

King's Grant



DISCOVER THE DIFFERENCE





Decades of Distinction

King's Grant, a not-for-profit **Life Plan Community**, has been setting the standards of excellence in senior living and healthcare services in Martinsville since 1993. It is one of three Sunnyside Communities built on 110+ years of expertise and best practices in senior living for those 55 and better.

As a Life Plan Community, King's Grant offers its residents a self-directed lifestyle. Independent living, assisted living, skilled nursing and memory support are all available in one convenient community.

A multi-year winner of Virginia Living magazine's "Best of Virginia," King's Grant's thoughtfully designed, maintenance-free residences with countless floor plans and styles offer you amazing choices. **Exceptional senior living awaits you at King's Grant.**



"King's Grant is first-class vitality programs, delectable menu items, activities with rewards, social events and travel opportunities all wrapped up in a small continuing care retirement community where an independent single woman with no immediate family feels safe, secure, loved and included by a caring staff and neighbors. I should have moved here 10 years ago!"

—Cathie





Boundless Beauty

Our breathtakingly beautiful, tobacco-free campus is situated on more than 120 acres of colorful gardens, blending gracefully into the natural beauty of the surrounding fields, lakes and streams. We help you enjoy the best life has to offer — all on the solid financial foundation of Sunnyside Communities.

Known as “Henry County’s largest family,” King’s Grant is a true neighborhood offering its residents spacious cottages, garden homes and one- and two-bedroom apartments. Located in one of the country’s top-ranked “micropolitan” areas, King’s Grant is what senior living is all about.

With a scenic backdrop of the Blue Ridge Mountains and all this, what more could you want?





Stimulating Lifestyle

When it comes to health and wellness, King's Grant focuses on the whole person. Our programming includes eight dimensions of wellness — physical, emotional, social, spiritual, psychological, intellectual, environmental and occupational — to help ensure fun and fitness to meet your lifestyle.

From Tai Chi and water aerobics to toning and balancing, you're certain to be energized at King's Grant. Swim or play water volleyball in our indoor heated therapeutic pool. Take a walk around the lake. Take a trip. Participate in continuing education classes. Experience the many area attractions.

There's something for everyone!



Here's a sampling of what you can expect at our Vitality Center:

- Land and aquatic group exercise classes for all fitness levels
- Fitness testing with individualized feedback and recommendations
- Wellness coordinators to assist in creating an exercise program personalized just for you
- Regular health screenings
- Engaging lectures and seminars
- Massage therapy services
- Arthritis pool therapy





Impressive Choices

If it's variety you want, King's Grant has it. Fill your calendar or pick a few events that interest you. It's all up to you.

- Resident-led programs such as art groups, gardening, woodworking, bridge, mahjong, book & travel clubs, canoeing, biking, hiking and golfing
- Health and wellness activities focused on whole-person wellness
- Day trips to area museums, art galleries, historic sites, tours of wineries, craft and food festivals, shopping and even the thrill of a NASCAR race
- Lifelong learning programs
- Volunteering opportunities — on and off campus
- Special campus events such as a Hawaiian Luau, the Classic & Antique Car Show, themed dinners, game nights, wine tastings and pairings, concerts, lectures and much more!
- Spiritual/religious offerings include worship services, Bible studies, prayer groups, all supported by a full-time Chaplain

Enriching experiences every day!



“As we explored many options for living our senior years, King’s Grant kept rising to the top! We have found it to be a truly wonderful place to live. We couldn’t be happier and have never once looked back on our decision to make this our home.

—Dennis and Sylvia





Fantastic Flavors

Here at King's Grant, we offer a vast array of delicious, chef-prepared meals seven days a week for breakfast, lunch and dinner. You'll enjoy choosing from a wide variety of menu selections, including our ever-satisfying assortment of desserts. No matter what your taste buds may crave, at King's Grant there's something for everyone to enjoy.



Our two dining venues, the Trellis Dining Room and Francks' Place, offer appealing and nutritional selections for diverse appetites. And our Hunt Club Private Dining Room is available to residents hosting small functions.



The Trellis Dining Room

- Full-service restaurant with à la carte service
- Serving breakfast, lunch and dinner – 7 days a week
- Chef specialties including a seasonal menu with farm to table presentations



Francks' Place

- Casual indoor/outdoor dining
- Light fare including made-to-order sandwiches and salads
- Open for lunch and dinner
- Bar area for sipping cocktails with friends

Hunt Club Private Dining Room

- Perfect for small functions up to 20 people
- Catering provided by King's Grant Dining Services





Awesome Decision

When you join the Trailblazer's Club at King's Grant, you'll not only reserve your place on the Future Residency List but also have the opportunity to experience life at King's Grant before you even move here. By participating in the life of the campus and sampling the programs and services we offer, you'll get to see firsthand why so many people have decided to be a part of the King's Grant family.

Take trips with our residents. Attend special events. Dine at one of our restaurants. Fish in our pond. Take a walk on the nature trails.



Explore resident life your way.

To join the Trailblazer's Club, simply complete the residency application and submit it along with your application fee of \$1,175. Once approved, \$1,000 of your Trailblazer Club application fee will be credited toward your entrance fee when you move in or will be refunded if you decide not to move to King's Grant.

As a member of the Trailblazers Club, you'll enjoy valuable benefits such as:

- Access to our Vitality Center and heated therapeutic pool
- Dining privileges in the Trellis Dining Room and Francks' Place
- Use of the Hunt Club Private Dining Room
- Mailings of our monthly newsletter, the *Town Crier*
- Invitations to enjoy special events
- Travel opportunities offered through our activities programming
- Learn about campus events on the Touchtown Community App (available on Apple and Android)

**Call King's Grant today at (800) 462-4649 to secure your future
and learn more about the Trailblazer's Club.**



Appealing Attractions

There's so much to see and do in Martinsville and the surrounding area that it would take a brochure of its own to list them all. But here are just some of the nearby attractions that help make King's Grant such an incredibly desirable place to live.



VIRGINIA MUSEUM OF NATURAL HISTORY

Located in Martinsville, the Virginia Museum of Natural History has award-winning permanent and special exhibits as well as innovative educational programs for all ages. It's also known for its groundbreaking scientific research and collections.



PHILPOTT LAKE

Visitors can enjoy boating, hiking, biking, swimming, fishing and many other recreational activities. The lake, which covers 3,000 acres with 100 miles of shoreland, has eight campgrounds, six beaches and nine boat launches.

REYNOLDS HOMESTEAD

The Reynolds Homestead is the birthplace of tobacco manufacturer RJ Reynolds. It features the fully restored Rock Spring Plantation and Continuing Education Center, which offers a variety of activities and events for all ages. A Commonwealth Campus Center of Virginia Tech, the Rock Spring Plantation and Continuing Education Center are surrounded by a 780-acre Forest Resources Research Center which is operated by the College of Natural Resources and Environment.

BLUE RIDGE PARKWAY

Named "America's Favorite Drive" and owned and operated by the U.S. National Park Service, the Blue Ridge Parkway offers stunning views as well as recreational opportunities for visitors of all ages including hiking, camping, biking as well as stunning views. Its 469 miles connects the Great Smoky Mountains National Park in North Carolina to Virginia's Shenandoah National Park.



THE DICK & WILLIE TRAIL

The Dick and Willie Passage Rail Trail, a part of the former Danville and Western Railroad, is a beautiful, soon-to-be 11-mile paved rail trail located in Martinsville and Henry County. The trail begins at Virginia Avenue and will end at the Smith River Sports Complex. The trail can be accessed at one of six locations: Virginia Avenue, Liberty St., Doyle St., Fisher St., Spruce St. and the Smith River Sports Complex. This trail is great for walking, biking, running or rollerblading. Train enthusiasts will enjoy reading stories about the history of the rail line on the many signs located along the trail.



MARTINSVILLE SPEEDWAY

Known for being the shortest track on the NASCAR Sprint Cup circuit, the Martinsville Speedway conducts three major race event weekends every year, including the STP 500. It's .526 miles in length, and the size of the track puts race fans closer to the action.



PIEDMONT ARTS

Since 1961, Piedmont Arts has been a part of the Martinsville-Henry County community. This award-winning museum features international, national and regional artist exhibitions, as well as performing arts. It also includes a Discovery Room, a mini art studio where budding artists can create and display their work.



Outstanding Advantages

Martinsville, centrally located on the southern border of Virginia, puts King's Grant within a day's drive of 60% of the U.S. population. The area offers a mixture of great outdoor fun, arts, culture and educational opportunities. And the cost of living? You can't beat it. Here's just a sampling of what's available in the area:

ARTS & CULTURE

Home to a Smithsonian-affiliated Natural History museum, community and college theatres, a first-class art museum and an emerging artisan center, Martinsville and Henry County offer an array of artistic and cultural entertainment.

- TheaterWorks Community Players
- Southern Virginia Artisan Center
- Walker Fine Arts Theater at Patrick & Henry Community College
- Hamlet Vineyards
- FAHI African American Museum & Cultural Center
- Martinsville/Henry County Historical Society/Heritage Center and Museum
- Pop's Farm Event Venue (a music venue)
- Scuffle Hill Brewing



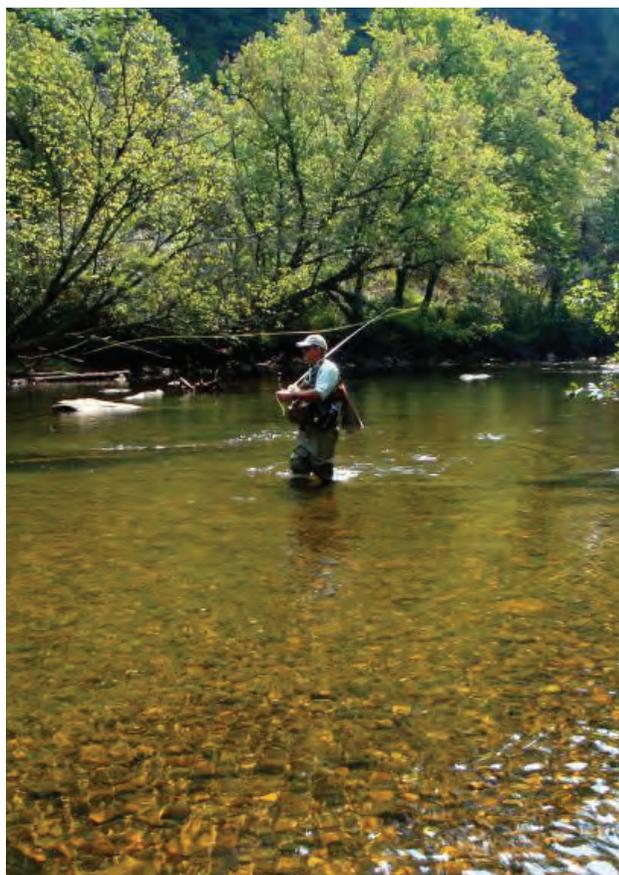


RECREATION & SPORTS

Enjoy collegiate baseball league action with the Martinsville Mustangs, the Smith River Sports Complex, NASCAR racing at the Martinsville Speedway, an afternoon ride on the Blue Ridge Parkway, waterfront dining at Smith Mountain Lake, canoeing on Philpott Lake & Reservoir, swimming at Fairy Stone State Park, biking on the Smith River Trail system, trout fishing on the Smith River, hiking on the Dick and Willie Trail, and golfing at one of three nearby golf courses.

EDUCATIONAL OPPORTUNITIES

- Patrick & Henry Community College
- New College Institute
- Ferrum College
- Averett University
- 15 other private and public colleges/universities within a 50-mile radius





Confident Lifestyle and Care

King's Grant is continuously evolving to meet the needs and desires of a dynamic generation of seniors living healthier, longer and more active lives. That's why you and your loved ones deserve peace of mind knowing that all levels of living are right here on our beautiful campus.

By choosing a Life Plan Community with a reputation like King's Grant's, you'll have the security of knowing that priority access to quality healthcare services are right here.



Seniors living confidently.

On-campus Levels of Living:

- Assisted Living
- Memory Support
- Healthcare & Skilled Nursing



*“Freedom! We chose KG to be free of raking, mowing and gutter cleaning!
Security! We chose KG for assisted living and for healthcare as we age. Activity!
We chose KG for activity and socialization to keep us young! We are so
pleased that we made the move and we haven't looked back!”*

—Betty Lou





Services & Amenities

The following services are included in your monthly service fee:

All Residents

Lifestyle

Vitality Center/Fitness Programs/Indoor Heated Pool
Transportation to local medical appointments
Planned events, programs, trips and activities
Scheduled transportation to local shopping
Individual mailboxes
Full-time Chaplain

Security

24-Hour emergency response system
Well-lit parking areas and walkways
24-Hour security supervision of buildings and grounds
24-Hour fully staffed guardhouse

Maintenance

Complete building and appliance maintenance
24-Hour emergency maintenance
Complete lawn and grounds care (includes snow removal)
Trash removal

Utilities

Water and sewer
Cable TV
Campus telephone

And...

All real property taxes

Additional Services Included for Apartment Home Residents

In addition to the above services, individuals residing in our residential apartment homes also receive in their monthly service fee:

Weekly housekeeping service
Bed and bath linen service
One to three meals daily in our restaurant/dining room
Electricity, heating and air conditioning

The following services are available at an additional cost:

All Residents

Beauty/Barber Shop
Local and long distance telephone service
Physical, speech and occupational therapy, as needed
Clinic services
Internet Service

Village Residents

Electricity, heating and air conditioning
Laundry services
Housekeeping services
Meals and dining options





Valued Communities

SUNNYSIDE | KING'S GRANT | SUMMIT SQUARE

What is distinctive about Sunnyside Communities?

Sunnyside Communities is a nonprofit, faith-based organization with three Life Plan Communities — **Sunnyside, King's Grant and Summit Square**. Since our beginnings in 1912, we've remained true to the mission of our founders while accommodating change.

Sunnyside Communities has built a legacy of stability and trust, pioneering modern senior living with a vibrant lifestyle. More than 800 residents living in our three scenic Virginia communities enjoy daily life with the perfect blend of amenities to meet their needs. Some of the services and amenities residents may experience include a vitality center, indoor pool, banking, multiple dining venues, nature trails, pharmacy, transportation, beauty salon, chapel and more. The three distinctive, full-service, Life Plan Communities offer residents the opportunity to take charge of their own lifestyle with an ever-expanding variety of fun and stimulating activities.

What kind of senior living communities are the Sunnyside Communities?

Sunnyside Communities is committed to continuing care which means changing healthcare needs will be met in one place for life. Whether you choose to live at Sunnyside, King's Grant or Summit Square, independent living, assisted living, memory support and healthcare/skilled nursing are all available for you. Should your healthcare needs change, continuing care means you won't have to say goodbye to home and friends.

What activities are available to residents?

If you want a packed social calendar, a Sunnyside community is the place for you. Planned, daily activities give you every opportunity to be as busy as you want to be. The creative staff at each community is always open to adding new and exciting recreational, cultural, educational, spiritual and social opportunities for its residents.





Are pets allowed?

At Sunnyside Communities, your friends are our friends. We welcome wagging tails, tweeting birds and pets that purr. For our dog owners, their furry friends can enjoy the on-campus dog park. To learn more about how your pet will complement our communities, just contact Sunnyside, King's Grant or Summit Square directly regarding our pet policy.



What types of opportunities are there to experience senior living before I make my decision?

Sunnyside Communities is ready to create an experience you'll remember! Our complimentary **Staycation*** allows you to enjoy a few days at Sunnyside, King's Grant or Summit Square so that you can see firsthand why so many people choose to live at Sunnyside Communities. To plan your Staycation, simply call the community you want to visit.

