2026
Schedule of Fees + Floorplans



HERON'S KEY

GIG HARBOR

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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

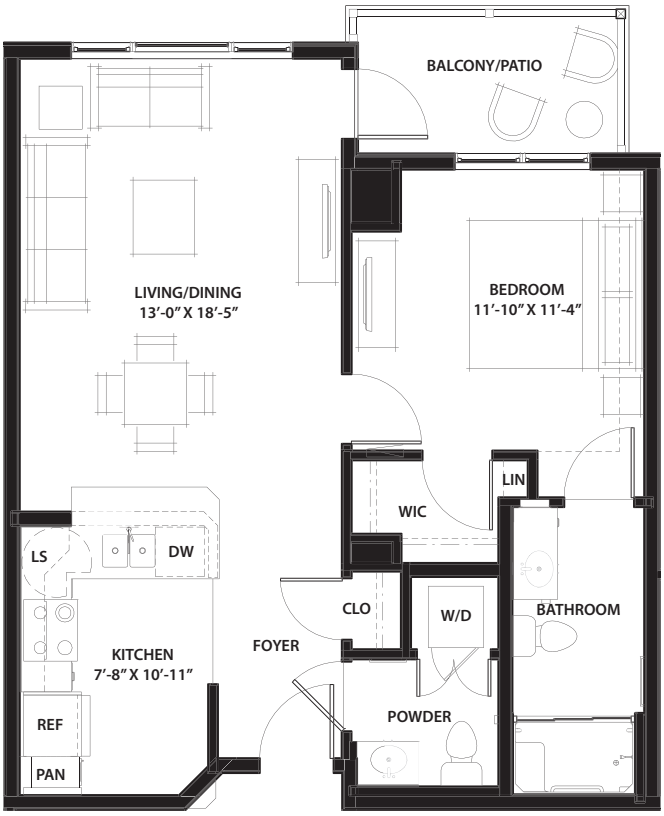
Underbuilding Parking $40,000 (75% Refundable)



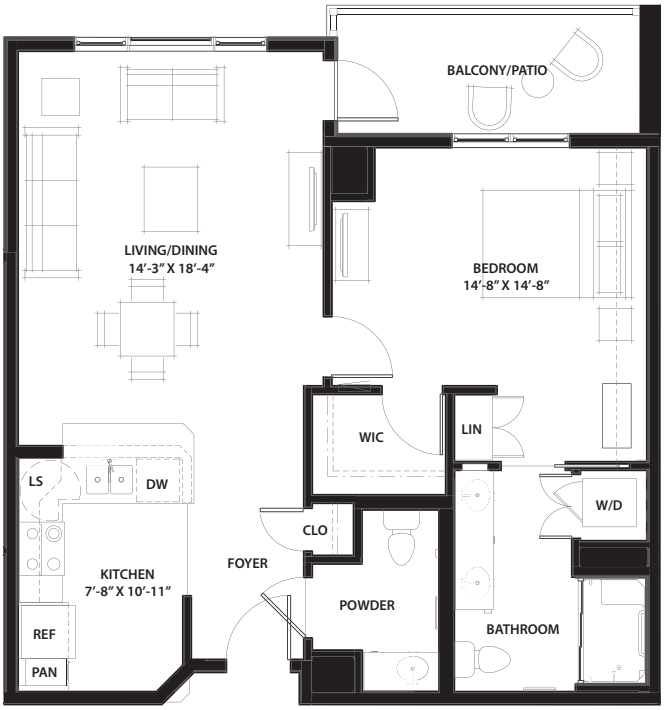
2028 HK Phase II • Schedule of Fees

# 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



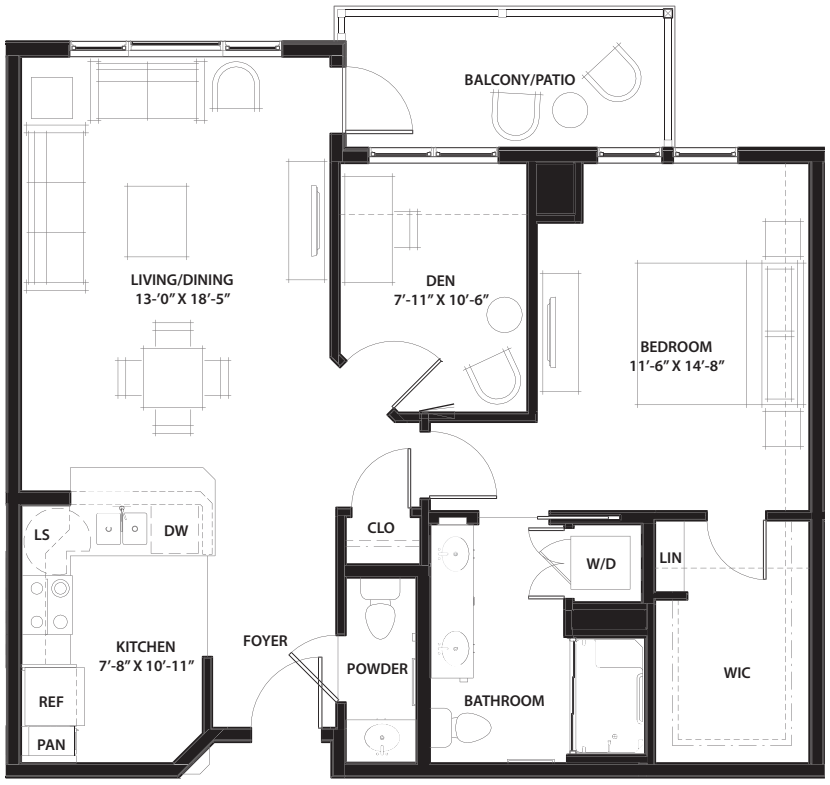
AVALON
One Bedroom
729 Sq. Ft.



BRITANNIA
One Bedroom Deluxe
838 Sq. Ft.

Floor plans are for illustrative purposes only. Actual square footage, layouts, and finishes may vary by residence and location, including reversed or mirrored configurations. Your Sales Counselor can provide the specific floor plan and details for any available residence.

