

Givens
HIGHLAND
FARMS



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Greetings,

Thank you for the interest in our beautiful mountain community just minutes from downtown Black Mountain and a short drive to Asheville.

For over five decades our residents have created the truest sense of community while enjoying an active lifestyle with the peace of mind knowing a spectrum of care is available if ever needed.

Whether you are years away from a move or just beginning to gather information, I encourage you to schedule a visit to experience our unique culture and to discuss your individual needs.

Regards,

The Givens Highland Farms
Independent Living Marketing Team
marketing@givenshighlandfarms.org



Black Mountain, NC • "The Little Town That Rocks"

Black Mountain, widely known as "The Front Porch of Western North Carolina," warmly welcomes new and familiar faces. The historic district is comprised of local restaurants and breweries, unique retail shops, galleries, music venues and more. One of the favorite things to do is to lean back and soak in the scenery and mountain air in one of the decorated rockers that line the streets of downtown.

Outdoor activities abound and beauty will surround you while hiking on one of the many local trails, casting a line in the stream or taking a drive on the Blue Ridge Parkway. Lake Tomahawk is just down the road offering walking trails, tennis courts, live music and events. The local golf course, disc golf and Black Mountain Greenway are also just minutes away from Givens Highland Farms.

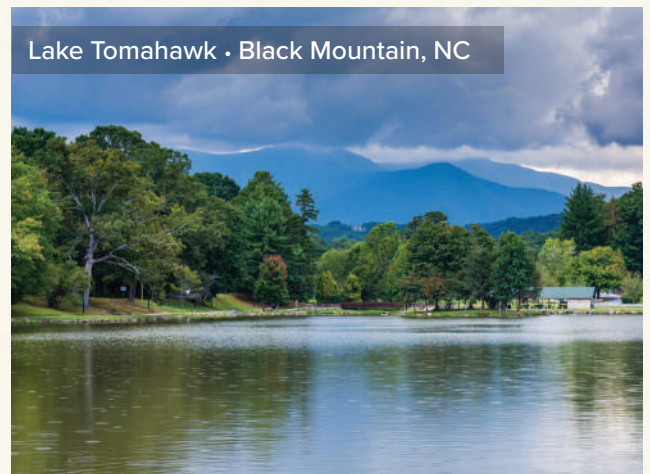
Discover the area's unique culture and history at the Swannanoa Valley Museum & History Center or while visiting The Old Depot which welcomed rail passengers to town until the 1960's. In August, attend the Sourwood Festival celebrating locally made Sourwood honey. This weekend long festival has been an annual tradition for over 40 years.

Black Mountain combines small town charm with modern convenience which offers residents a casual mountain lifestyle that has inspired many to stay.

Visit exploreblackmountain.com to learn more.



Downtown • Black Mountain, NC



Lake Tomahawk • Black Mountain, NC

Asheville, NC

Just 15 minutes from Givens Highland Farms, you'll find the fun and eclectic city of Asheville. Visitors enjoy locally owned shops, award-winning restaurants, a vibrant art scene and numerous entertainment venues.

With more breweries per capita than anywhere else in the U.S., it's no wonder Asheville is known as "Beer City USA". Asheville is also home to the Biltmore House, one of the largest private residences in the U.S.

Surrounded by the beautiful Blue Ridge Mountains, Asheville has something for everyone.

Visit exploreasheville.com to learn more.



