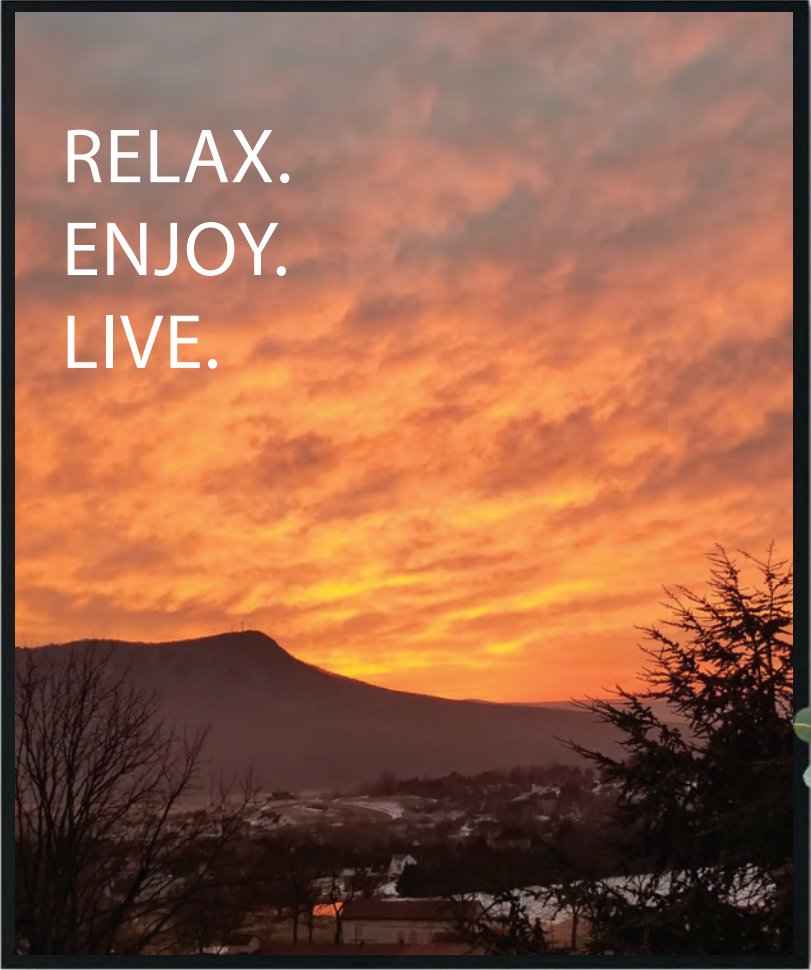




Decades of Distinction

Chartered in 1912, Sunnyside is a nationally and internationally recognized nonprofit Life Plan Community located in Virginia's beautiful and culturally rich Shenandoah Valley of Virginia. Our award-winning, trailblazing and vitalizing community has earned a stellar reputation for excellence in retirement living for those 55 and better.



- 2024 Shenandoah Valley's GOLD WINNER for Best Retirement Community
- Winner of *Virginia Living* magazine's "Best of Virginia" every year since 2012; named a 2024 "Top Retirement Community" by the magazine
- Wellness awards for innovation include:
 - The ICAA Industry Innovators Award — we're the only community in the world to receive this international award four times
 - The ICAA NuStep Pinnacle Award naming Sunnyside a top 5 "Best In Wellness" in North America
- Virginia Council on Aging Best Practices Award



Photo by resident Tom Harkins

"Sunnyside is a credit to the Shenandoah Valley. Here you can enjoy the campus and the countryside, our dedicated workers and those who live here."

—Samuel & Katherine

Spectacular Surroundings

Situated on more than 150 scenic acres in Harrisonburg, the campus is enfolded by magnificent mountain views, nature trails, and fishing ponds making life at Sunnyside feel like an extended vacation.



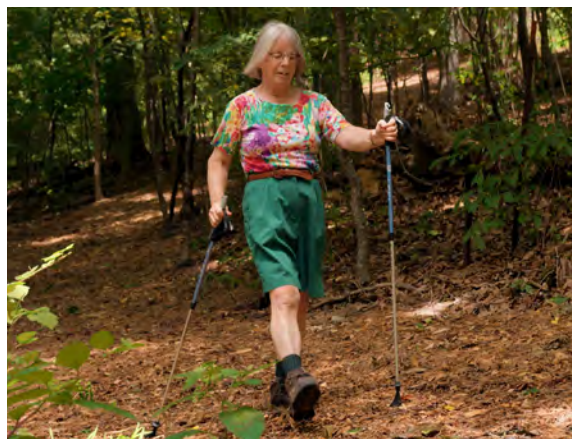
Harrisonburg and Rockingham County are home to nearly 134,000 residents, and Harrisonburg has been named a best place to retire by Forbes and AARP. The area includes four colleges and universities, a state-of-the-art hospital, a technology park, a year-round resort, national and historic parks, and easy access to international airports.

The extensive life of the greater community is here for your enjoyment too.

Diverse cultural experiences. Engaging sporting events.

Interesting nearby destinations and attractions. Choice dining selections.

With all this, why would you consider living anywhere else?



Award-Winning Innovation

Focused on the whole person to bring vitality to every aspect of daily life, Sunnyside's innovative health and wellness programs address the eight dimensions of wellness – physical, psychological, emotional, spiritual, social, environmental, occupational and intellectual. This dedicated approach has garnered our community numerous international awards by the International Council on Active Aging (ICAA), including their prestigious NuStep Pinnacle Award for exemplary performance and exceptional contributions. This award recognizes the top five “Best in Wellness” senior living communities in North America.

The Broaddus Vitality Center, designed to help maintain and strengthen the health of our residents, includes a 20' x 56' pool with two lap lanes, a spa/whirlpool, indoor track, group fitness studio, locker rooms with showers, state-of-the-art equipment, a strength and cardio area, and much more.



Here are just a few of the programs we offer:

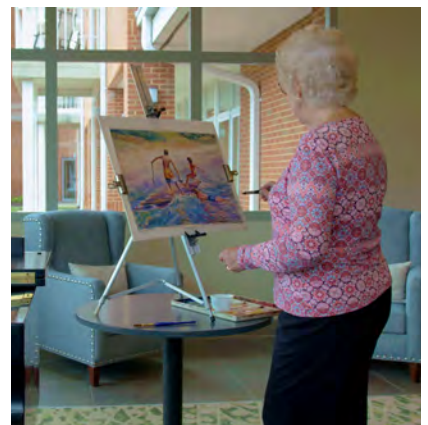
- Functional fitness, balance training, mind aerobics and more
- Land and aquatic group exercise classes for all fitness levels
- Fitness testing with individualized feedback and recommendations
- Dynamic motivational challenges
- Health fairs with multiple health screenings
- Massage therapy and other spa services

Exceptional Living

Boundless opportunities

At Sunnyside, you can expect variety. Take advantage of our nearly endless selection of programs and activities, each designed to enrich both mind and body. We're certain you'll find an experience to enjoy. Here's just a sampling of what you can expect:

- Continuing education/lifelong learning programs in partnership with James Madison University's Lifelong Learning Institute
- Health and wellness activities focused on whole-person wellness
- Day trips to area museums, art galleries, botanical gardens, historic sites, shopping, wineries, shows, concerts and more
- Trips to places such as Bermuda, Alaska, and Scotland — even a Mississippi River Cruise
- Resident-led programs in art, billiards, woodworking, scrapbooking, fishing, mahjong, Tai Chi, Wii bowling, putting, singing, computers and much more
- Special campus events such as Hawaiian Luaus, Casino Nights, a Classic & Antique Car Show, themed dinners, game nights, wine tastings and pairings, concerts, lectures, a masquerade ball, outdoor picnics and many more
- Spiritual/religious offerings include chapel and worship services, Bible studies, active choir and music programs, and support groups
- Volunteer opportunities – on-campus and in the greater community



"When I moved to my apartment at Sunnyside's Highlands five years ago, I knew only one resident. But I was welcomed with open arms and made to feel at home immediately. I now volunteer for several activities and have a very fulfilling life here."

—Sarah

Wonderfully Crafted Flavors

We'll tempt your taste buds with the savory cuisine available in our three dining venues. From the signature dishes prepared by our executive chef to resident-inspired creations, each meal offers flavorsome, nutritional selections for diverse tastes and appetites.

Whether you appreciate the casual café style of our *Marketplace* restaurant, the table service and chef's table of the *Tartan Grill*, or the casual pub-style dining at our *1912 Bistro*, there's something for everyone.



Tartan Grill

- Full-service restaurant serving dinner
- Executive Chef specialties of the day

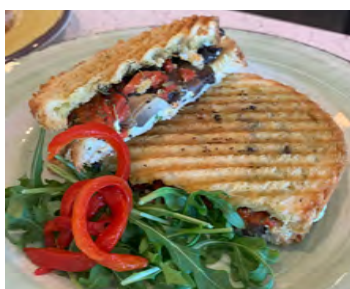
Marketplace

- Breakfast and lunch
- Café setting
- Diverse menu options



1912 Bistro

- Pub-style dining and bar
- Casual atmosphere
- Live entertainment
- Outdoor seating



Excellent Choice

Join the Horizon Club and reserve your place on our Future Residency List. You'll also have the opportunity to experience life at Sunnyside before you even move here. Sample our award-winning programs and activities. Take trips with our residents. Attend special events. Dine at one of our three restaurants. Fish in our stocked ponds. Sightsee on our nature trails. **Explore resident life your way.**

To join Sunnyside's Horizon Club, simply complete the request for residency application and submit it along with your application fee of \$1,175. Once approved, \$1,000 of your Horizon 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 Sunnyside. It's that easy!

Learn more at (800) 237-2257.



Vitalizing Opportunity

If health and wellness are your priorities, ask about our Vitality Club. For an additional fee, you'll have access to the 13,000 sq. ft. Broadus Vitality Center which includes a 20' x 56' indoor pool, spa/whirlpool, indoor track, group fitness studio, indoor modified Pickleball, the latest technology in strength, balance, stretch and cardio equipment and more! Our pool and spa are open for supervised use six days a week. You can enjoy massages, facials and foot reflexology by appointment.

"We made the transition and are extremely pleased. Overcoming our 'I'm not ready' feelings has given us a new perspective on life today. Living at Sunnyside is our gift to our children."

—Frank & Shirley

Abundant Attractions

There's so much to see and do in and around Harrisonburg and Rockingham County! Here are just a few of the nearby attractions that help make Sunnyside such an incredibly desirable place to live.



JMU Forbes Center for the Performing Arts

The 175,000 square-foot Forbes Center for the Performing Arts hosts a year-round array of events including visual arts, music, dance and theatre performed by world-renowned artists as well as distinguished members of the JMU faculty and students.



