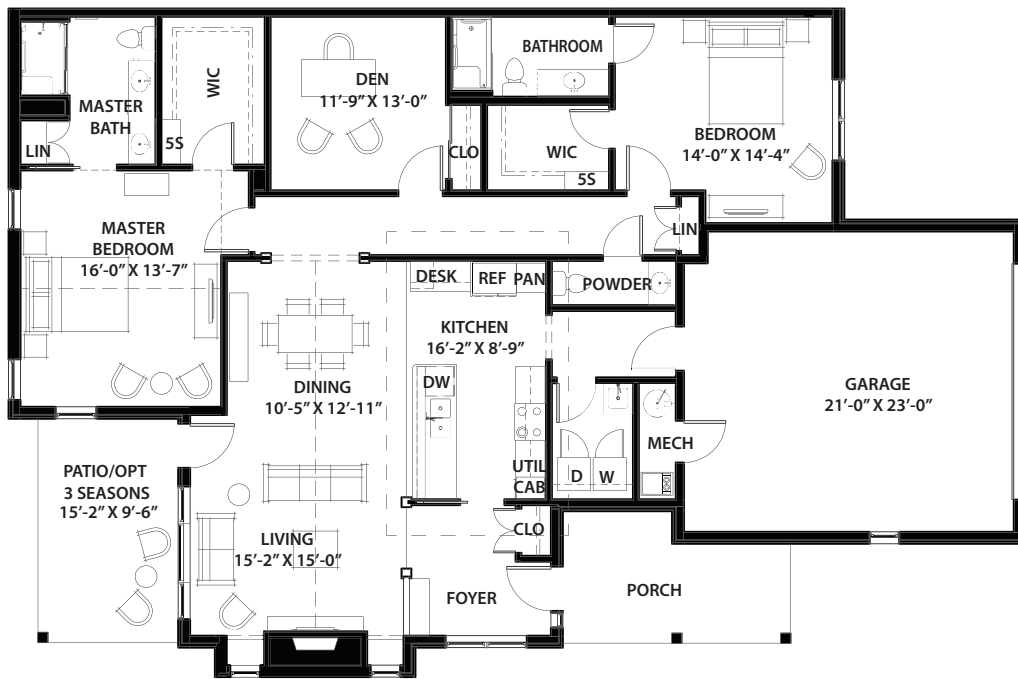
MISSOURI
 Two Bedroom Den Plus
 1,650 Sq. Ft.

MYSTIC
Two Bedroom Den Penthouse
 1,739 Sq. Ft.



TRADITION
COTTAGE
Two Bedroom
 1,600 Sq. Ft.



