

YOUR NEW LIFE AWAITS



theknolls
OF OXFORD

Floor Plan & Pricing Guide for Independent Living

**Live Life Your Way at
The Knolls of Oxford**

Effective January 1, 2025



513-524-7990



www.knollsoxford.org



info@mkcommunities.org



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 with a history of more than 175 years of serving older adults. Located on a beautiful 85-acre campus, our community offers 106 villas, 28 assisted living apartments, and a 57 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
- Miami University formal affiliation
- Planned social, cultural, and educational programs
- Transportation Services
- Full-service Salon
- Library
- Beautiful pond with walking paths
- Volunteer opportunities
- 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
- Emergency response system

HEALTH SERVICES

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



ACCOMMODATIONS & FINANCIAL OPTIONS

The Knolls of Oxford is a non-profit community for people 62 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.

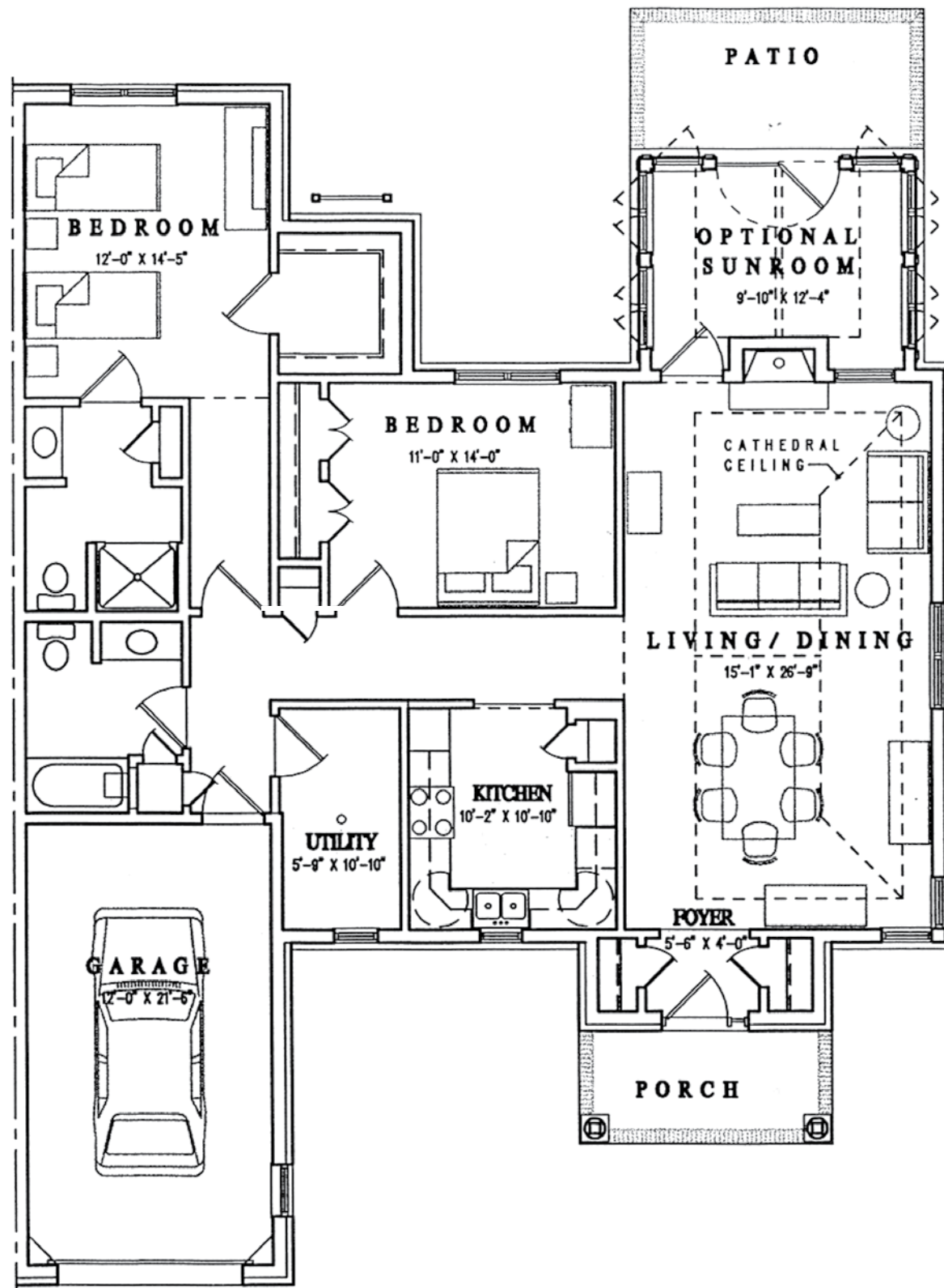
2% Straight Line Entrance Fee

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



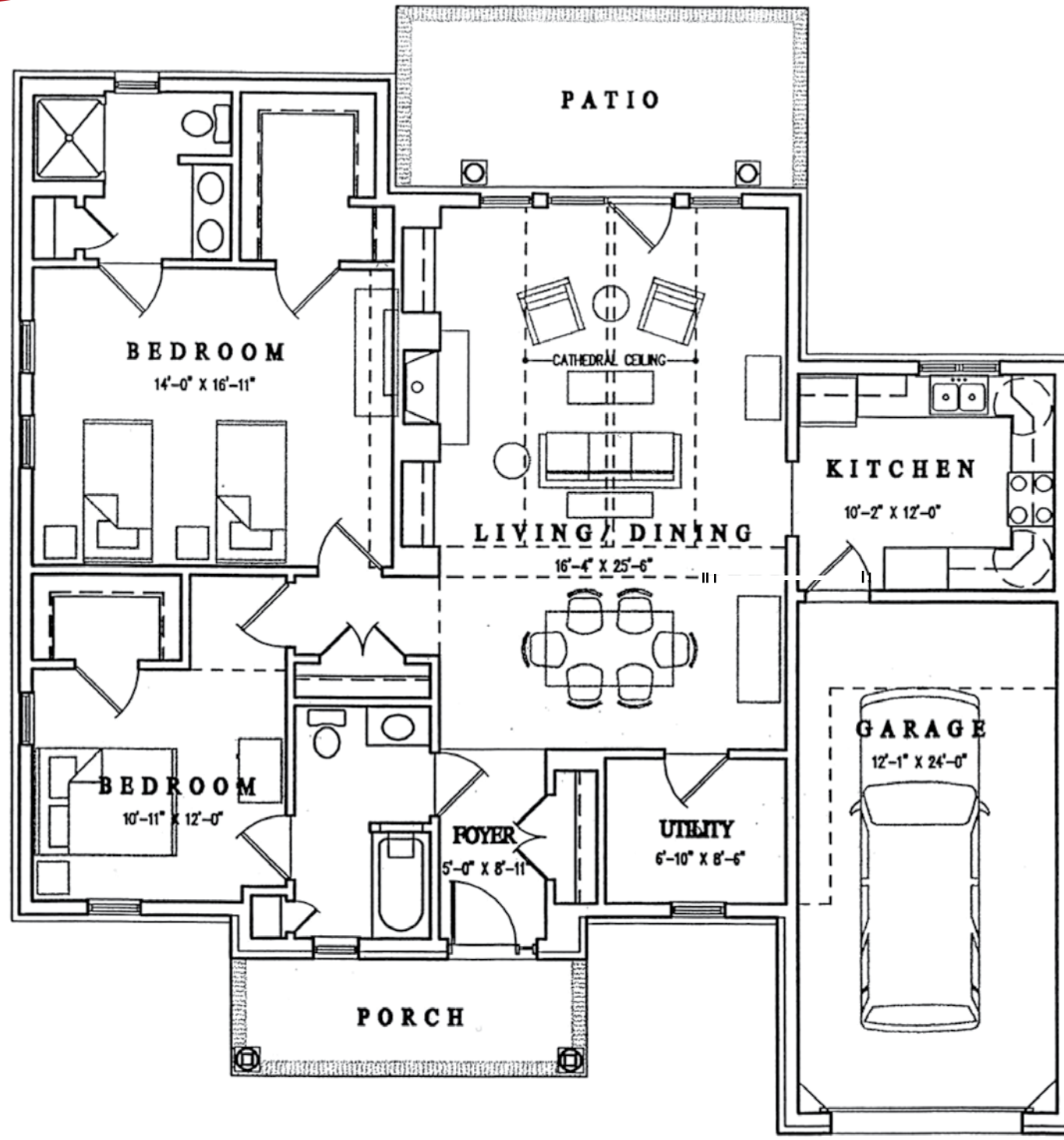
THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!

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

The Franklin

2 bedroom

1,798 sq. ft.



