



YOUR NEW LIFE

AWAITS

*Floor Plan & Pricing Guide*

*EFFECTIVE JANUARY 1, 2023*





THIS IS WHAT LIVING LIFE TO  
THE FULLEST AT THE KNOLLS OF  
OXFORD LOOKS LIKE

## THE DIFFERENCE IS THE NEIGHBORHOOD

The Knolls of Oxford is a non-profit continuing care retirement community, owned and operated by Maple Knoll Communities Inc., with a history of more than 175 years of serving older adults. Located on a beautiful 85-acre campus, our community offers 108 villas, 28 assisted living apartments, and a 62 bed skilled nursing facility with a rehabilitation center.

The moment you step foot on campus, you will realize why our residents love to call The Knolls of Oxford home. Our community's warm and engaging atmosphere welcomes diversity and celebrates individuality.

Different neighborhoods that vary by floor plans, service packages, dining choices, and healthcare options allow residents a variety of opportunities. Residents are encouraged to become involved at whatever level feels right.

With so much to enjoy, the Oxford area is the ideal setting for retirement- and The Knolls of Oxford puts you right in the heart of it all. Our campus is located 1 mile from Miami University with convenient access to restaurants,

shopping, physicians' offices, places of worship, parks, and local attractions.

At The Knolls of Oxford, you'll have your choice of parties, special events, classes, concerts, virtual reality, movies, and other forms of entertainment. You'll experience multiple dining options at The Bistro or Clubhouse, and you will be able to walk off those extra calories with a walk or jog on our scenic paved paths.

Move in and mark off the phone numbers to your plumber, electrician, lawn service, and more. With all services provided, you will have more time to spend with your family, travel, or just simply relax. With your new-found free time you will have more time to focus on doing what you really want to do. Whether it is catching up with an old friend, trying out a new skill or hobby, or learning something new by joining the Institute for Learning in Retirement at Miami University.

At The Knolls of Oxford, you can make your individual lifestyle as active or as leisurely as you wish- it's your life, live the way you want!



# RESIDENT SERVICES AND AMENITIES

## COMMUNITY FEATURES

- Not for profit organization with benevolent care program
- Multiple dining venues
- Planned social, cultural, and educational programs
- Shuttle on demand
- Full Service Salon
- Library
- Beautiful pond with walking paths
- Volunteer opportunities
- In home balance and safety assessments
- Pet friendly

## RESIDENCE FEATURES

- All utilities included
- Basic cable and telephone service
- Individually controlled heating and cooling system
- Trash and recycling services
- Fully equipped kitchens
- Washer and dryer in every villa
- Weekly housekeeping
- GPS pendants

## HEALTH SERVICES

- Respite Care
- Assisted Living
- Skilled Nursing
- Home Health Care
- Rehab and Therapy Center
- Hospice Care
- Telehealth services



# ACCOMODATIONS & FINANCIAL OPTIONS

The Knolls of Oxford is a non-profit community for people 55 and older, and is owned and operated under the authority of Maple Knoll Communities, Inc.

The Knolls provides services including residential accommodations, assisted living, and skilled nursing care. We have a policy of non-discrimination. All services and accommodations of the community are available to all persons without regard to race, color, creed, national origin, handicap, blindness, sex, sexual orientation, marital status, or sponsor.

## Residential Accommodations

To apply for residency at The Knolls of Oxford, you must complete the Admission Record (one for each person) and the Financial Statement. The completed forms plus a \$500 processing fee should be delivered to the Marketing Department. Our Director of Marketing will help coordinate the remainder of the application process. This application fee is non-refundable.

## Financial Options

The Knolls of Oxford has created a unique program that provides older adults a rewarding lifestyle, while at the same time, assuring they will receive quality care and services whenever they may need it. We offer a financial option and monthly fees to complement the neighborhood you select in our continuing care retirement community.