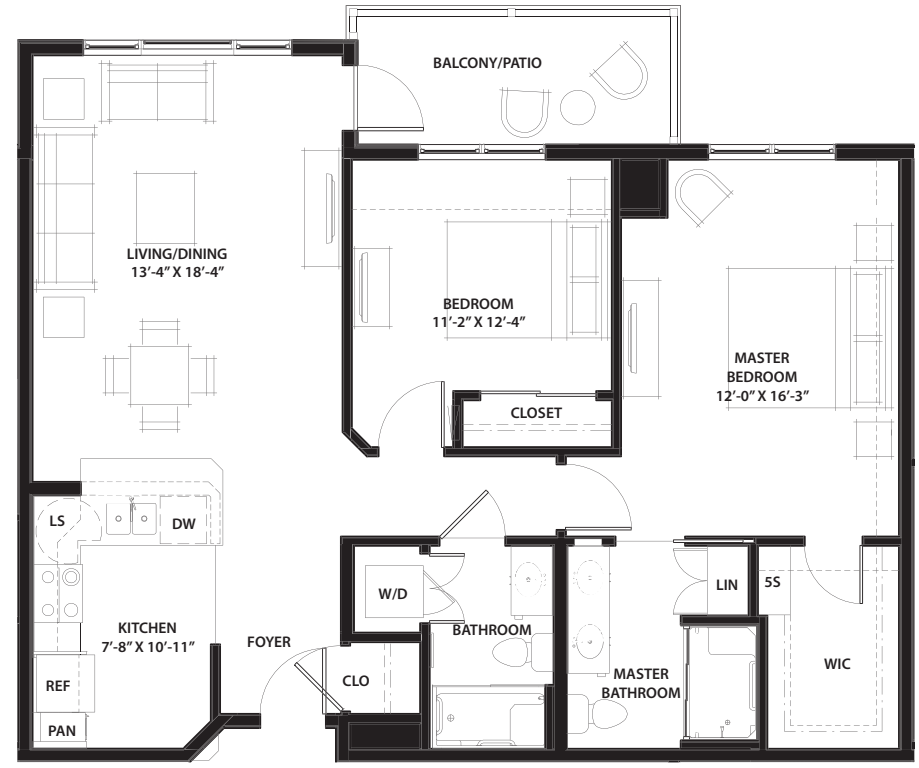
DISCOVERY
One Bedroom + Den
937 Sq. Ft.



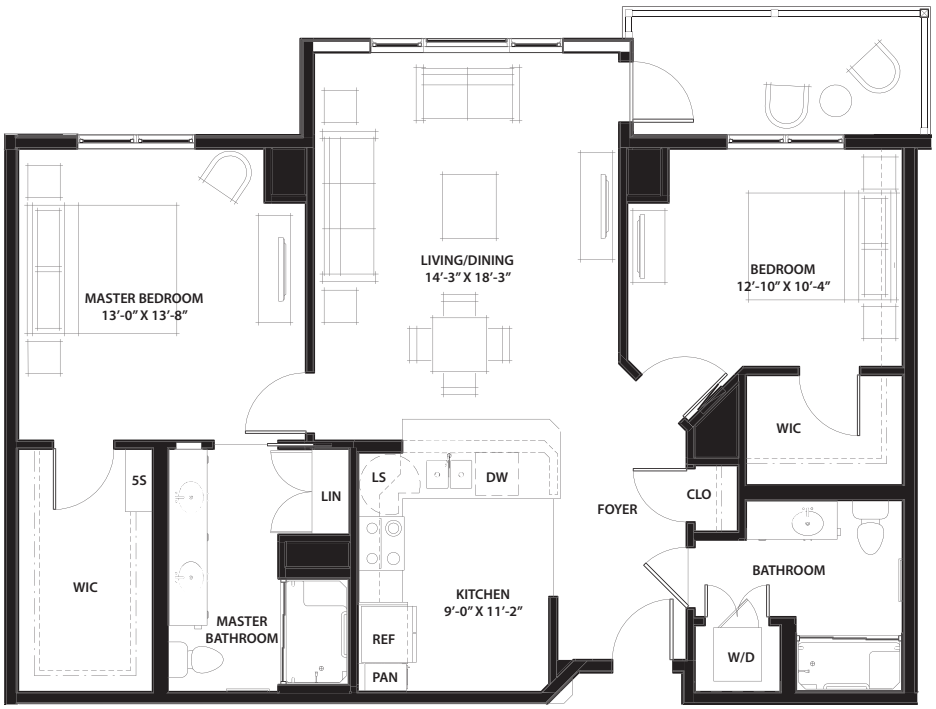
ENTERPRISE
One Bedroom Den Plus
1,009 Sq. Ft.



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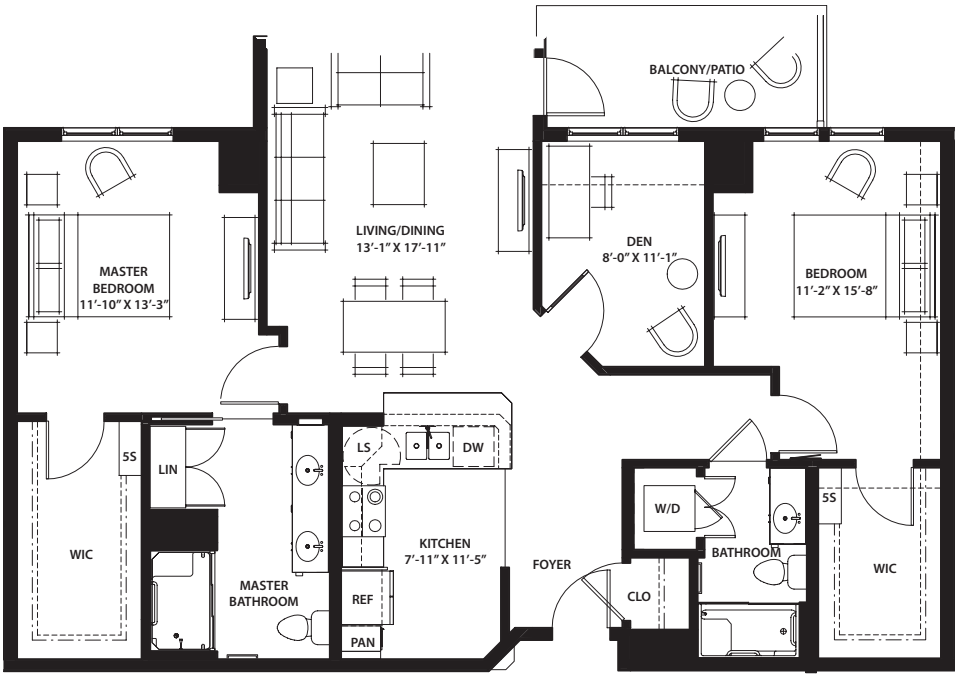
GLORIANA
Two Bedroom
1,043 Sq. Ft.



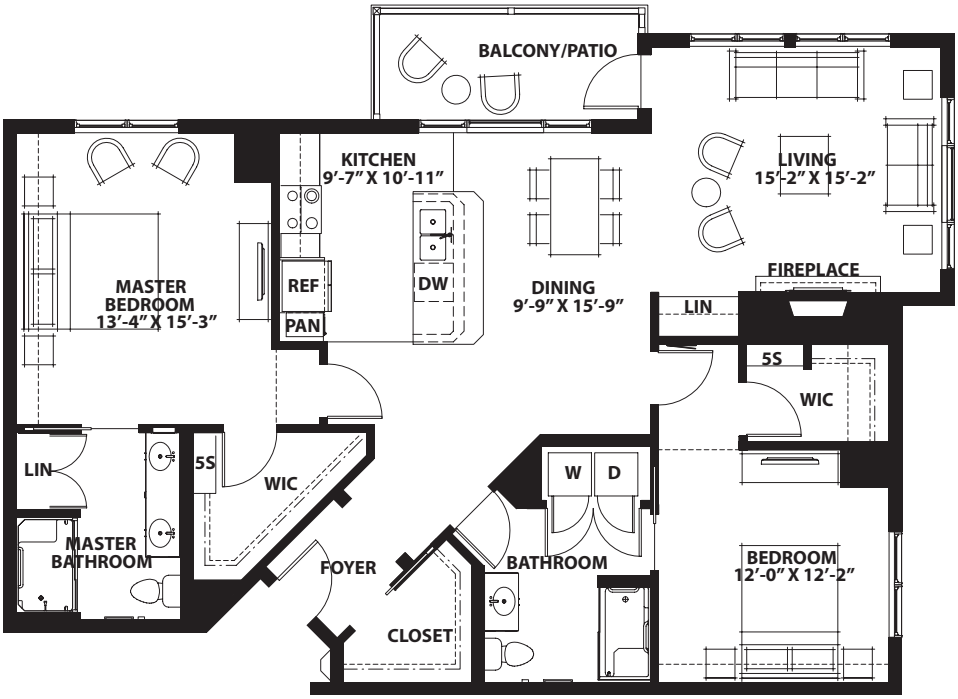
KALAKALA
Two Bedroom Deluxe
1,162 Sq. Ft.