Downtown • Asheville, NC

Campus Map



- NEW BROOKSIDE & VISTA RIDGE APARTMENTS
- GARDEN APARTMENTS
- PRENTICE LODGE
- CLUSTER HOMES
- CONDOS
- TWIN OAKS HOMES
- MEADOWMONT HOMES
- THE COTTAGES
- HEALTH CARE CENTER
- DINING SERVICES
- FACILITY SERVICES

MEADOWMONT

1 bedroom, Den, 2 bath
1,120 sq ft

Living Room - 14'0" x 13'9"
Dining Room - 14'0" x 11'4"
Den - 12'2" x 11'2"
Kitchen - 11'9" x 10'4"
Master Bedroom - 13'6" x 12'0"



MEADOWMONT

2 bedroom, 2 bath
1,400 sq ft

Great Room - 15'0" x 18'9"
Dining Room - 11'8" x 13'0"
Kitchen - 11'8" x 10'6"
Master Bedroom - 14'6" x 14'0"
Second Bedroom - 10'6" x 12'3"
Side Porch - 11'4" x 10'0"



CONDO

2 bedroom, 2 bath

1,354 sq ft

Living Room - 14'4" x 14'6"

Dining Room - 14'4" x 11'0"

Master Bedroom - 15'4" x 15'0"

Second Bedroom - 15'4" x 11'0"

CONDO

3 bedroom, 2 bath

1,545 sq ft

Living Room – 13'6" x 14'0"

Dining Room – 12'0" x 9'6"

Master Bedroom – 18'6" x 14'6"

Second Bedroom – 13'5" x 12'6"

Third Bedroom – 16'0" x 11'6"





BROOKSIDE VISTA RIDGE

1 Bedroom Expanded, 1 Bath
843 sq ft

Balcony - 10'7" x 7'3"

Great Room - 15'4" x 18'

Kitchen - 10'1" x 9'11"

Bedroom - 14'5" x 10'6"

Bathroom - 7'2" x 13'9"

Walk-In Closet - 6'11" x 5'1"

BROOKSIDE VISTA RIDGE

2 Bedroom Expanded, 2 Bath
1,270 sq ft

Balcony - 11' x 6'6"

Great Room - 15'8" x 21'4"

Kitchen - 10'1" x 11'2"

Master Bedroom - 13'11" x 10'5"

Master Bathroom - 13'11" x 8'3"

Walk-In Closet - 6'8" x 5'8"

Bedroom - 12'2" x 10'1"

Bathroom - 9'8" x 6'

Walk-In Closet - 6'7" x 5'1"





CLUSTER HOME

1 bedroom, 1 bath

760 sq ft

Living Room – 15'3" x 12'8"

Dining Room – 10'3" x 12'0"

Kitchen – 8'0" x 8'0"

Master Bedroom – 15'3" x 12'8"

CLUSTER HOME

2 bedroom, 2 bath

1,024 sq ft

Living Room - 15'3" x 13'3"

Dining Room - 10'3" x 12'0"

Kitchen - 12'1" x 8'0"

Master Bedroom - 13'7" x 13'3"

Second Bedroom - 12'1" x 10'3"





GARDEN APARTMENT

1 bedroom, 1 bath
644 sq ft

Living Room - 11'5" x 14'8"
Dining Room - 8'7" x 8'10"
Kitchen - 8'1" x 6'6"
Master Bedroom - 10'6" x 14'4"

GARDEN APARTMENT

2 bedroom, 1.5 bath
851 sq ft

Living Room - 11'7" x 13'8"
Dining Room - 11'1" x 11'11"
Kitchen - 6'6" x 9'4"
Master Bedroom - 10'6" x 14'3"
Second Bedroom - 9'10" x 10'8"
Master Bathroom - 5'1" x 8'5"



COTTAGE

2 bedroom, 2 bath
1,500 sq ft

Great Room - 26'7" x 16'3"
Kitchen - 12'3" x 10'9"
Master Bedroom - 16'9" x 13'9"
Second Bedroom - 12'2" x 11'9"
Entry Porch 12'8" x 18"



COTTAGE

2 bedroom, Den, 2.5 bath
1,724 sq ft

Great Room - 27'5" x 16'3"
Kitchen - 12'1" x 10'9"
Master Bedroom - 12'3" x 17'11"
Guest Bedroom - 12'3" x 12'1"
Den - 15'3" x 10' 2"
Entry Porch 11'8" x 18"

PRENTICE LODGE - Independent Enhanced Living

Centrally located on our beautiful campus, Prentice Lodge is an enhanced independent living setting. Whether you are tired of housework, or may need additional services due to mobility, vision or cognitive difficulties, this unique neighborhood offers more choices to simplify daily living.