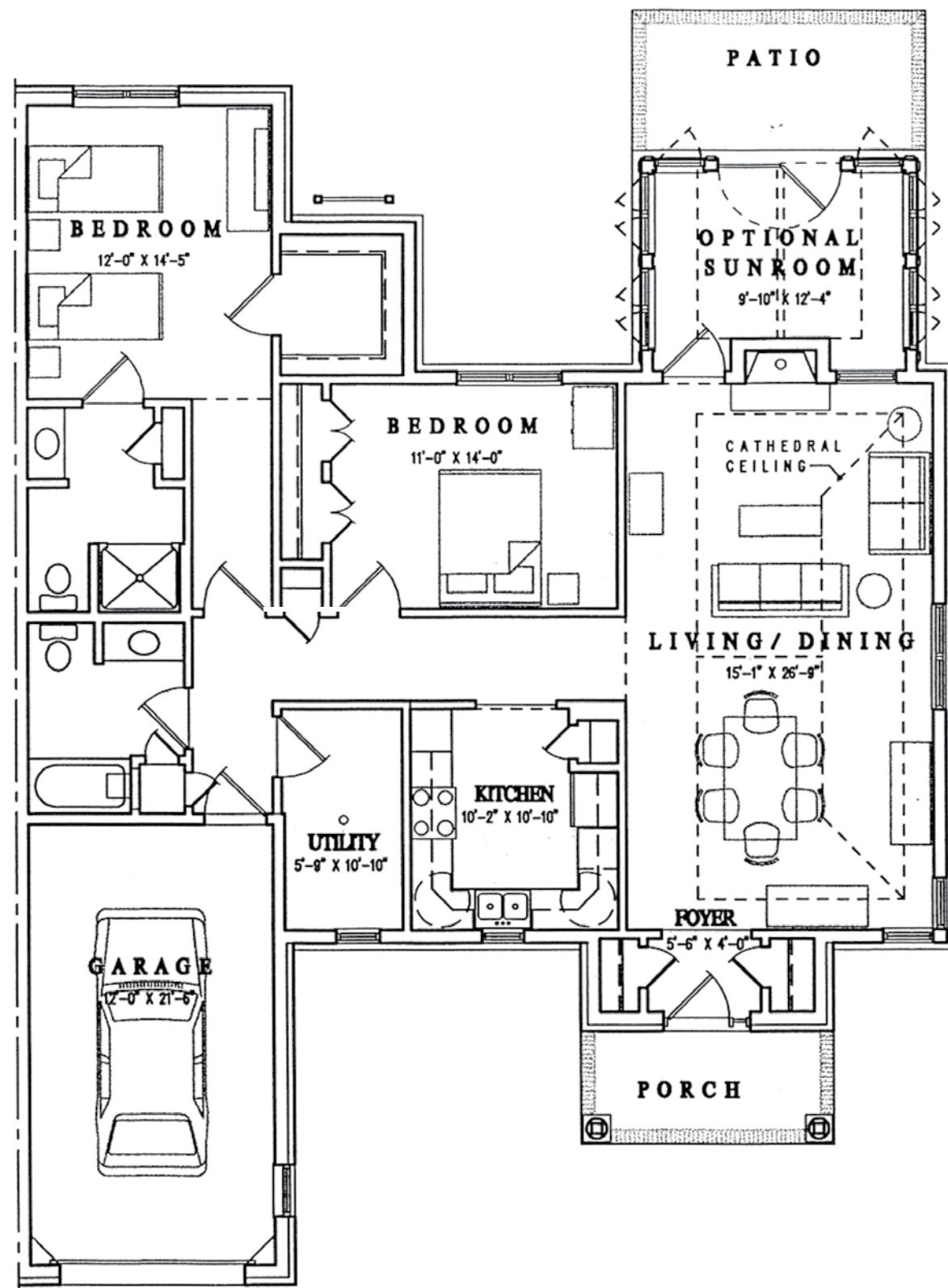
## 2% Straight Line Entrance Fee

Maple Knoll Communities offers its residents a 2% Straight Line payment plan for most cottages. A lump sum payment known as the Entrance Fee is paid. This Entrance Fee will amortize at the rate of 2% per month or 24% per year. Any remaining unamortized portion of the Entrance Fee is refunded at the end of the residents' stay at The Knolls of Oxford. In the event of permanent relocation to another level of care within The Knolls of Oxford's continuum of care, the Resident Monthly Service Fee will be paid from the remaining unamortized portion of the Entrance Fee until the Entrance Fee is depleted. At that time, the resident will make the Monthly Fee payments. For information on this model, please speak with a member of our Marketing Department.



**The Duvall**  
2 bedroom

1,783-1,991 sq. ft.



# DUVALL SPOTLIGHT

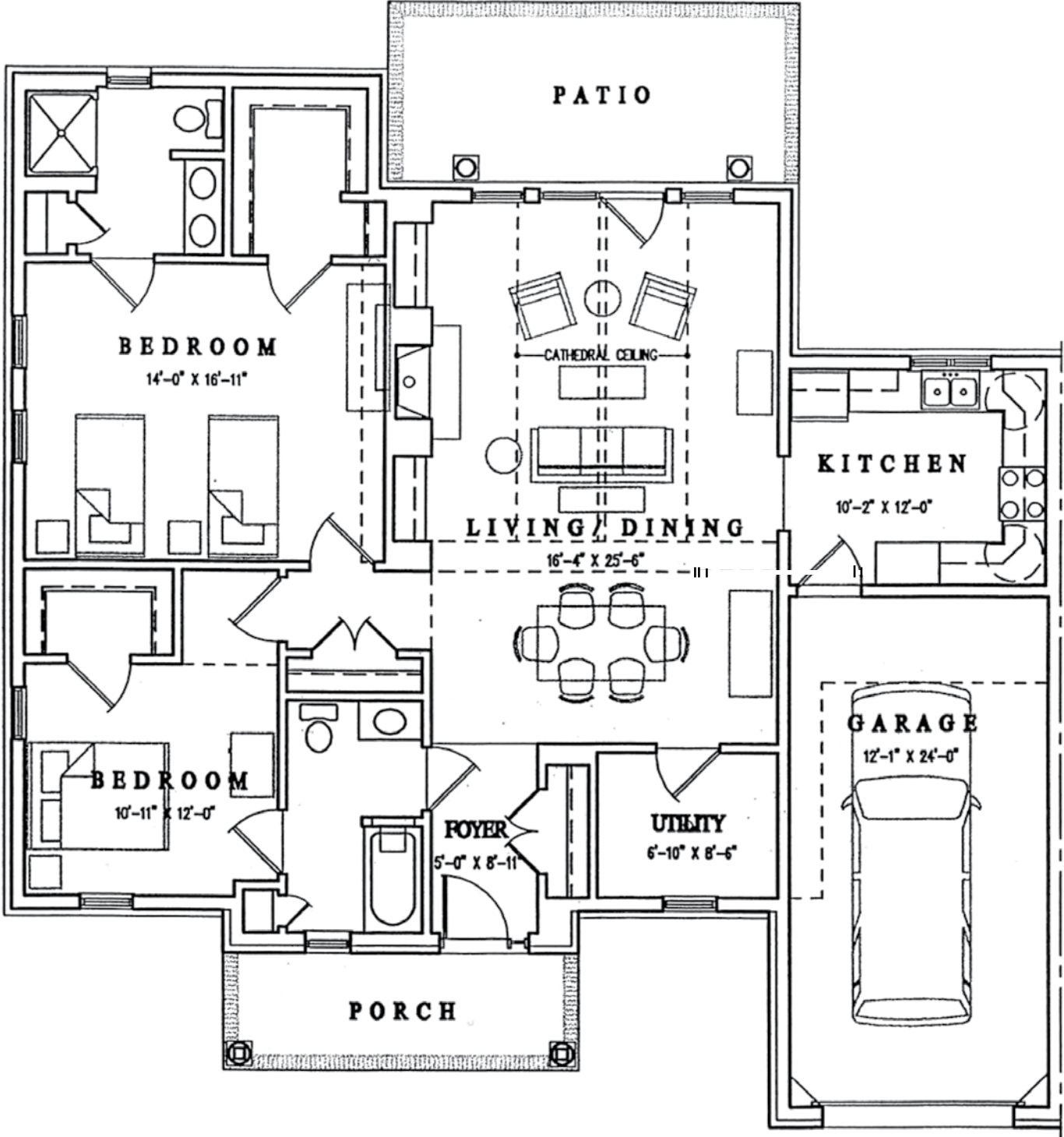


**THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!**

Get in touch with our Director of Marketing, Cheryl Hampton at 513-524-7991 or [champton@mkcommunities.org](mailto:champton@mkcommunities.org) to schedule your tour today!