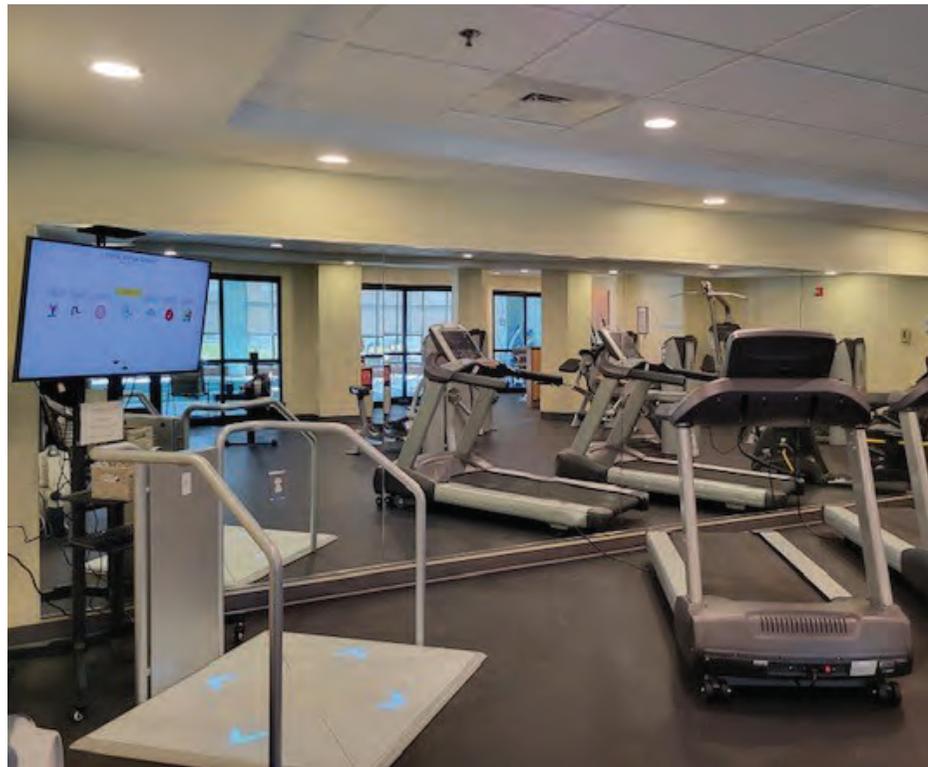
* Some restrictions may apply.





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Vitality Center







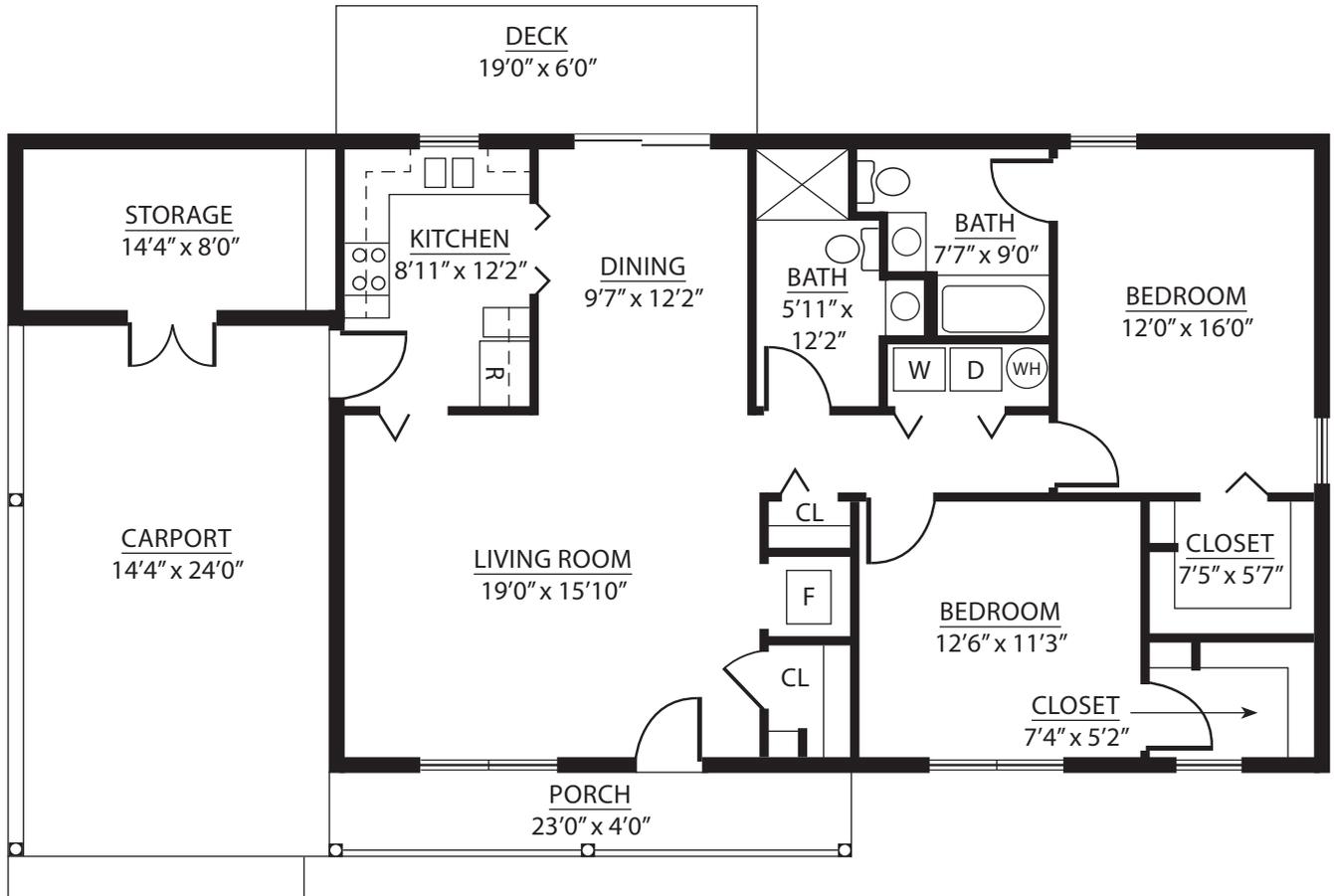






Grassdale

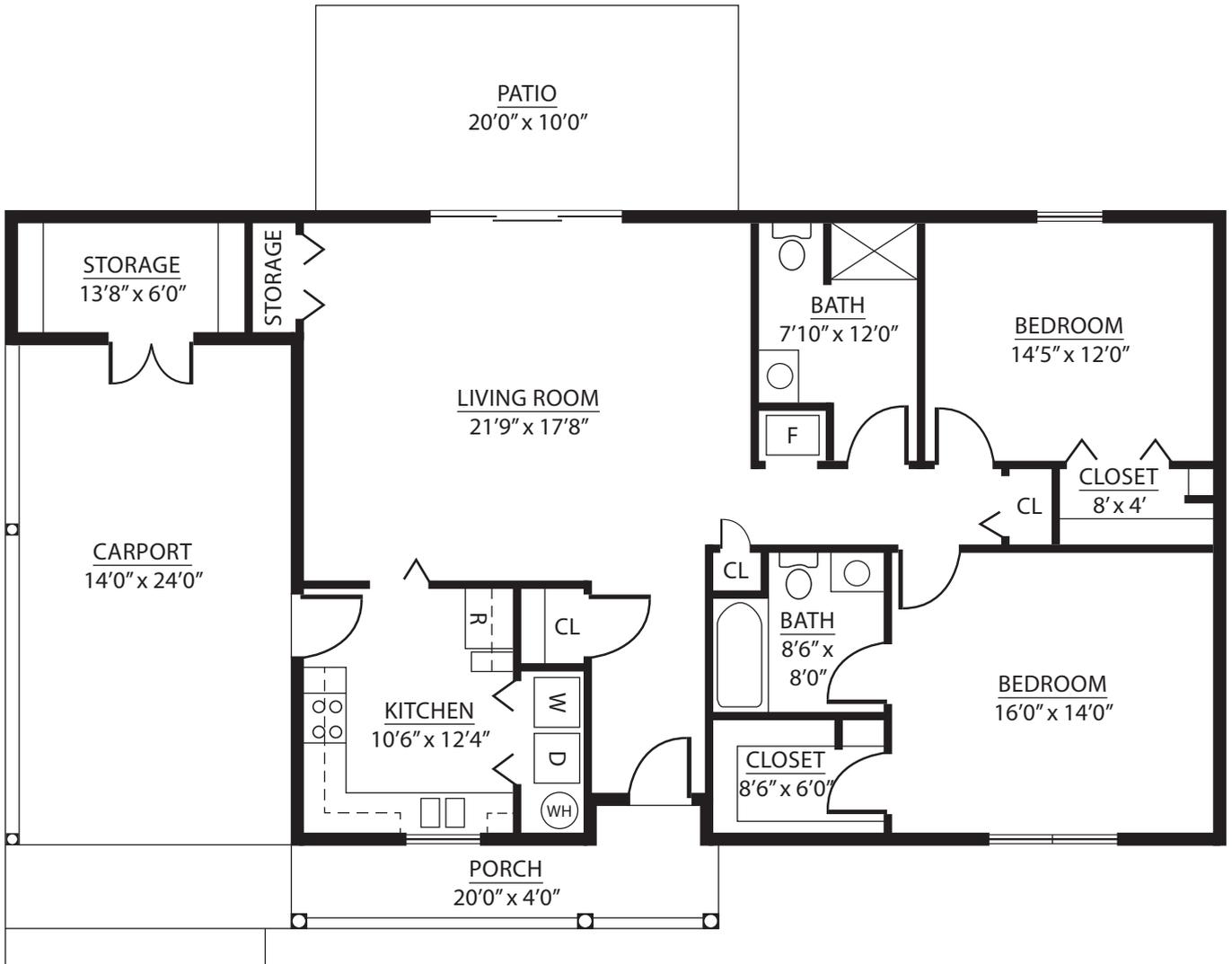
2 Bedrooms | 2 Bathrooms | 1,232 sq. ft.





Sycamore

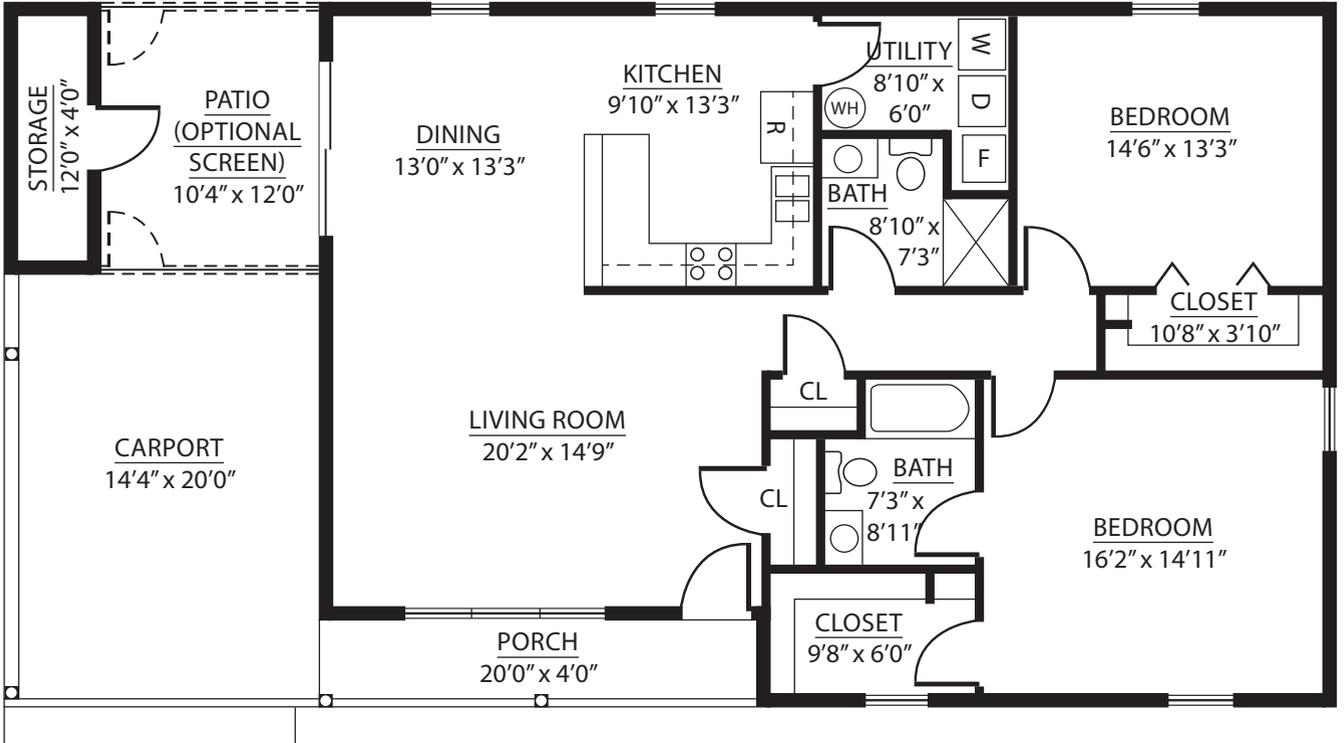
2 Bedrooms | 2 Bathrooms | 1,324 sq. ft.





Laurel Ridge

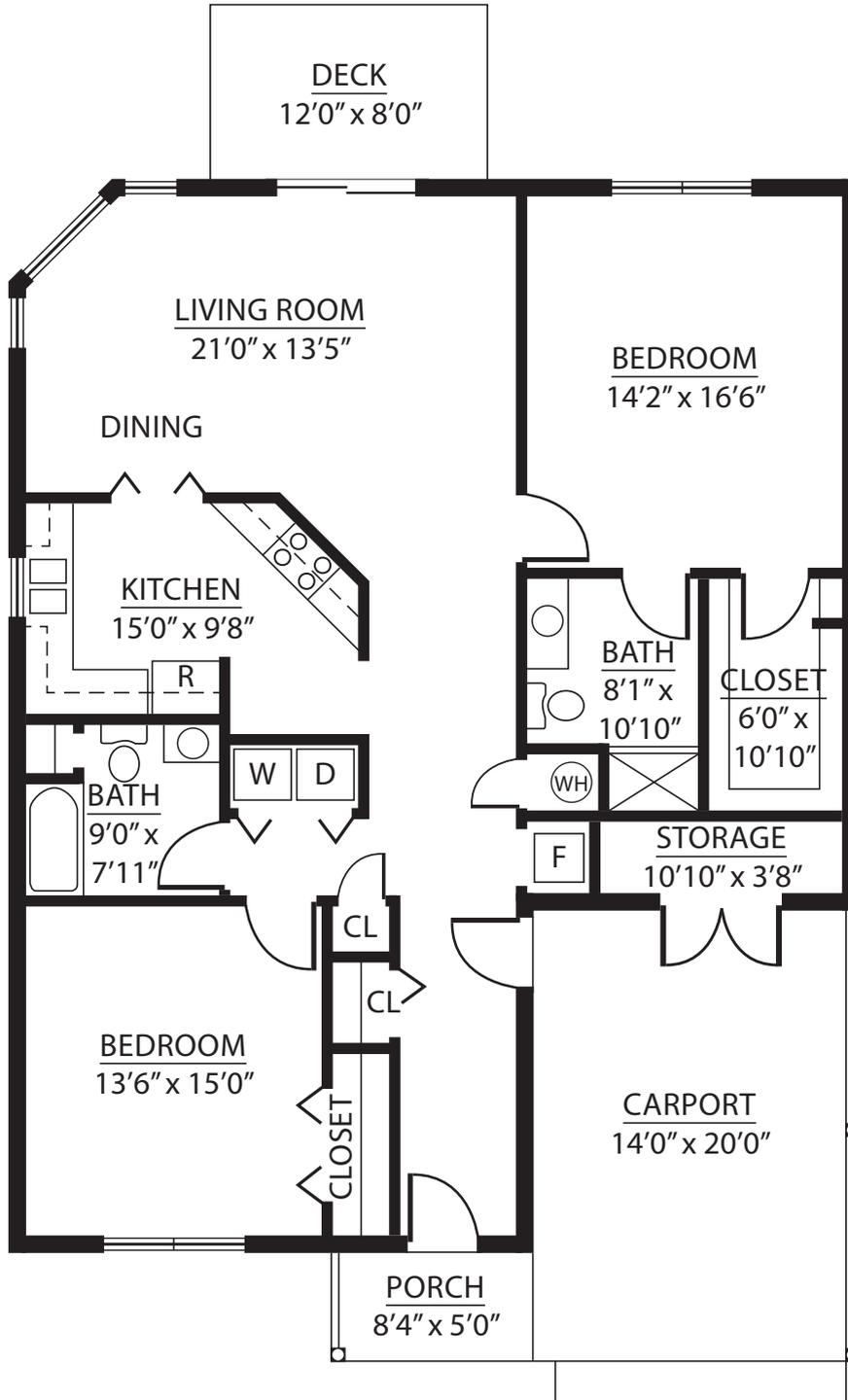
2 Bedrooms | 2 Bathrooms | 1,392 sq. ft.