FRANKLIN SPOTLIGHT



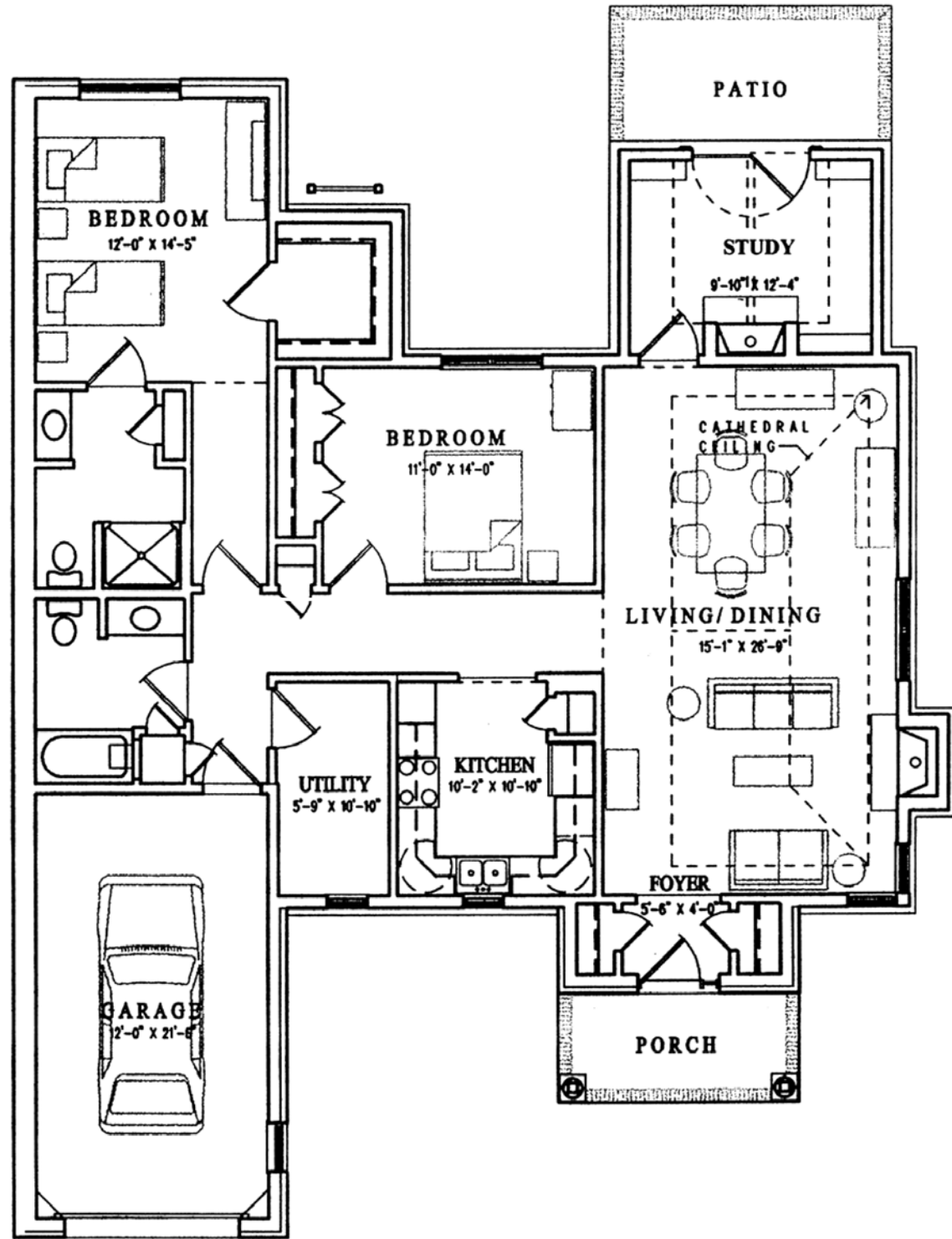
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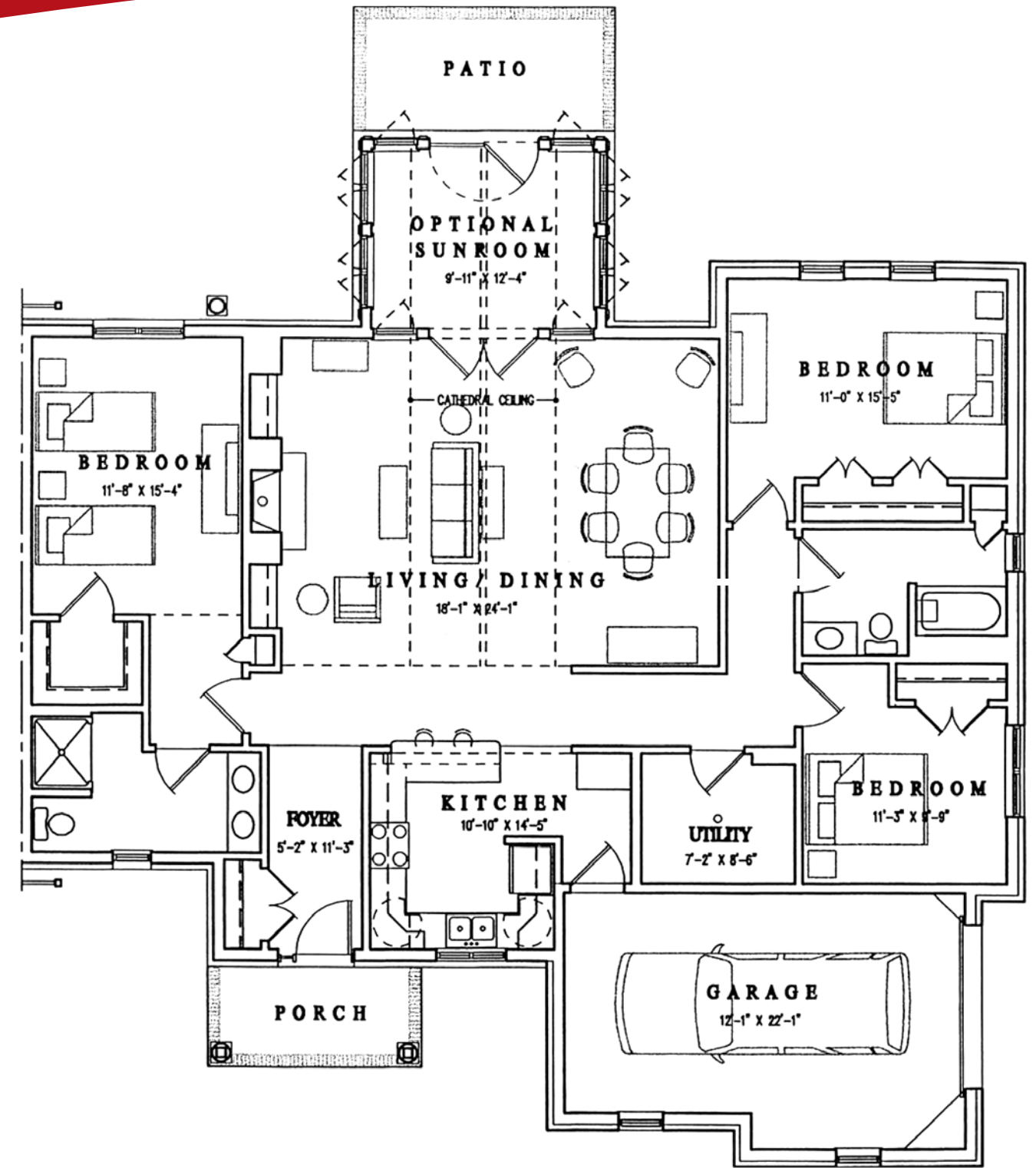
The Hueston
2 bedroom w/study

1,933-2,219 sq. ft.