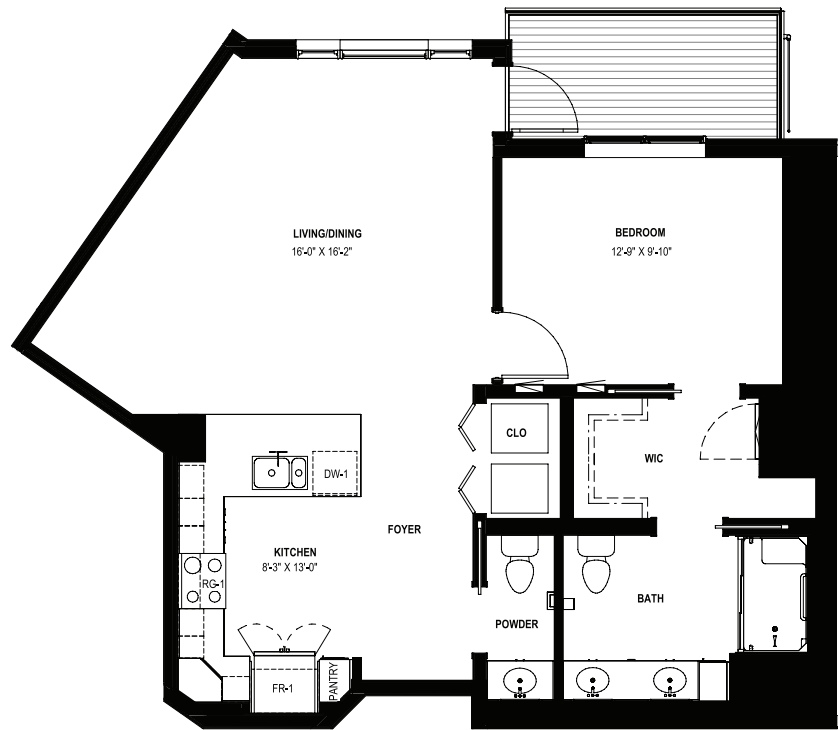


**INDEPENDENCE
 COTTAGE**
 Two Bedroom Den
 1,800 Sq. Ft.



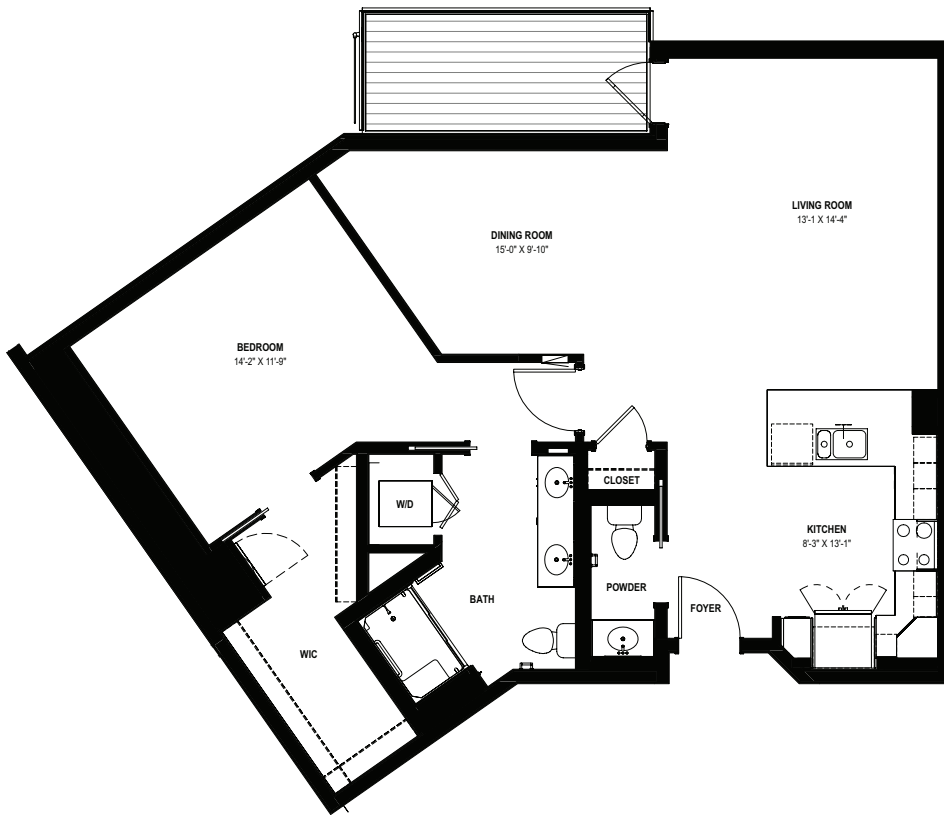