Herdsville

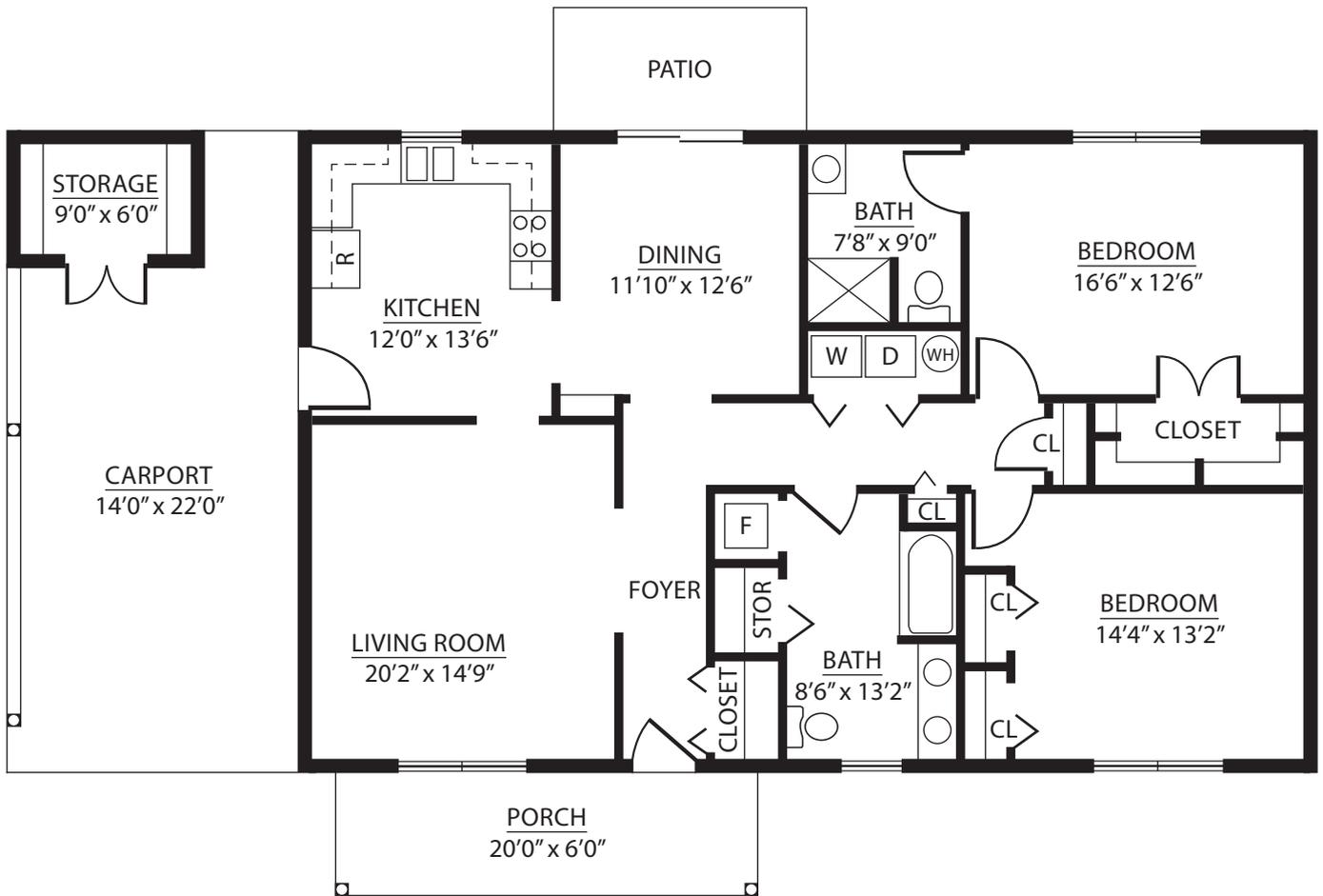
2 Bedrooms | 2 Bathrooms | 1,437 sq. ft.





Beaver Creek

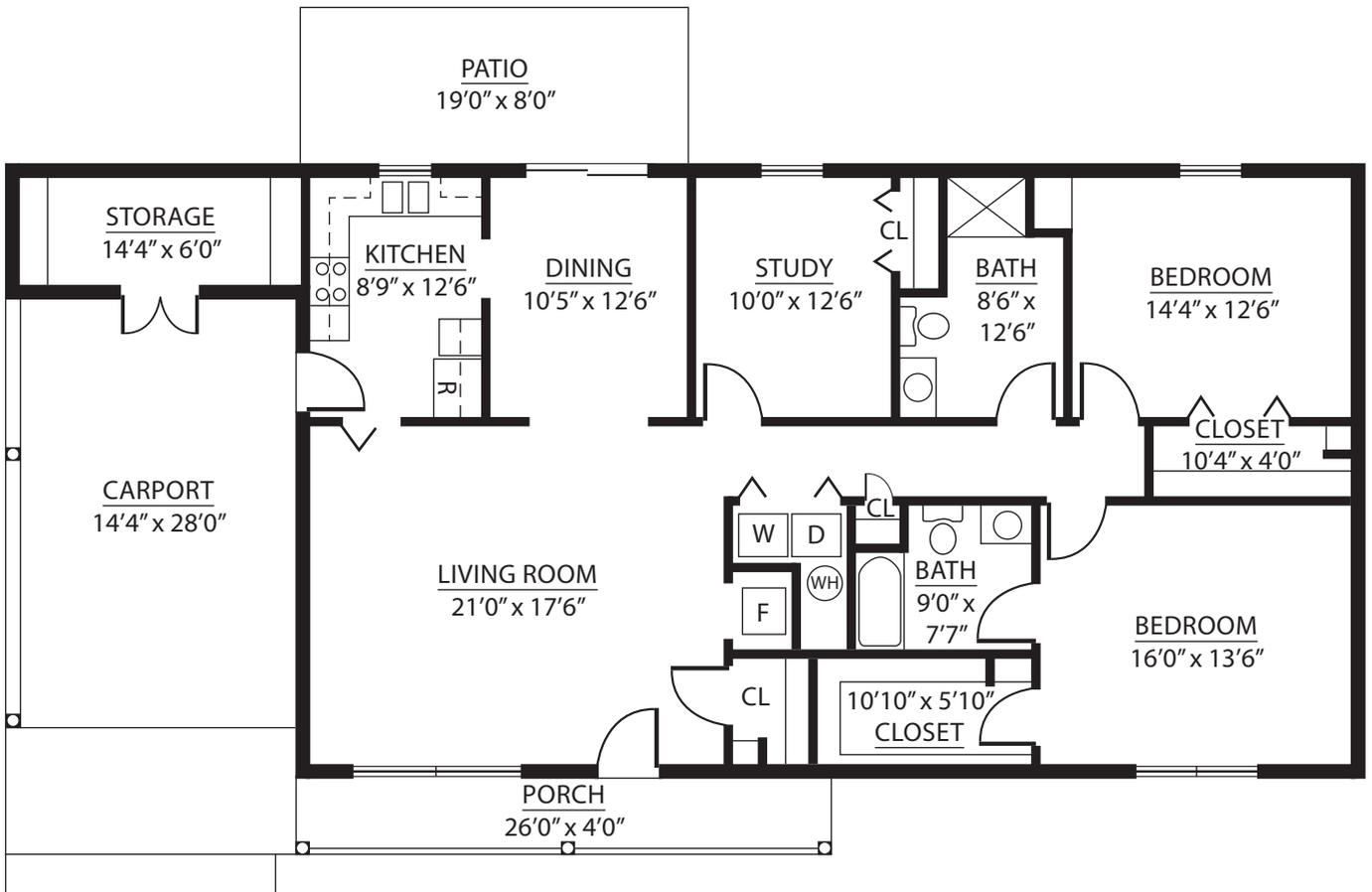
2 Bedrooms | 2 Bathrooms | 1,440 sq. ft.





The Marrowbone

2 Bedrooms w/Study | 2 Bathrooms | 1,560 sq. ft.





Ginny's Garden

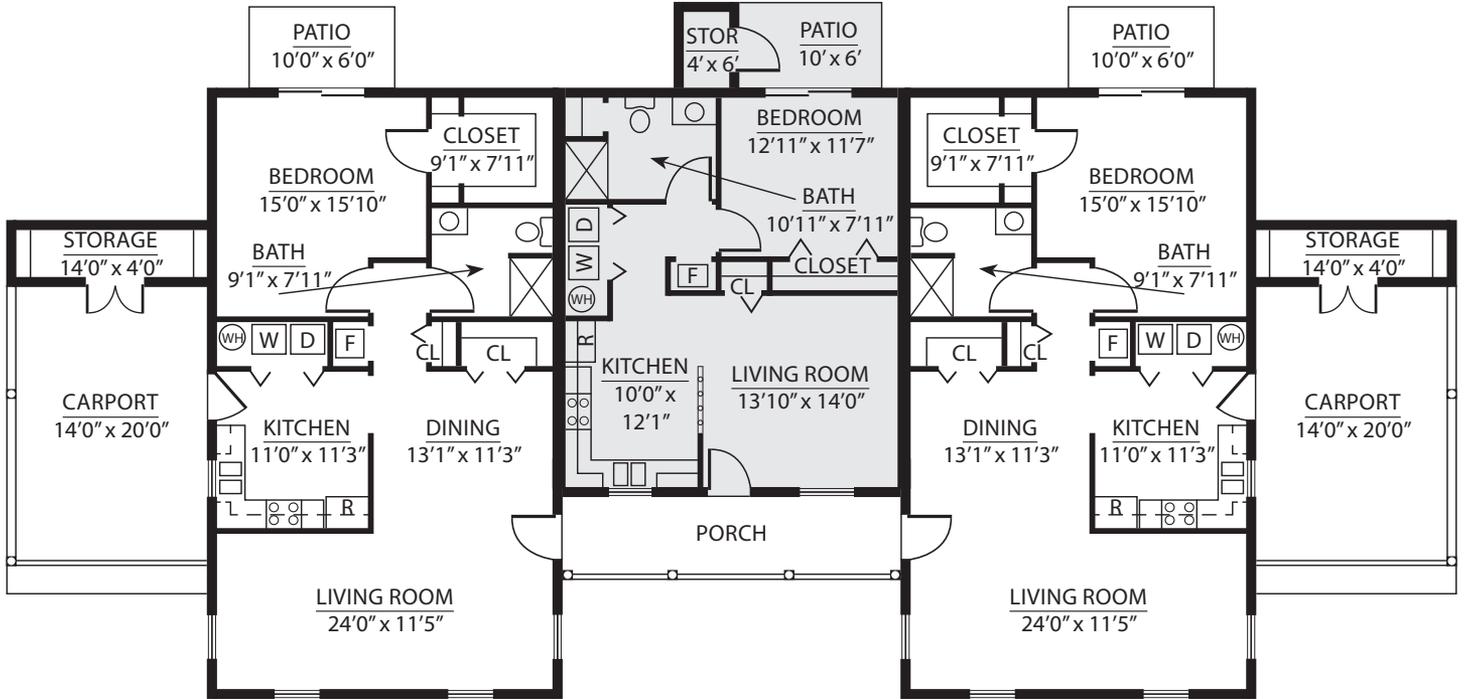


King's Grant offers a variety of Garden Home floor plans and the following shows you some of the options. Floor plans may vary according to modifications, room additions and upgrades.



The Sheffield

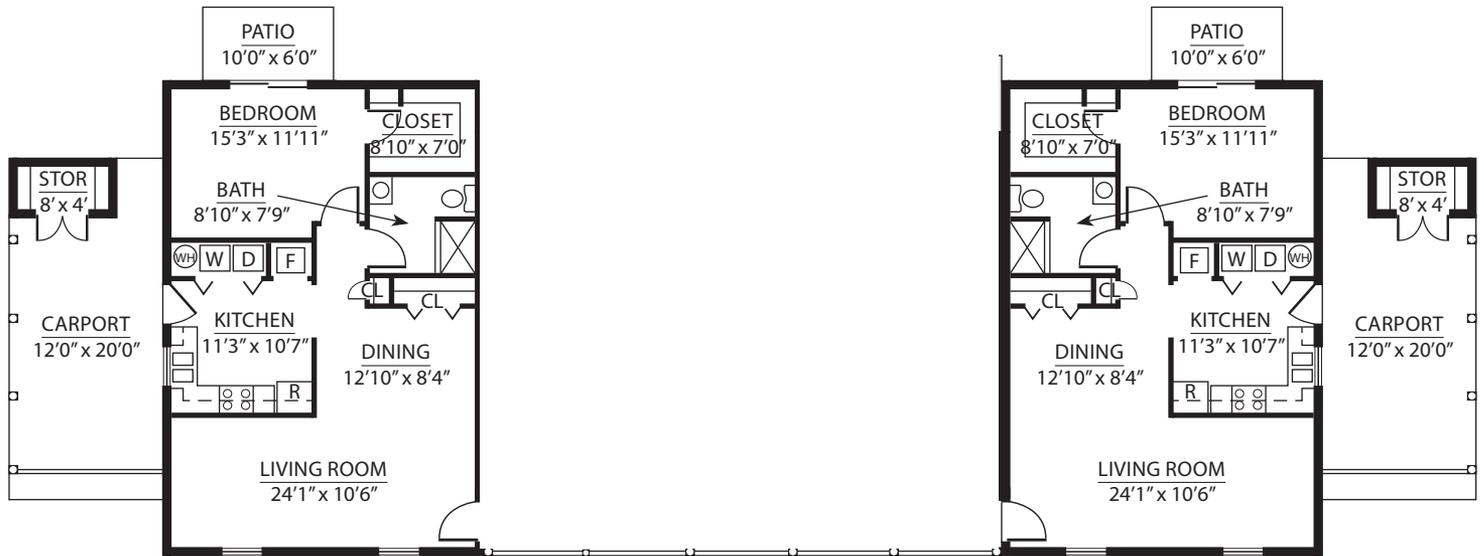
- Sheffield A - 1 Bedroom | 1 Bathroom | 1,080 sq.ft.
- Sheffield B - 1 Bedroom | 1 Bathroom | 672 sq.ft.