Each Prentice Lodge Apartment features:

- Your choice of flooring and paint
- Walk-in shower
- Covered access
- Convenient parking
- Natural light
- Plans with walk-in closets



Single, 1 Bath, 301 sq ft



1 Bedroom, 1 Bath, 600 sq ft

Amenities Unique to Prentice Lodge:

- 3 prepared meals served daily
- Evening check in
- Weekly housekeeping and linen refresh weekly
- Personal laundry
- Non-medical Lodge Team Members
- Utilities, including telephone, cable and internet
- Activities designed for social, educational and spiritual enrichment
- Scheduled transportation to shopping and off-campus activities
- Limited personal errands
- Pull cords and pendants

Fee-for-Service:

- On-site medical clinic with a variety of providers
- Outpatient physical, occupational and speech therapy
- Healthcare Center on-site for short-term rehab
- Long-term care services available
- Transportation to medical appointments
- Home care services

*Slight variations in floor plans may exist.
Measurements are approximate.*

Compare The Value

You may find it useful to compare your current monthly expenses to those at Givens Highland Farms.

YOUR CURRENT MONTHLY EXPENSES

AT GIVENS HIGHLAND FARMS

Mortgage or rent + homeowners association fees	\$ _____	Monthly fee \$ _____
Real estate taxes + property insurance	\$ _____	Included
Gas, electric, water, sewer, trash/ recycling, pest control	\$ _____	Included
Expanded basic cable, telephone, Wi-Fi	\$ _____	Included
Lawn service, grounds care, and snow removal including supplies and equipment	\$ _____	Included
Housekeeping service (weekly) + cleaning supplies	\$ _____	Included
Interior maintainance of your residence, such as repair and replacement of appliances, heating & cooling + filter changes, plumbing, electrical systems, etc.	\$ _____	Included
Exterior maintainance of your residence, such as repair and replacement of roof, driveway, windows, etc.	\$ _____	Included
Life Enrichment: social, educational and entertainment events, art and woodworking area	\$ _____	Included
Dining out + gratuities	\$ _____	Included
24-hour emergency response system	\$ _____	Included
Priority admissions to skilled nursing/ transitional rehab	\$ _____	Included
Scheduled transportation to shopping, banks, grocery store, drug store and mall	\$ _____	Included
Peace of mind	\$ _____	Included
TOTAL MONTHLY COST	\$ _____	\$ _____

Monthly Fee

Trade in your “to-do” list for a “want to-do” list

At Givens Highland Farms, the array of services will free you from responsibilities such as yard work and home maintenance giving you more time to enjoy the area’s unique restaurants, local breweries, specialty shops and abundance of outdoor activities.

Exterior Maintenance includes:

- Lawn care
- Gutter cleaning
- Annual window washing
- Seasonal campus landscaping, pruning and plantings
- Leaf and snow removal
- Roof repair and replacement
- All home repairs

Interior Maintenance includes:

- Appliance repair and replacement
- Picture hanging
- Floor maintenance
- HVAC filter change
- Light bulb change
- Plumbing and electrical repair

"Make It Yours!"

Before moving into your Givens Highland Farms home you will work with our Refurbishment Team to pick fresh paint colors, new flooring and appliances.

Convenience

- Utilities include expanded basic cable, private wi-fi, landline phone, electric, heat and A/C
- Trash and recycling removal
- Security
- Campus-wide urgent call system
- Weekly housekeeping
- Ministry support
- On-site hair and nail salon and barber shop
- Meal delivery available
- Health Care Social Worker
- Billing Clerk to help with insurance claims
- Pet bathing and pet walking services available

Flexible Dining Options

Our talented culinary team creates delicious & innovative meals including a variety of vegan, gluten free, heart healthy and vegetarian options.