PHASE II

BRADBURY
One Bedroom
850 Sq Ft

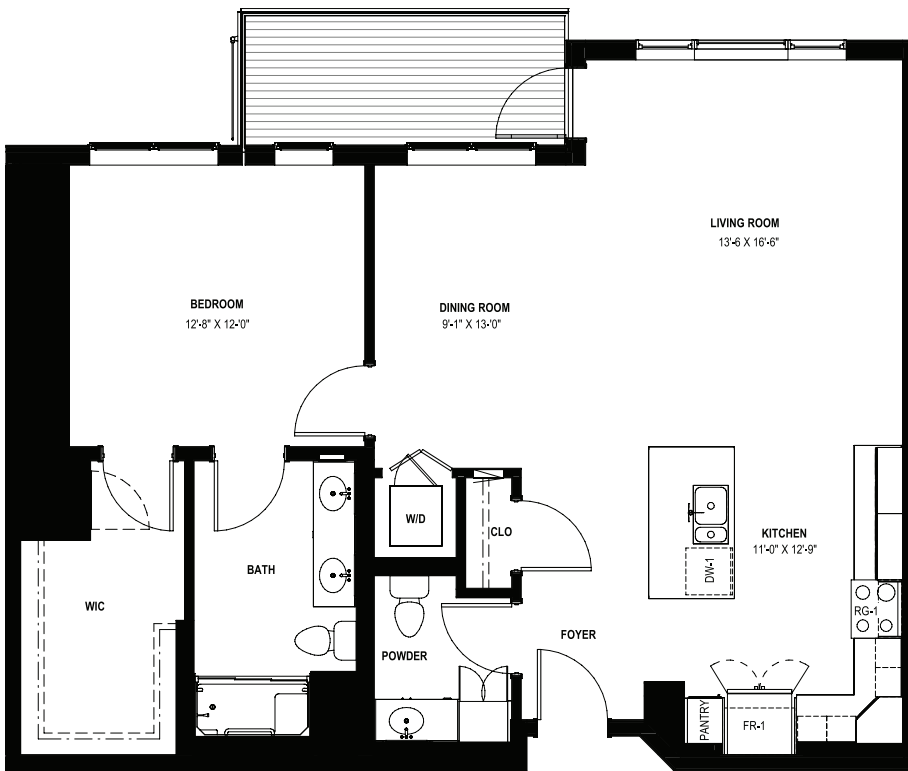


DAUNTLESS
One Bedroom