Trillium

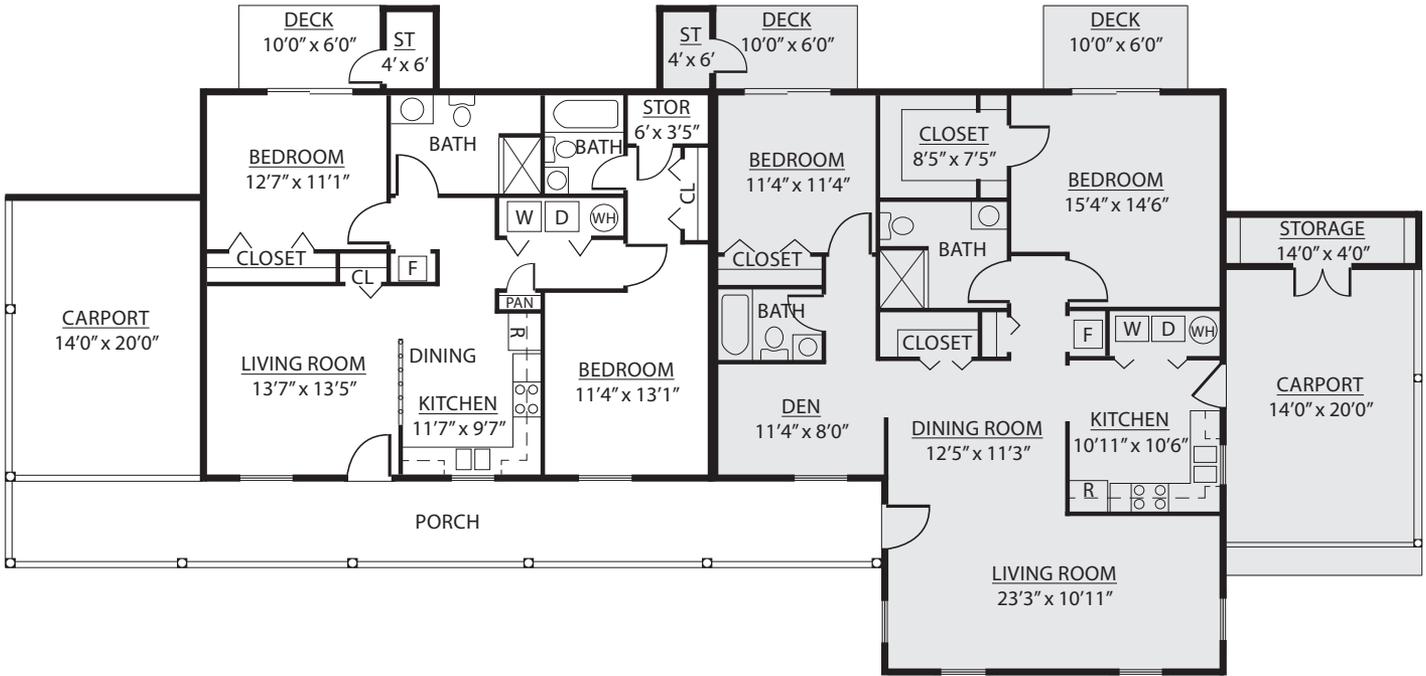
Trillium C - 1 Bedroom | 1 Bathroom | 860 sq.ft.





Azalea

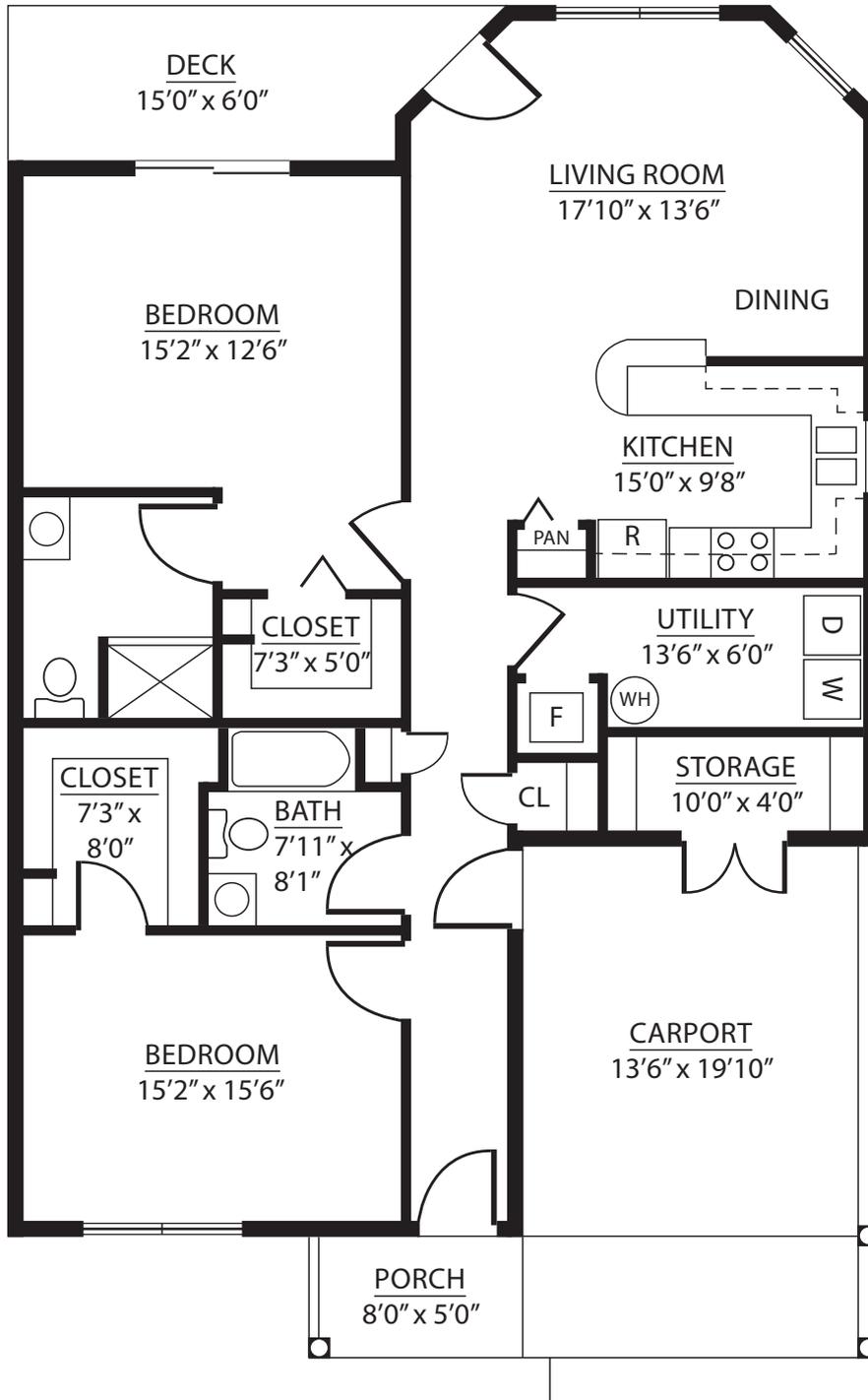
- Azalea A - 2 Bedrooms | 2 Bathrooms | 960 sq. ft.
- Azalea C - 2 Bedrooms | 2 Bathrooms | 1,300 sq. ft.





Foxglove

2 Bedrooms | 2 Bathrooms | 1,188 sq. ft.





Keep Georgia Beautiful
Welcome to
GINNY'S GARDEN
BERNIE'S WOODS
AND
MILL TRACE TRAIL



Mill Trace Trail in Bernie's Woods

Stone Cross East Apartments are designed for an independent lifestyle with a full kitchen, larger floor plans and one meal a day in the Trellis Dining Room.

Stone Cross West Apartments are designed for independent living and those who may require some assistance with medications and activities of daily living. Care is available 12 hours a day. Three meals a day in the Trellis Dining Room are also included.

Floor plans may vary according to modifications and upgrades.