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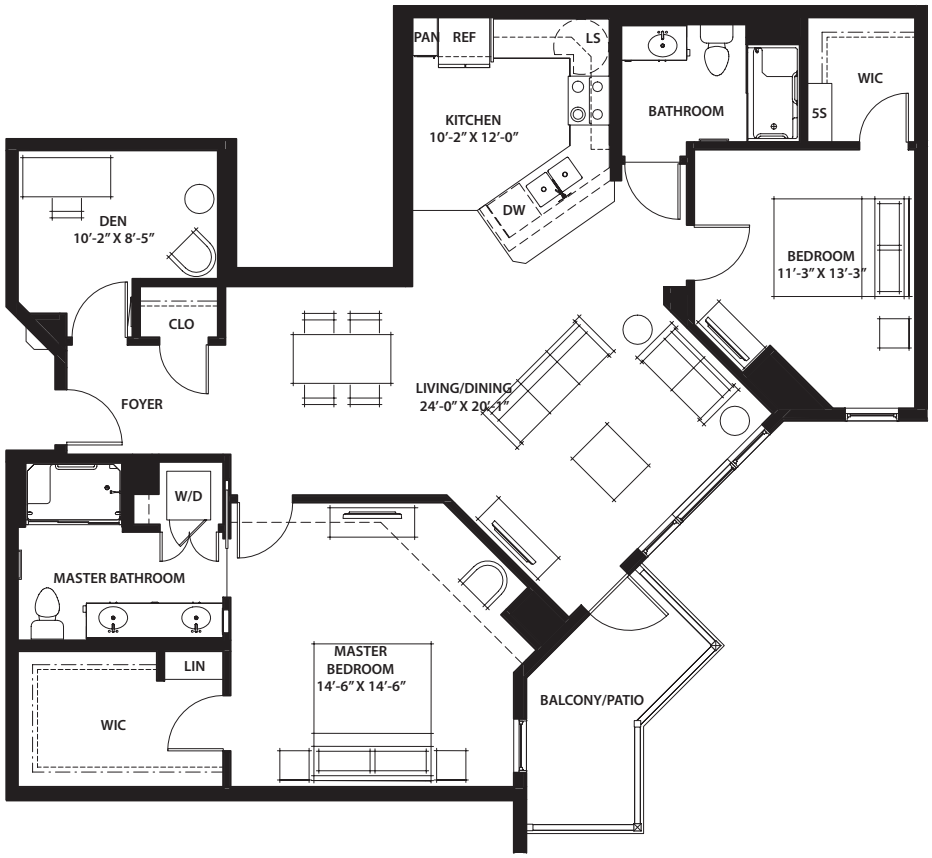
LUCIA
Two Bedroom Den
1,247 Sq. Ft.



MAJESTIC
Two Bedroom End
1,362 Sq. Ft.



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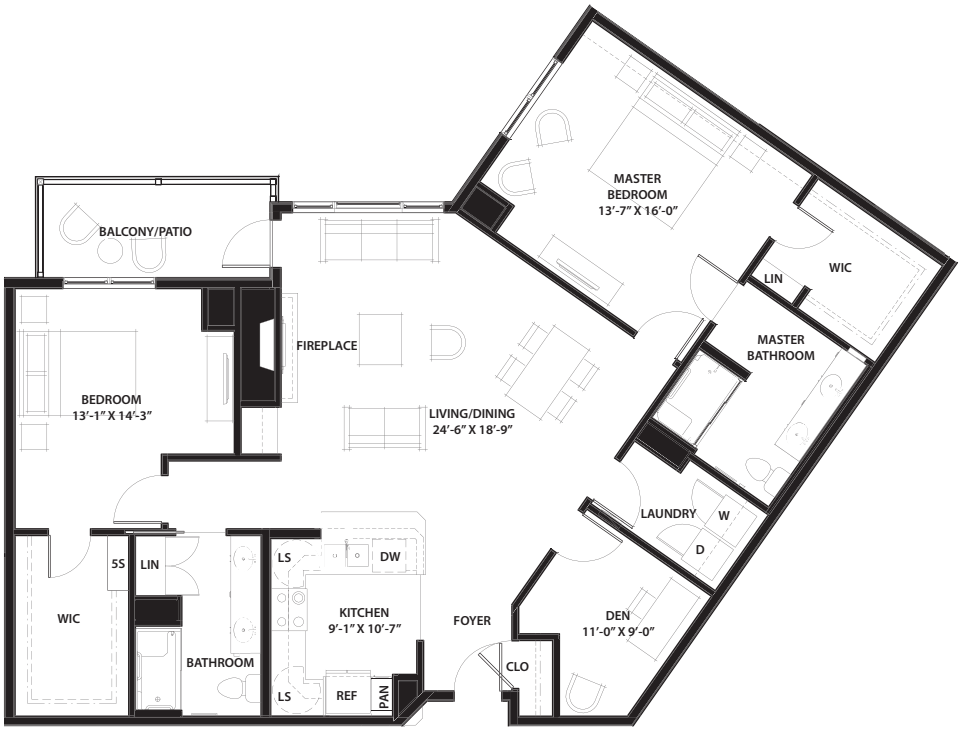
NAUTILUS
Two Bedroom Den
1,369 Sq. Ft.