Ethan
3 bedroom

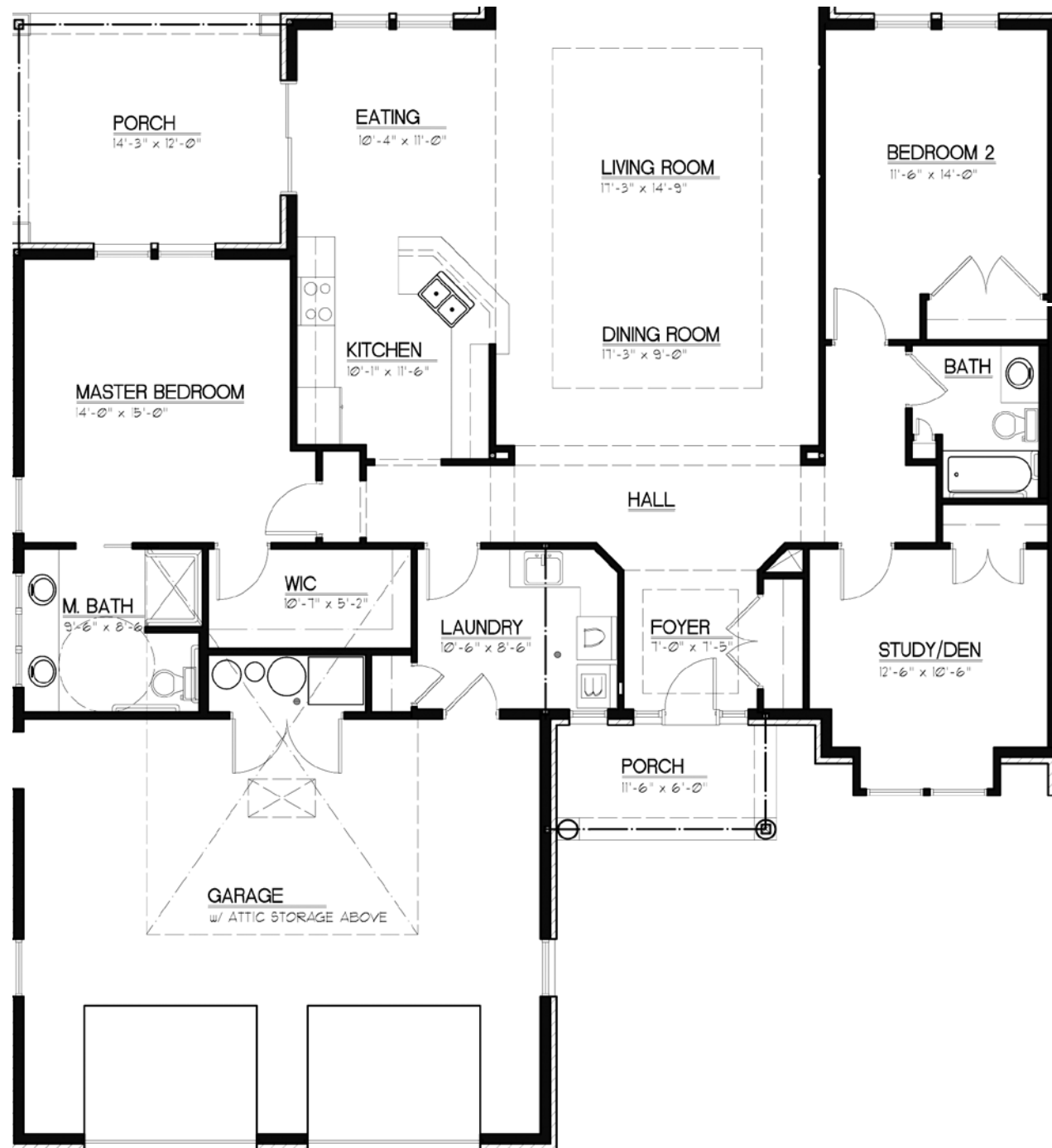
2,156-2,394 sq. ft.