951 Sq Ft



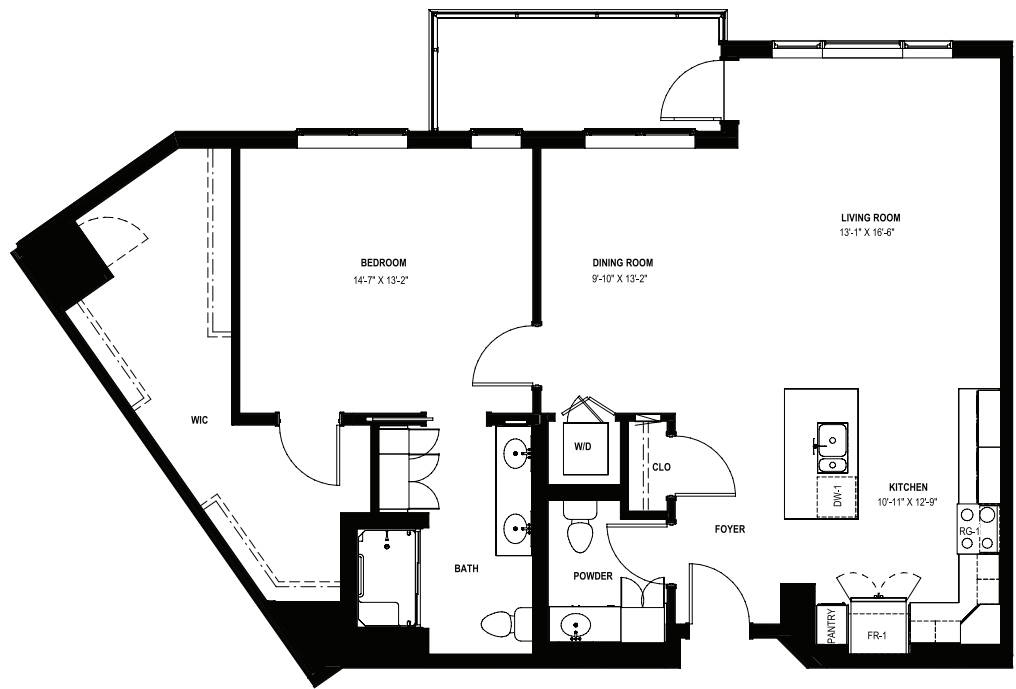


DAUNTLESS II
One Bedroom
 1,093 Sq Ft

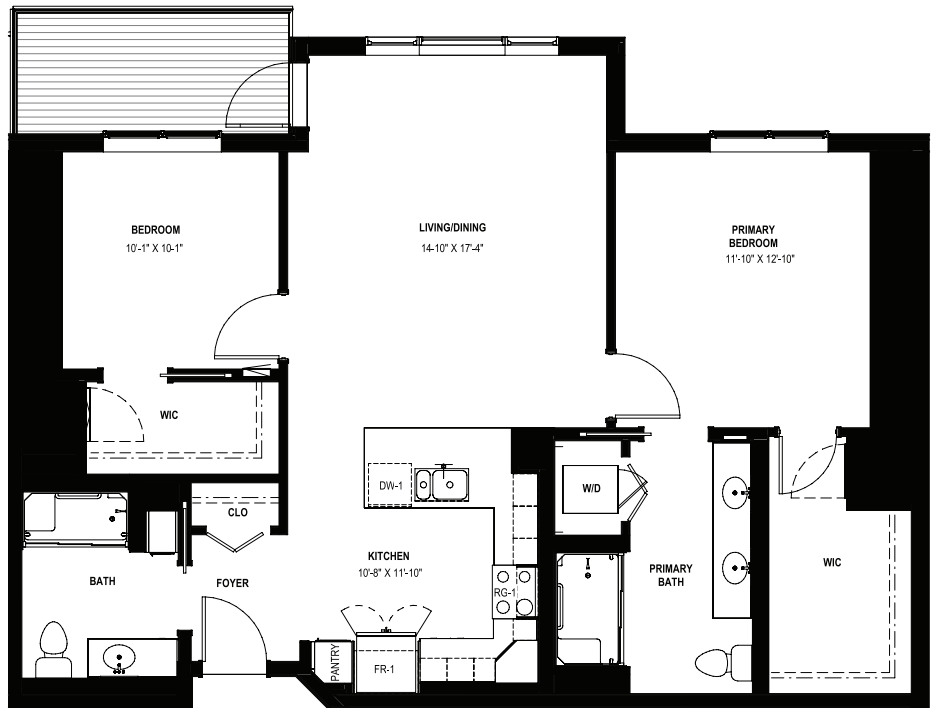