New Market Battlefield State Historical Park

Located just a few minutes north of Harrisonburg, this National Historic Landmark is a place where visitors can explore the historic farm, enjoy a picnic, hike the walking trails, and visit the park's museum.

Shenandoah National Park

Take in the panoramic views along Skyline Drive, a 105-mile scenic byway located along Virginia's Blue Ridge Mountains. The 75 overlooks provide an array of opportunities to enjoy the views and a picnic along the way. You can also hike the trails, camp and even go hang gliding.



Massanutten Resort (A Four Season Resort)

Enjoy more than 100 activities each week including golf, snow sports, a waterpark, spa and much more at this beautiful year-round resort.



Lakeview Golf Club

Lakeview Golf Club, an outstanding 27-hole complex just minutes from Sunnyside, offers an enjoyable challenge for golfers of all skill levels. Other 18-hole golf courses nearby include the William Love-designed Heritage Oaks; Packsaddle Ridge Golf Club, a public course; and Massanutten Resort which features two 18-hole courses.

Andre Viette Farm & Nurseries

Visitors to the Nursery and Garden Center can enjoy breathtaking display gardens featuring thousands of varieties of rare and unusual perennials, trees, shrubs and evergreens. Located in the heart of the Shenandoah Valley, it's an easy drive from Harrisonburg.

Exciting Exploration

Add to all this...Court Square Theatre • Explore More Discovery Museum • Frontier Culture Museum • Luray Caverns • Shenandoah Caverns • White Oak Lavender Farm • Dayton Farmer's Market • Cross Keys Vineyard • Blackfriars Playhouse • Virginia Quilt Museum • Shenandoah Heritage Market • Bluestone Vineyard and much more!



Awesome Advantages

There's a reason Harrisonburg and Rockingham County were voted one of the best places to retire by Forbes magazine and AARP. Here's just a sampling:

RENOWNED COLLEGES AND UNIVERSITIES – James Madison University, Bridgewater College, Eastern Mennonite University, and Blue Ridge Community College

HEALTHCARE & TECHNOLOGY GROWTH with organizations such as:

Sentara RMH Medical Center, a state-of-the-art and LEED-certified community hospital offering comprehensive medical services including a Heart and Vascular Center, the Hahn Cancer Center, Orthopedics and Sports Medicine and much more; **Innovation Village @ Rockingham**, a 365-acre planned community providing the next generation of entrepreneurs the place and resources to collaborate, innovate and develop world-class products and solutions; and, **Harrisonburg Downtown Technology Zone**, which provides incentives and support to attract technology-based firms to the city and specializes in the growth of information technology firms to develop health and security solutions.



AGRICULTURE – More than 3,000 farmers living in Harrisonburg and Rockingham County make their living primarily in poultry, dairy, and livestock. Rockingham County is one of the leading agricultural counties in Virginia and it's nationally ranked in total livestock and poultry production.

TOP EMPLOYERS such as James Madison University, Sentara RMH Medical Center, Harrisonburg City Schools, Tenneco, Merck & Co., RR Donnelley & Sons, Dynamic Aviation, Rockingham County School Board, City of Harrisonburg, County of Rockingham, Pilgrim's Pride, George's Foods, Perdue, Sunnyside, Shenandoah Processing, Sysco, MillerCoors, Bridgewater College and Cargill



Confident Lifestyle and Care

Sunnyside 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 Sunnyside'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

"It's peace of mind. I don't have to worry about imposing on my children for care, house maintenance, landscape maintenance, real estate taxes, home insurance or good health care. When I had a hip replacement, I was in the health care center for 10 days and was treated like a queen."

—Gail

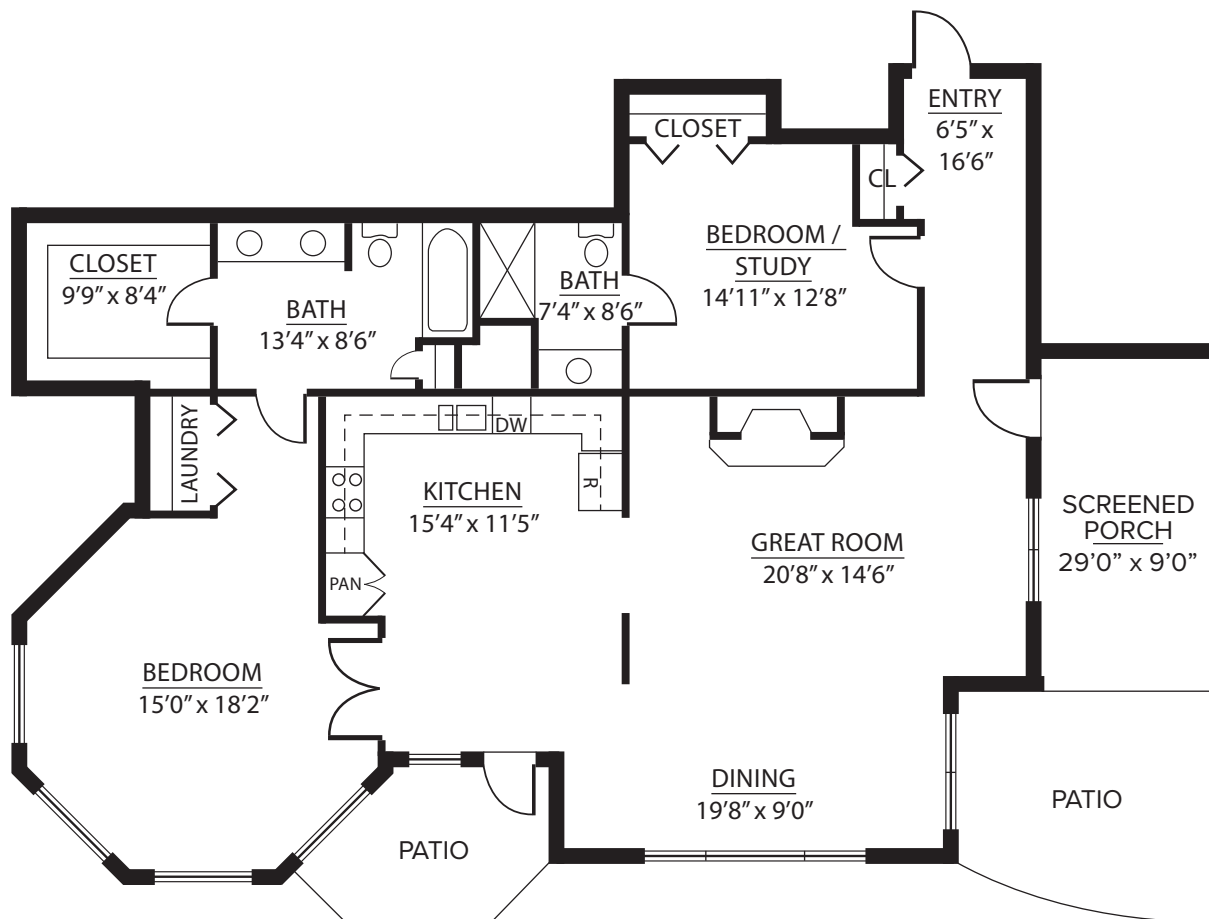






Melrose

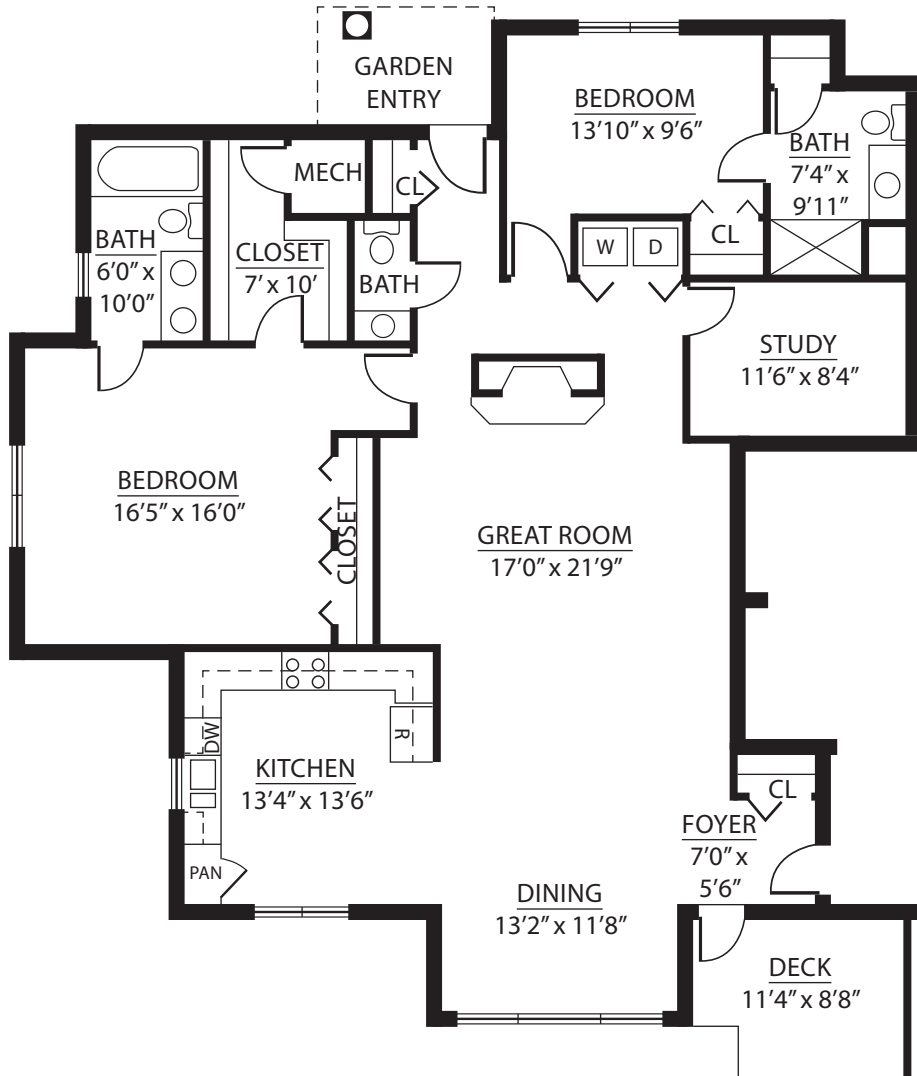
2 Bedrooms | 2 Bathrooms | 1,774 sq. ft.





Hamilton

2 Bedrooms | 2.5 Bathrooms | 1,850 sq. ft.





This floor plan shows a 3-bedroom house with a total area of 2,200 sq. ft. The layout includes a large front deck (30'0" x 10'0") and a rear deck (11'0" x 15'0"). The main living area consists of a Great Room (15'6" x 16'8") with a fireplace, a Dining Area (13'0" x 15'8"), and a Kitchen (13'0" x 15'4") featuring a double oven, dishwasher, and island. There are three bedrooms: a Master Bedroom (13'5" x 17'11") with a walk-in closet, a second Bedroom (22'0" x 14'0"), and a third Bedroom (13'2" x 6'6"). The house also includes a Study (15'6" x 10'0"), a Foyer (7'6" x 5'8"), and three bathrooms (9'8" x 5'0", 13'2" x 6'6", and 8'8" x 5'3"). Storage areas include a closet, a linen closet (CL), and a storage room. The plan also shows a central hallway, a staircase, and a front porch.