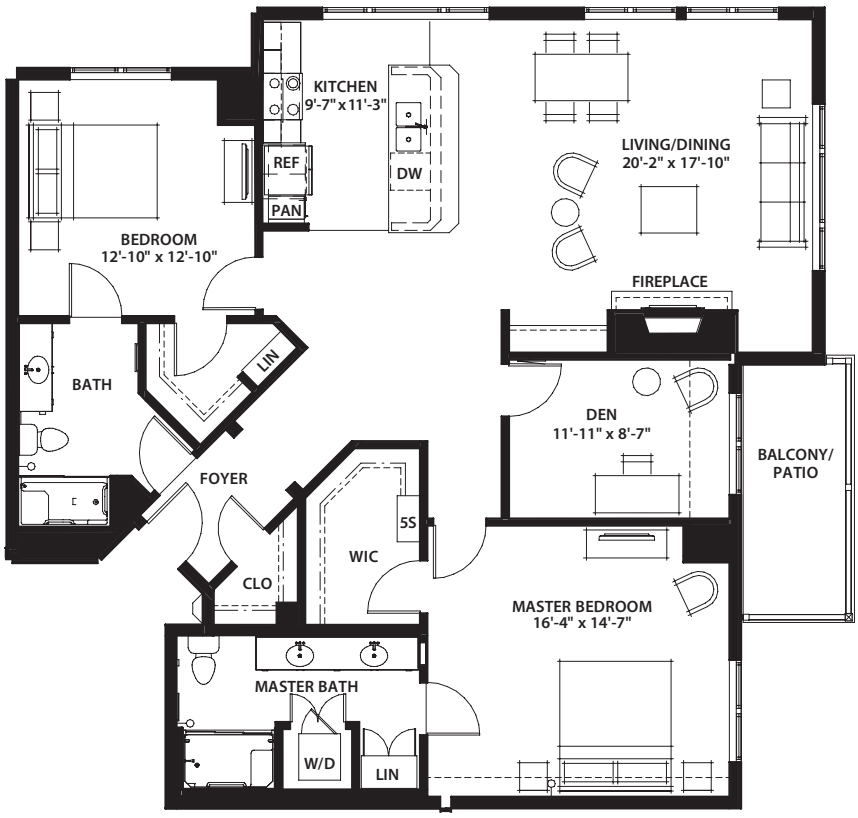
REIVER
Two Bedroom
1,471 Sq. Ft.

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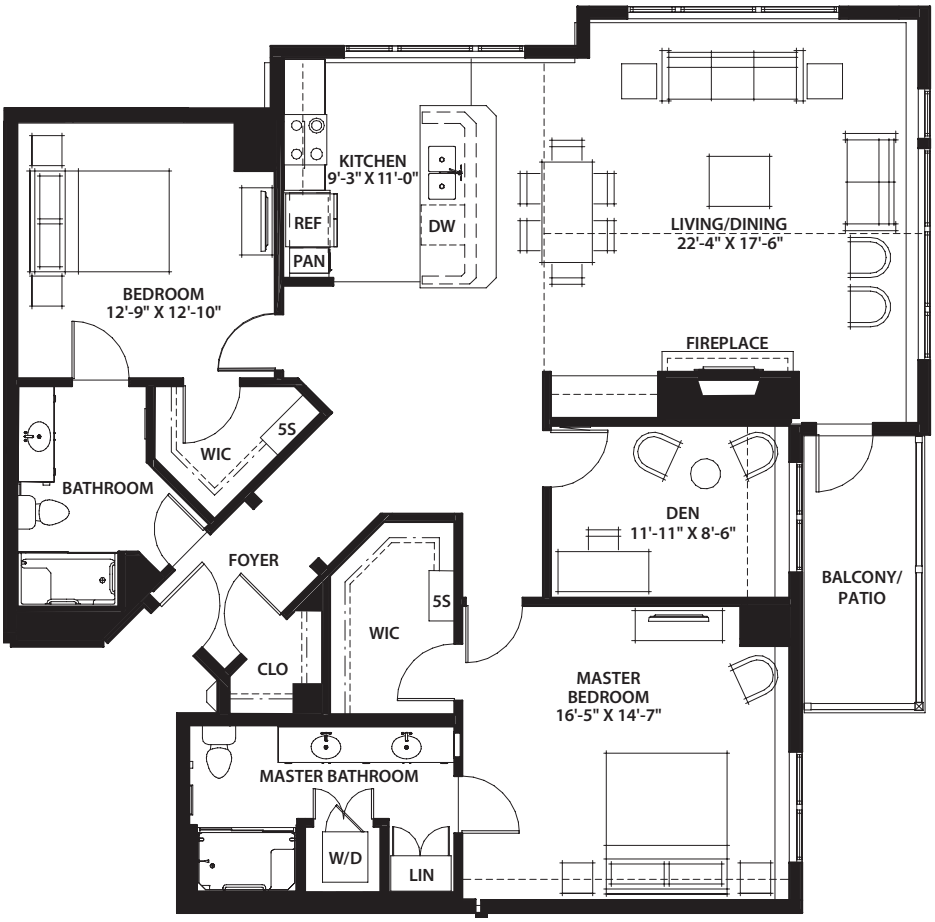
SHENANDOAH
Two Bedroom Den Plus
1,507 Sq. Ft.



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



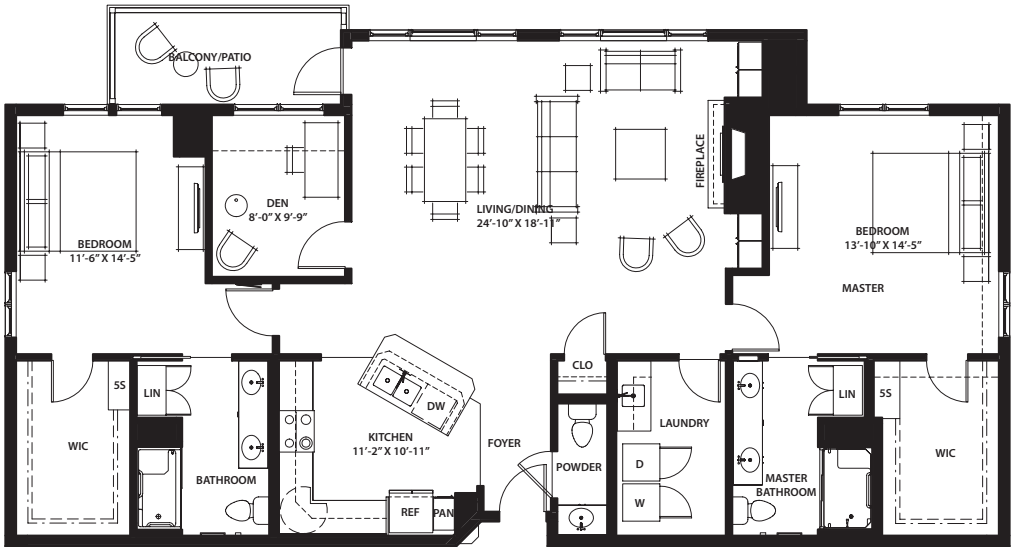
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PARAGON

Two Bedroom Den Corner

1,628 Sq. Ft.