- Full table service
- Deli options
- Pick-up & delivery
- Beer & Wine
- Chef prepared dishes
- Various dietary options
- Guests & family welcome
- Catering
- 24+ daily selections
- Monthly meal plan included

Enrichment Amenities

Givens Highland Farms offers amenities as unique as our residents by providing social, cultural, educational, spiritual and recreational enrichment.

- Extensive list of monthly programs, activities, outings and resident interest groups
- Weekly fitness classes, Monday-Friday
- Community garden, butterfly garden, greenhouse
- Measured walking routes and trails
- Dog park
- 5,000-volume library
- Woodworking shop
- Arts and craft studio
- Exercise equipment room
- McCall Montreat College Center for Adult Lifelong Learning classes offered on campus
- Close proximity to YMCA for pool use

Transportation Services

Access to Transportation Services allows residents to stay connected to the community and have fun with friends.

We provide weekly scheduled transportation for shopping, local points of interest as well as for doctor destinations.

We also coordinate “Just For Fun” trips to the movies, area restaurants and cultural events such as symphony performances.



Joining the Waitlist

No matter how far off a move to Givens Highland Farms may be, we encourage you to join our waitlist early in order to have a priority position when the timing is right for a move.

The \$2,500 application fee will be applied toward to your entrance fee upon completion of a Resident and Services Agreement. If your application is not approved, 100% of the fee will be refunded, and if you chose to be removed from the wait list, 50% will be refundable.

Along with the application, we require a financial form which is reviewed by our Controller to ensure we are the right fit for you.

- Complete Waitlist Application
- Complete Financial Form
- Choose multiple accommodations
- List flexible date of entry
- Marketing will contact you when there is a good fit within your timeframe
- You may decline as many times as you like without losing your position on the list
- You may also call sooner to join the "ready list" than your indicated time frame



Frequently Asked Questions

Type of community? Continuing Care Retirement Community/Life Plan (CCRC/LP)

Profit or Not for Profit? Not for Profit

Entrance fee refund options? 0%, 50%, or 90%

Contract options? Type C, Fee-for-Service Healthcare

Healthcare provided? Yes, with fee based services

Financial report? A- Fitch Rating

When did GHF open? The doors opened in 1971, and were purchased in 2012
by Givens Communities in Asheville

Is there Skilled Nursing and Rehab on campus? Yes, we offer extensive Health Care
services in each of these areas

How close is the nearest hospital? Mission Hospital in Asheville is 12 miles away

Is there an in-house Wellness Clinic? Yes, twice per week

Is Home Care available? Yes, we offer extensive fee-based Home Care services

Is housekeeping available? Yes, once per week which is included in the monthly fee

What about additional housekeeping? Windows are washed annually, carpet cleaned as needed,
and additional services are available for a fee

What about a meal plan? Yes, a monthly amount with a declining balance can be used
in our main dining room and deli

Are extra meals provided? Yes, for an à la carte fee

Is there a meal credit available? Yes, unused meal credits can be carried over for up to two months total

Is there a dining dress code? Casual attire is typical

Do you serve beer and wine? Yes

Are there fireplaces? In select homes

Are there Patios? Yes or balcony depending on location

Are you Pet Friendly? Yes, limited to two pets per accommodation

Are appliances included? Yes, and are maintained by GHF

Is there a Pharmacy on-site? No, but there are local delivery services who work with GHF

Are gratuity permitted? No, however, there is an Annual Employee Appreciation Fund which is optional

Is there private WI-FI and a landline telephone included? Yes, every resident has a secured account

Do you have a pool? No, however, the YMCA is 2.8 miles from campus and offers a 25 yard indoor pool

Health Care Services

Givens Highland Farms is a licensed, non-profit CCRC providing independent living, skilled nursing, extensive home care, speech, physical and occupational therapy, short-term rehabilitation, and long-term nursing care. Our Fee-for-Service programs are customized to the needs of each resident to create a holistic and multi-disciplinary treatment plan.