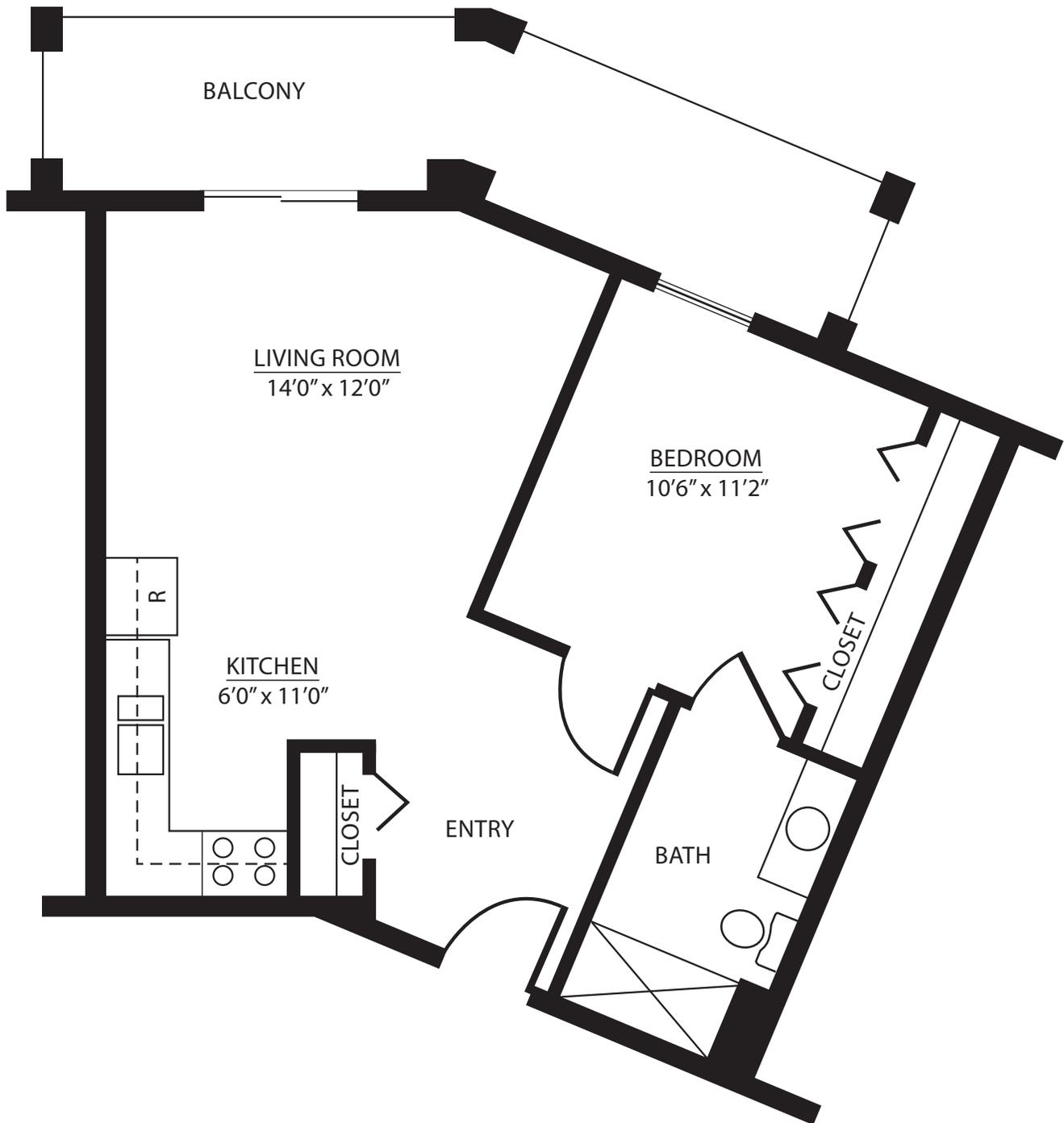




The Chatham II

Stone Cross East Apartment

1 Bedroom | 1 Bathroom | 580 sq. ft.

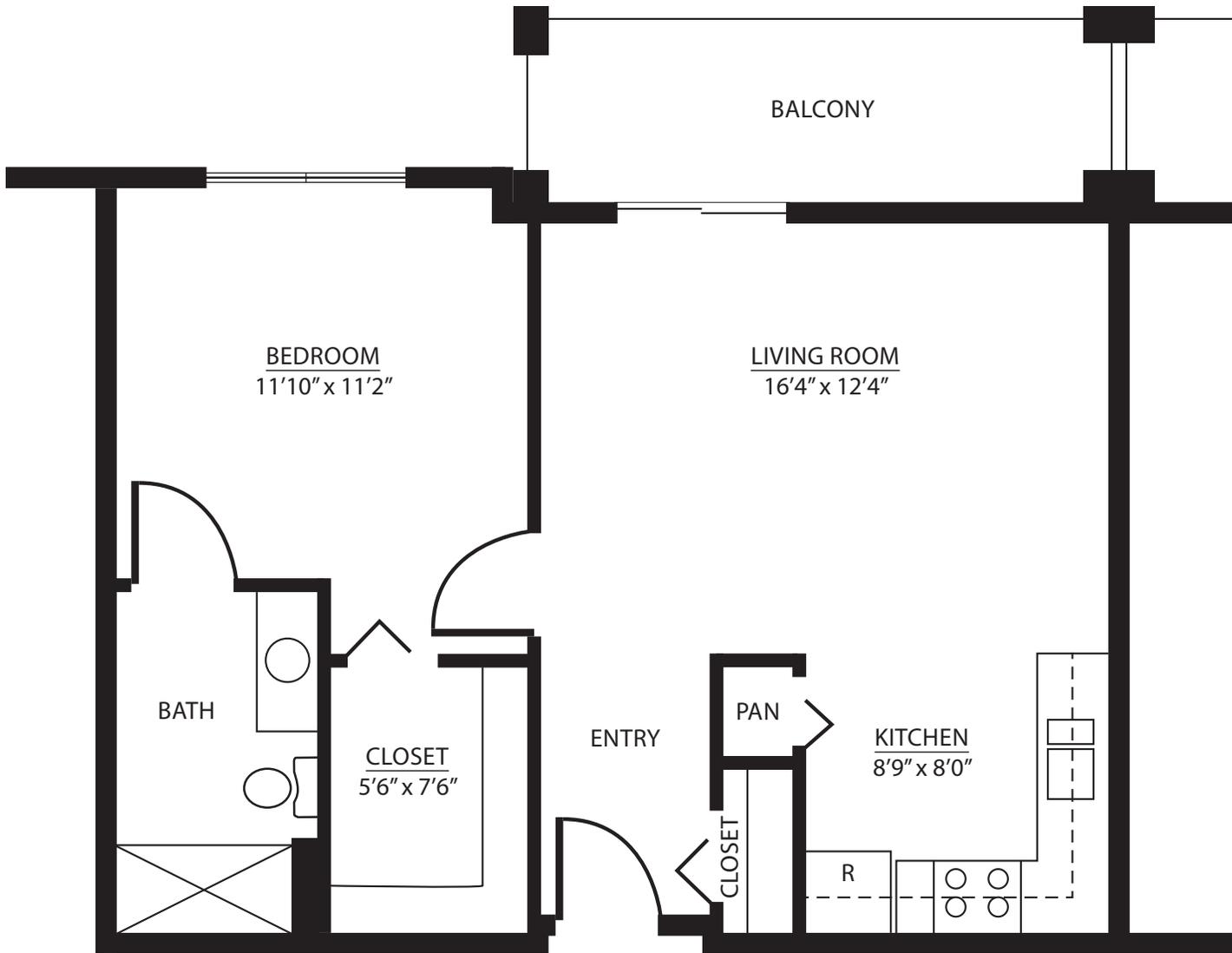




The Henry

Stone Cross East Apartment

1 Bedroom | 1 Bathroom | 644 sq. ft.

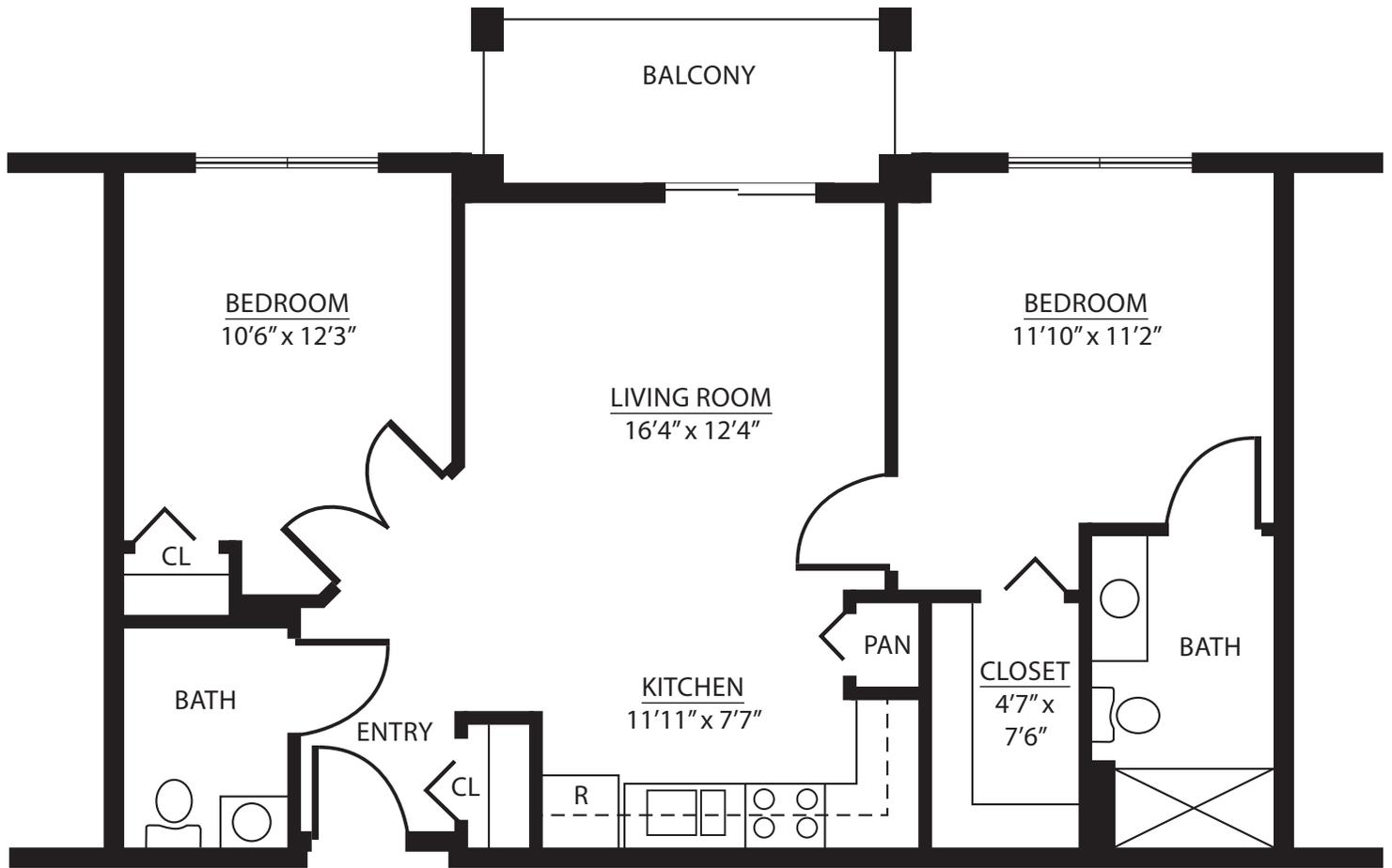




The Appalachian

Stone Cross East Apartment

2 Bedrooms | 1.5 Bathrooms | 824 sq. ft.

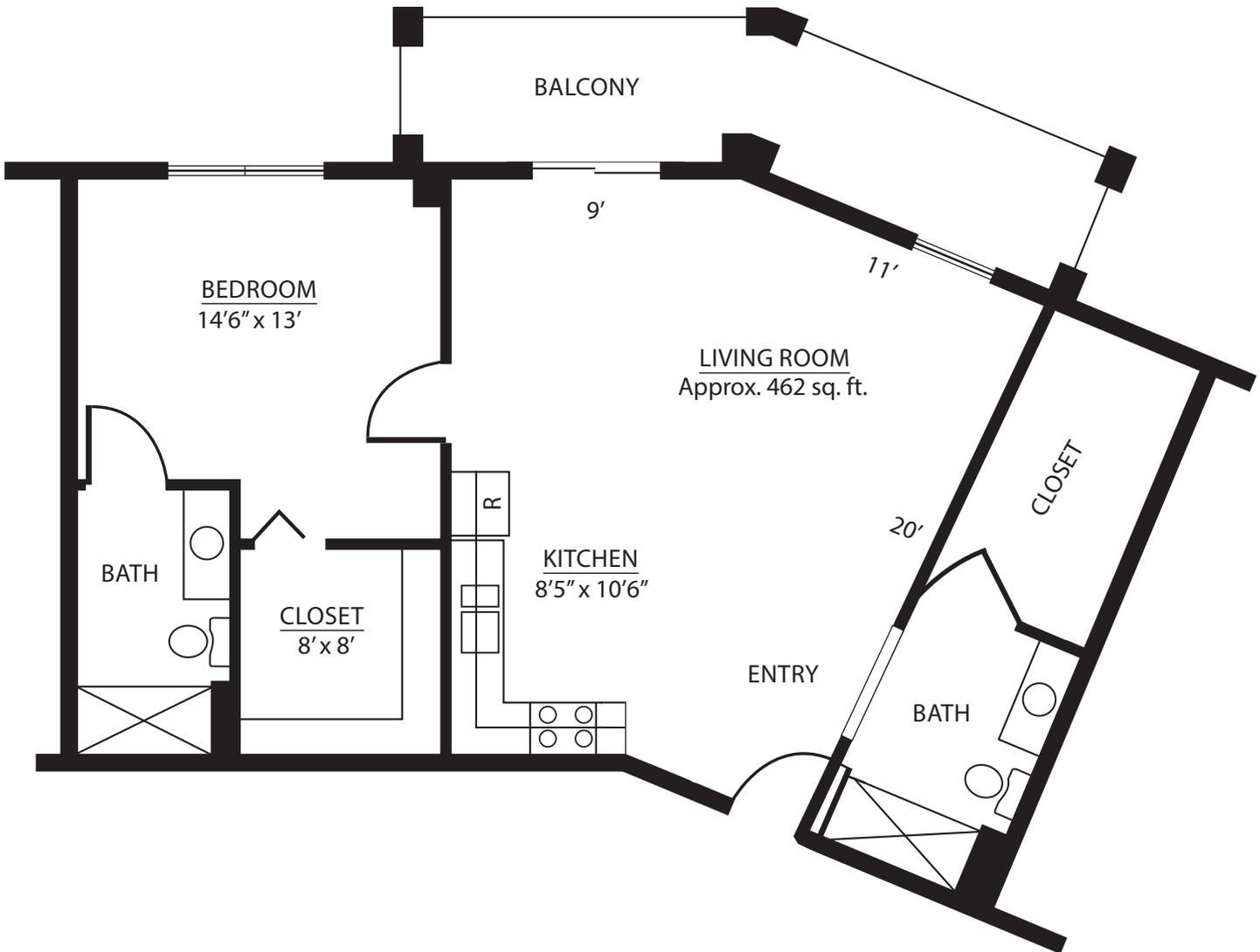




The Chatham

Stone Cross East Apartment

1 Bedroom | 2 Bathrooms | 863 sq. ft.

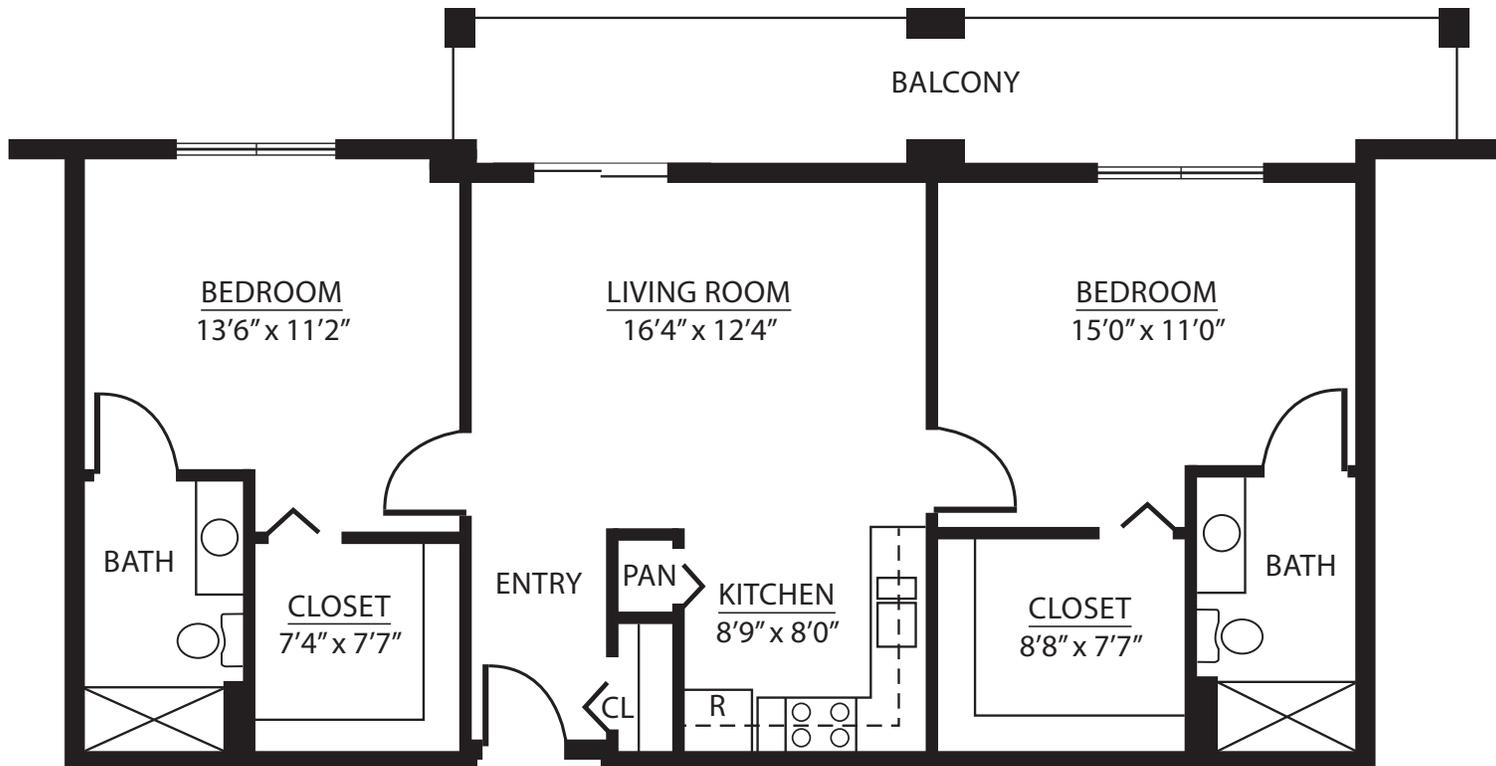




The Blue Ridge