**The Franklin**  
2 bedroom

1,798 sq. ft.



# FRANKLIN SPOTLIGHT



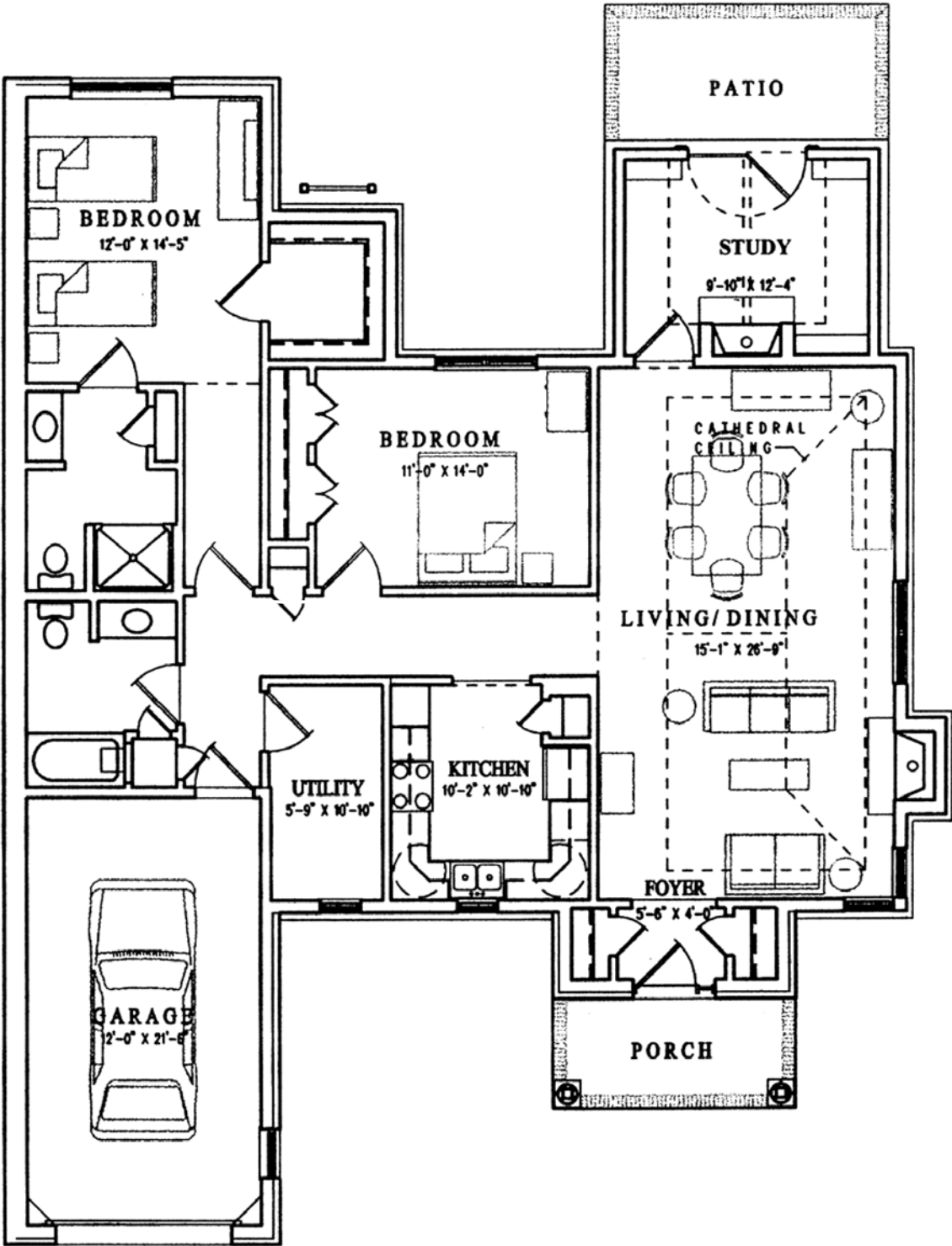
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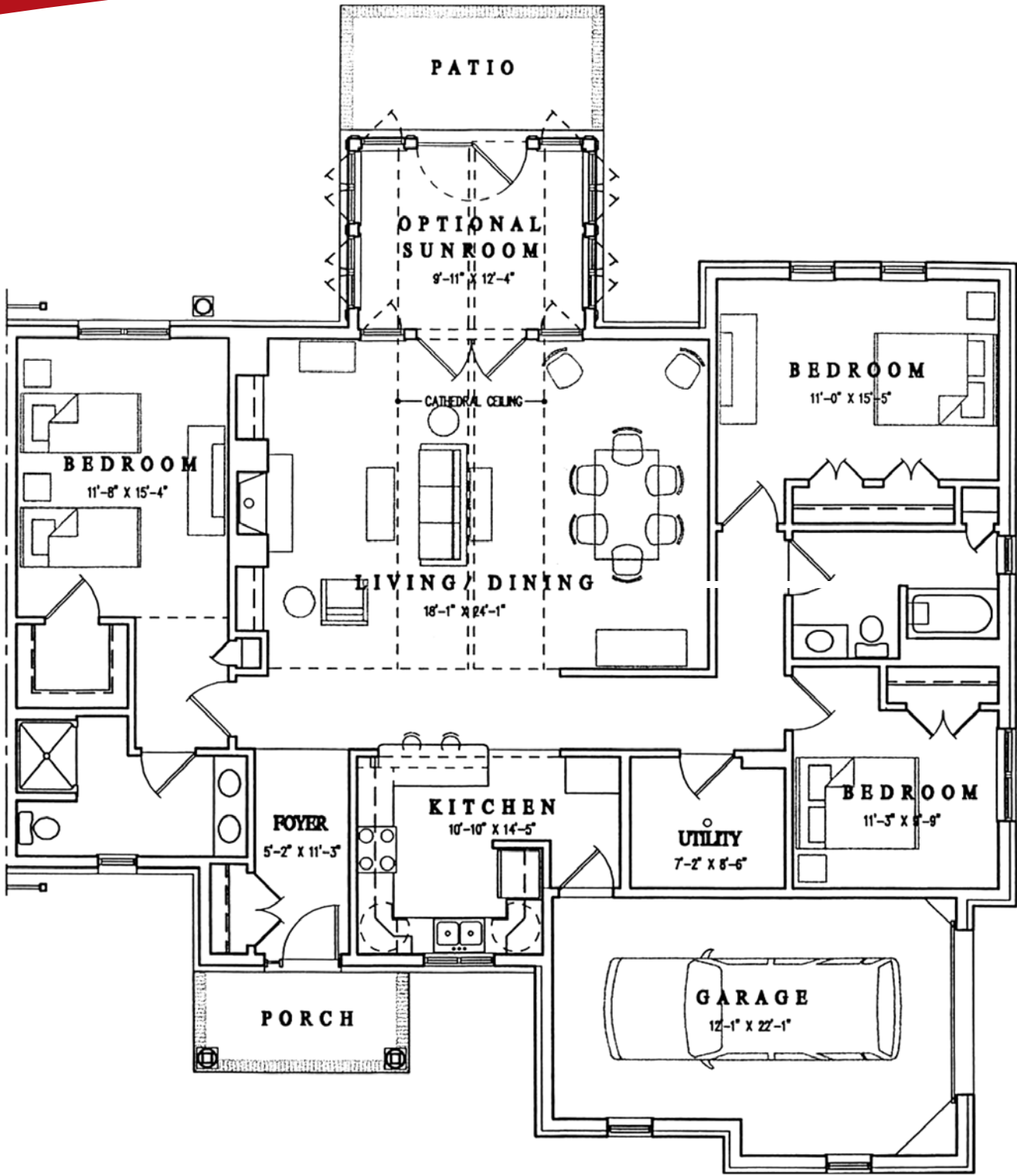
**The Hueston**  
2 bedroom w/study