Independent Living residents have access to a board-certified physician or nurse practitioner in our convenient on-site clinic, in addition to a board-certified physician and nurse practitioner who are available to care for residents in our healthcare center.

Being part of a Life Plan Community equips our residents with peace of mind, CARF accreditation, a 5-Star health care facility and a commitment to providing the highest quality of care.

Health Care Center

Offering both short-term rehabilitation stays and long-term nursing care, our 5-Star rated Skilled Nursing Facility provides onsite inpatient personalized care from experienced and compassionate staff. Our short-term rehabilitation program allows our therapy team to personalize your recover goals and work closely with you and your family to ensure the best outcomes.

Whether your stay is temporary or longer, at Givens Highland Farms Health Care Center you will have a compassionate interdisciplinary team to ensure that an appropriate plan is created for your individual needs and success with a person-centered care approach. Our goal is to meet your physical, emotional, and social needs, while assuring that your care is consistent.

- 5-Star Rated Facility
- Medicare and Medicaid Certified Skilled Nursing Facility
- Private insurances accepted
- Short-term rehabilitation / Long-term care
- Respite Care
- Palliative and Hospice Care
- On and off campus admissions
- Therapy services 7 days a week
- Medication Management and education
- On-site physician Visits
- Dental, vision, podiatry, audiological and psychological providers available
- Personal laundry services
- Transportation assistance to medical appointments
- Physical, Occupational, and Speech Therapy
- Orthopedic Rehabilitation
- Cardiac Rehabilitation
- Stroke Rehabilitation
- Wound Care
- Post- surgery recovery
- IV Therapy
- Chronic disease management and education

Services:

- Dining Services
- Programming Department
- Individual care planning and discharge planning

Rehabilitation and Therapy Services

At Givens Highland Farms we make the journey to optimal health as quick and efficient as possible. That's why we learn about short-term and long-term goals for a more comprehensive and personalized therapy plan. Services that can improve outcome and enrich life include:

- Short and long-term rehabilitation
- On-site therapists
- Medicare parts A and B, and private insurance accepted

Occupational Therapy

- Developing control of small and large muscles
- Adaptive techniques for grooming, bathing, home management and leisure activities
- Stroke rehabilitation
- Use of adaptive equipment
- Bladder control/incontinence program

Physical Therapy

- Transfer training
- Fall prevention
- Therapeutic and strengthening exercise
- Balance clinic
- Wheelchair clinic

Speech Therapy

- Swallowing treatment
- Speech/voice communication
- Language training
- Cognitive rehabilitation

Social Services

The role of Social Services at Givens Highland Farms is to enable residents to function at their highest possible level of social, emotional, physical and spiritual well-being. Our Social Workers assist with navigating:

- Long Term Care
- Transitional Care
- Discharge Planning
- Family member support
- Caregiver support
- Conflict resolution
- Psycho-Social well-being

Home Care

Our licensed Home Care program offers a variety of person-centered services including in-home aide, companionship, respite, and nursing care in the comfort of your own home. To qualify for services, a registered nurse will conduct an initial (and ongoing) assessment to design the plan of care.

Home Care Services are billed at an hourly rate and paid out-of-pocket. Long-term care insurance plans may contribute. From support with activities of daily living to household assistance, we can tailor this program to meet the unique needs of our clients.

Daily Living

- Dressing
- Grooming
- Feeding
- Bathing
- Transferring
- Bathroom needs
- Medication reminders
- Vital sign readings
- Daily weights
- Companionship
- Campus walks

Household Assistance

- Local shopping
- Caring for pets
- Meal preparation
- Light housekeeping
- Closet organization
- Home decorating
- Family conference calls
- Laundry
- Errands

Nursing Support

- Assistance with paperwork for pre-operative/diagnostic procedures
- Nail care, including clipping
- Medication administration
- Glucose check
- Simple dressing change
- ... and more!