Stone Cross East Apartment

2 Bedrooms | 2 Bathrooms | 1,010 sq. ft.

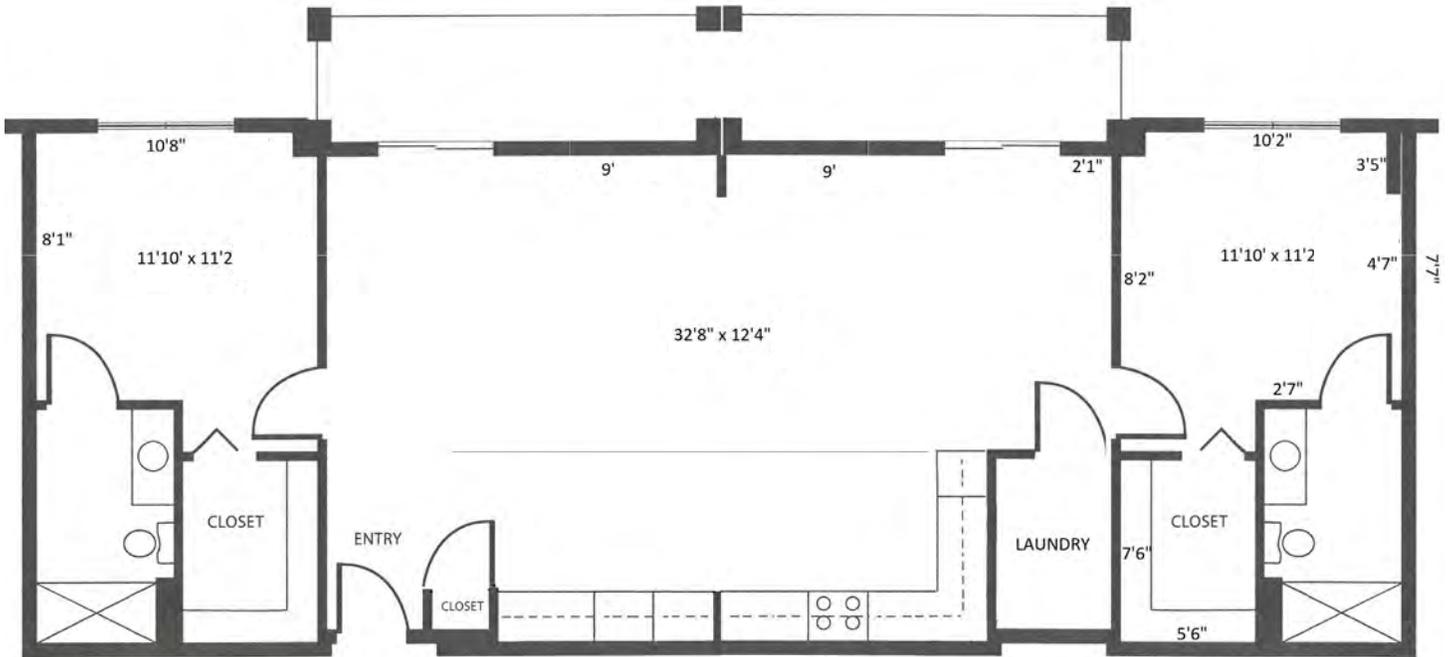




Master Blue Ridge

Stone Cross East Apartment

2 Bedrooms | 2 Bathrooms | 1,288 sq. ft.

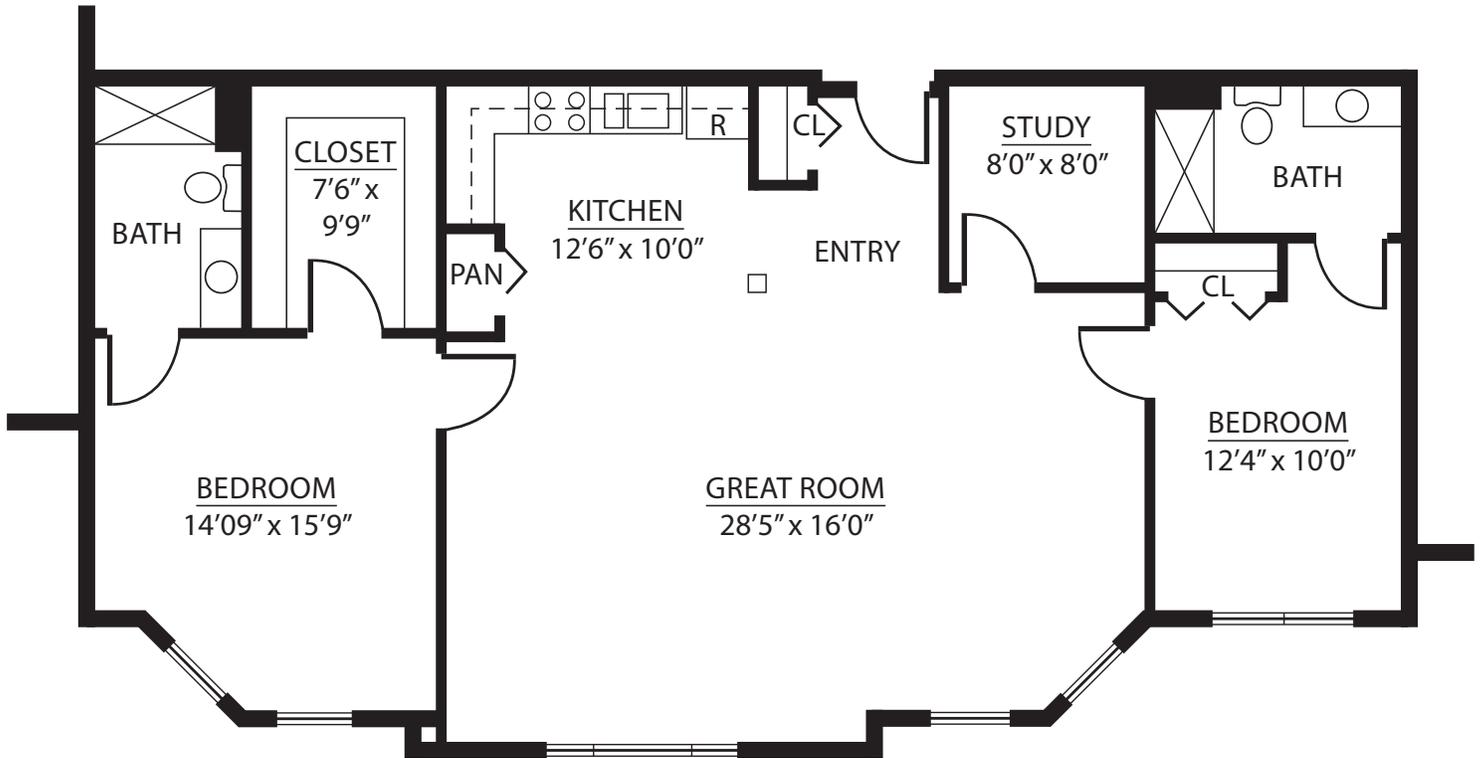




Shenandoah

Stone Cross East Apartment

2 Bedrooms | 2 Bathrooms | 1,414 sq. ft.

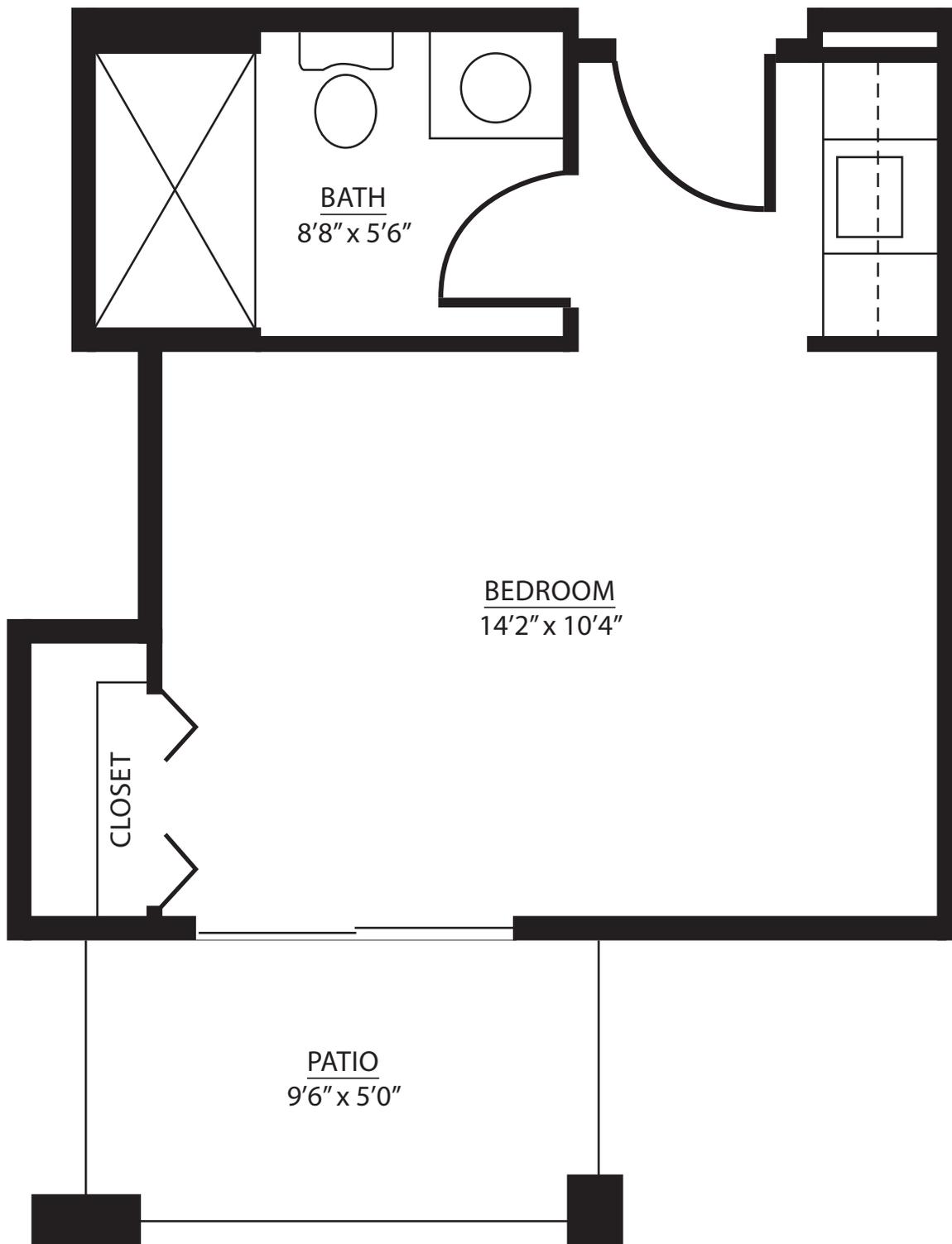




The Rugg

Stone Cross West Apartment

Studio | 1 Bathroom | 270 sq. ft.

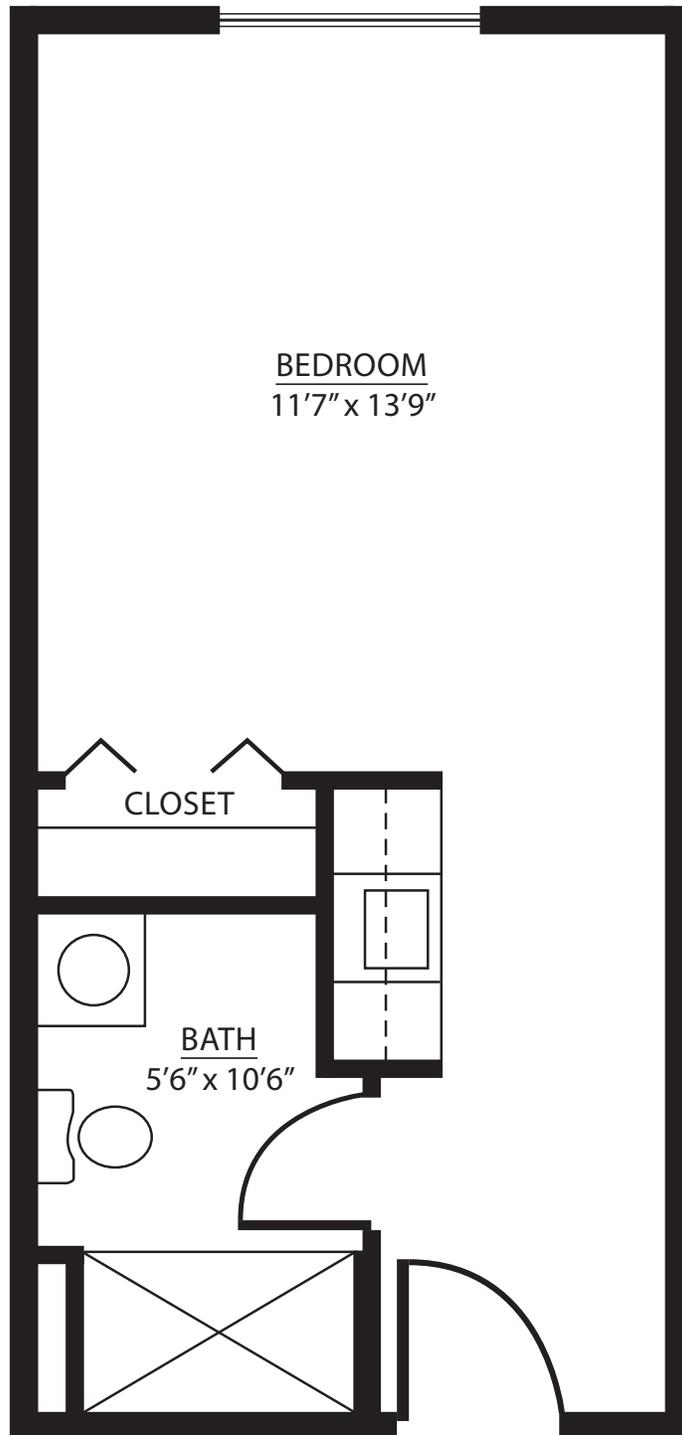




The Blackberry

Stone Cross West Apartment

Studio | 1 Bathroom | 312 sq. ft.