1,933-2,219 sq. ft.



**Ethan**  
3 bedroom

2,156-2,394 sq. ft.



The Ashby

2 bedroom deluxe w/study

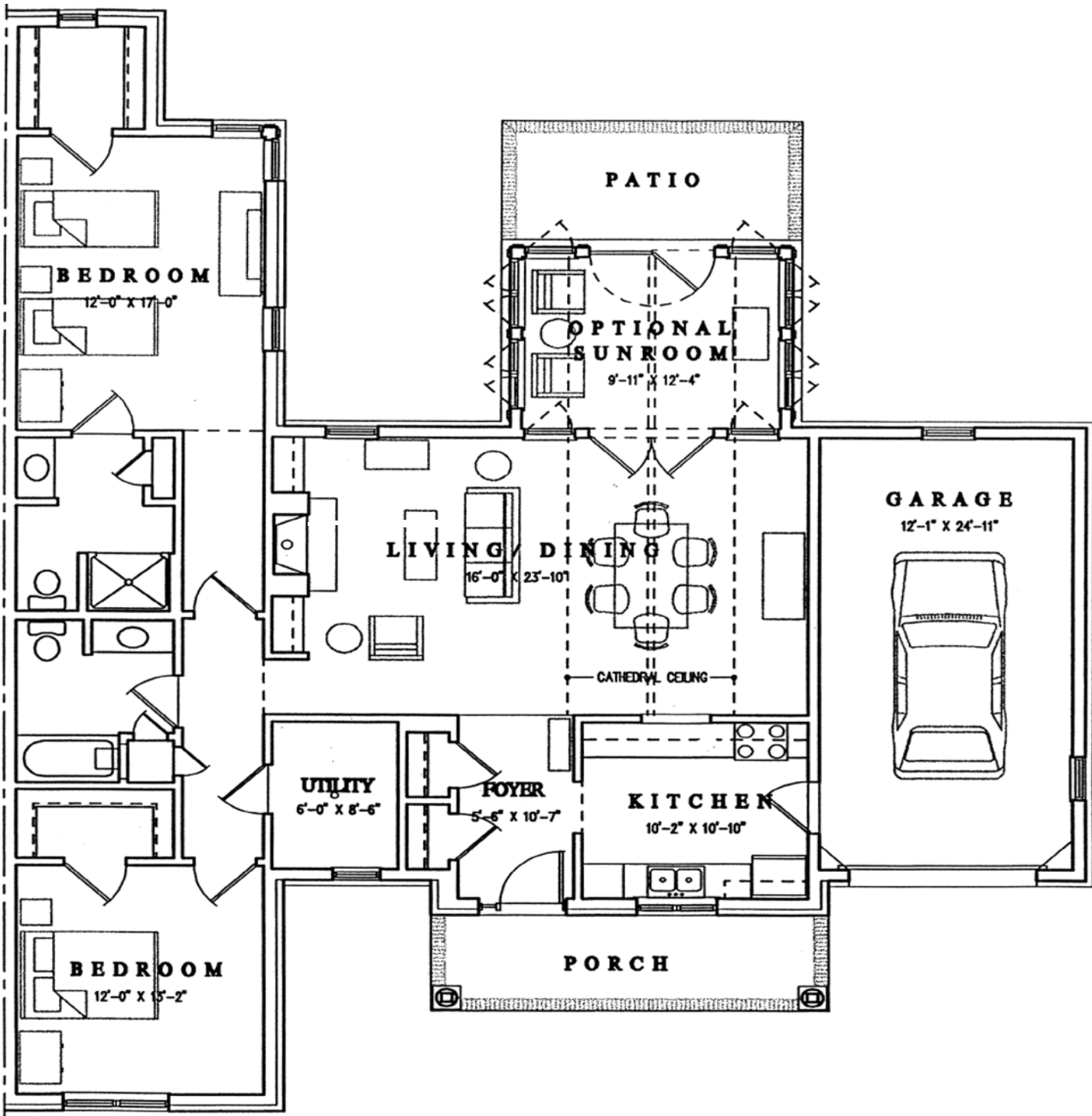
1,928-2,078 sq. ft.