DECK
30'0" x 10'0"

BEDROOM
22'0" x 14'0"

BATH
13'2" x 6'6"

CLOSET
8'8" x 5'3"

CLOSET

BATH
9'8" x 5'0"

GREAT ROOM
15'6" x 16'8"

CL

FOYER
7'6" x 5'8"

BEDROOM
13'5" x 17'11"

KITCHEN
13'0" x 15'4"

DINING AREA
13'0" x 15'8"

DECK
11'0" x 15'0"

STORAGE

W

D

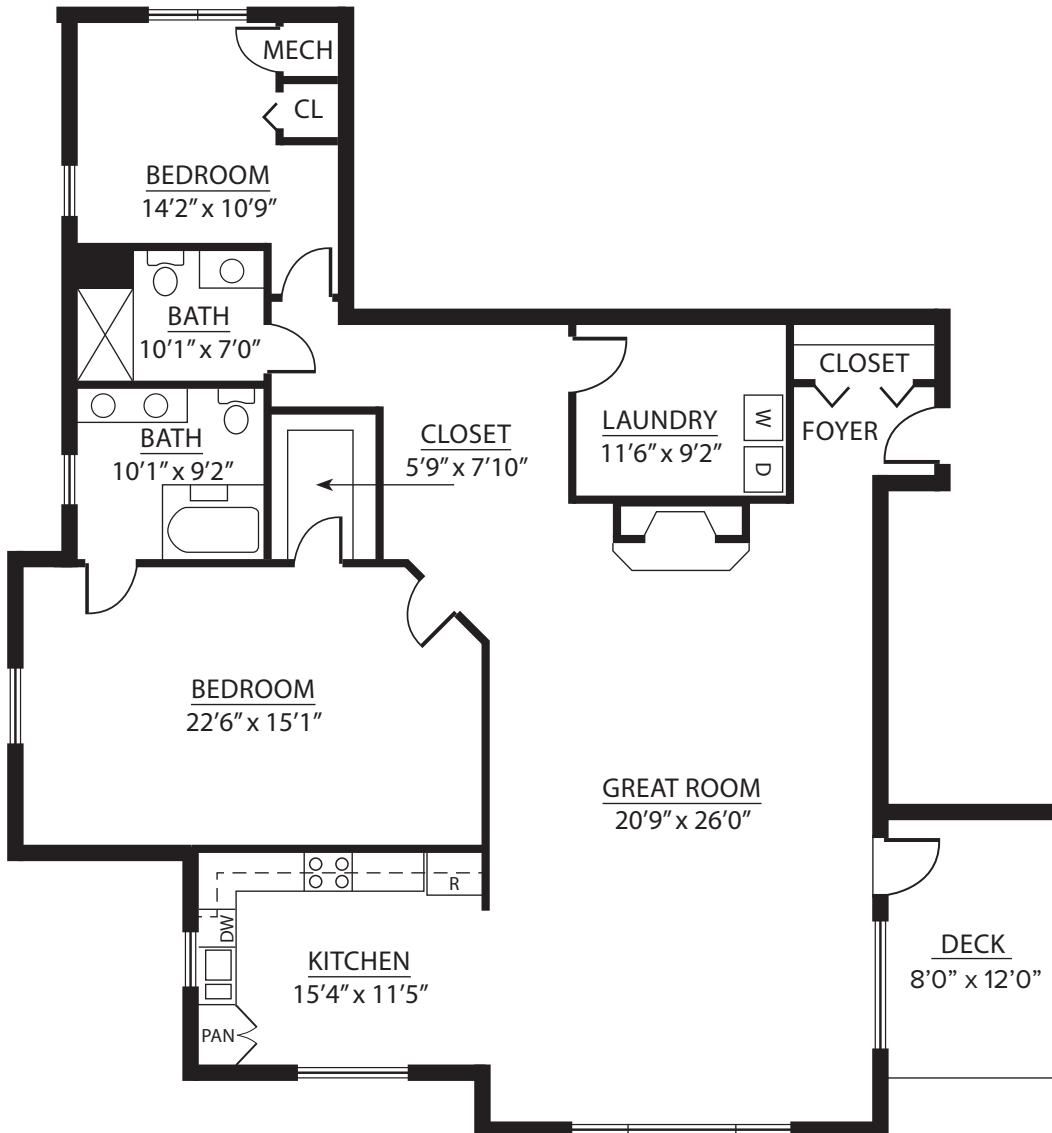
PAN

DW



Glasgow

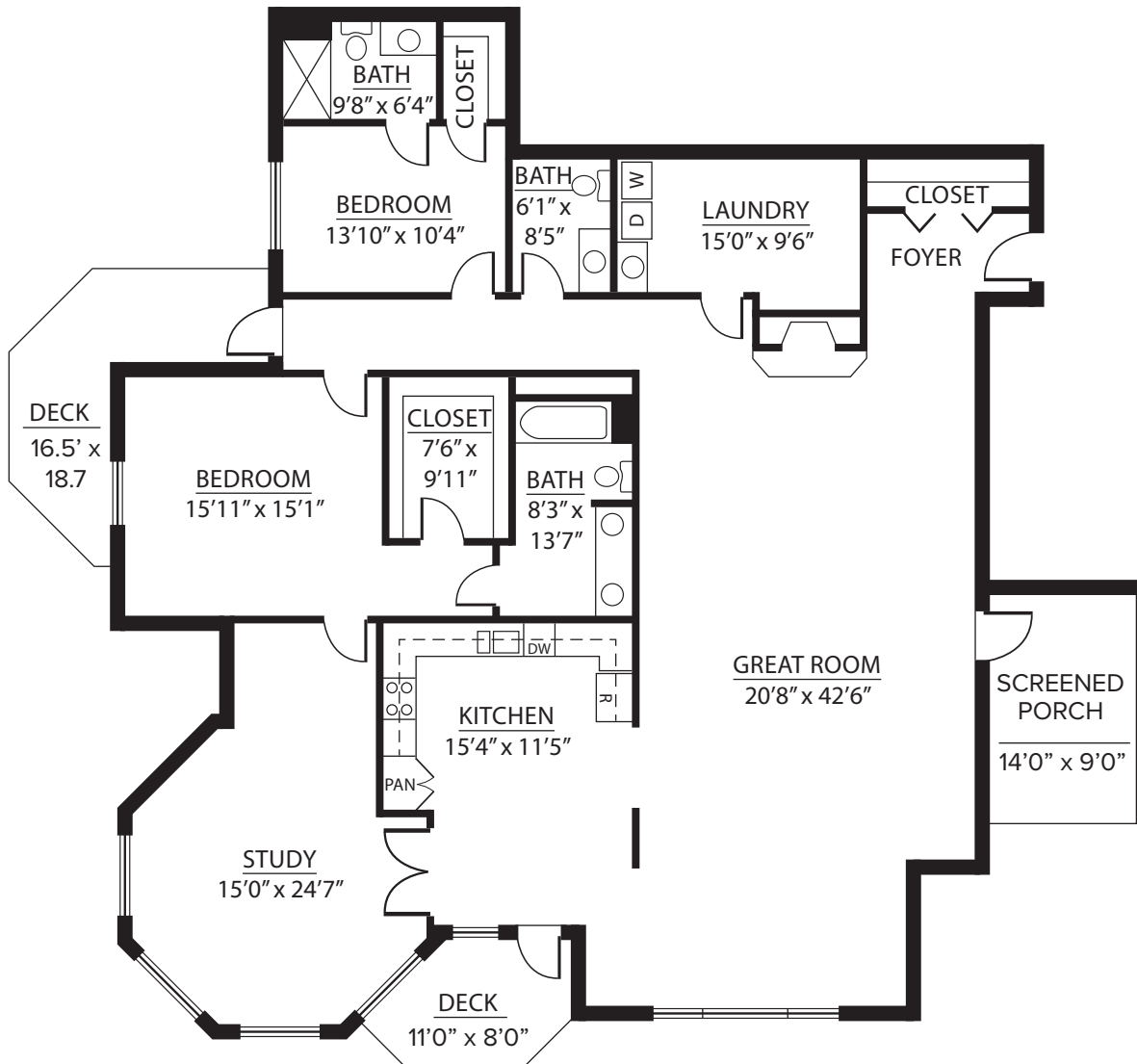
2 Bedrooms | 2 Bathrooms | 2,095 sq. ft.