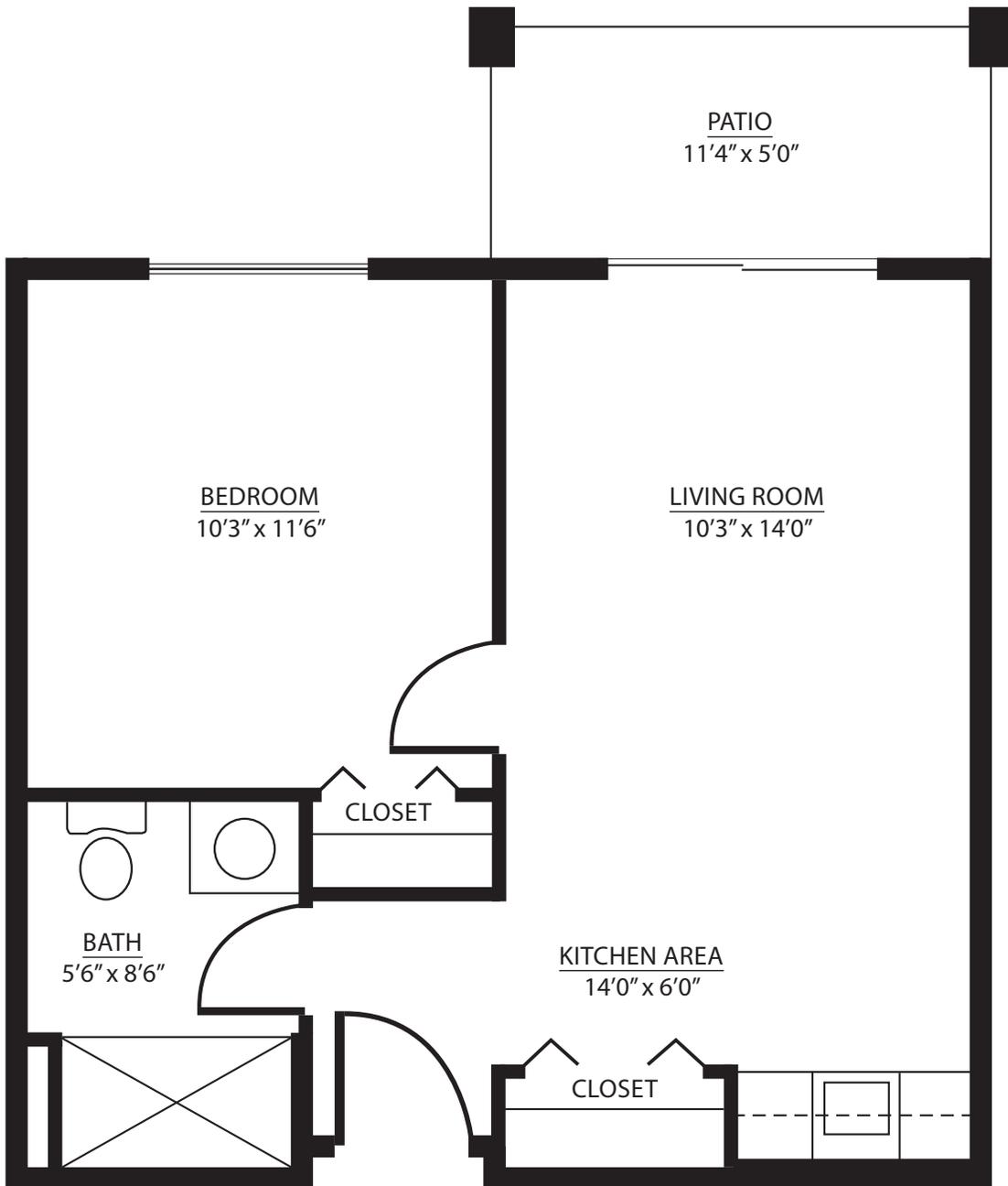




The Mulberry

Stone Cross West Apartment

1 Bedroom | 1 Bathroom | 430 sq. ft.

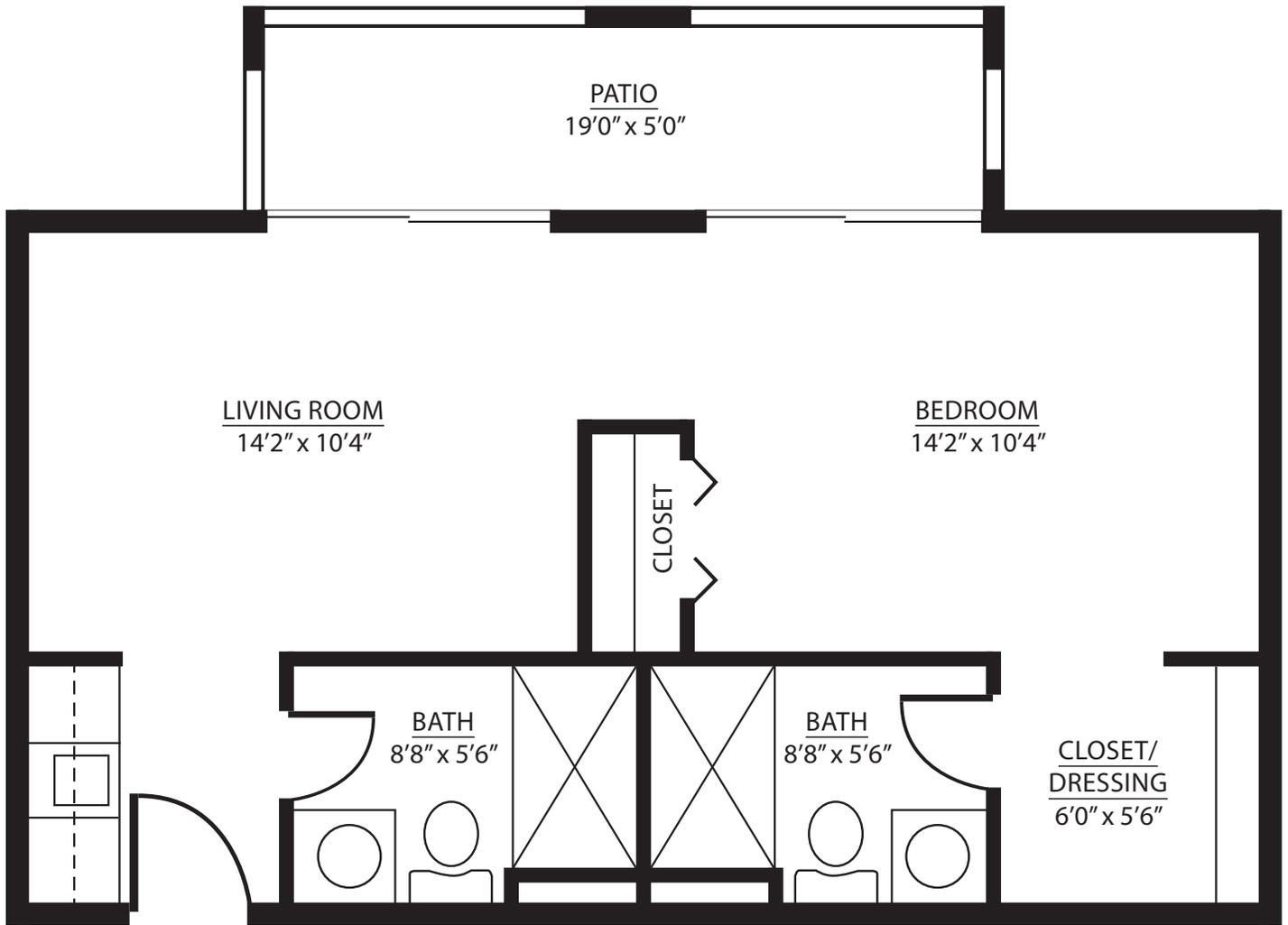




The Tanyard

Stone Cross West Apartment

1 Bedroom | 2 Bathrooms | 540 sq. ft.

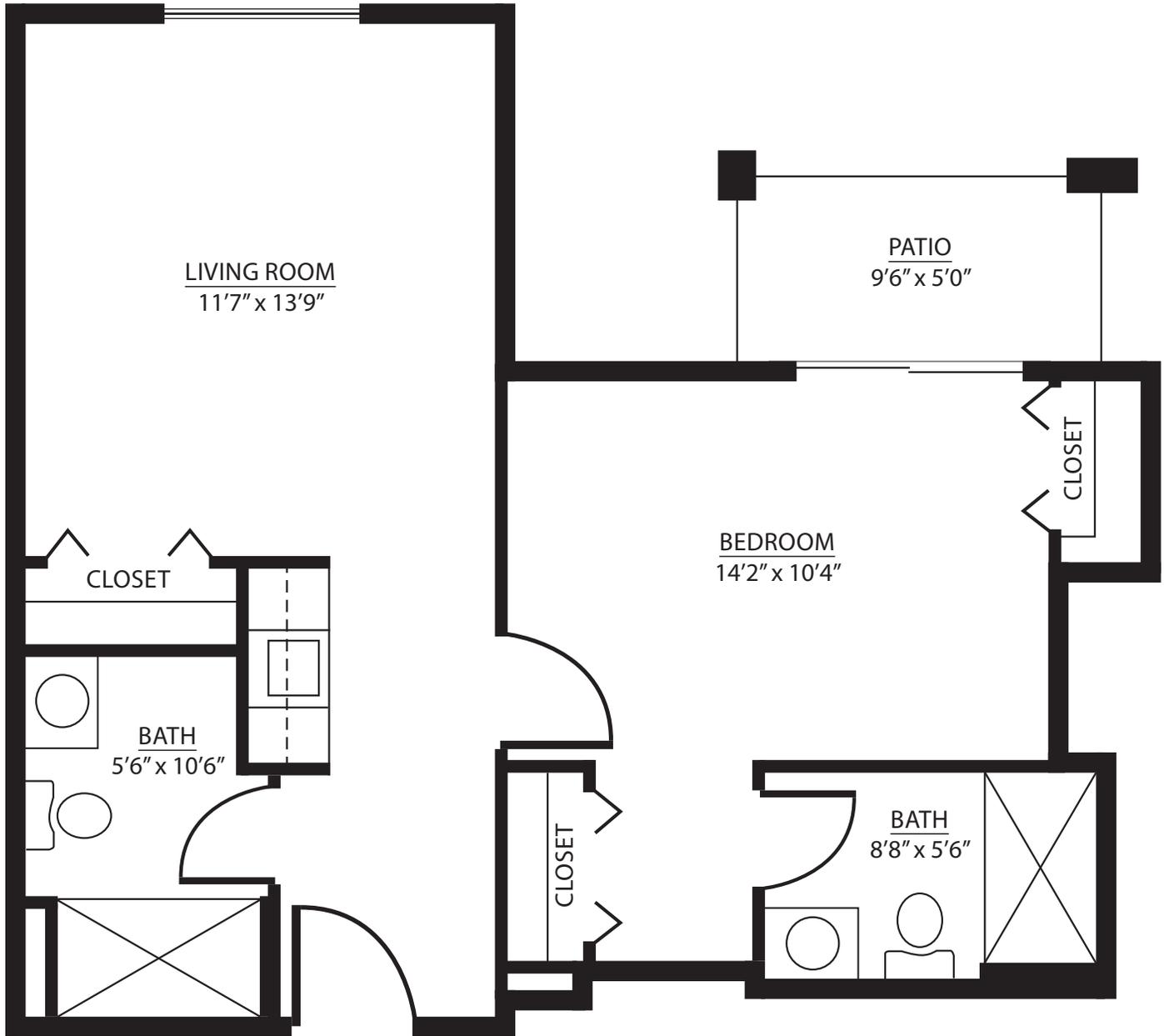




Tanyard II

Stone Cross West Apartment

1 Bedroom | 2 Bathrooms | 582 sq. ft.

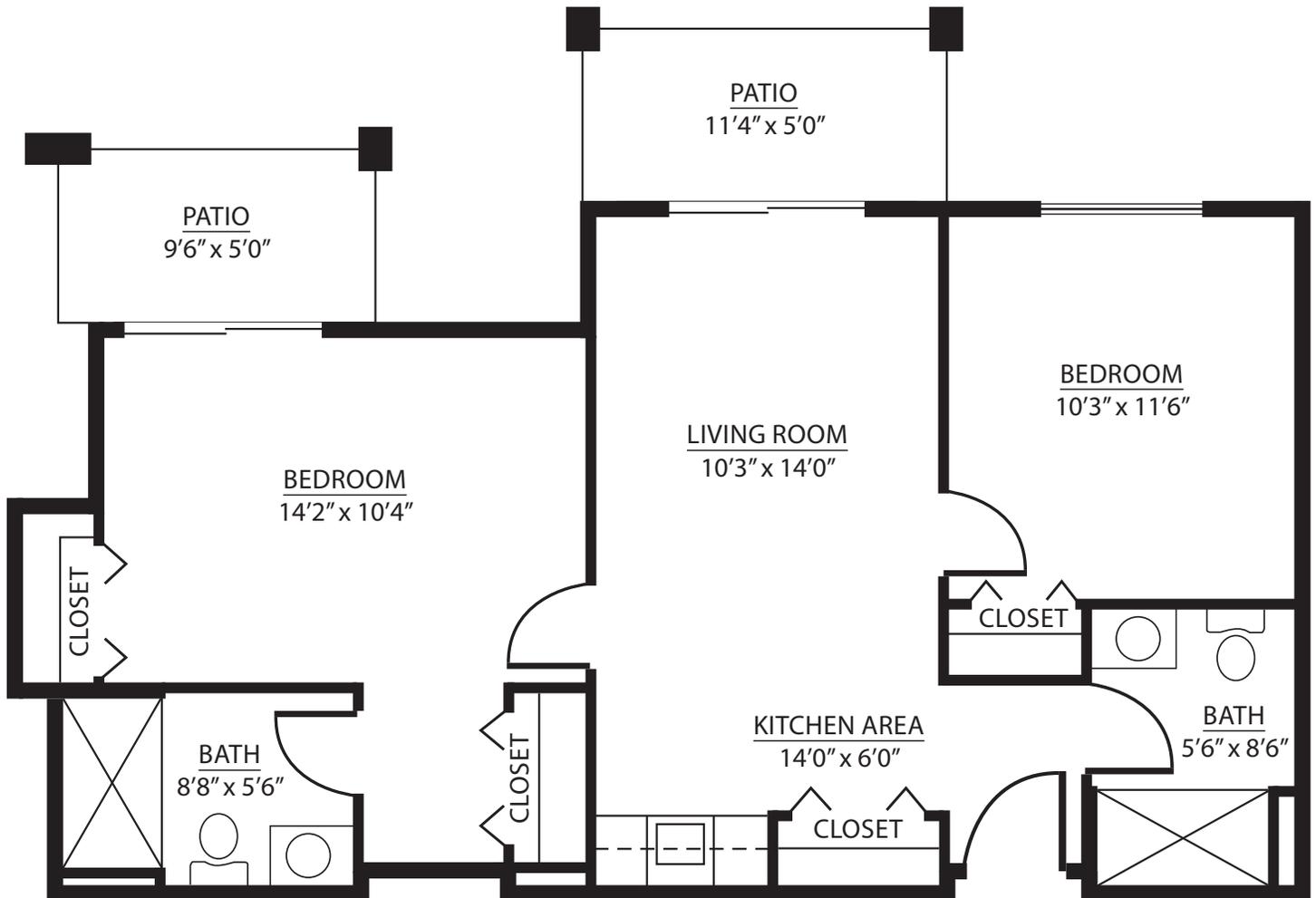




Leatherwood

Stone Cross West Apartment

2 Bedrooms | 2 Bathrooms | 700 sq. ft.

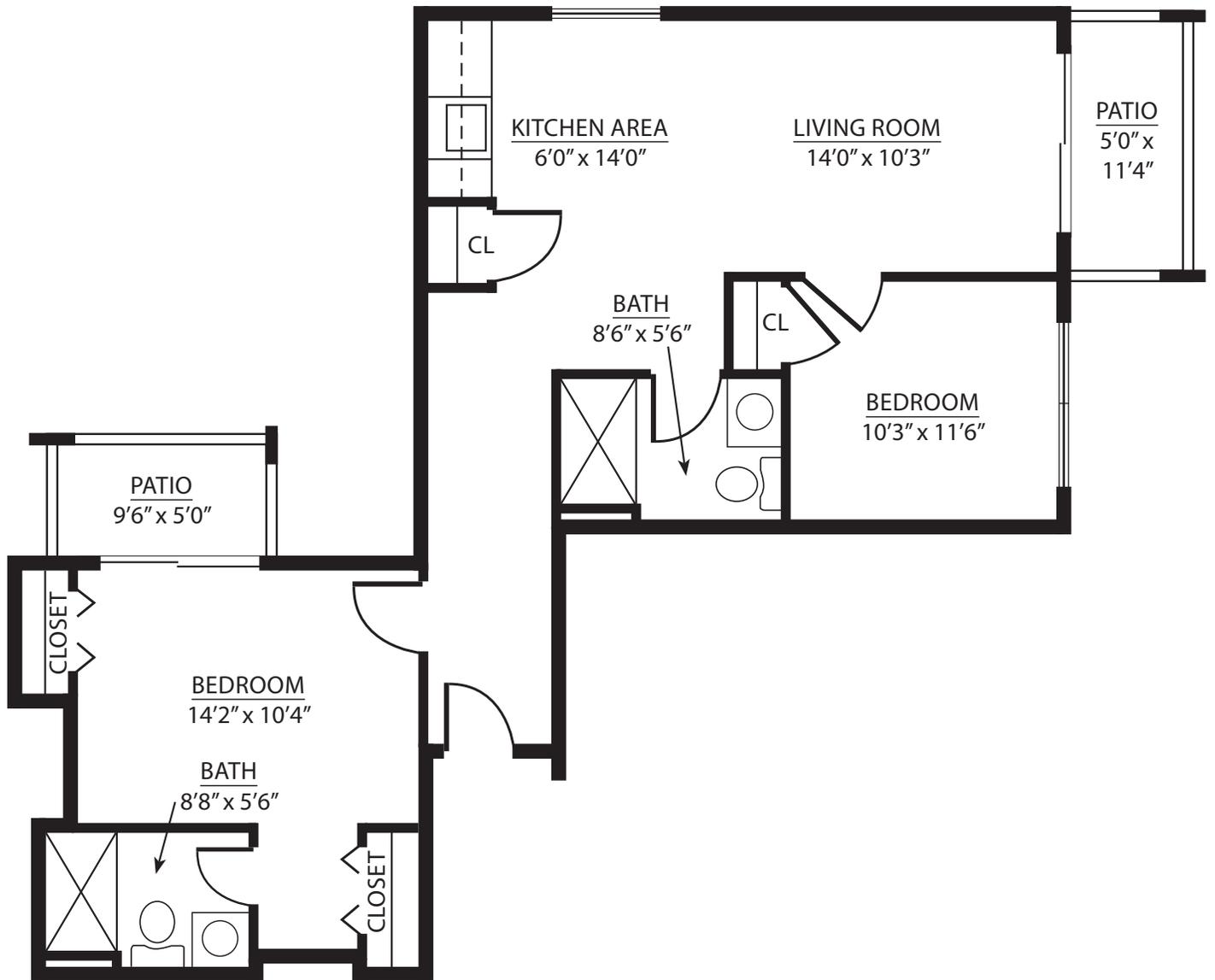




Leatherwood - Corner

Stone Cross West Apartment

2 Bedrooms | 2 Bathrooms | 700 sq. ft.

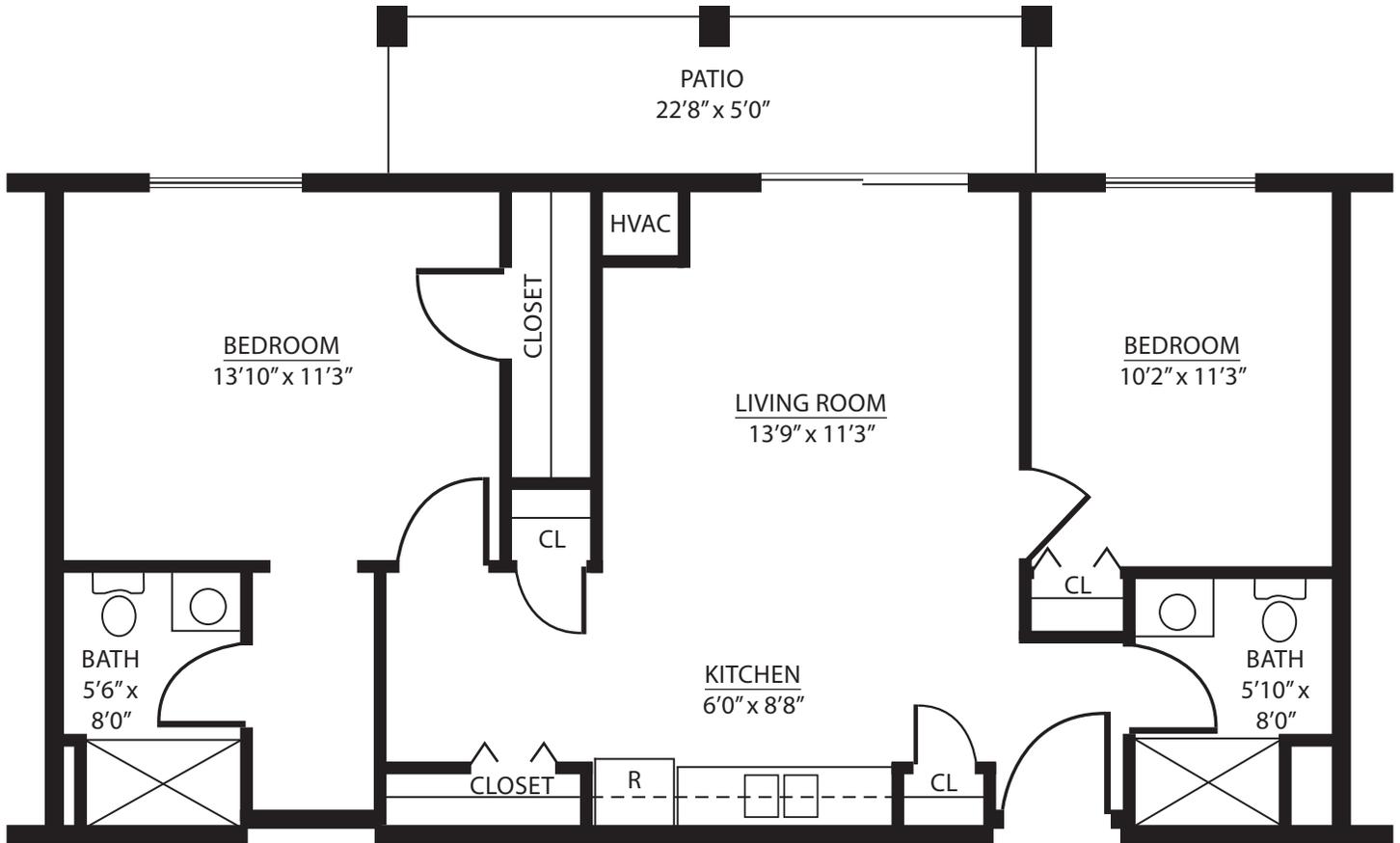




Preston

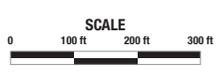
Stone Cross West Apartment

2 Bedrooms | 2 Bathrooms | 860 sq. ft.





- Campus Roadways
- Driveways
- Sidewalks
- Paved Paths



King's Grant

DISCOVER THE DIFFERENCE

350 King's Way Road
Martinsville, Virginia 24112
(276) 634-1000 • (800) 462-4649



2026 APARTMENT ENTRANCE AND MONTHLY FEES*

	Approx. Sq. Ft.	Entrance Fee Type I	Entrance Fee Type II	Entrance Fee Type III	Monthly Fee
Stone Cross East Residential Apartments**					
Chatham II (1 BR/1 BA)	580	\$100,700	\$122,200	\$151,000	\$3,030
Henry (1 BR/1 BA)	644	\$111,900	\$133,500	\$167,800	\$3,181
Appalachian (2 BR/1.5 BA)	824	\$143,200	\$164,800	\$214,800	\$3,487
Chatham (1 BR/2 BA)	863	\$149,900	\$171,500	\$224,900	\$3,487
Blue Ridge (2 BR/2 BA)	1,010	\$175,400	\$197,000	\$263,100	\$3,713
Master Blue Ridge (2 BR/2 BA)	1,288	\$224,000	\$245,600	\$336,000	\$3,863
Shenandoah (2 BR/2 BA)	1,414	\$245,600	\$267,200	\$368,400	\$3,940
2nd Person Fee		\$20,500	\$42,100	\$30,800	\$746
Stone Cross West Residential Apartments**					
Rugg (Studio)	270	\$47,200	\$68,800	\$70,800	\$2,574
Blackberry (Studio)	312	\$54,300	\$75,900	\$81,500	\$2,876
Mulberry II (1 BR/1 BA)	405	\$70,500	\$92,100	\$105,800	\$3,487
Mulberry (1 BR/1 BA)	430	\$75,000	\$96,500	\$112,400	\$3,638
Blackberry II (1 BR/1 BA)	474	\$82,900	\$104,500	\$124,400	\$3,713
Tanyard (1 BR/2 BA)	540	\$94,500	\$116,100	\$141,800	\$3,940
Tanyard II (1 BR/2 BA)	582	\$101,800	\$123,400	\$152,800	\$4,093
Leatherwood (2 BR/2 BA)	700	\$126,800	\$148,400	\$190,200	\$4,547
Preston (2 BR/2 BA)	860	\$155,800	\$177,400	\$233,800	\$5,584
Stuart Ridge (2 BR/2 BA)	894	\$162,100	\$183,700	\$243,200	\$5,584
2nd Person Fee		\$20,500	\$42,100	\$30,800	\$1,024

Catered Living - add \$1,225 per person to monthly fee

*Once a residence is reserved with a 5% deposit, the Entrance Fee is no longer subject to change.

**Monthly fees for the apartments include a meal plan.

LACY HEALTH CENTER		CRAIG ASSISTED LIVING		MEMORY SUPPORT NEIGHBORHOOD	
Semi-Private Room	\$383 per day	Private Room	\$286 per day	Semi-Private Room	\$314 per day
Private Room	\$424 per day			Private Room	\$356 per day

Effective date 01/01/2026 Prices subject to change.

2026 COST AND VALUE COMPARISON WORKSHEET

When it comes to retirement living, we know peace of mind is priceless. Compare your current cost of living with the cost of living at King's Grant Retirement Community and the value becomes apparent. This easy-to-use cost comparison worksheet will assist you in evaluating the benefits for yourself.

Estimated <u>Monthly Expenses</u>	Yours	King's Grant
HOUSING & UTILITIES		
Mortgage or rent (including homeowners association dues)	\$ _____	Included
Monthly food costs	\$ _____	1 - 3 meals per day included in the apartments*
Insurance	\$ _____	Renter's or Tenant's insurance recommended
Real estate/property taxes	\$ _____	Included
Electricity	\$ _____	Varies (Included in Apartments)
Heating and Air Conditioning	\$ _____	Varies (Included in Apartments)
Water/sewer, garbage collection	\$ _____	Included
Cable TV (basic)	\$ _____	Included
Telephone	\$ _____	\$28/month (Long distance included)
Internet	\$ _____	\$32/month (\$100 one-time setup fee)
Security	\$ _____	Included
HOME MAINTENANCE		
Indoor home maintenance such as repair and replacement of appliances, plumbing, filter replacement and pest control	\$ _____	Included
Outdoor home maintenance such as mowing, mulching, trimming, snow removal, painting and roofing	\$ _____	Included
Housekeeping Service	\$ _____	\$26.00/hour (Included in Apartments)
WELLNESS & ENTERTAINMENT		
Fitness programs	\$ _____	Included
Local transportation to shopping and medical appointments	\$ _____	Included
Events, trips, programs and activities	\$ _____	Included**
TOTAL MONTHLY EXPENSES	\$ _____	

**Dependent on location and contract type*

***Additional fees may apply for select travel, programs and activities*

2026 GARDEN HOMES & COTTAGES ENTRANCE & MONTHLY FEES

- Some Entrance Fees may vary according to pre-existing modifications, room additions and upgrades.
- Once a residence is reserved with a 5% deposit, the Entrance Fee is no longer subject to change.

	Approx. Sq. Ft.	Entrance Fee Type I	Entrance Fee Type II	Entrance Fee Type III	Monthly Fee
Village Garden Homes					
Sheffield B (1 BR/1 BA)	672	\$100,700	\$122,200	\$151,000	\$1,102
Trillium C (1 BR/1 BA)	860	\$128,700	\$150,300	\$193,100	\$1,313
Azalea A (2 BR/2 BA)	960	\$143,900	\$165,400	\$215,800	\$1,467
Sheffield A (1 BR/1 BA)	1,080	\$161,800	\$183,400	\$242,700	\$1,651
Trillium B (2 BR/2 BA)	1,120	\$167,800	\$189,400	\$251,700	\$1,712
Foxglove (2 BR/2 BA)	1,188	\$178,100	\$199,700	\$267,100	\$1,814
Azalea C (2 BR/2 BA)	1,300	\$194,700	\$216,300	\$292,100	\$1,986
2nd Person Fee		\$23,300	\$44,800	\$34,900	\$322
Village Cottages					
Grassdale (2 BR/2 BA)	1,232	\$206,000	\$227,500	\$308,900	\$1,890
Sycamore (2 BR/2 BA)	1,324	\$221,400	\$243,000	\$332,100	\$2,029