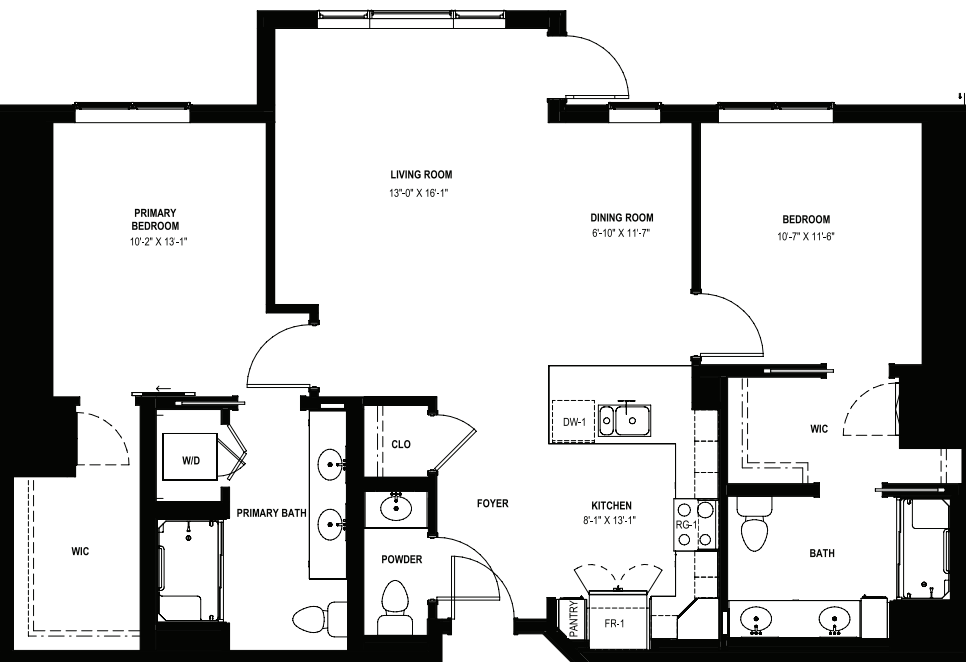
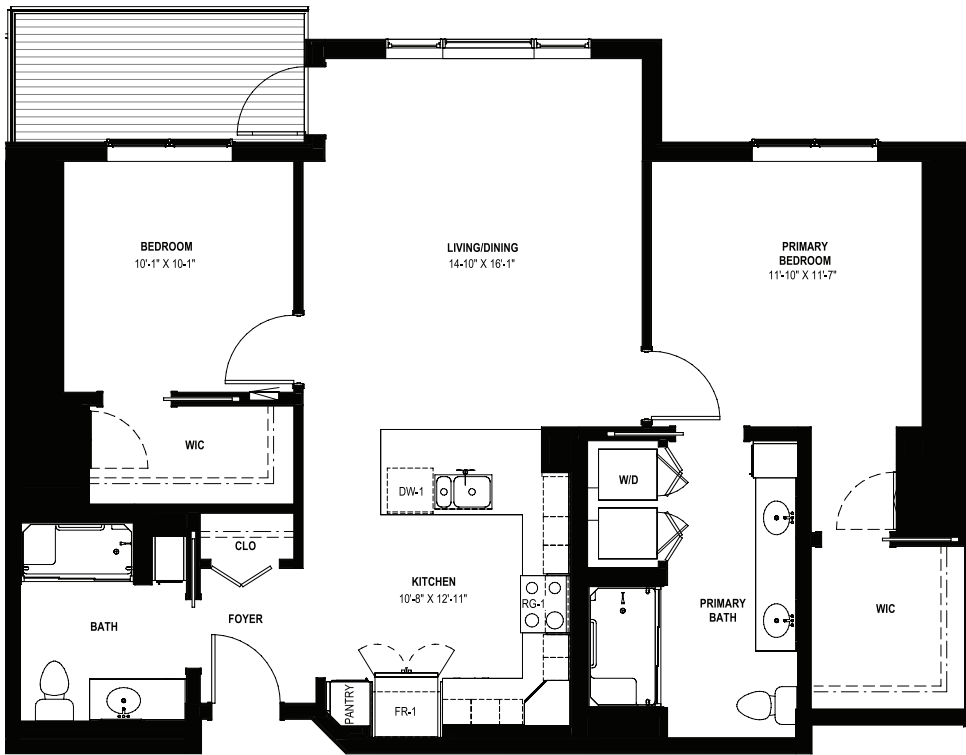
JUNO
One Bedroom
 1,000 Sq Ft

