

# 2025 Fee Ranges & Schedule of Fees



HERON'S KEY

GIG HARBOR

A MEMBER OF EMERALD COMMUNITIES



# 2025 Fee Ranges

	TRADITIONAL PLAN* ENTRANCE FEES	MONTHLY SERVICE FEES
1 BEDROOM 729 - 838 SQ. FT.	\$215,700 - \$275,000	\$4,148 - \$4,577
1 BEDROOM + DEN 937 - 1,009 SQ. FT.	\$308,300 - \$330,900	\$5,437 - \$5,781
2 BEDROOM 1,043 - 1,600 SQ. FT.	\$343,700 - \$821,700	\$5,781 - \$7,157
2 BEDROOM + DEN 1,247 - 1,800 SQ. FT.	\$453,000 - \$924,700	\$6,468 - \$7,414
SECOND PERSON FEE	\$35,000 - \$41,000	\$1,686

*\*Refundable plans are available.*



# Traditional Entrance Fee Plan

Entrance Fee and Monthly Fee Schedule

RESIDENTIAL APARTMENTS:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
AVALON	1 Bedroom	729	\$215,700 - \$241,300	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$262,700 - \$275,000	\$4,577
DISCOVERY	1 Bedroom Den	937	\$308,300 - \$325,000	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$320,700 - \$330,900	\$5,781
GLORIANA	2 Bedroom	1,043	\$343,700 - \$365,900	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$392,800 - \$419,400	\$5,953
LUCIA	2 Bedroom Den	1,247	\$453,000 - \$482,800	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$515,200 - \$538,300	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$471,400 - \$495,700	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$646,700 - \$671,000	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$637,500 - \$670,100	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$683,300 - \$721,100	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$803,900 - \$813,100	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$800,500 - \$800,500	\$7,414
MYSTIC	2 Bedroom Den Penthouse	1,739	\$858,800 - \$872,700	\$7,414

COTTAGES:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
TRADITION	2 Bedroom	1,600	\$821,700	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$924,700	\$7,157

SECOND PERSON FEE	\$35,000	\$1,686
UNDERBUILDING PARKING	\$35,000	\$0

# 50% Refundable Entrance Fee Plan

Entrance Fee and Monthly Fee Schedule

RESIDENTIAL APARTMENTS:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
AVALON	1 Bedroom	729	\$263,300 - \$294,500	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$320,600 - \$335,600	\$4,577
DISCOVERY	1 Bedroom Den	937	\$376,300 - \$396,700	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$391,400 - \$403,900	\$5,781
GLORIANA	2 Bedroom	1,043	\$419,500 - \$446,600	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$479,500 - \$511,900	\$5,953
LUCIA	2 Bedroom Den	1,247	\$552,900 - \$589,300	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$628,900 - \$657,000	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$575,400 - \$605,100	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$789,400 - \$819,000	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$778,200 - \$817,900	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$834,000 - \$880,100	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$981,200 - \$992,500	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$977,000 - \$977,000	\$7,414
MYSTIC	2 Bedroom Den Penthouse	1,739	\$1,048,200 - \$1,065,200	\$7,414

COTTAGES:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
TRADITION	2 Bedroom	1,600	\$1,003,000	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$1,128,700	\$7,157

SECOND PERSON FEE	\$37,000	\$1,686
UNDERBUILDING PARKING	\$35,000	\$0

\*Annually, with board approval, a percentage of net entrance fees received may be transferred to Emerald Communities to support mission fulfillment.

Prices are subject to change without notice.

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# 75% Refundable Entrance Fee Plan

## Entrance Fee and Monthly Fee Schedule

RESIDENTIAL APARTMENTS:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
AVALON	1 Bedroom	729	\$317,200 - \$354,800	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$386,300 - \$404,400	\$4,577
DISCOVERY	1 Bedroom Den	937	\$453,400 - \$478,000	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$471,600 - \$486,700	\$5,781
GLORIANA	2 Bedroom	1,043	\$505,500 - \$538,100	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$577,700 - \$616,800	\$5,953
LUCIA	2 Bedroom Den	1,247	\$666,100 - 710,000	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$757,700 - \$791,600	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$693,200 - \$729,000	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$951,100 - \$986,800	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$937,500 - \$985,400	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$1,004,900 - \$1,060,400	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$1,182,200 - \$1,195,700	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$1,177,200 - \$1,177,200	\$7,414
MYSTIC	2 Bedroom Den Penthouse	1,739	\$1,262,900 - \$1,283,400	\$7,414
COTTAGES:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
TRADITION	2 Bedroom	1,600	\$1,208,400	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$1,359,900	\$7,157
SECOND PERSON FEE			\$39,000	\$1,686
UNDERBUILDING PARKING			\$35,000	\$0

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# 90% Refundable Entrance Fee Plan

## Entrance Fee and Monthly Fee Schedule

RESIDENTIAL APARTMENTS:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
AVALON	1 Bedroom	729	\$410,800 - \$459,500	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$500,300 - \$523,600	\$4,577
DISCOVERY	1 Bedroom Den	937	\$587,100 - \$619,000	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$610,700 - \$630,200	\$5,781
GLORIANA	2 Bedroom	1,043	\$654,600 - \$696,900	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$748,100 - \$798,700	\$5,953
LUCIA	2 Bedroom Den	1,247	\$862,600 - \$919,500	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$981,200 - \$1,025,100	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$897,700 - \$944,100	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$1,231,700 - \$1,277,900	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$1,214,100 - \$1,276,100	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$1,301,300 - \$1,373,200	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$1,530,900 - \$1,548,500	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$1,524,400 - \$1,524,400	\$7,414
MYSTIC	2 Bedroom Den Penthouse	1,739	\$1,635,500 - \$1,662,000	\$7,414
COTTAGES:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
TRADITION	2 Bedroom	1,600	\$1,564,900	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$1,761,000	\$7,157
SECOND PERSON FEE			\$41,000	\$1,686
UNDERBUILDING PARKING			\$35,000	\$0

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# HERON'S KEY

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