



MAGNOLIA ESTATES

OF GRAND PRAIRIE

402 Duncan Perry Rd, Grand Prairie, TX 75050 | (972) 206-0402 | www.LivingMagnolia.com

ASSISTED LIVING PRICING SHEET

Private Pay and Medicaid pricing separated for easy review



ONE-TIME MOVE-IN COMMUNITY FEE: \$3,000

PRIVATE PAY



SMALL SUITE
\$3,500

*starting base
monthly rate*



LARGE SUITE
\$4,500

*starting base
monthly rate*

CARE LEVEL ADD-ON

Level 1	+\$1,000
Level 2	+\$1,500
Level 3	+\$2,000

PRIVATE PAY MONTHLY TOTALS

SUITE TYPE	LEVEL 1	LEVEL 2	LEVEL 3
Small Suite	\$4,500	\$5,000	\$5,500
Large Suite	\$5,500	\$6,000	\$6,500

Private pay rates are monthly. Care levels are added to the base suite rate after assessment and service plan review.

Third-party services, pharmacy, physician, therapy, or personal supplies may be separate unless included in the agreement.

MEDICAID / STAR+PLUS



**SEMI-PRIVATE
SHARED ROOM**

Semi-private bathroom

All-inclusive Medicaid placement based on eligibility, assessment, and suite availability.



IMPORTANT

Final placement is based on Medicaid eligibility, suite availability, resident assessment, service plan, and signed residency agreement.

Rates may change with written notice.

CORE COMMUNITY SERVICES INCLUDE



**ROOM &
BOARD**



**LAUNDRY
SUPPORT**



**MEALS &
SNACKS**



ACTIVITIES



HOUSEKEEPING



**MEDICATION
SUPPORT**

Rates shown are for informational use and final terms are governed by the signed residency agreement.