Edinburgh

2 Bedrooms | 2.5 Bathrooms | 2,755 sq. ft.















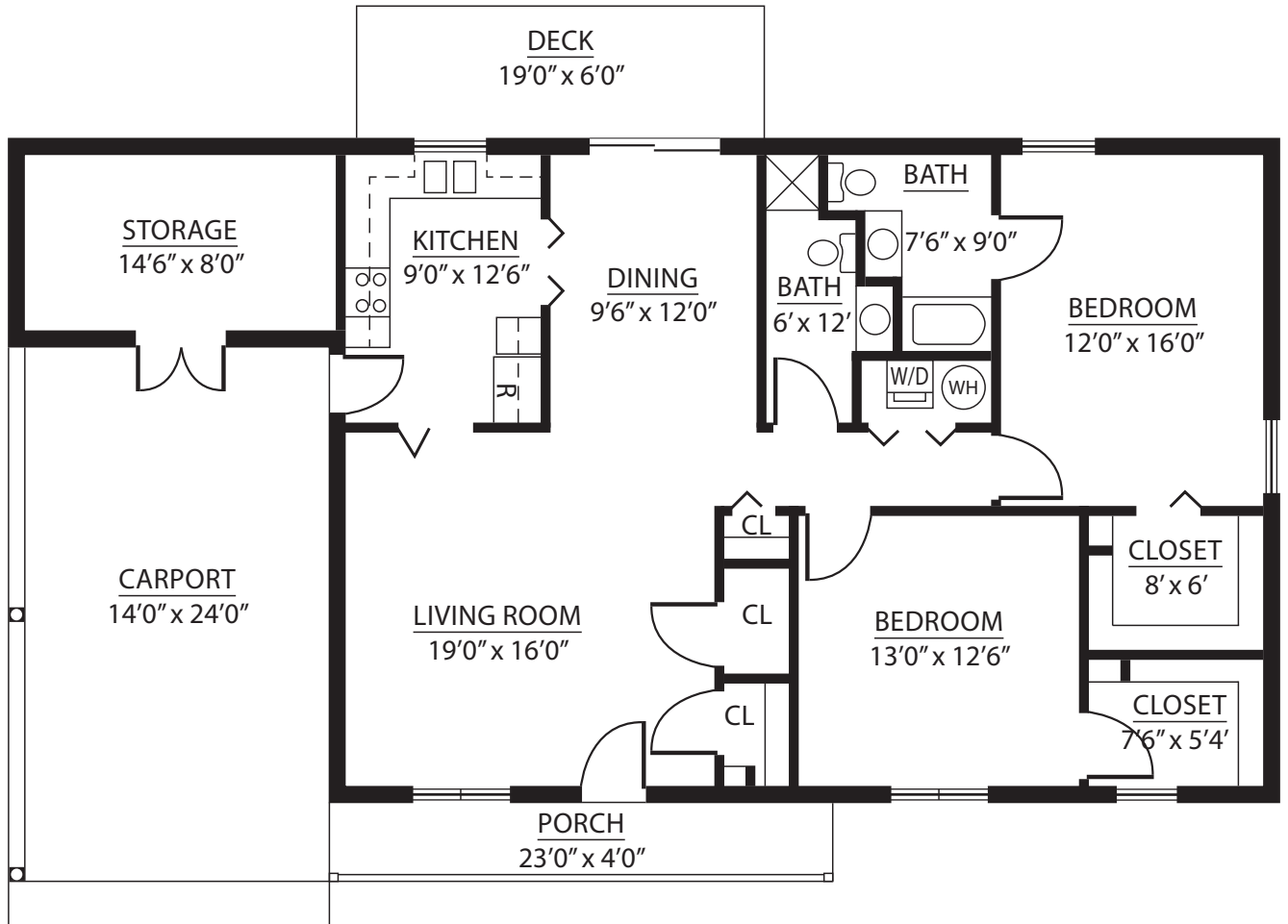


*Floor plans may vary according to modifications, room additions and upgrades.
Floor plans provided are not inclusive of all Village cottages available.*



Grassdale

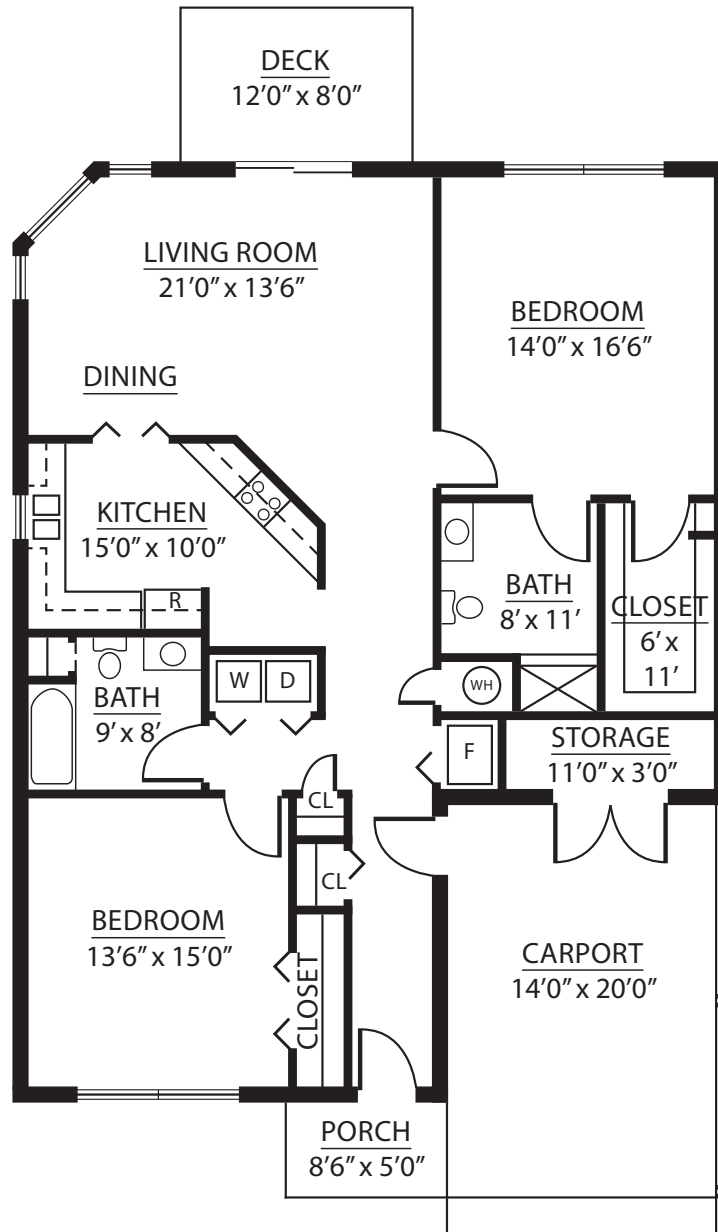
2 Bedrooms | 2 Bathrooms | 1,293 sq. ft.





Hordsville

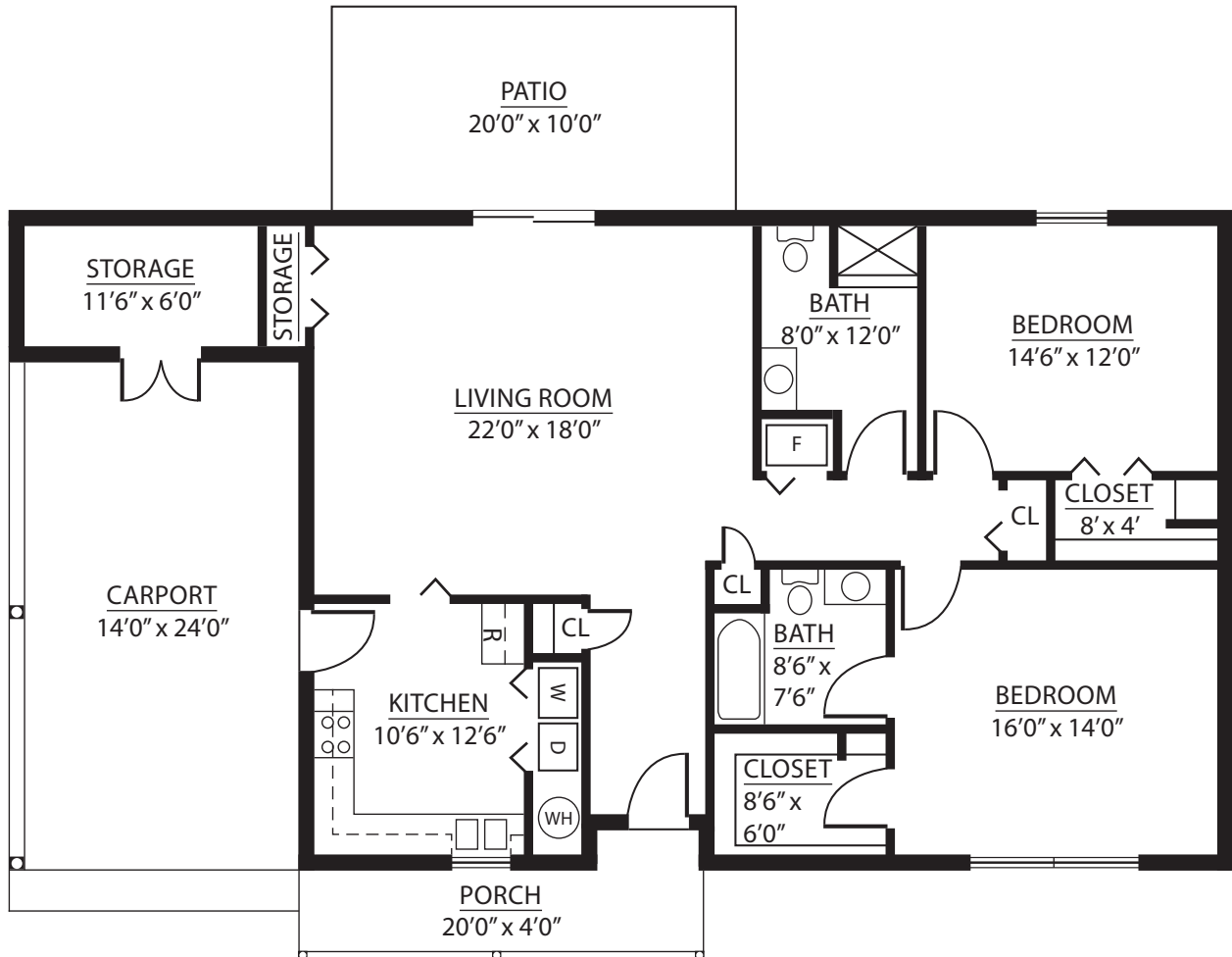
2 Bedrooms | 2 Bathrooms | 1,385 sq. ft.





Sycamore

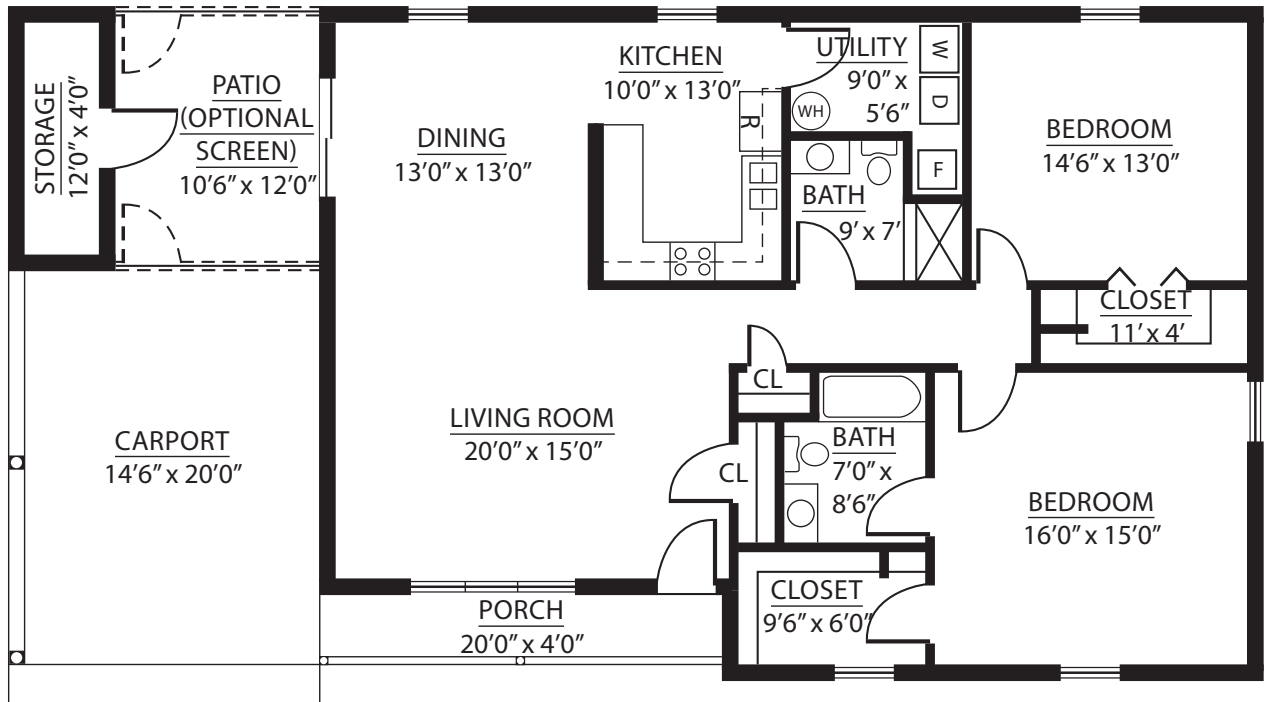
2 Bedrooms | 2 Bathrooms | 1,389 sq. ft.