The Ashby

2 bedroom deluxe w/study

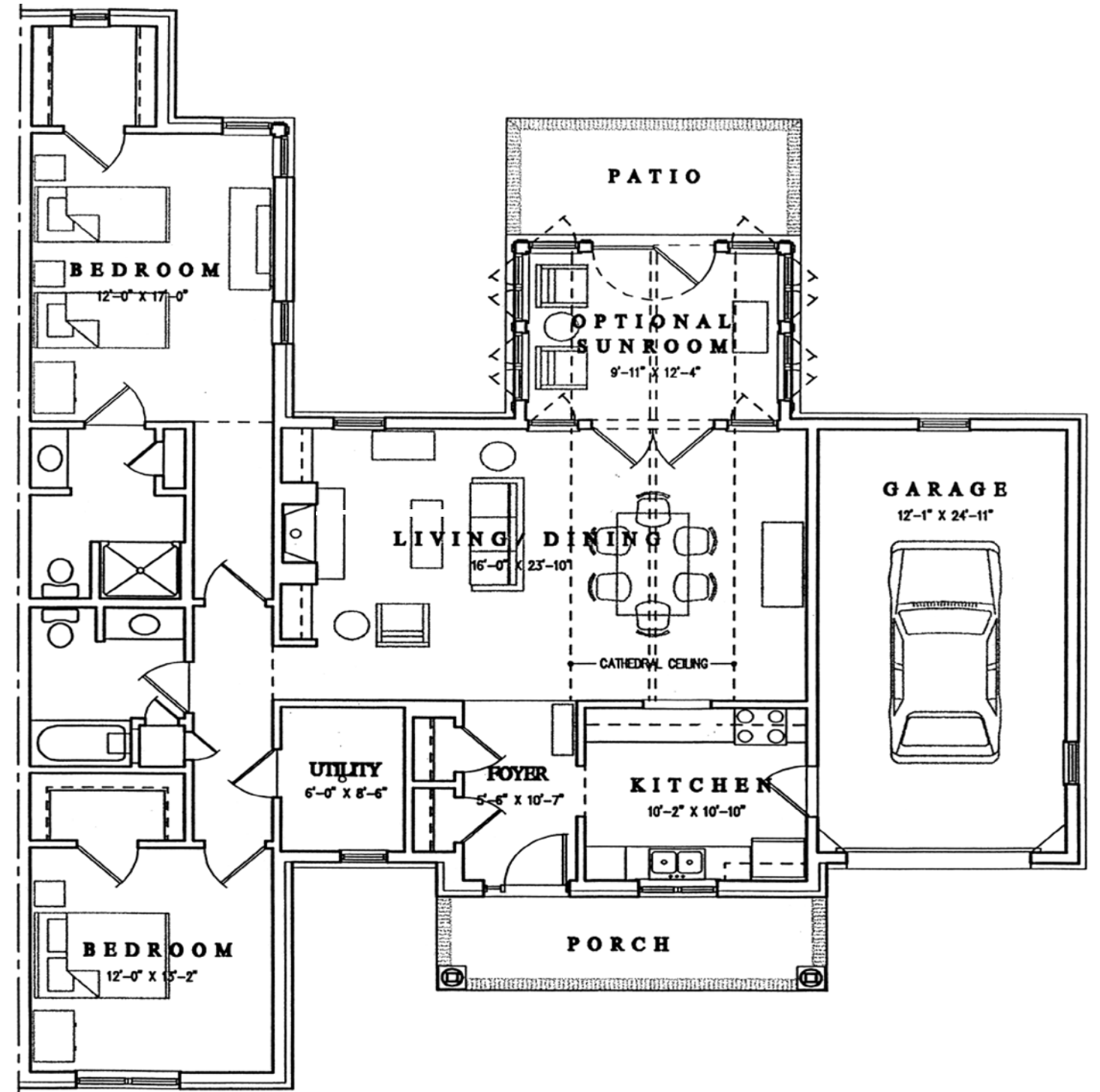
1,928-2,078 sq. ft.



The Alexander

2 bedroom

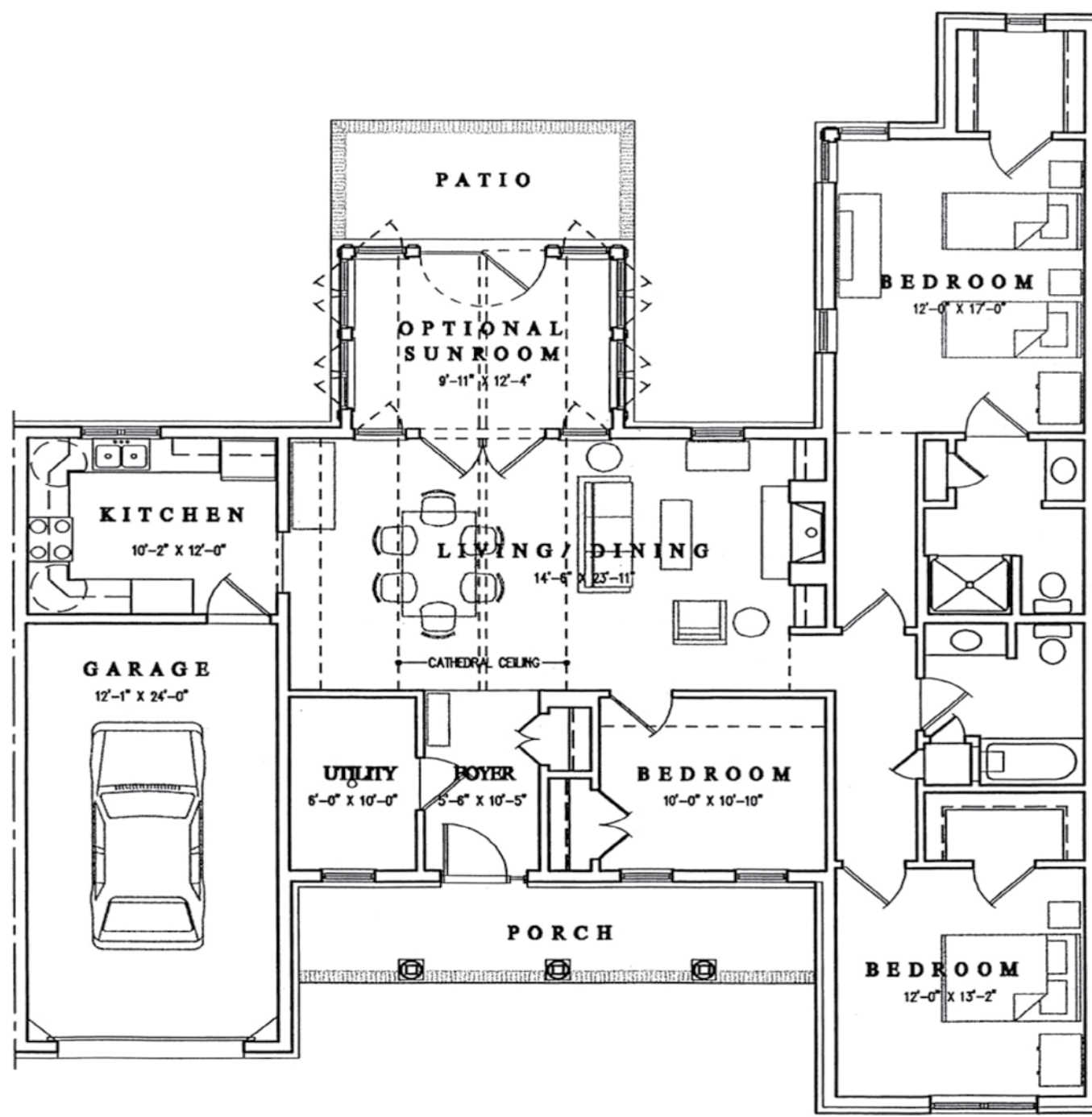
1,851-2,089 sq. ft.