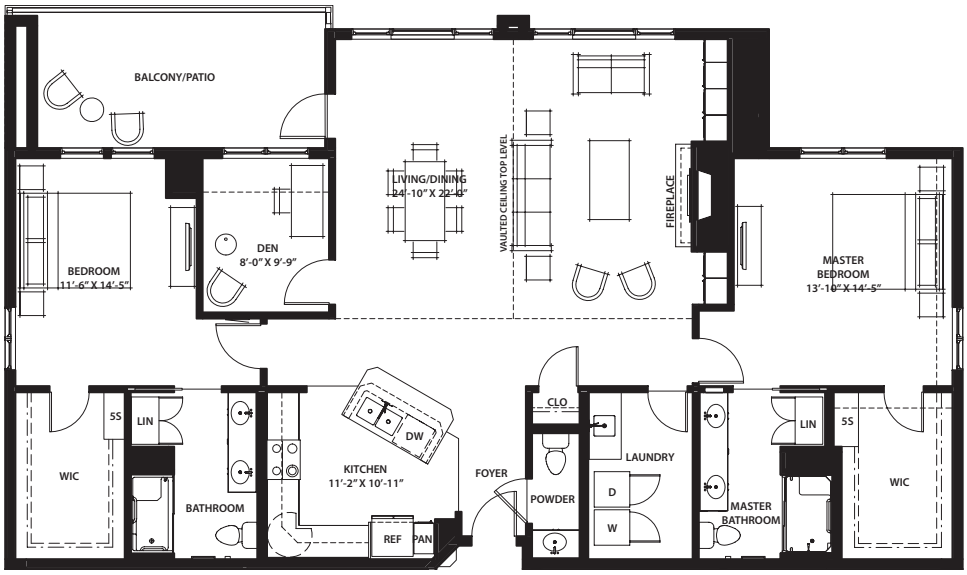
MISSOURI

Two Bedroom Den Plus

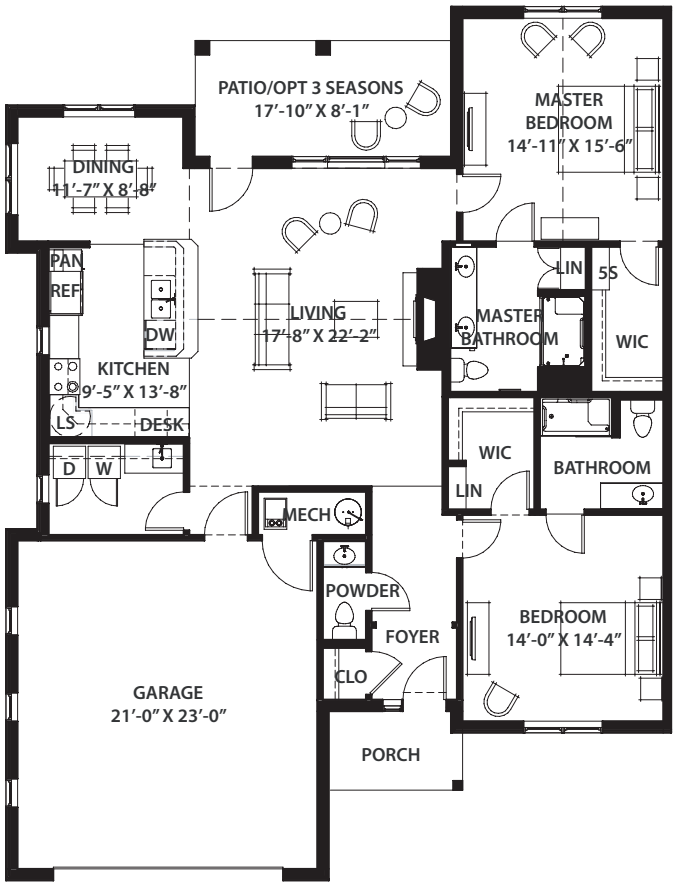
1,650 Sq. Ft.

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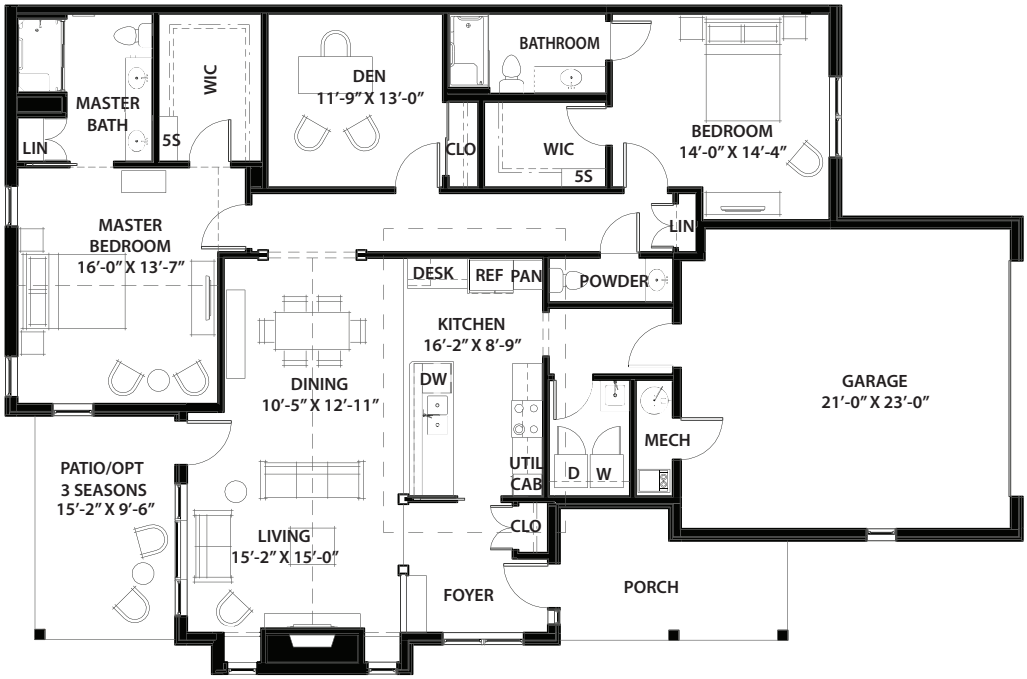
MYSTIC
Two Bedroom Den Penthouse
1,739 Sq. Ft.



TRADITION COTTAGE
Two Bedroom
1,600 Sq. Ft.



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INDEPENDENCE COTTAGE

Two Bedroom Den

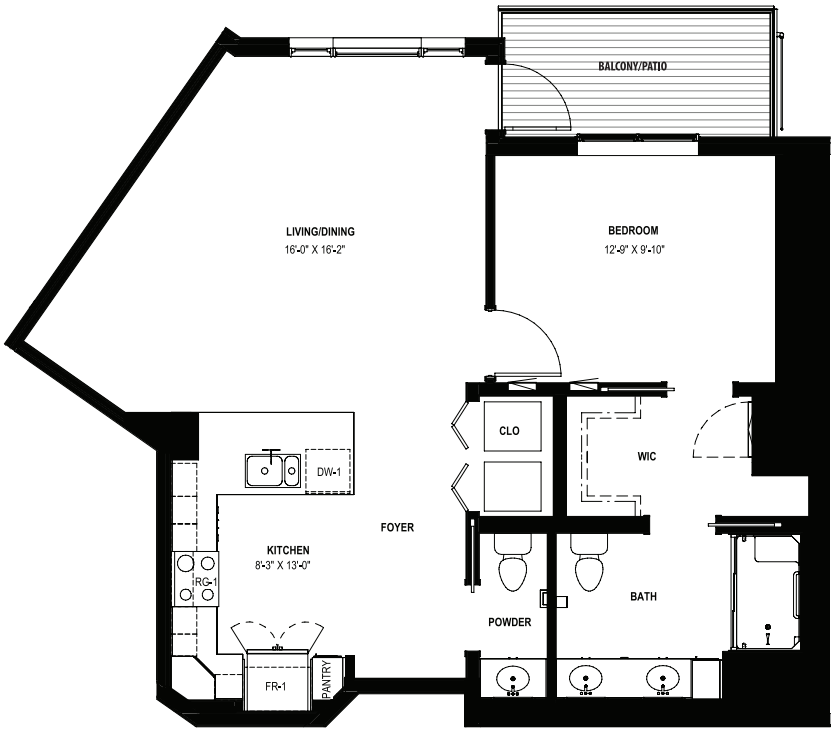
1,800 Sq. Ft.