Many services require physician orders. Prior to starting services, a registered nurse will conduct an in-home assessment and design the plan of care in partnership with the resident.

Home Care clients are also welcome to visit the on-site Clinic for scheduled appointments.

Independent Care Non-Charged Services

- Wellness Clinic
- Emergency call follow-up
- Post hospitalization visit
- Pendant battery change in Clinic

Walk-in Clinic Services (Fee-for-Service)

- Blood pressure check
- Specimen collection
- Ear exam/cleaning
- Injection/suture removal
- Glucose check
- Coagulation check
- Venipuncture
- Nail clipping
- Simple dressing change

Many of these services require physician orders.



Directions from I-40

- Take Interstate 40 to Exit 64 - Black Mountain/Montreat.
- Go north on Route 9 into the town to the third traffic light.
- Turn left on West State Street (Highway 70 West). This will take you through town.
- Travel about one mile to the third traffic light. Health Ridge Pharmacy is on your right.
- Turn right onto Blue Ridge Road.
- At the flashing stop light, turn left onto Old US Highway 70 West.
- In about 7/10 of a mile, you will see the Highland Farms sign on the right just before you reach the Veterans' Cemetery.
- Turn right at that intersection onto Tabernacle Road then left to continue on Tabernacle Road.

Drive times and mileage

Regional

Asheville, NC • 10 min, 18 miles
Asheville Airport • 35 min, 27 miles
Biltmore Estate • 18 min, 14 miles
Chimney Rock State Park • 37 min, 21 miles
Grandfather Mountain State Park • 1.5 hours, 58 miles
Catawba Falls • 22 min, 15 miles
Dupont State Park • 1 hour, 50 miles
Mt Mitchell • 1.25 hours, 45 miles

Eastern US

Atlanta, GA • 3.5 hours, 209 miles
Charleston, SC • 4.25 hours, 167 miles
Charlotte, NC • 2 hours, 115 miles
Greenville, SC • 1 hour, 59 miles
Knoxville, TN • 2 hours, 126 miles
Orlando, FL • 9 hours, 592 miles
Raleigh, NC • 3.75 hours, 223 miles
Washington, DC • 7.5 hours, 472 miles





828-357-3621 • givenshighlandfarms.org
200 Tabernacle Road, Black Mountain, NC 28711

2025 Fee Schedule



2025 Independent Living Fees

Entrance Fee Details

- ▶ Second person entrance fee is \$15,000
- ▶ Independent Living residents receive priority access to the continuum of care
- ▶ Entrance fees are payable with 10% deposit to reserve a residence and the remaining 90% is due prior to occupancy
- ▶ When the 10% deposit is paid, the entrance fee will not increase
- ▶ Entrance fees amortize to Givens Highland Farms at the rate of 6% for the first month of occupancy and 2% per month thereafter until your refund option is met
- ▶ Givens Highland Farms reserves the right to change fees to maintain operational integrity

Monthly Fee Includes

- ▶ Meal allowance of \$313 per person per month Rollovers are permissible up to a max of \$626
- ▶ Housekeeping, including changing linens
- ▶ All utilities
- ▶ Interior and exterior maintenance and grounds keeping
- ▶ Exercise studio and exercise classes
- ▶ Complimentary transportation to on-campus destinations are provided 24/7
- ▶ Free Public Electric Vehicle Charging Stations
- ▶ Campus security and urgent call response by trained personnel
- ▶ Scheduled transportation*
- ▶ Use of all common areas and amenities
- ▶ Social, recreational, spiritual, educational and cultural activities
- ▶ Apartment residences have additional storage available
- ▶ Outpatient therapy, additional fees may apply.

*Availability may be limited. For trips off campus or medical transportation there may be additional charges.