Laurel Ridge

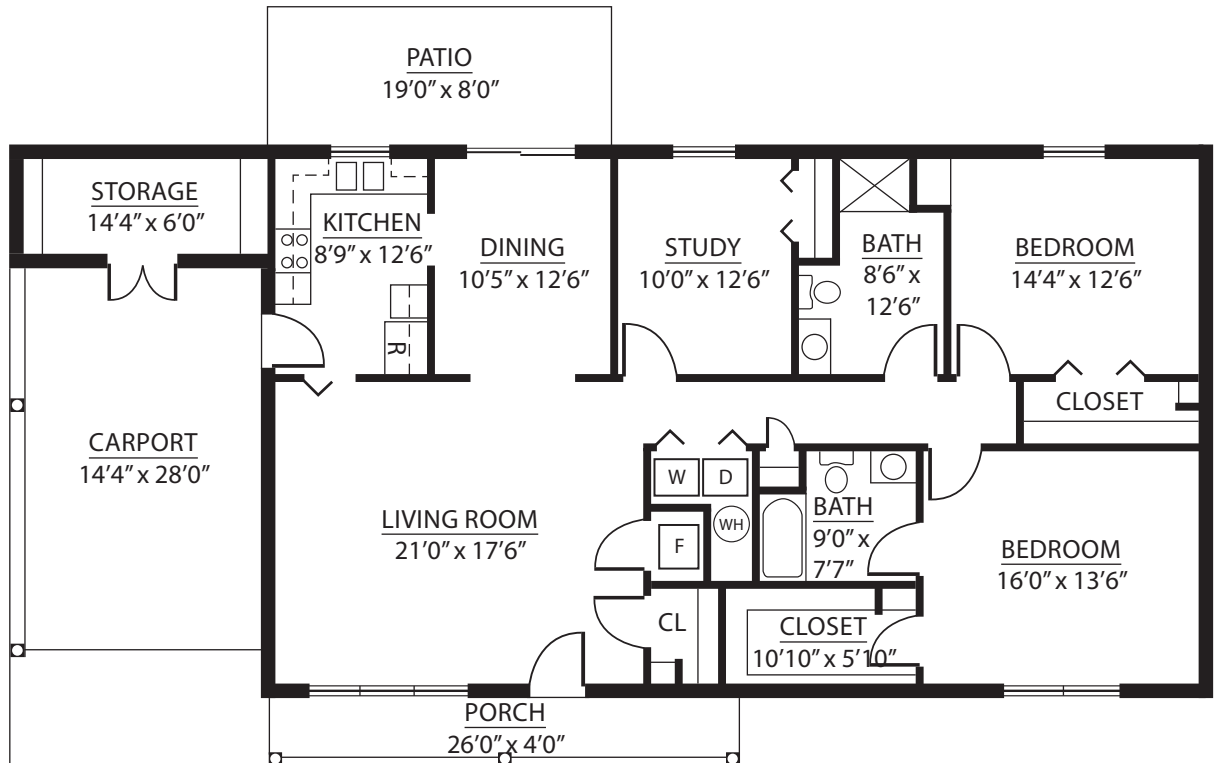
2 Bedrooms | 2 Bathrooms | 1,434 sq. ft.





Marrowbone

2 Bedrooms | 2 Bathrooms | 1,659 sq. ft.



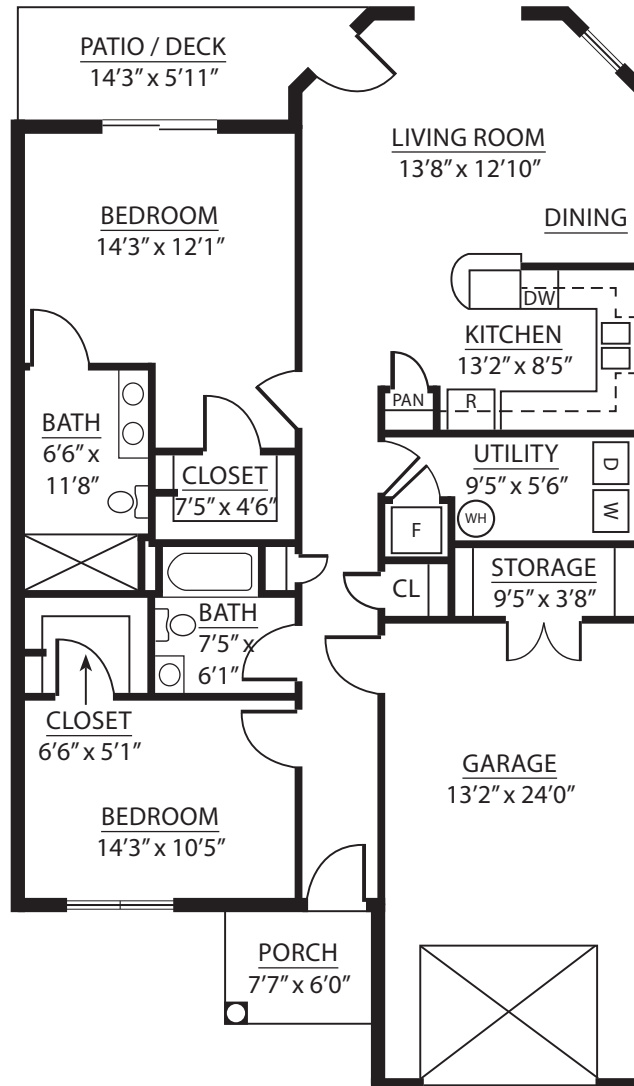


Floor plans may vary according to modifications, room additions and upgrades.



Orkney Duplex

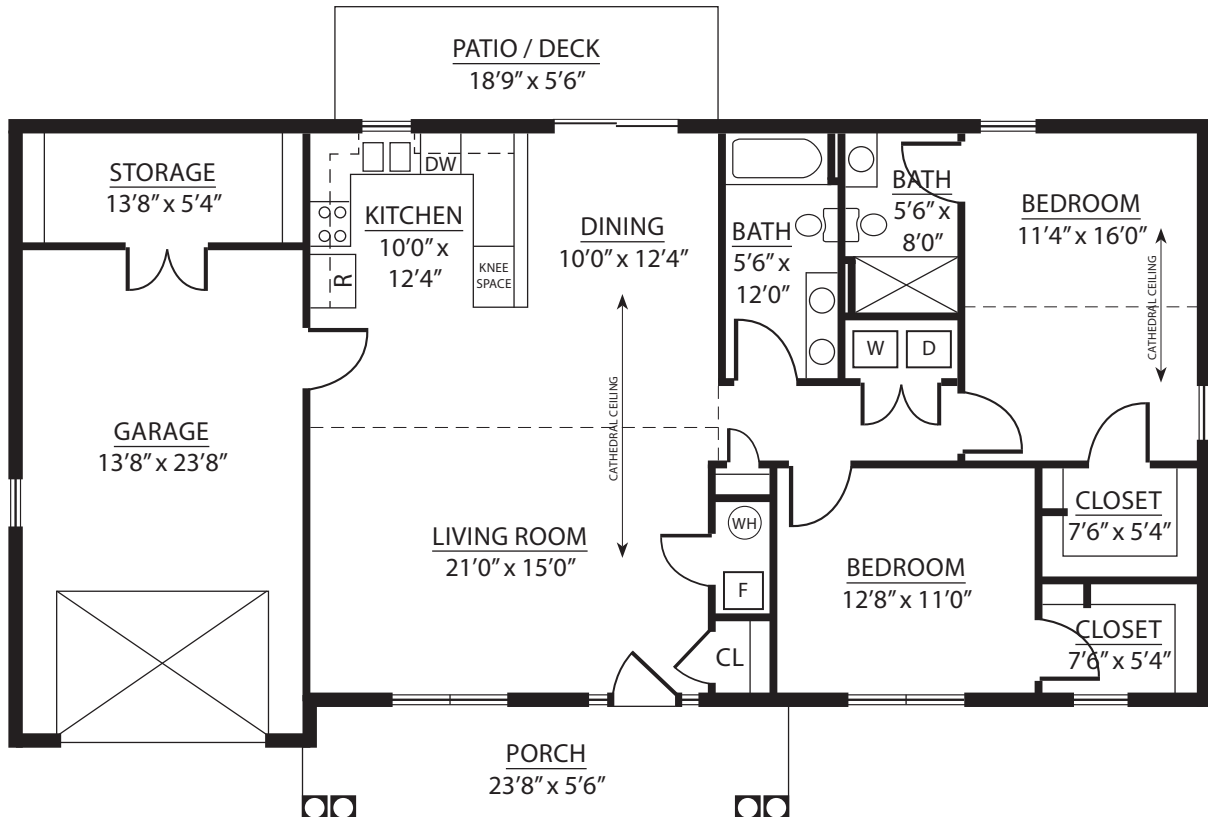
2 Bedrooms | 2 Bathrooms | 1,237 sq. ft.