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PHASE II

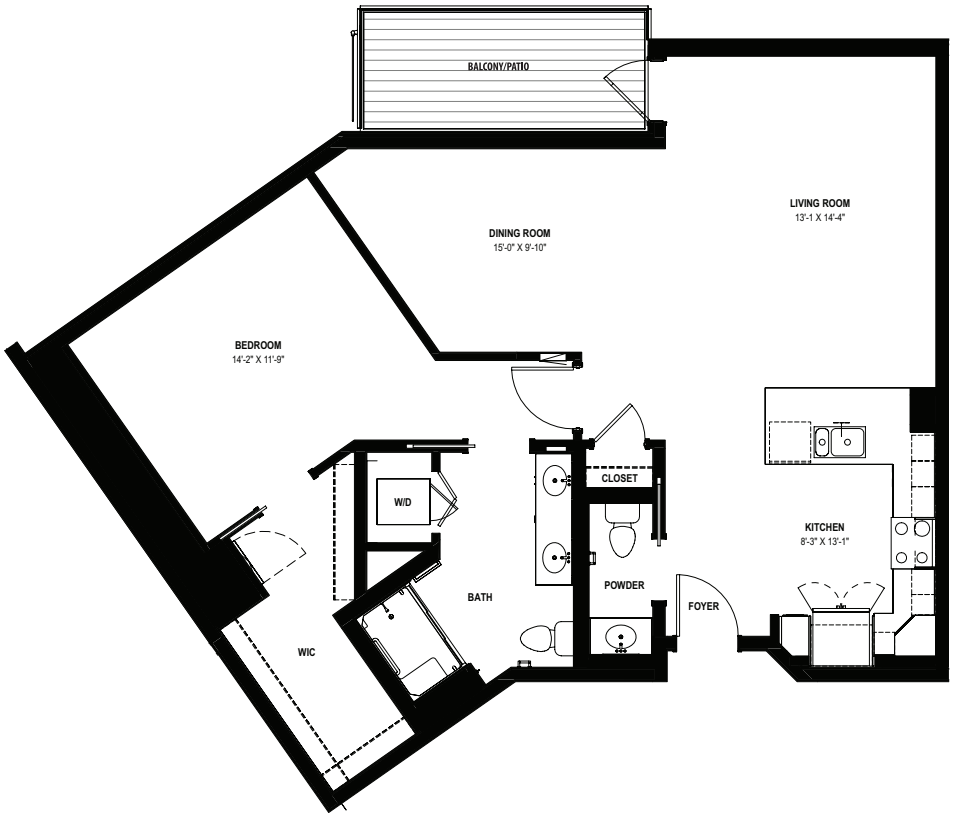
BRADBURY
One Bedroom
850 Sq Ft



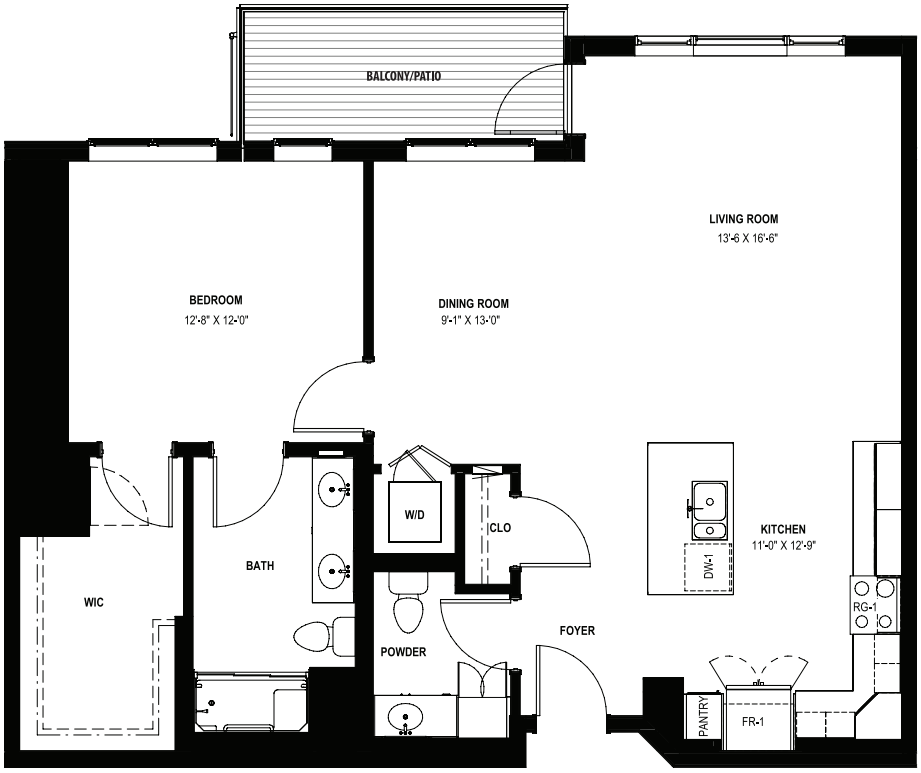
DAUNTLESS
One Bedroom
951 Sq Ft



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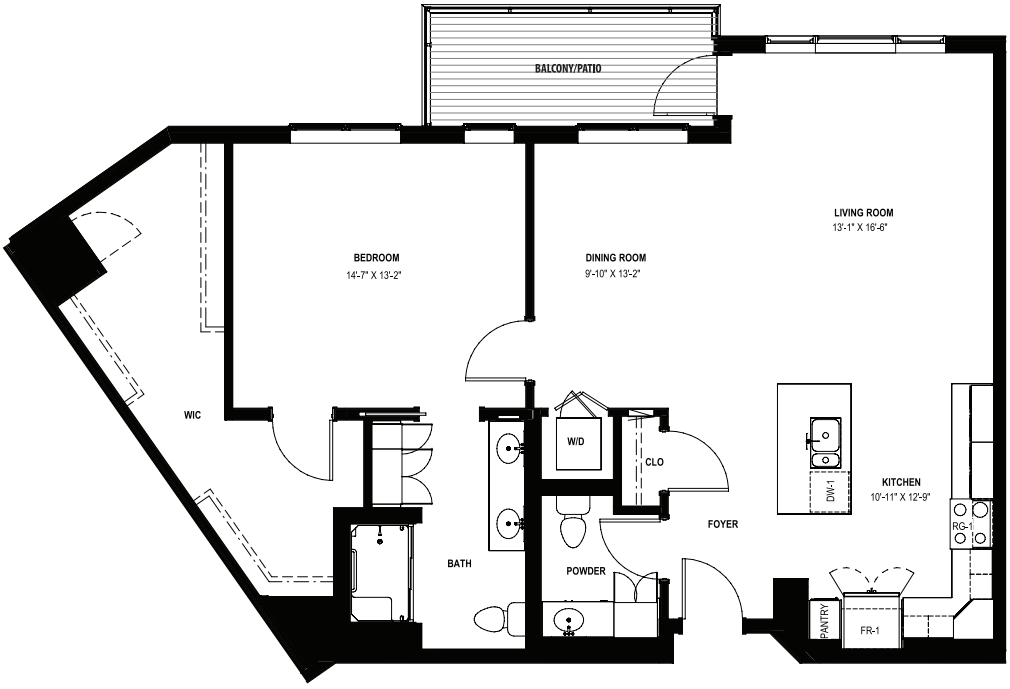
DAUNTLESS II
One Bedroom