HYAK
One Bedroom
1,100 Sq Ft

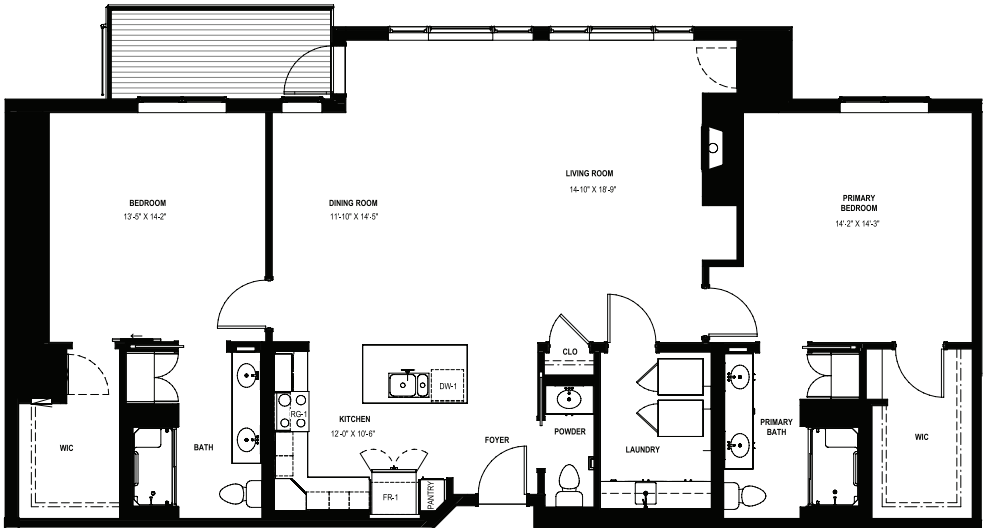


KULSHAN
Two Bedroom
1,070-1,100 Sq Ft

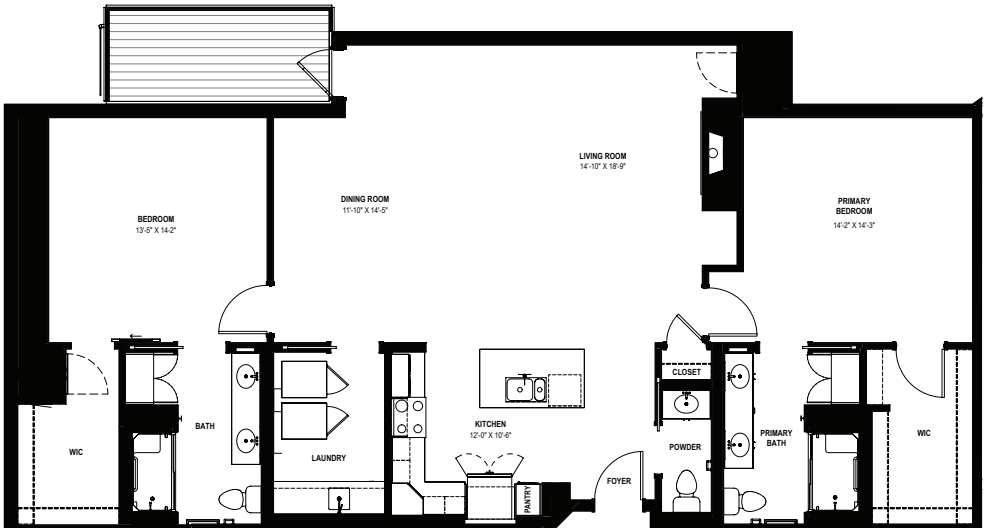


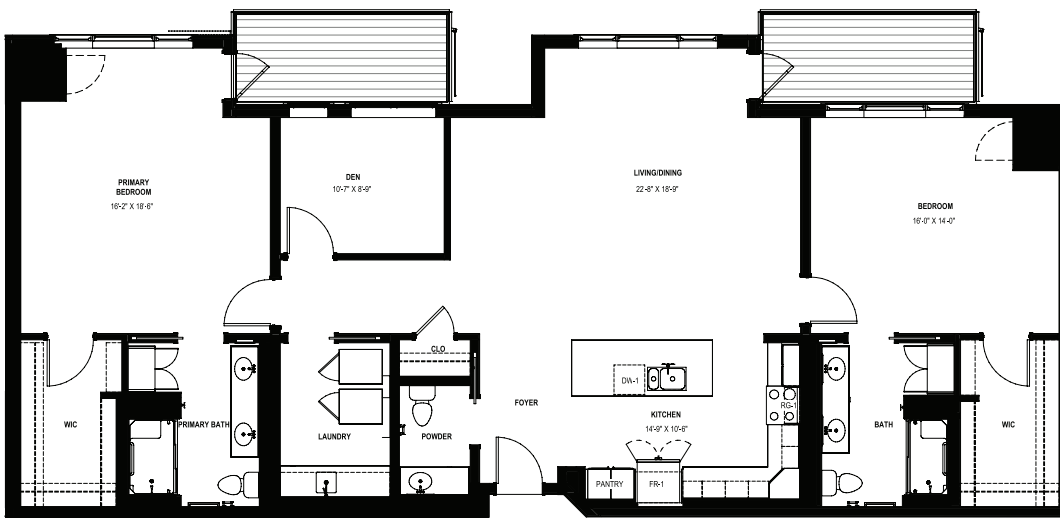


OCTAVIA
Two Bedroom
1,615 Sq Ft