Check us out online



2025 Independent Living Fees

	Sq. Ft.	Bd/Bth	Entrance Fee (Refund Options)			Monthly Fee	
			0%	50%	90%**	Single	Double
Cluster Homes							
1 Bedroom*	960	1/1	\$218,000	\$321,000	\$520,000	\$3,374	\$4,298
2 Bedroom*	1,174	2/2	\$269,000	\$396,000	\$641,000	\$3,737	\$4,661
3 Bedroom*	1,320	3/2	\$313,000	\$461,000	\$746,000	\$4,046	\$4,970
Condominiums							
2 Bedroom*	1,354	2/2	\$303,000	\$446,000	\$722,000	\$3,811	\$4,735
3 Bedroom*	1,545	3/2	\$351,000	\$517,000	\$836,000	\$4,185	\$5,109
Meadowmont							
1 Bedroom Den	1,120	1/2	\$337,000	\$496,000	\$803,000	\$4,291	\$5,215
2 Bedroom Terrace	1,270	2/2	\$383,000	\$564,000	\$913,000	\$4,314	\$5,238
2 Bedroom*	1,400	2/2	\$448,000	\$659,000	\$1,067,000	\$4,496	\$5,420
2 Bedroom Den*	1,539	2/2	\$495,000	\$728,000	\$1,179,000	\$4,663	\$5,587
Garden Apartments							
Efficiency	457	1/1	\$114,000	\$168,000	\$272,000	\$2,731	\$3,655
1 Bedroom	644	1/1	\$159,000	\$234,000	\$379,000	\$3,347	\$4,271
1 Bedroom EXP	914	2/2	\$229,000	\$337,000	\$546,000	\$3,795	\$4,719
2 Bedroom	851	2/2	\$220,000	\$324,000	\$524,000	\$3,998	\$4,992
2 Bedroom EXP	1,100	2/2	\$280,000	\$412,000	\$667,000	\$4,091	\$5,015
2 Bedroom Deluxe	1,288	2/3	\$334,000	\$492,000	\$796,000	\$4,308	\$5,232
Garden Apartments		Occupancy Fee	Single	Double			
Efficiency	457	1/1	\$10,000	\$20,000	\$4,201	\$5,125	
1 Bedroom	644	1/1	\$10,000	\$20,000	\$5,360	\$6,284	
1 Bedroom EXP	914	2/2	\$10,000	\$20,000	\$6,439	\$7,363	
2 Bedroom	851	2/2	\$10,000	\$20,000	\$6,568	\$7,492	
2 Bedroom EXP	1,100	2/2	\$10,000	\$20,000	\$7,328	\$8,252	
2 Bedroom Deluxe	1,288	2/3	\$10,000	\$20,000	\$8,180	\$9,104	
Cottage Homes							
1 Bedroom Den*	1,300	1/2	\$393,000	\$578,000	\$936,000	\$4,314	\$5,238
2 Bedroom*	1,500	2/2	\$491,000	\$722,000	\$1,170,000	\$4,473	\$5,397
2 Bedroom Den*	1,700	2/2	\$549,000	\$808,000	\$1,308,000	\$4,694	\$5,618