Garrett (D)

3 bedroom

1,928-2,078 sq. ft.



GARRETT SPOTLIGHT



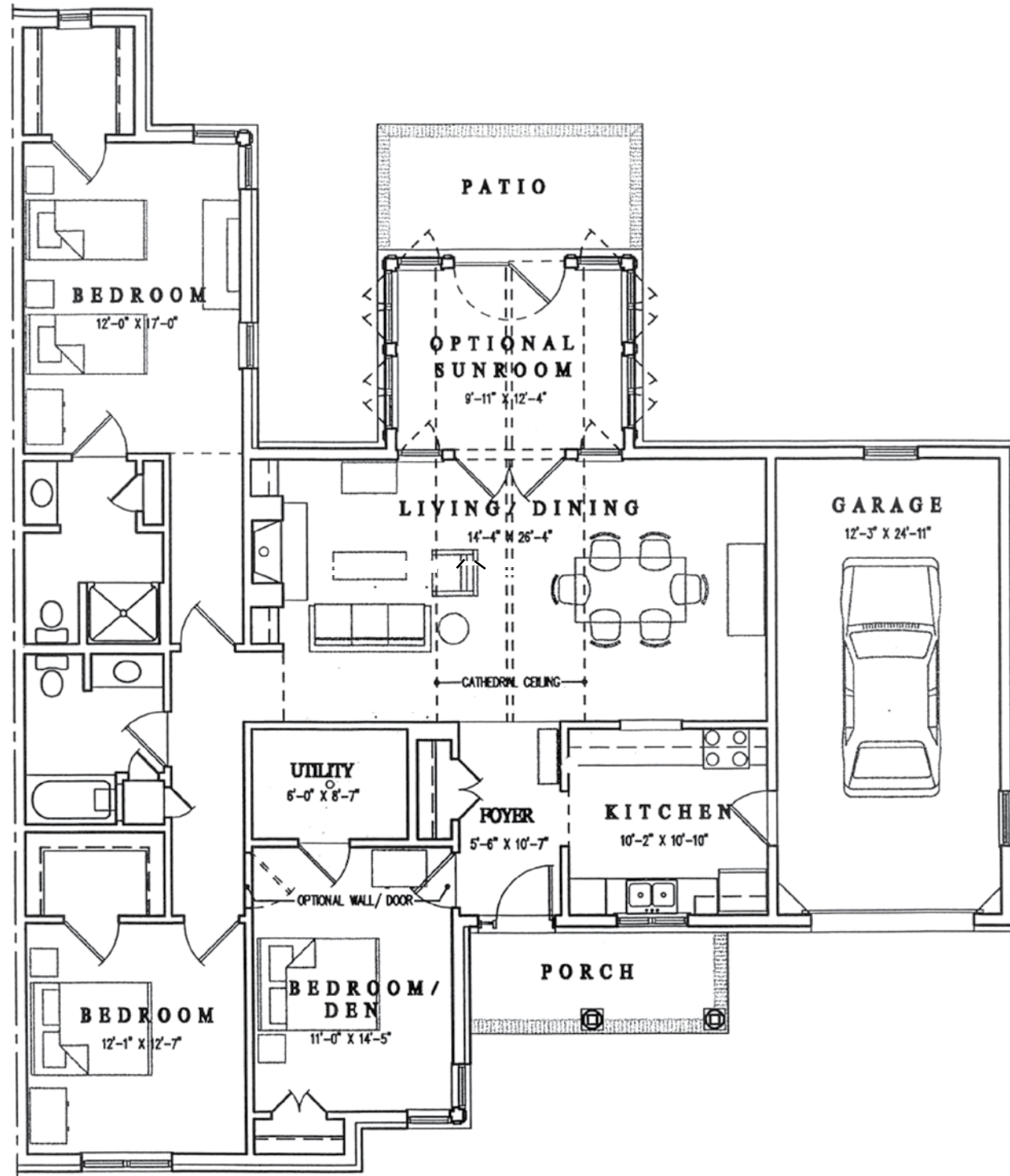
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Cedar
3 bedroom

2,019-2,257 sq. ft.