The Alexander

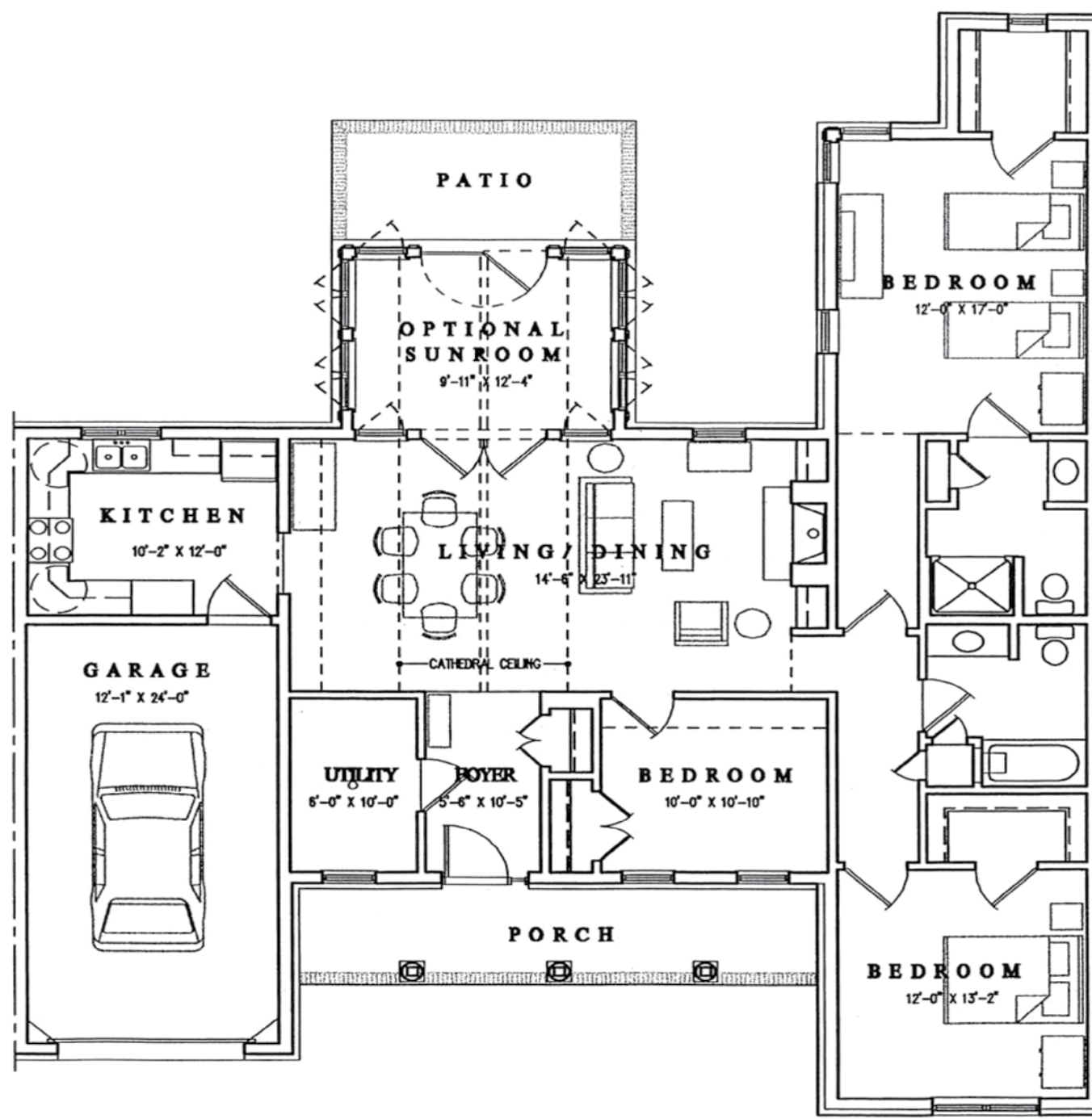
2 bedroom

1,851-2,089 sq. ft.



**Garrett (D)**  
3 bedroom

1,928-2,078 sq. ft.



