

# 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.	\$214,300 - \$267,900	\$4,148 - \$4,577
1 BEDROOM + DEN 937 - 1,009 SQ. FT.	\$306,200 - \$328,700	\$5,437 - \$5,781
2 BEDROOM 1,043 - 1,600 SQ. FT.	\$341,500 - \$816,300	\$5,781 - \$7,157
2 BEDROOM + DEN 1,247 - 1,800 SQ. FT.	\$450,000 - \$918,600	\$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	\$214,300 - \$239,700	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$ 251,100 - \$267,900	\$4,577
DISCOVERY	1 Bedroom Den	937	\$306,200 - \$322,900	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$318,500 - \$328,700	\$5,781
GLORIANA	2 Bedroom	1,043	\$341,500 - \$363,500	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$390,200 - \$416,600	\$5,953
LUCIA	2 Bedroom Den	1,247	\$450,000 - \$479,600	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$511,800 - \$534,800	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$468,300 - \$492,400	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$642,500 - \$666,500	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$633,300 - \$665,600	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$691,800 - \$730,100	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$806,300 - \$815,500	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$802,800	\$7,414
MYSTIC	2 Bedroom Den Penthouse	1,739	\$861,300 - \$875,300	\$7,414
COTTAGES:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
TRADITION	2 Bedroom	1,600	\$816,300	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$918,600	\$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	\$260,800 - \$291,700	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$305,600 - \$326,100	\$4,577
DISCOVERY	1 Bedroom Den	937	\$372,700 - \$392,900	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$387,700 - \$400,100	\$5,781
GLORIANA	2 Bedroom	1,043	\$415,600 - \$442,400	\$5,768
KALAKALA	2 Bedroom Deluxe	1,162	\$474,900 - \$507,000	\$5,953
LUCIA	2 Bedroom Den	1,247	\$547,600 - \$583,700	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$622,900 - \$650,800	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$569,900 - \$599,300	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$781,900 - \$811,200	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$770,800 - \$810,100	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$841,900 - \$888,500	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$981,200 - \$992,500	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$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	\$993,500	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$1,117,900	\$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	\$314,200 - \$351,400	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$368,200 - \$392,800	\$4,577
DISCOVERY	1 Bedroom Den	937	\$449,000 - \$473,400	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$467,000 - \$482,000	\$5,781
GLORIANA	2 Bedroom	1,043	\$500,700 - \$533,000	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$572,200 - \$610,900	\$5,953
LUCIA	2 Bedroom Den	1,247	\$659,800 - \$703,200	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$750,400 - \$784,100	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$686,600 - \$722,000	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$942,100 - \$977,300	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$928,600 - \$976,000	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$1,014,400 - \$1,070,500	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$1,182,200 - \$1,195,800	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$1,177,000	\$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	\$1,196,900	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$1,346,900	\$7,157
SECOND PERSON FEE			\$39,000	\$1,686
UNDERBUILDING PARKING			\$35,000	\$0

# 90% Refundable Entrance Fee Plan

## Entrance Fee and Monthly Fee Schedule

RESIDENTIAL APARTMENTS:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
AVALON	1 Bedroom	729	\$407,200 - \$455,400	\$4,148
BRITANNIA	1 Bedroom Deluxe	838	\$477,100 - \$509,000	\$4,577
DISCOVERY	1 Bedroom Den	937	\$581,800 - \$613,500	\$5,437
ENTERPRISE	1 Bedroom Den Plus	1,009	\$605,200 - \$624,500	\$5,781
GLORIANA	2 Bedroom	1,043	\$648,900 - \$690,700	\$5,781
KALAKALA	2 Bedroom Deluxe	1,162	\$741,400 - \$791,500	\$5,953
LUCIA	2 Bedroom Den	1,247	\$855,000 - \$911,200	\$6,468
MAJESTIC	2 Bedroom End	1,362	\$972,400 - \$1,016,100	\$6,814
NAUTILUS	2 Bedroom Den	1,369	\$889,800 - \$935,600	\$6,641
REIVER	2 Bedroom End Plus	1,471	\$1,220,800 - \$1,266,400	\$7,157
SHENANDOAH	2 Bedroom Den Plus	1,507	\$1,203,300 - \$1,264,600	\$7,157
CONSTITUTION	2 Bedroom Den Corner	1,560	\$1,314,400 - \$1,387,200	\$7,328
PARAGON	2 Bedroom Den Corner	1,628	\$1,532,000 - \$1,549,500	\$7,328
MISSOURI	2 Bedroom Den Plus	1,650	\$1,525,300	\$7,414
MYSTIC	2 Bedroom Den Penthouse	1,739	\$1,636,500 - \$1,663,100	\$7,414
COTTAGES:		SQUARE FEET	ENTRANCE FEE*	MONTHLY FEE
TRADITION	2 Bedroom	1,600	\$1,551,000	\$6,986
INDEPENDENCE	2 Bedroom Den	1,800	\$1,745,300	\$7,157
SECOND PERSON FEE			\$41,000	\$1,686
UNDERBUILDING PARKING			\$35,000	\$0

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