			Entrance Fee (Refund Options)			Monthly Fee	
	Sq. Ft.	Bd/Bth	0%	50%	90%**	Single	Double
Houses - Wagon Trail							
Houses*	1,758	2/2	\$489,000	\$720,000	\$1,165,000	\$4,880	\$5,804
Houses*	1,879	2/2	\$522,000	\$768,000	\$1,244,000	\$4,996	\$5,920
Houses*	1,951	3/2	\$544,000	\$800,000	\$1,296,000	\$5,112	\$6,036
Houses*	3,238	3/2	\$799,000	\$1,175,000	\$1,903,000	\$6,157	\$7,081
Brookside North							
1 Bedroom	753	1/1	\$282,000	\$415,000	\$672,000	\$3,721	\$4,645
1 Bedroom Plus	843	1/1	\$317,000	\$467,000	\$755,000	\$3,894	\$4,818
1 Bedroom EXP	877	1/1	\$329,000	\$484,000	\$784,000	\$3,964	\$4,888
1 Bedroom Den	933	1/1	\$357,000	\$525,000	\$851,000	\$4,103	\$5,027
1 Bedroom Den EXP	1,024	1/1	\$393,000	\$578,000	\$936,000	\$4,310	\$5,234
2 Bedroom	1,186	2/2	\$457,000	\$672,000	\$1,089,000	\$4,519	\$5,443
2 Bedroom EXP	1,270	2/2	\$494,000	\$727,000	\$1,177,000	\$4,624	\$5,548
2 Bedroom Den	1,380	2/2	\$545,000	\$802,000	\$1,298,000	\$4,727	\$5,651
Vista Ridge North							
1 Bedroom EXP	843	1/1	\$292,000	\$430,000	\$696,000	\$3,894	\$4,818
1 Bedroom Den	933	1/1	\$328,000	\$483,000	\$782,000	\$4,103	\$5,027
1 Bedroom Den EXP	1,024	1/1	\$362,000	\$533,000	\$863,000	\$4,310	\$5,234
2 Bedroom	1,186	2/2	\$421,000	\$620,000	\$1,003,000	\$4,519	\$5,443
2 Bedroom EXP	1,270	2/2	\$454,000	\$668,000	\$1,082,000	\$4,624	\$5,548
2 Bedroom Den EXP	1,464	2/2	\$532,000	\$783,000	\$1,267,000	\$4,833	\$5,757
Vista Ridge South							
Appalachian	940	1/1	\$349,000	\$514,000	\$832,000	\$4,129	\$5,053
Balsam	1,187	2/2	\$452,000	\$665,000	\$1,077,000	\$4,524	\$5,448
Catawba	1,188	2/2	\$452,000	\$665,000	\$1,077,000	\$4,524	\$5,448
Linville	1,272	2/2	\$487,000	\$717,000	\$1,160,000	\$4,633	\$5,557
Mitchell	1,272	2/2	\$487,000	\$717,000	\$1,160,000	\$4,633	\$5,557
Pisgah	1,455	2/2	\$568,000	\$836,000	\$1,353,000	\$4,802	\$5,726

*Prices increase according to finishes, design, square footage, or location.

**For the 90% refund only, a premium fee of \$5,000 is applied for every year you are over 85 years of age.

2025 Givens Highland Farms Health Center Fees

Givens Highland Farms Health Center provides continuous and professional long-term, skilled nursing care in a comfortable, choice-driven environment. We are pleased to offer you the choice of long-term care services, short-term rehabilitation services, as well as short-term respite stays based on your needs and the needs of your loved ones.

Daily room rate: \$372 semi-private, \$428 private.

2025 Prentice Lodge Fees

What is Prentice Lodge?

Centrally located on our beautiful campus, Prentice Lodge is an enhanced independent living setting that allows independence by simplifying daily life.

	Sq. Ft.	Bd/Bth	Entrance Fee (Refund Options)			Monthly Fee	
			0%	50%	90%**	Single	Double
Lower Entrance Fee							
Single	301	0/1	\$68,000	\$100,000	\$162,000	\$3,309	\$4,783
Expanded Studio	458	0/1	\$110,000	\$162,000	\$262,000	\$3,916	\$5,390
1 Bedroom	600	1/1	\$153,000	\$225,000	\$365,000	\$4,470	\$5,944
Lower Monthly Fee							
Single	301	0/1	\$92,000	\$136,000	\$220,000	\$2,814	\$4,288
Expanded Studio	458	0/1	\$138,000	\$203,000	\$329,000	\$3,328	\$4,802
1 Bedroom	600	1/1	\$185,000	\$273,000	\$441,000	\$3,801	\$5,275
Non-refundable Occupancy Fee			Single	Double			
Single	301	0/1	\$10,000	\$20,000		\$4,495	\$5,969
Expanded Studio	458	0/1	\$10,000	\$20,000		\$6,117	\$7,591
1 Bedroom	600	1/1	\$10,000	\$20,000		\$7,614	\$9,088

Givens
HIGHLAND
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