1,093 Sq Ft



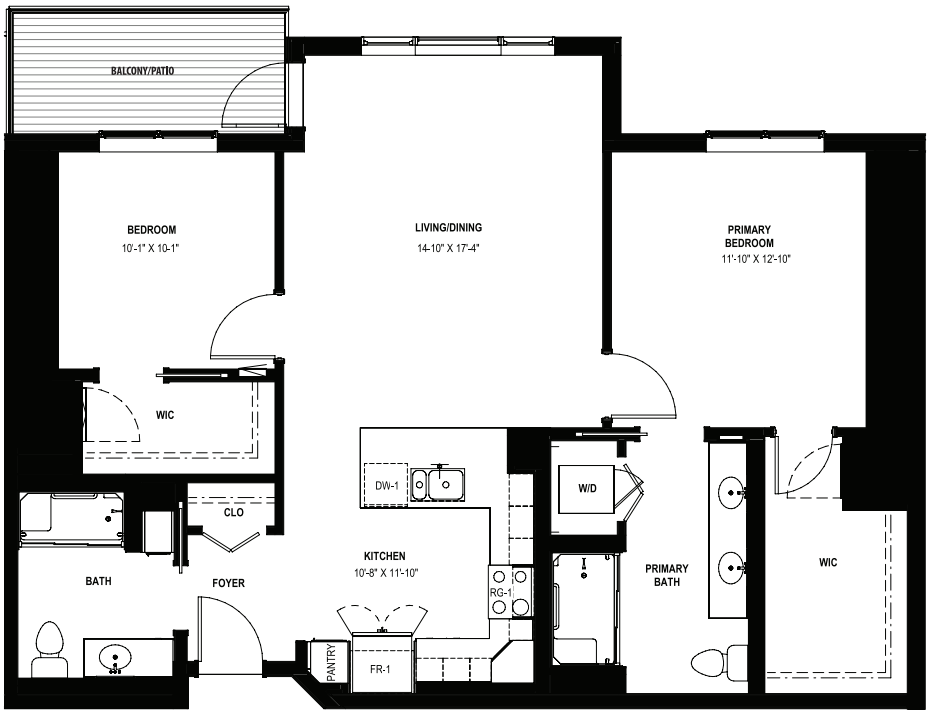
JUNO
One Bedroom
1,000 Sq Ft

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HYAK
One Bedroom
1,100 Sq Ft



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



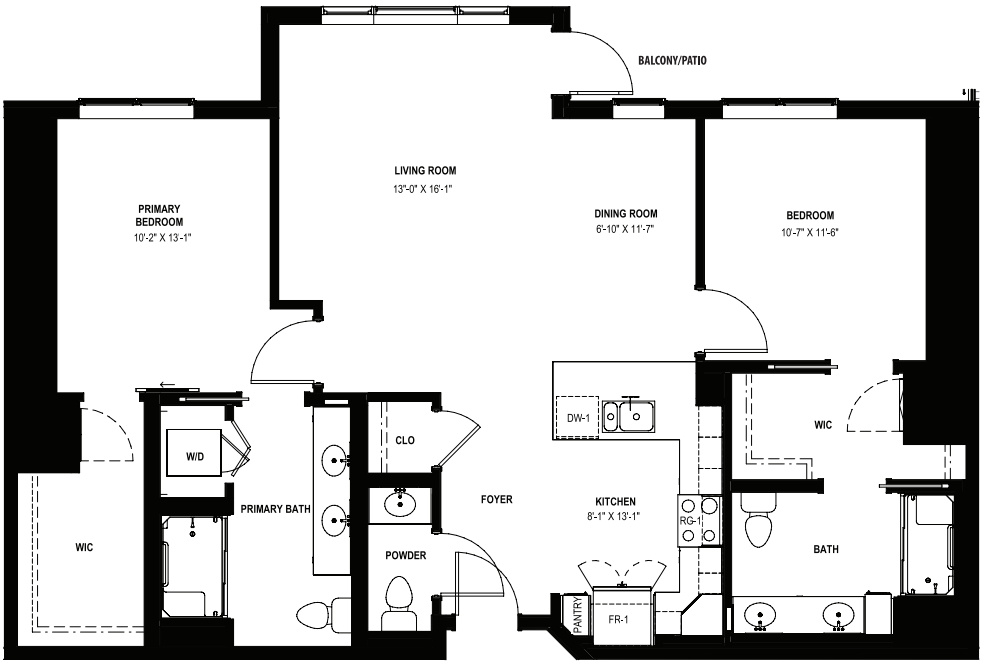
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KULSHAN (ALT)