CEDAR SPOTLIGHT



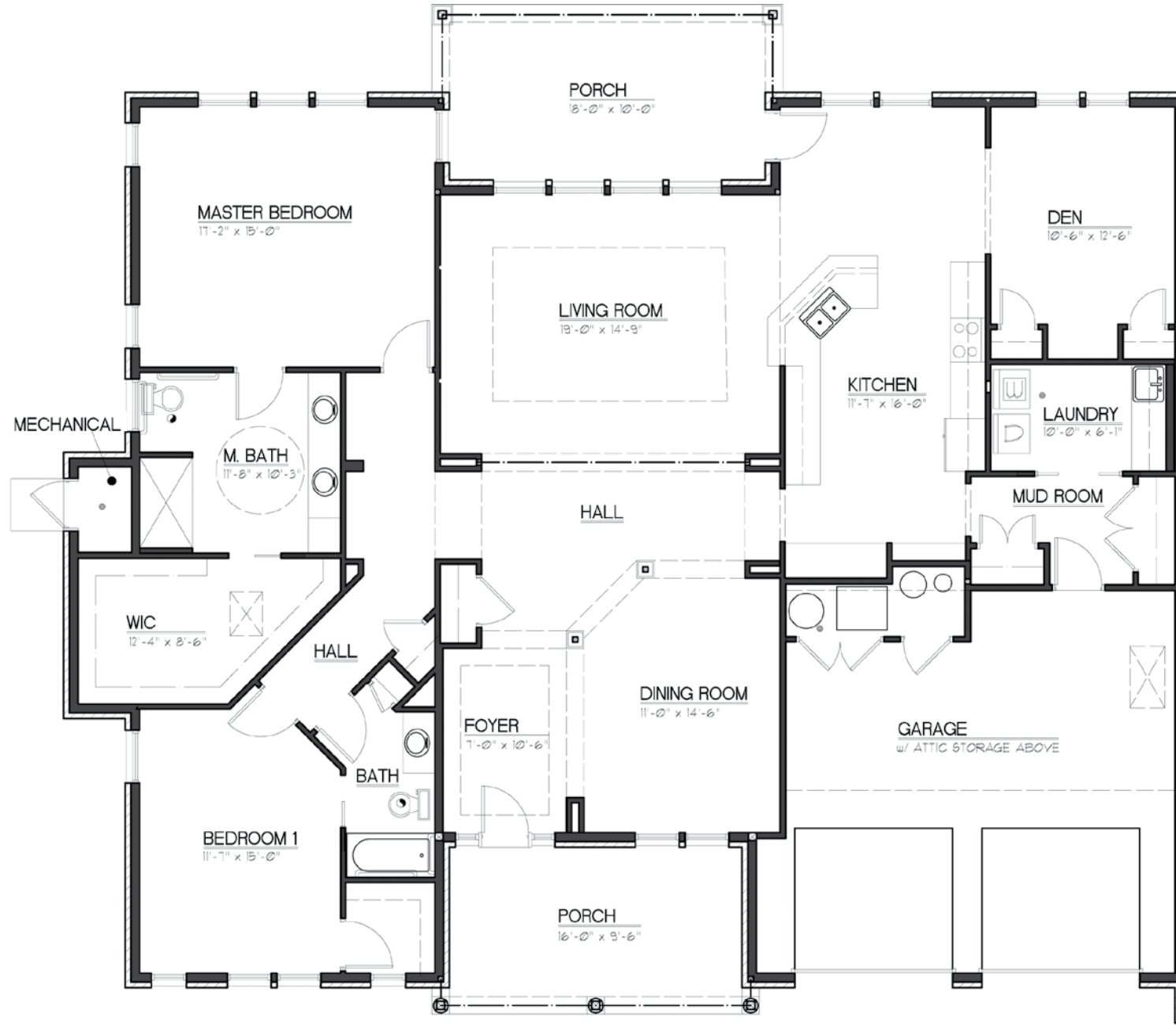
THINK YOU'LL LOVE THIS VILLA? SCHEDULE A VISIT WITH US!

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The Stratford

2 bedroom deluxe w/study

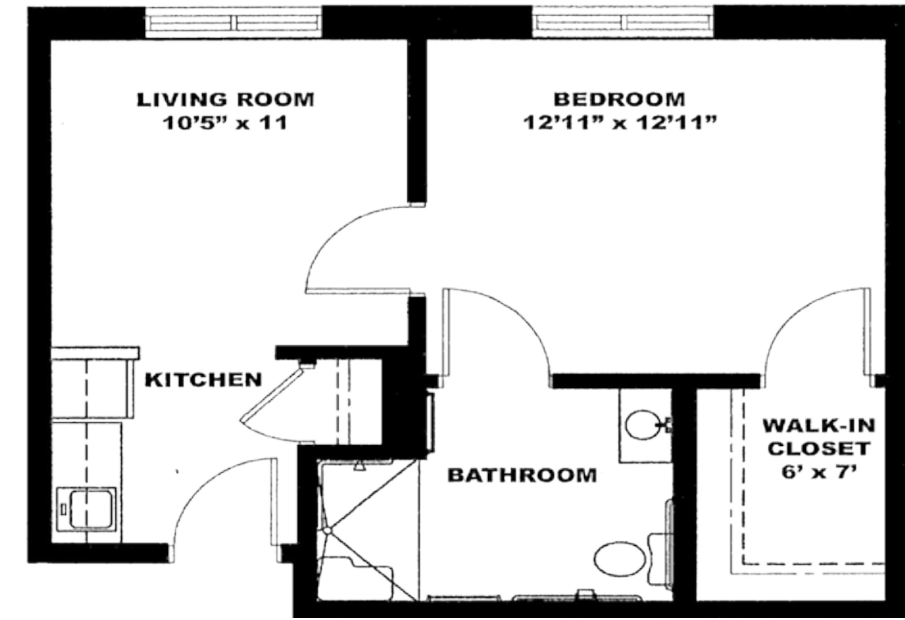
2,531-2,603 sq. ft.