Galloway

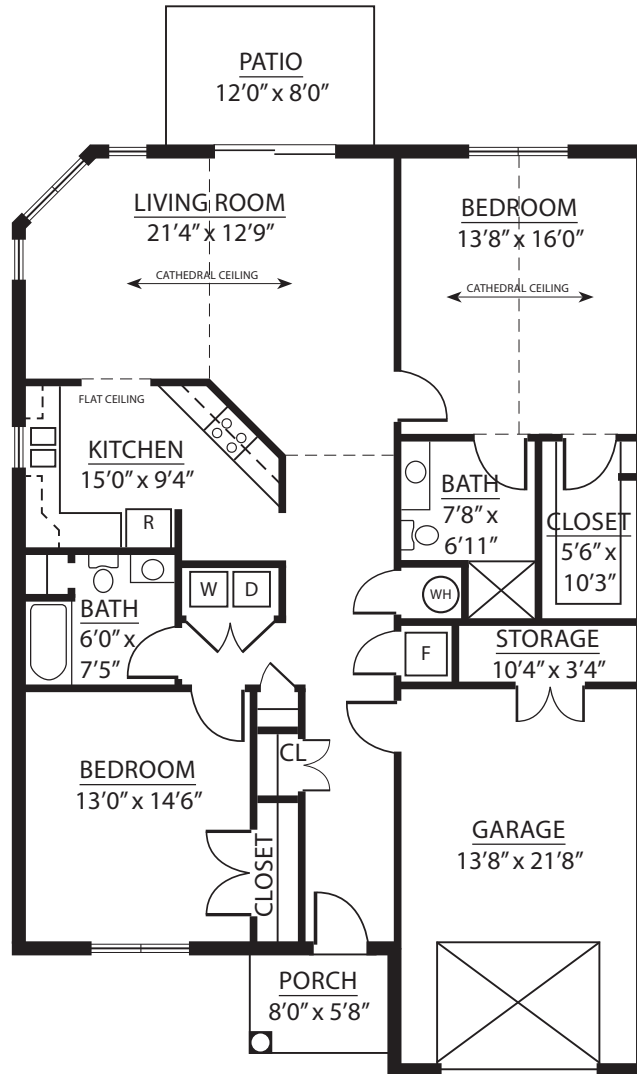
2 Bedrooms | 2 Bathrooms | 1,275 sq. ft.





Gairloch

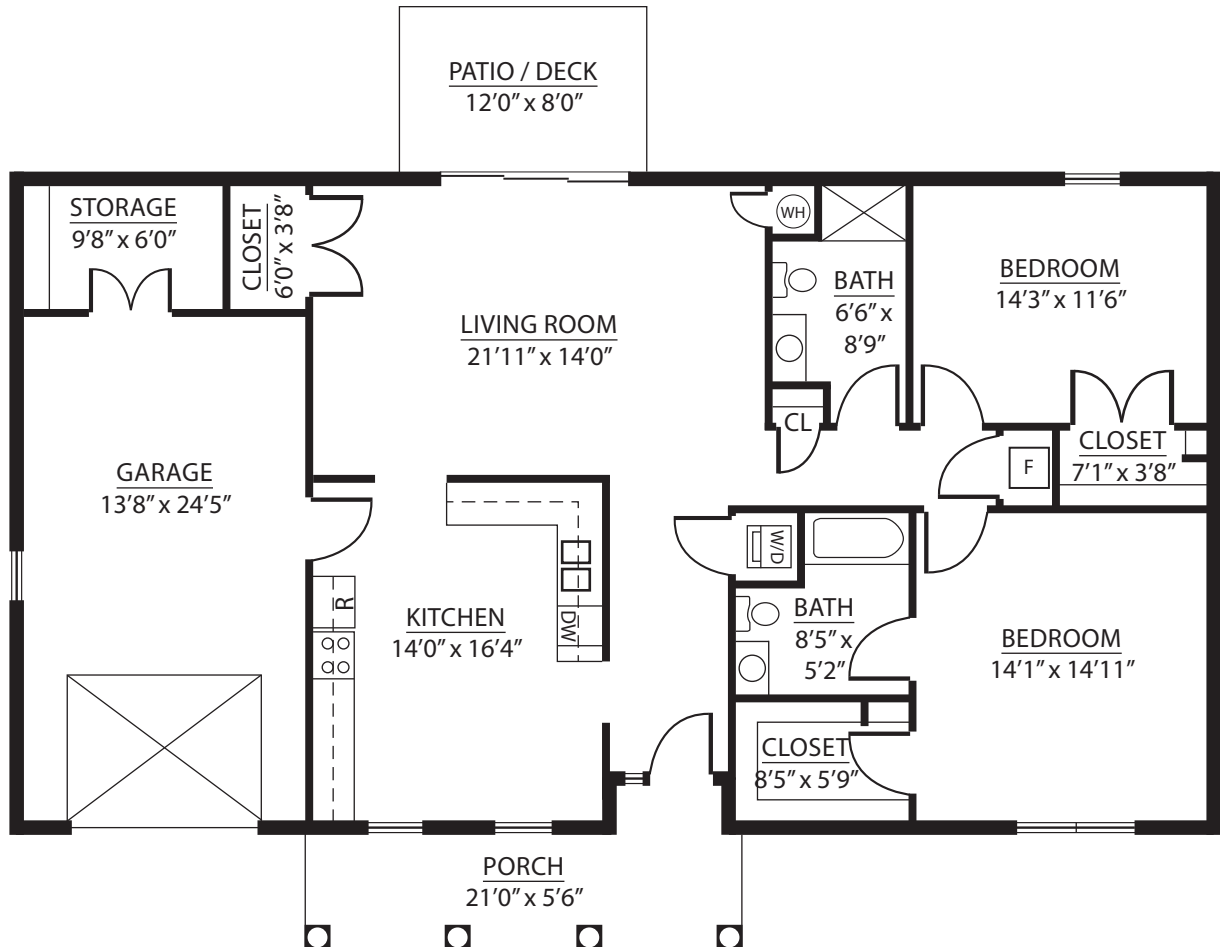
2 Bedrooms | 2 Bathrooms | 1,344 sq. ft.





Shetland

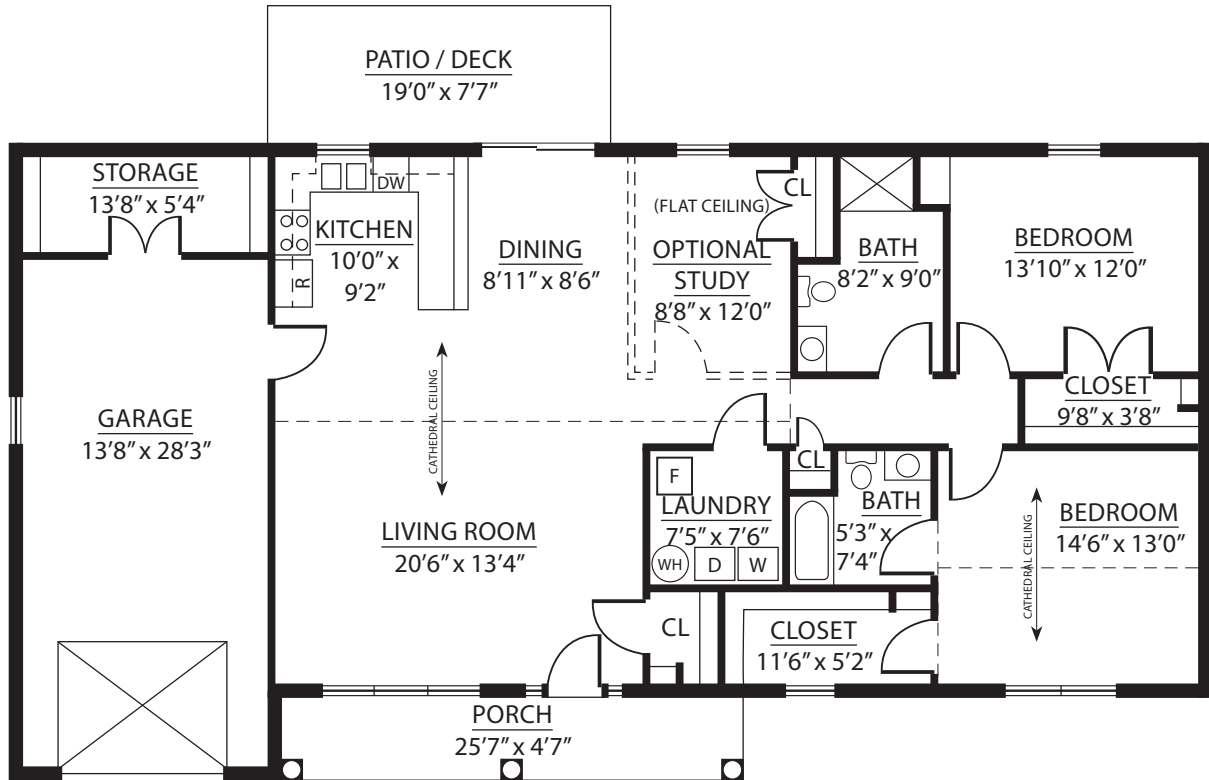
2 Bedrooms | 2 Bathrooms | 1,455 sq. ft.





