FOXWOOD SPRINGS
SENIOR LIVING
An Oakdale Seniors Alliance Supported Community

Foxwood Springs
2026 Apartment Rates

UNIT DESCRIPTION	Size (SQ FT)	Montly Service Fee Rental	Monthly Service Entry Fee	Entrance Fee 80%	Entrance Fee 0%
Aspen Studio	337	$2,400	$1,800	$130,900	$72,700
Birch 1 Bedroom/1 Bath	497	$2,765	$2,070	$150,500	$83,600
Chestnut 1 Bedroom/1 Bath	618	$3,095	$2,320	$168,500	$93,600
Dodwood 1 Bedroom/1 Bath/Den	674	$3,505	$2,630	$190,900	$106,100
Pine 2 Bedroom/2 Bath*	1000	$4,060	$3,045	$221,000	$122,800
Hickory 1 Bedroom/1Bathroom/Den	755	$3,505	$2,630	$190,900	$106,100
Willow 2 Bedroom/2 Bath*	834	$4,120	$3,090	$224,600	$124,800
Juniper 2 Bedroom/2 Bath*	855	$3,775	$2,830	$205,600	$114,200
Lotus 1 Bedroom/2 Bath*	855	$3,785	$2,840	$204,500	$114,700
Lilac 2 Bedroom/1 Bath	905	$3,800	$2,850	$206,800	$114,900
Magnolia 2 Bedroom/2 Bath/ Living Room	955	$4,235	$3,180	$230,900	$114,700
Oak 2 Bedroom/1 Bath	955	$4,125	$3,095	$224,800	$124,900
Maple 2 Bedroom/2 Bath/Living Room	955	$4,235	$3,180	$230,900	$128,300
Poplar 2 Bedroom/2 Bath/Living Room	994	$4,405	$3,305	$239,900	$133,300
Redbud 2 Bedroom/2 Bath/Living Room	1108	$4,505	$3,380	$245,520	$136,400
Sycamore 2 Bedroom/2 Bath/Living Room	1237	$5,020	$3,795	$273,300	$151,800
Walnut 2 Bedroom/2 Bath/Living Room	1292	$5,240	$3,930	$285,700	$158,700
2nd Person Fee	**n/a**	**$575**	**$475**	**$38,800**	**$19,900**

Included in the Monthly Service Fee (MSF) are utilities, basic cable, a pendant, transportation, housekeeping once a week, weekly trash pickup, and one meal a day.

Rental has a one time nonrefundable community fee of $3,000

Rates are effective as of January 1, 2026, and are subject to change at any time. Individual apartment pricing may vary.

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Foxwood Springs
Rates

Entry Fee

Foxwood Spring's Standard Plan - Declining Return Plan – 0%

- 5% Reduction off base rate for AL/MC/SNF (no reduction in care fees) – does not include rehab -
- 4% Processing fee
- 4% monthly amortization until 0% is reached – 24 months

Foxwood Spring's Legacy Plan - Return on Asset Plan – 80%

- 10% reduction of base rate for AL/MC/SNF (no reduction in care fees) – does not include rehab
- 4% Processing fee
- 4% Amortization until 80% is reached – 4 months

Foxwood Spring's Rental Plan – Month to month lease

- Monthly service fee (no reduction)
- Community fee
  - One time community fee of $3,000 nonrefundable

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