Two Bedroom

1,070-1,100 Sq Ft



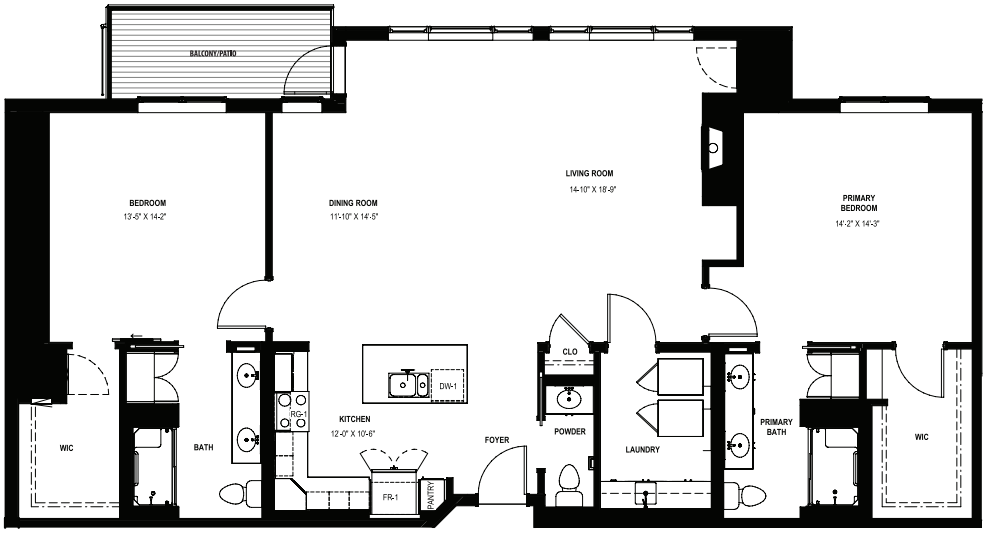
LESCHI

Two Bedroom

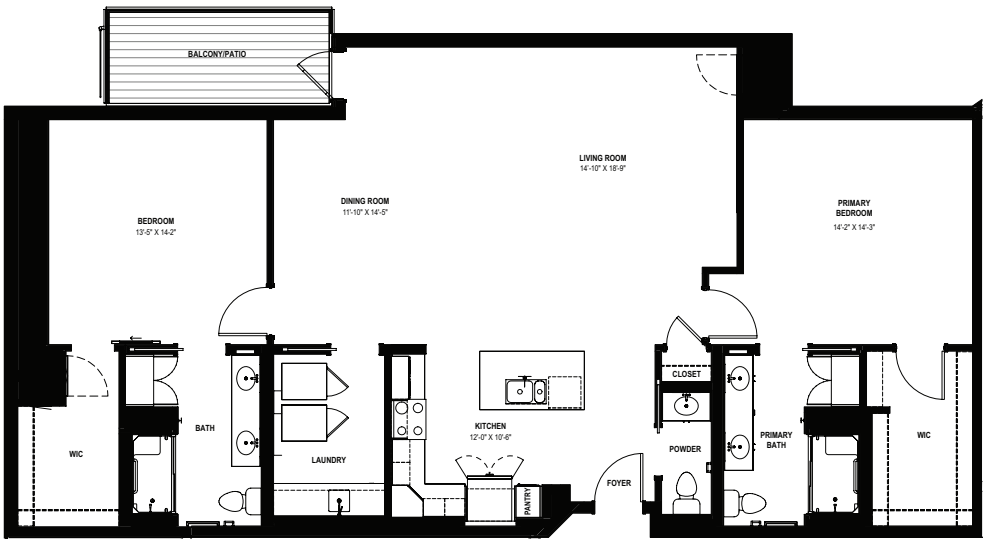
1,200 Sq Ft

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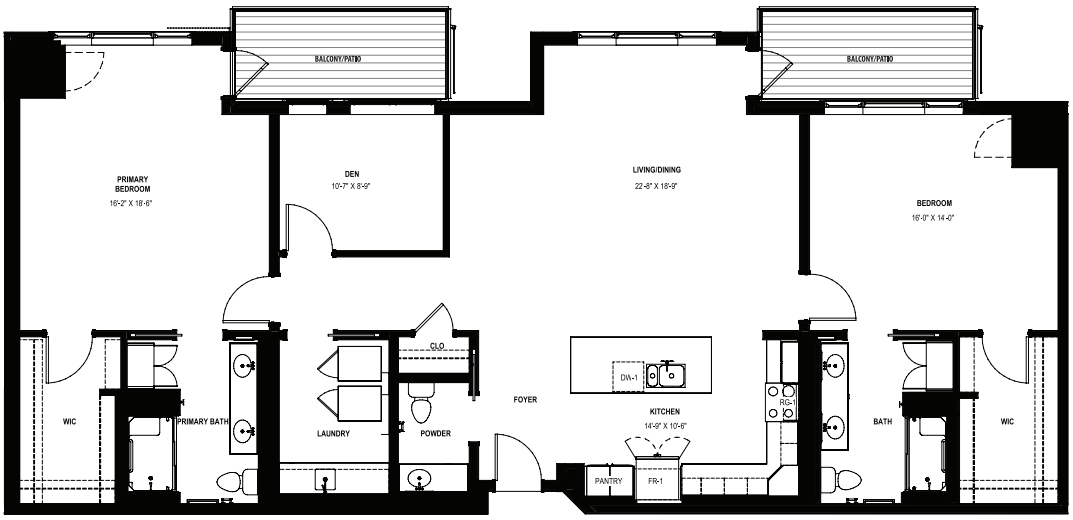
OCTAVIA
Two Bedroom
1,615 Sq Ft



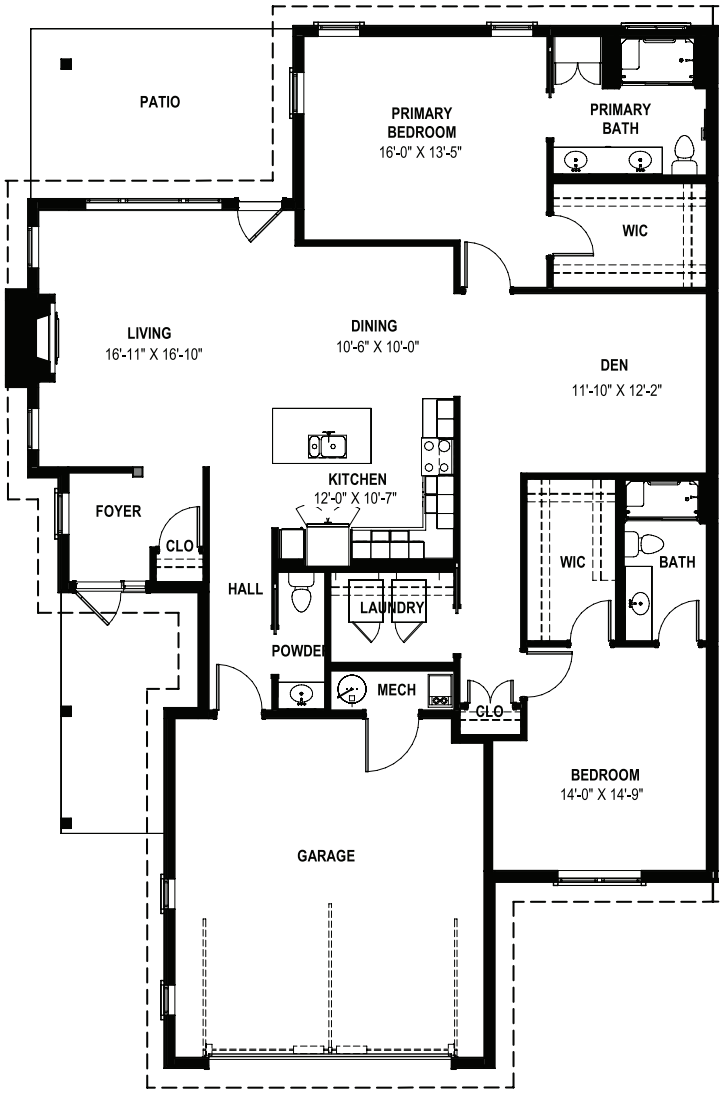
OCTAVIA II
Two Bedroom
1,615 Sq Ft



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OLYMPIC
Two Bedroom + Den
1,902 Sq Ft



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

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