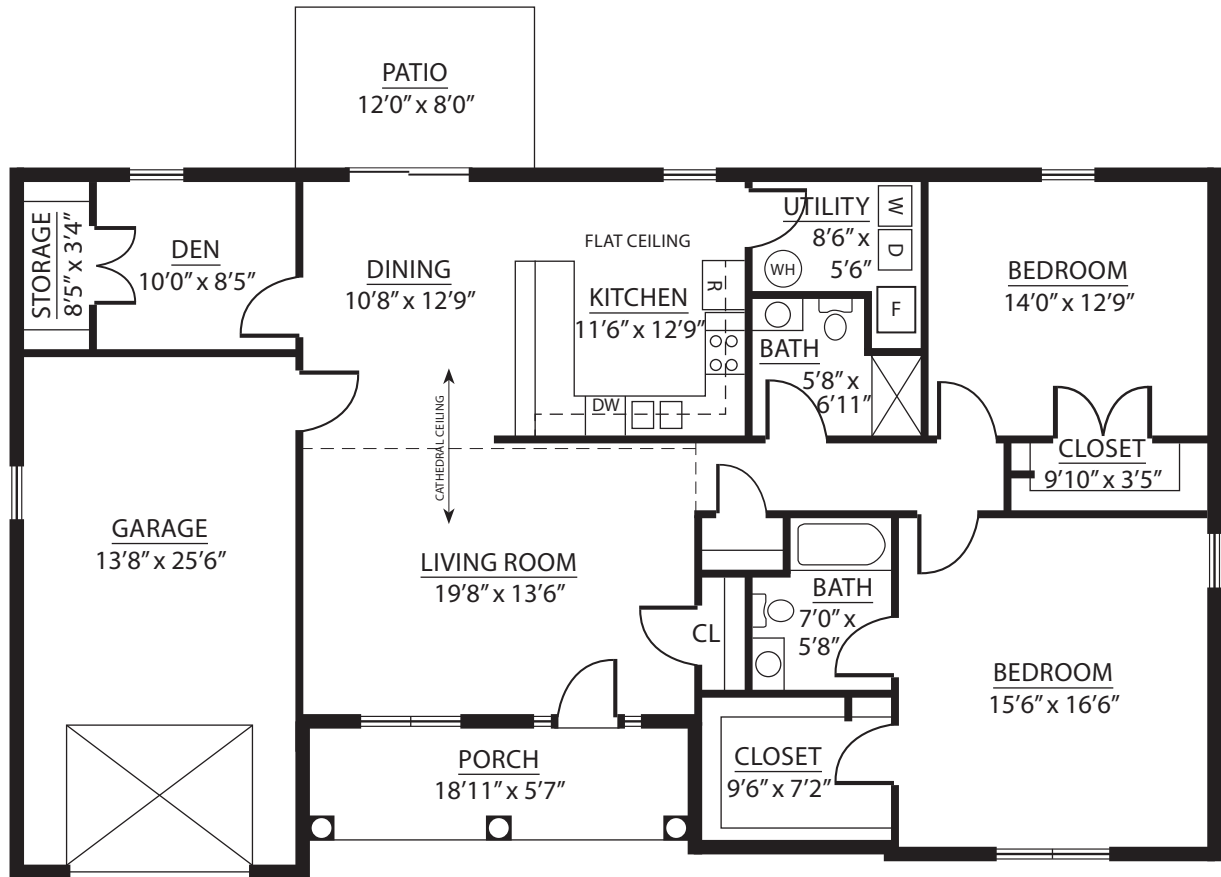
Mackenzie

2 Bedrooms | 2 Bathrooms | 1,560 sq. ft.



Stirling

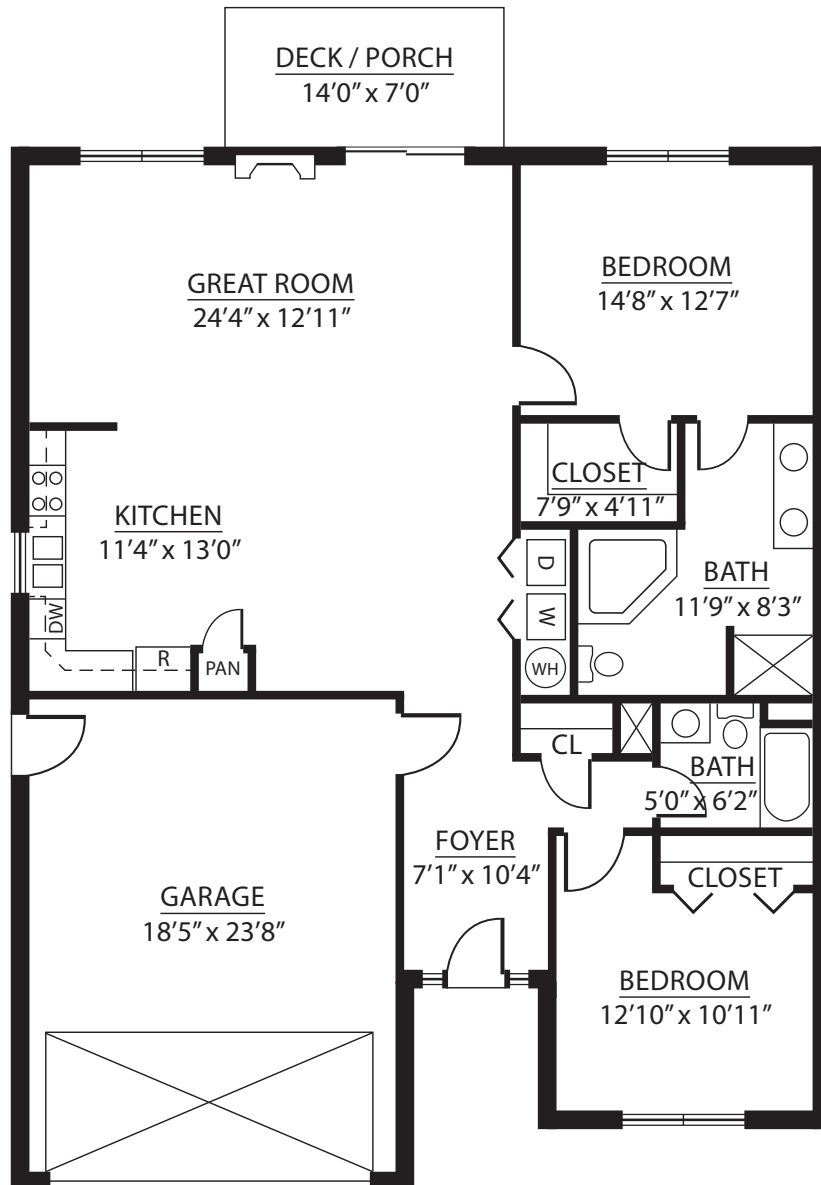
2 Bedrooms | 2 Bathrooms | 1,575 sq. ft.





Aberdeen A Duplex

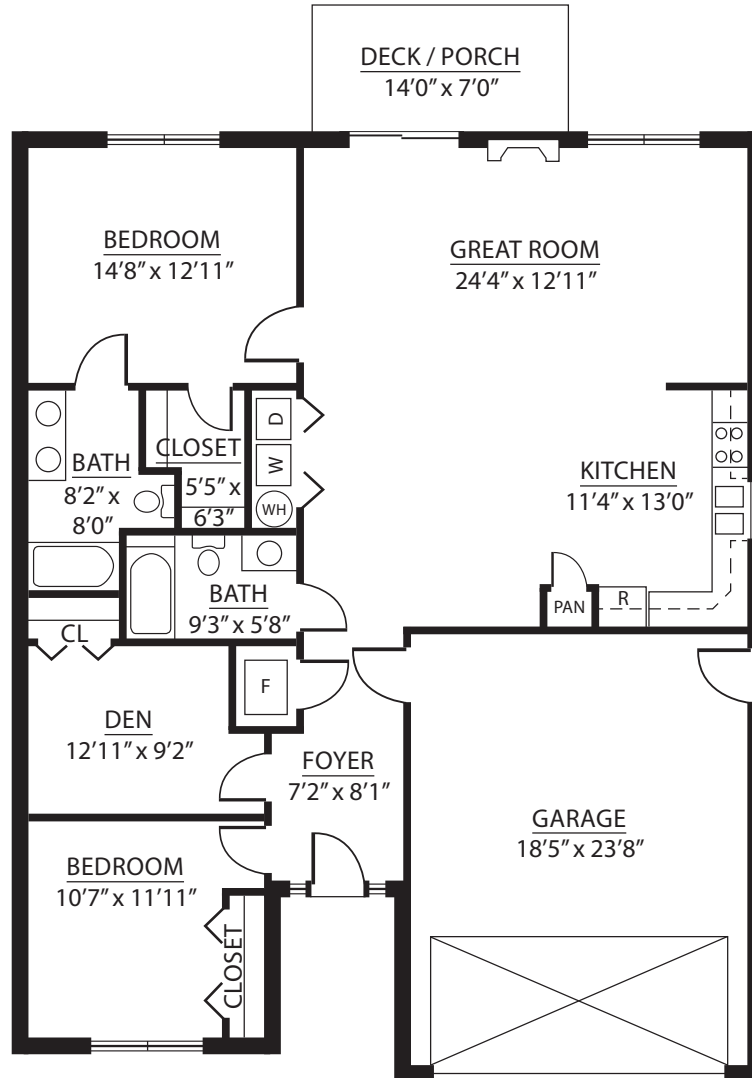
2 Bedrooms | 2 Bathrooms | 1,537 sq. ft.





Aberdeen B Duplex

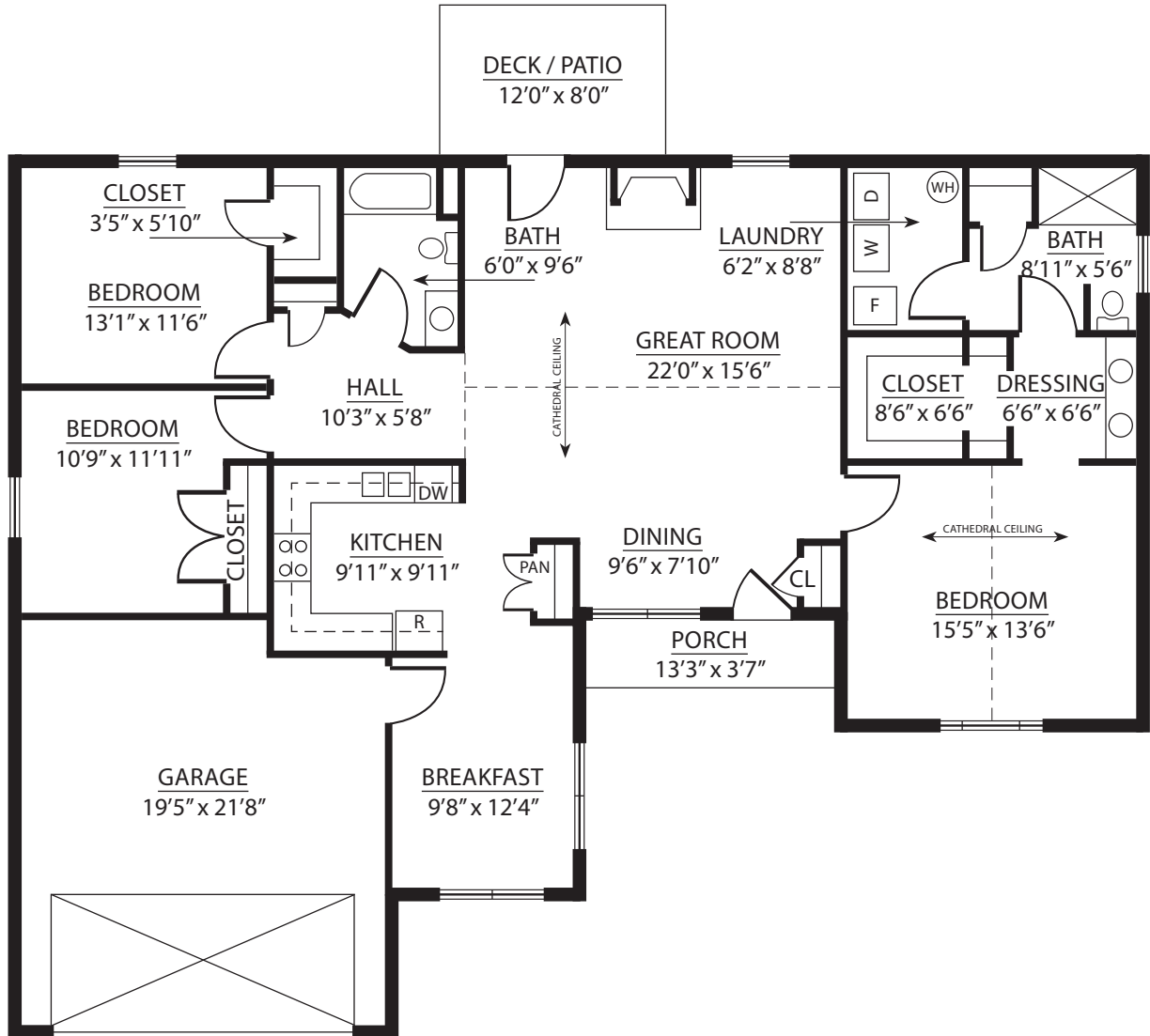
2 Bedrooms | 2 Bathrooms | 1,551 sq. ft.