# GARRETT SPOTLIGHT



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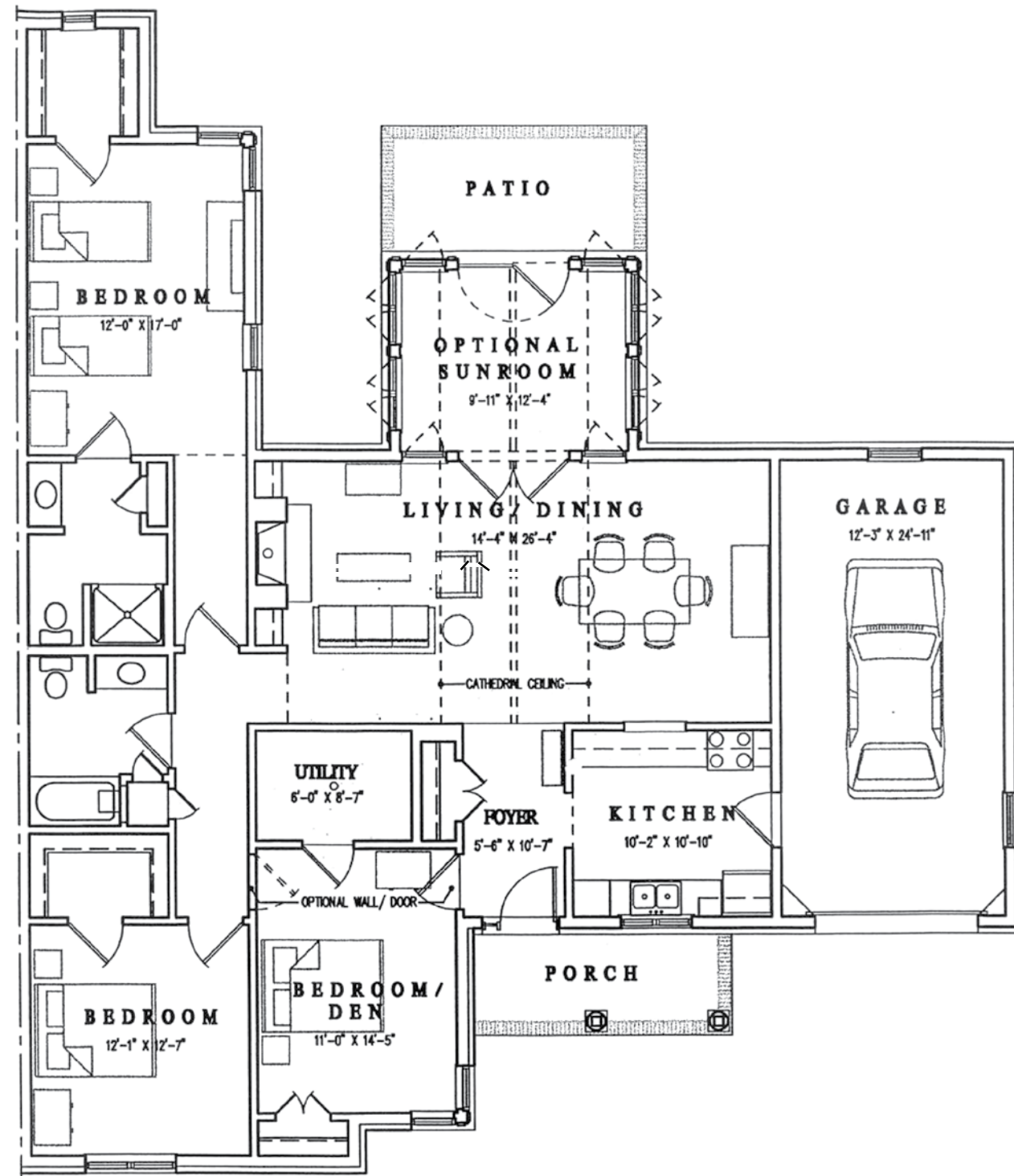


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**Cedar**  
3 bedroom

2,019-2,257 sq. ft.



# CEDAR SPOTLIGHT



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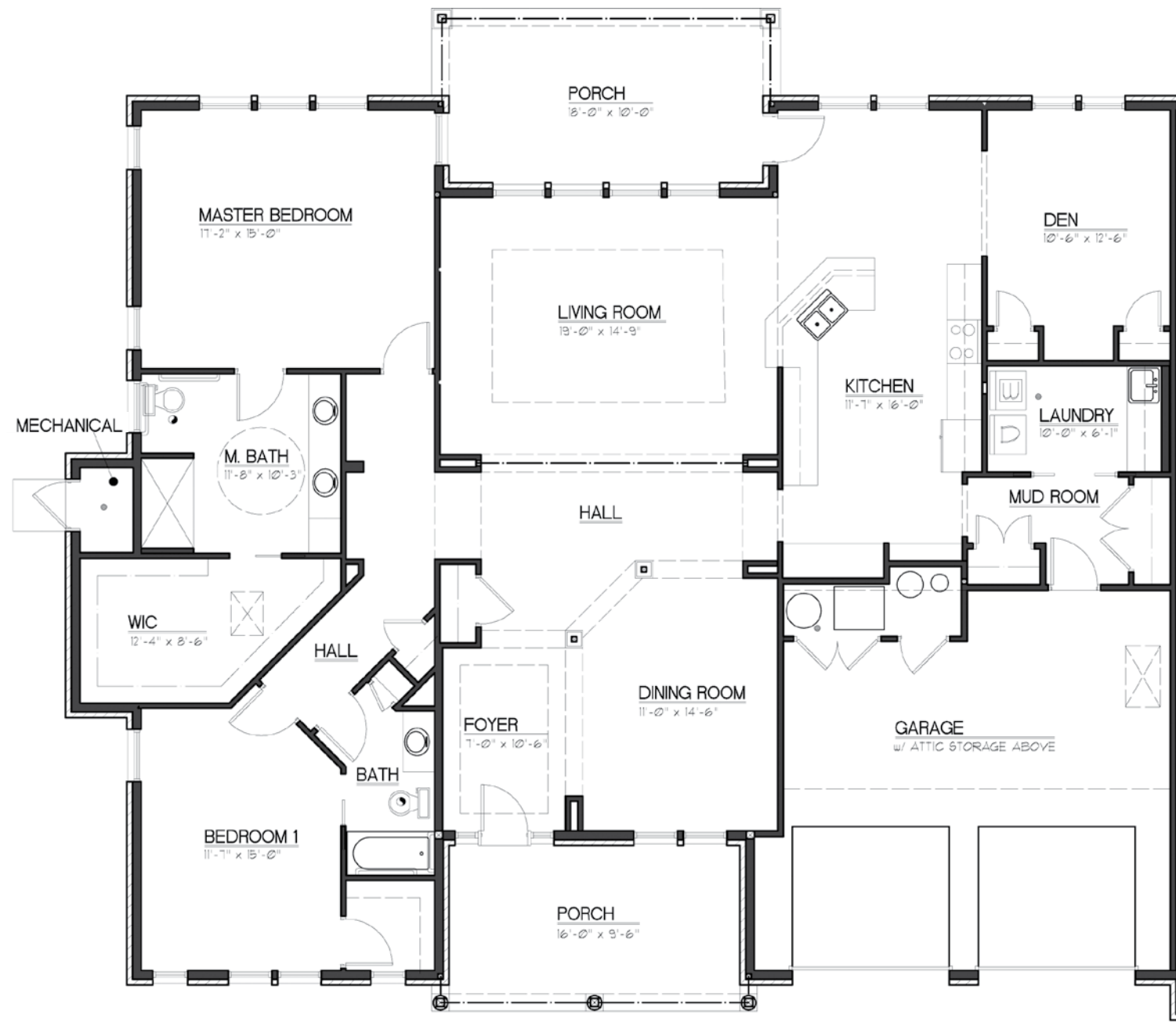
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The Stratford