Assisted Living

1 bedroom

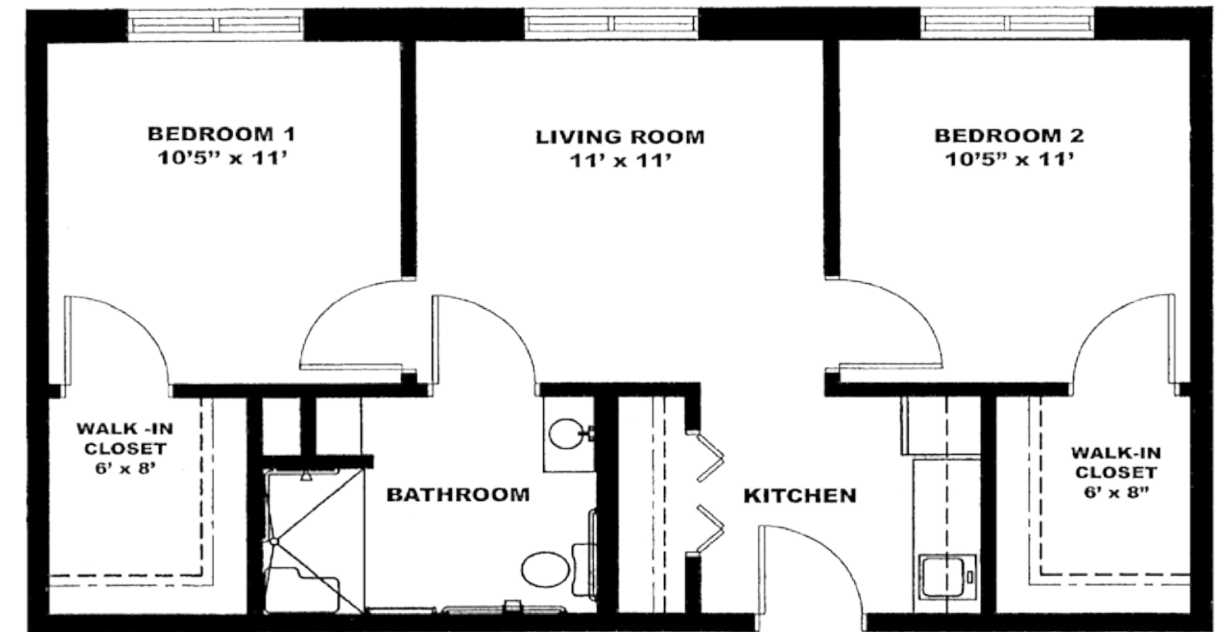
500 sq. ft.



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
YOUR TOTAL MONTHLY COST	\$	*please choose a unit in your price booklet to compare

Model	View	Description	Sq Ft	Entrance Fee	Monthly Fee
Alexander	Park	2 Bedroom	1,851	\$235,100	\$3,185
Alexander	Park	Sunroom	2,001	\$254,100	\$3,445
Alexander	Standard	XL Sunroom	2,089	\$265,300	\$3,585
Ashby	Pond	Sunroom	2,492	\$371,300	\$3,945
Ashby	Wooded	Sunroom	2,492	\$353,900	\$3,945
Ashby	Park	Sunroom	2,492	\$336,400	\$3,945
Ashby	Standard	Sunroom	2,492	\$336,400	\$3,945
Ashby	Standard	SR & Screened Porch	2,622	\$354,000	\$4,135
Cedar	Wooded	3 Bedroom	2,019	\$268,500	\$3,690
Cedar	Wooded	Sunroom	2,169	\$288,500	\$3,690
Cedar	Park	Sunroom	2,169	\$275,500	\$3,690
Cedar	Pond	XL Sunroom	2,257	\$316,000	\$4,115
Cedar	Wooded	XL Sunroom	2,257	\$300,200	\$4,115
Duvall	Standard	2 Bedroom	1,783	\$226,400	\$3,180
Duvall	Wooded	2 Bedroom	1,783	\$237,100	\$3,180
Duvall	Wooded	Sunroom	1,933	\$257,100	\$3,440
Duvall	Wooded	XL Sunroom	1,991	\$264,800	\$3,545
Ethan	Park	3 Bedroom	2,156	\$273,800	\$3,830
Ethan	Park	Sunroom	2,306	\$292,900	\$4,100
Ethan	Park	XL Sunroom	2,394	\$304,000	\$4,260
Franklin	Pond	2 Bedroom	1,798	\$251,700	\$3,205
Franklin	Wooded	2 Bedroom	1,798	\$239,100	\$3,205
Franklin	Park	2 Bedroom	1,798	\$228,300	\$3,205
Franklin	Standard	2 Bedroom	1,798	\$228,300	\$3,205
Franklin	Wooded	3-Season SR	1,967	\$254,800	\$3,425
Franklin	Standard	XL Sunroom	2,006	\$261,600	\$3,570
Garrett	Wooded	2 Bedroom/Den	1,928	\$256,400	\$3,435
Garrett	Park	2 Bedroom/Den	1,928	\$244,900	\$3,435
Garrett	Standard	2 Bedroom/Den	1,928	\$244,900	\$3,435
Garrett	Pond	Sunroom	2,076	\$290,600	\$3,690
Garrett	Wooded	Sunroom	2,076	\$276,100	\$3,690
Garrett	Park	Sunroom	2,076	\$263,700	\$3,690
Garrett	Wooded	XL Sunroom	2,166	\$288,100	\$3,845
Garrett	Park	XL Sunroom	2,166	\$275,100	\$3,845
Hueston	Park	2 Bedroom/Den	1,933	\$245,500	\$3,440
Hueston	Park	Den & 3-Season SR	2,050	\$260,400	\$3,940
Hueston	Park	Den & Sunroom	2,075	\$263,500	\$3,940
Stratford	Pond	Sunroom/Study	2,851	\$439,100	\$4,835
Stratford	Wooded	Sunroom/Study	2,851	\$419,100	\$4,835
Stratford	Park	Sunroom/Study	2,851	\$399,100	\$4,835



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OF OXFORD

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



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Oxford, OH 45056



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