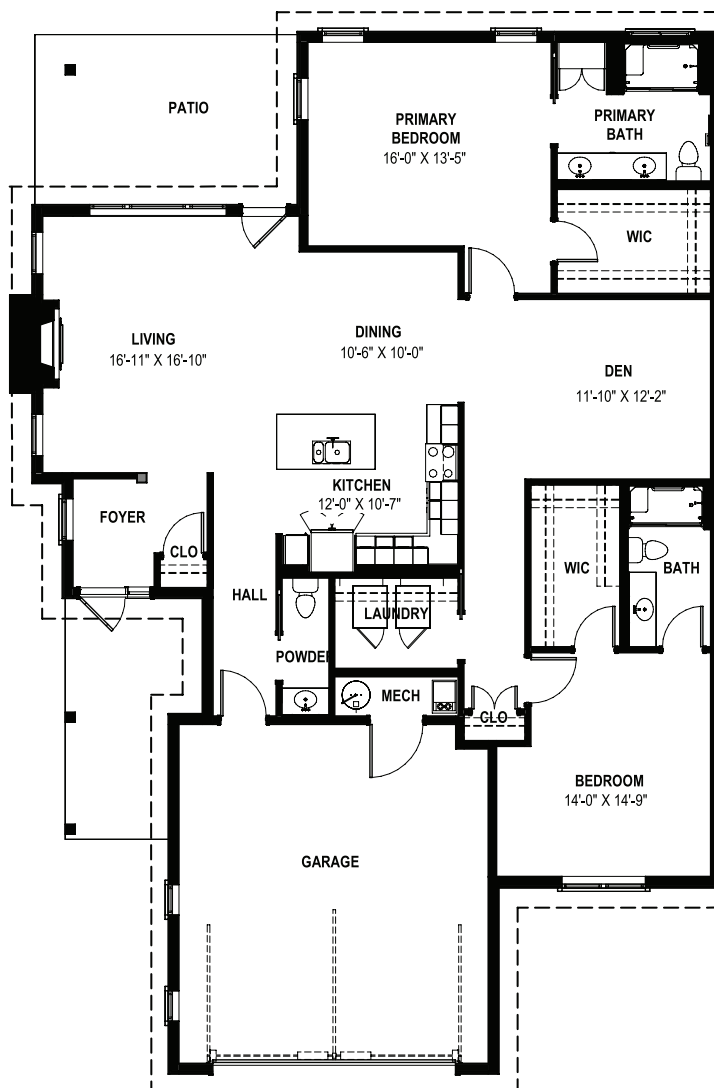


OCTAVIA II
Two Bedroom
1,615 Sq Ft





OLYMPIC
 Two Bedroom + Den
 1,902 Sq Ft



VICTORY - COTTAGE
 Two Bedroom + Den
 1,800 Sq Ft

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