2 bedroom deluxe w/study

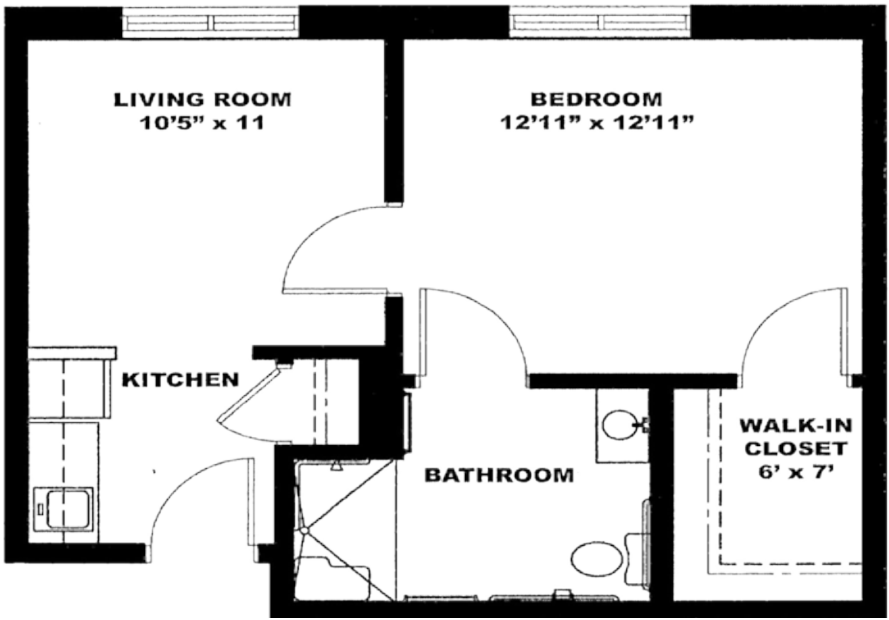
2,531-2,603 sq. ft.



Assisted Living

1 bedroom

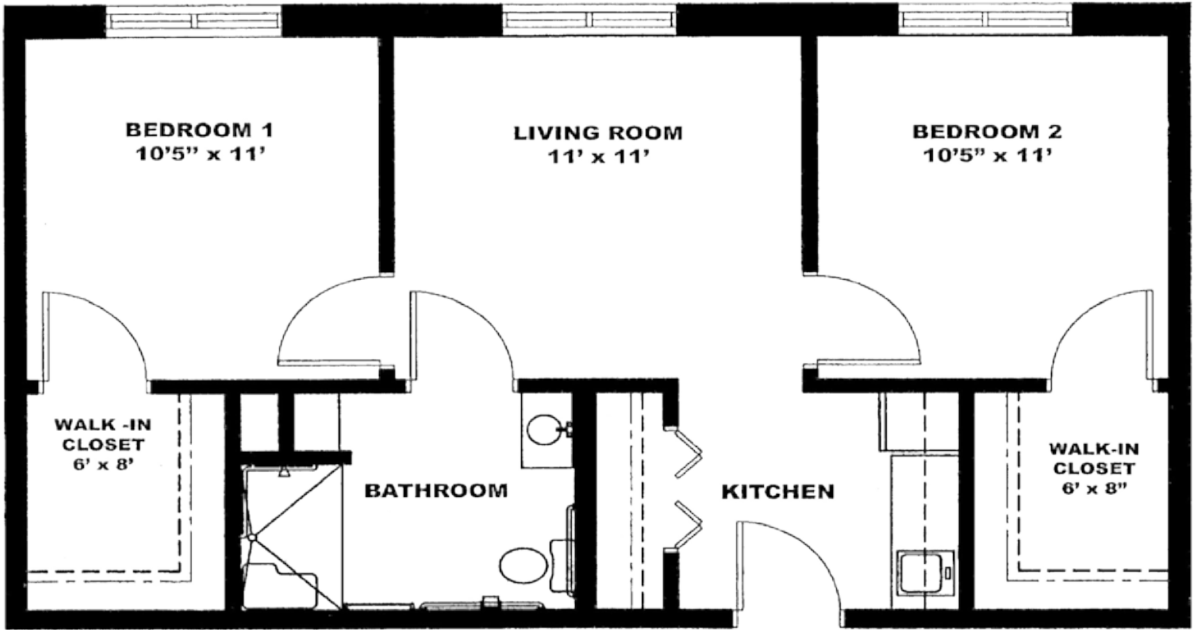
500 sq. ft.



Assisted Living

2 bedroom

575 sq. ft.