Laurel Ridge (2 BR/2 BA)	1,392	\$232,700	\$254,300	\$349,100	\$2,134
Hordsville (2 BR/2 BA)	1,437	\$240,200	\$261,800	\$360,300	\$2,200
Beaver Creek (2 BR/2 BA)	1,440	\$240,800	\$262,400	\$361,300	\$2,209
Marrowbone (2 BR/2 BA)	1,560	\$260,800	\$282,400	\$391,200	\$2,394
Primrose (2BR/2BA)	1,980	\$342,600	\$364,200	\$513,900	\$3,835
2nd Person Fee		\$24,400	\$46,000	\$36,600	\$323

LACY HEALTH CENTER		CRAIG ASSISTED LIVING		MEMORY SUPPORT NEIGHBORHOOD	
Semi-Private Room	\$383 per day	Private Room	\$286 per day	Semi-Private Room	\$314 per day
Private Room	\$424 per day			Private Room	\$356 per day

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2026 LIFE CARE FEES

	Approx. Sq. Ft.	Entrance Fee* Type IV	Monthly** Fee
Village Garden Homes			
Sheffield (B)	672	\$195,700	\$2,089
Trillium (C)	860	\$223,700	\$2,299
Azalea (A)	960	\$238,900	\$2,453
Sheffield (A)	1,080	\$256,800	\$2,638
Trillium (B)	1,120	\$262,800	\$2,698
Foxglove	1,188	\$273,100	\$2,801
Azalea (C)	1,300	\$289,700	\$2,973
2nd Person Fee		\$118,300	\$1,308
Village Cottages			
Grassdale	1,232	\$301,000	\$2,876
Sycamore	1,324	\$316,400	\$3,016
Laurel Ridge	1,392	\$327,700	\$3,121
Hordsville	1,437	\$335,200	\$3,186
Beaver Creek	1,440	\$335,800	\$3,196
Marrowbone	1,560	\$355,800	\$3,380
Primrose	1,980	\$437,600	\$4,822
2nd Person Fee		\$119,400	\$1,309
Stone Cross East Residential Apartments			
Chatham II	580	\$195,700	\$3,775
Henry	644	\$206,900	\$3,926
Appalachian	824	\$238,200	\$4,232
Chatham	863	\$244,900	\$4,232
Blue Ridge	1,010	\$270,400	\$4,458
Master Blue Ridge	1,288	\$319,000	\$4,608
Shenandoah	1,414	\$340,600	\$4,684
2nd Person Fee		\$115,500	\$1,491
Stone Cross West Residential Apartments			
Rugg	270	\$142,200	\$3,318
Blackberry	312	\$149,300	\$3,621
Mulberry II	405	\$165,500	\$4,232
Mulberry	430	\$170,000	\$4,383
Blackberry II	474	\$177,900	\$4,458
Tanyard	540	\$189,500	\$4,684
Tanyard II	582	\$196,800	\$4,837
Leatherwood	700	\$221,800	\$5,292
Preston	860	\$250,800	\$6,329
Stuart Ridge	894	\$257,100	\$6,329
2nd Person Fee		\$115,500	\$1,769

* Some Entrance Fees may vary according to pre-existing modifications, room additions and upgrades.

**Based upon residence type, a meal charge may be added to the monthly fee.

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2026 YOUR FUTURE. YOUR PLAN OPTIONS.

At King's Grant, we understand that your finances play an important role in your decision to move to a retirement community. That's why we offer you flexible and affordable plan options to suit your desired lifestyle, budget, and future health care needs.

TYPE I Plan

The most popular choice, the Type I plan offers the lowest entrance fee. It is a fee for service plan, so you select and pay for additional services when you want or need them. Should you require care in Assisted Living and/or Health Care, you pay the applicable daily fee and all costs associated with your care. During the first 50 months of residency, a declining refund of the entrance fee is available should you decide to leave King's Grant or in the event of your death, regardless of the level of care you reside in at that time.

TYPE II Plan

A perfect complement to long-term care insurance plans, the Type II plan provides 90 days of care in Assisted Living and/or Health Care over the life of the plan without an increase to your monthly service fee* (except for a meal plan adjustment and other ancillaries, if applicable). This may bridge the gap associated with the typical long-term care insurance plan elimination period. For a couple, 90 days is available for each person should they require such care. The same refund provision as the Type I plan applies.

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PLAN OPTIONS

TYPE III Plan

A fee for service plan, the Type III plan has a higher entrance fee but offers a 50% refund of the entrance fee should you leave King's Grant or in the event of your death. Should you require care in Assisted Living and/or Health Care, you pay the applicable daily fee and all costs associated with your care when needed.

TYPE IV Plan

When you choose the Lifecare plan, you live confidently knowing that your monthly service fee* changes nominally when you need the higher levels of care. This means you can help protect your assets from the high costs of assisted living, memory care, or skilled nursing care. The same refund provision as in the Type I plan applies, less the Lifecare portion. Medical qualification is required and certain pre-existing conditions may exclude some individuals from eligibility for the Lifecare plan.

*** Monthly fees for all plan options, including the Type IV Plan, are reviewed on an annual basis and are subject to increase.**

2026 RENTAL PROGRAM

Stone Cross West Apartments Rental Rates:

Rugg Studio.....	\$3,349
Blackberry	\$3,771
Mulberry II.....	\$4,611
Mulberry	\$4,832
Blackberry II.....	\$5,030
Tanyard.....	\$5,440
Tanyard II	\$5,708
Leatherwood.....	\$6,492
Preston I & Stuart Ridge	\$7,973

Catered Living - add \$1,225 per person to monthly fee
2nd Person Fee - \$1,325

Stone Cross East Apartments Rental Rates:

Chatham II.....	\$4,395
Henry	\$4,698
Appalachian	\$5,428
Chatham	\$5,518
Blue Ridge	\$6,090
Master Blue Ridge	\$6,697
Shenandoah.....	\$7,270

2nd Person Fee - \$1,018

Sunnyside Communities

MORE THAN A CENTURY OF CARING



SUNNYSIDE
800.237.2257
Harrisonburg, VA

KING'S GRANT
800.462.4649
Martinsville, VA

SUMMIT SQUARE
800.586.5499
Waynesboro, VA

www.SunnysideCommunities.com



Our community serves older adults of all faiths, regardless of race, color, sex, national origin, age or handicap, except as limited by state and federal law.