# COMPARISON EVALUATION

Current Monthly Expenses	Your Cost	The Knolls of Oxford or other community
Mortgage, rent, home owner's association fees	\$	Included
Rael estate/property taxes	\$	Included
Gas and Electric utilities	\$	Included
Water and Sewer utilities	\$	Included
Trash pickup	\$	Included
Cable TV and Internet services	\$	Included
24-hour security and fire protection system	\$	Included
Weekly housekeeping	\$	Included
Weekly laundry of bed linens and towels	\$	Included
Interior maintenance of your residence including repair and replacement of appliances, heating, cooling, plumbing, electrical systems, painting and refurbishment	\$	Included
Exterior maintenance of your residence including painting, repair and replacement of roof, driveway, windows and refurbishment	\$	Included
Grounds keeping and snow removal	\$	Included
Social, cultural and educational events	\$	Included are many opportunities for social, recreational and cultural activities
Newspaper and magazine subscriptions	\$	Included is an on site library stocked with a wide range of publications
Groceries and dining out	\$	Special dining program provides the flexibility to enjoy meals
Automobile, car maintenance, car fuel and insurance	\$	Included is transportation to shopping and social activities
24 hour emergency response by a registered nurse	\$	Included
Emergency call system	\$	Included
Travel expenses to hair salons, shopping convenience stores, and restaurants	\$	Included on campus is a bistro, clubhouse, gift shop, and a hair salon
Tech support available	\$	Included
<b>YOUR TOTAL MONTHLY COST</b>	\$	*please choose a unit in your price booklet to compare

# PRICING EFFECTIVE JANUARY 1, 2023

Model	Description	Square Feet	Entrance Fee	Monthly Fee
Alexandar - Park View	2 Bedroom	1,851	\$215,513	\$2,859
Alexandar - Standard	2 Bedroom	1,851	\$205,250	\$2,859
Alexandar - Park View	With Sunroom	2,001	\$226,434	\$3,090
Alexandar - Park View	XL Sunroom	2,089	\$231,773	\$3,218
Cedar - Wooded View	3 Bedroom	2,019	\$245,734	\$3,199
Cedar - Park View	With Sunroom	2,169	\$246,820	\$3,432
Cedar - Pond View	With Sunroom	2,169	\$258,574	\$3,432
Cedar - Park View	XL Sunroom	2,257	\$254,829	\$3,569
Duvall - Wooded View	2 Bedroom	1,783	\$206,510	\$2,755
Duvall - Standard	2 Bedroom	1,783	\$202,650	\$2,755
Duvall - Wooded View	With Sunroom	1,933	\$218,999	\$2,982
Duvall - Wooded View	XL Sunroom	1,991	\$230,871	\$3,070
Ethan - Park View	3 Bedroom	2,156	\$245,485	\$3,318
Ethan - Park View	With Sunroom	2,306	\$258,227	\$3,546
Ethan - Park View	XL Sunroom	2,394	\$264,658	\$3,680
Franklin - Park View	2 Bedroom	1,798	\$203,863	\$2,778
Franklin - Pond View	2 Bedroom	1,798	\$213,571	\$2,778
Franklin - Wood View	2 Bedroom	1,798	\$207,746	\$2,778
Franklin - Standard	2 Bedroom	1,798	\$194,156	\$2,778
Franklin - Standard	XL Sunroom	2,006	\$208,139	\$3,093
Garrett (D) - Park View	2 Bedroom/Den	1,928	\$226,313	\$2,975
Garrett (D) - Wood View	2 Bedroom/Den	1,928	\$230,623	\$2,975
Garrett (D) - Park View	With Sunroom	2,078	\$237,476	\$3,203
Garrett (D) - Wood View	With Sunroom	2,078	\$242,000	\$3,203
Garrett (M) - Park View	2 Bedroom/Den	1,928	\$215,513	\$2,975
Garrett (M) - Wood View	2 Bedroom/Den	1,928	\$219,618	\$2,975
Garrett (M) - Standard	2 Bedroom/Den	1,928	\$205,646	\$2,975
Garret (M) - Park View	With Sunroom	2,076	\$227,768	\$3,199
Garret (M) - Wood View	With Sunroom	2,076	\$232,107	\$3,199
Garret (M) - Pond View	With Sunroom	2,076	\$238,615	\$3,199
Garret (M) - Park View	XL Sunroom	2,166	\$237,962	\$3,336
Garret (M) - Wood View	XL Sunroom	2,166	\$242,494	\$3,336
Hueston - Park View	Den & Sunroom	2,219	\$248,519	\$3,414
Hueston - Park View	2 Bedroom/Study	1,933	\$221,459	\$2,982
Ashby - Standard	Sun Room	2,097	\$296,916	\$3,590
Ashby - Park	Sun Room	2,097	\$311,762	\$3,590
Ashby - Wooded	Sun Room	2,097	\$317,700	\$3,590
Ashby - Pond	Sun Room	2,097	\$325,816	\$3,590
Ashby - Standard	SR & Screened-in Porch	2,232	\$310,666	\$3,766
Stratford - Wooded	Sun Room	2,531	\$351,611	\$4,190
Statford - Park	Sun Room	2,531	\$369,192	\$4,190
Statford - Pond	Sun Room	2,531	\$386,772	\$4,190
Assisted Living	1 bedroom	500	-	\$6,744
Assisted Living	2 bedroom	575	-	\$7,627



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Key

- A** Commons Information Center
- B** Healthcare Pavilion
- C** Assisted Living
- D** Community Clubhouse
- E** Service Building
- F** Bistro
- G** Hair Salon
- H** Auditorium
- I** Gift Shop
- J** Physical/Occupational Therapy
- K** Clinic
- L** Boardroom
- M** Country Kitchen
- N** Assisted Living Coordinator
- O** Nurse Station
- P** Commons Library
- Q** Pavilion Library
- R** Scarlet Oak Room
- S** Creekside Terrace Dining
- T** Kettler Farm House

Once you move in identify  
who your neighbors are  
with our alphabetical list!





## CONTACT US



THE KNOLLS OF OXFORD  
513-524-7990



6727 Contreras Road  
Oxford, OH 45056



[www.knollsoxford.org](http://www.knollsoxford.org)