Inverness

3 Bedrooms | 2 Bathrooms | 1,776 sq. ft.





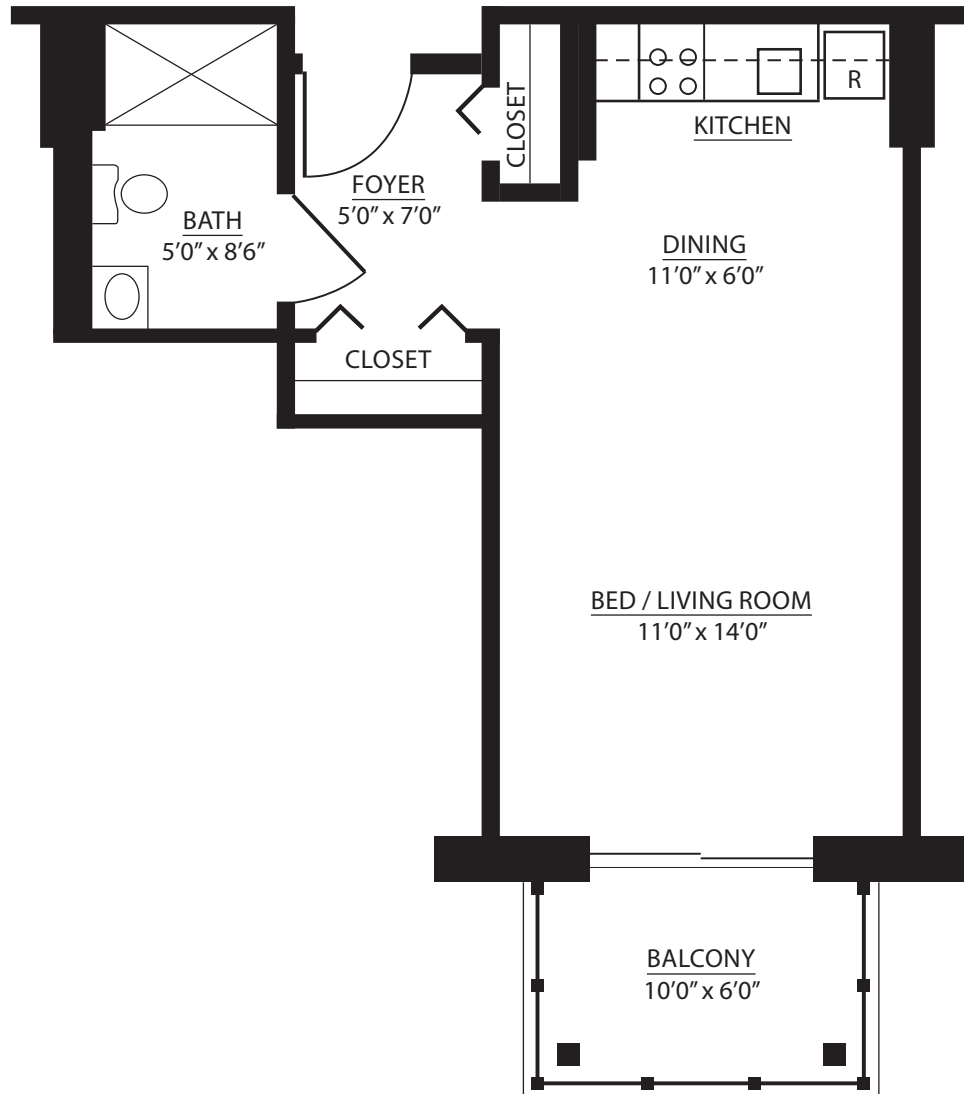
Floor plans may vary according to modifications, room additions and upgrades.



Armstrong

Highlands

Studio | 1 Bathroom | 400 sq. ft.

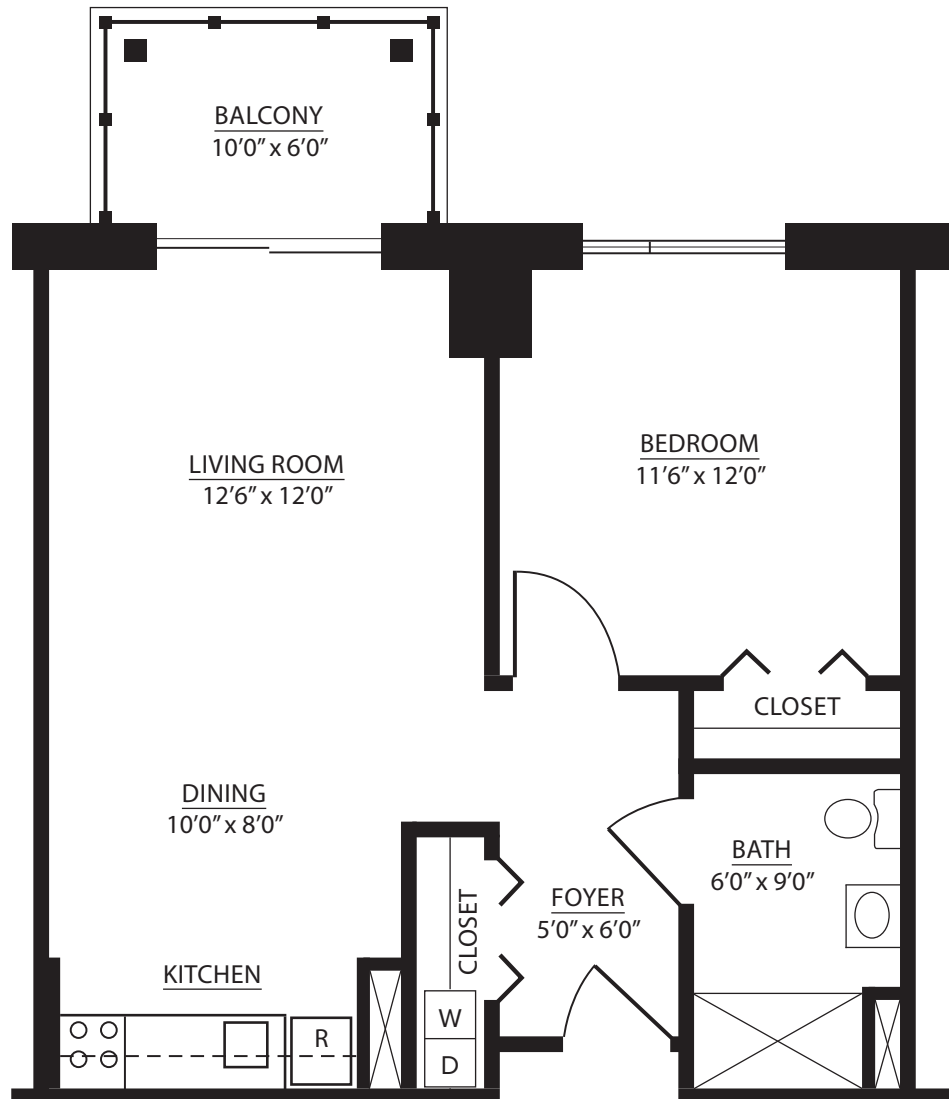




Murray

Highlands

1 Bedroom | 1 Bathroom | 576 sq. ft.

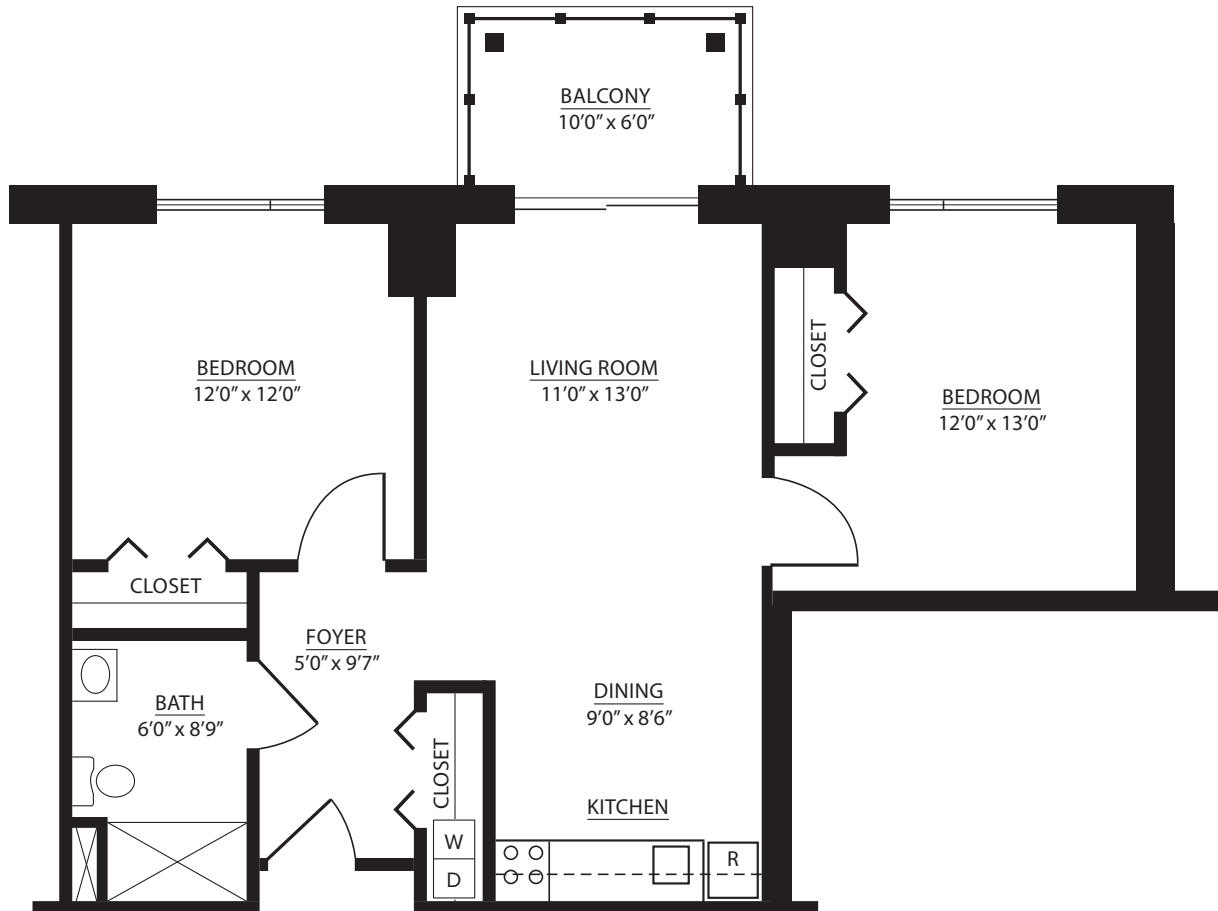




Macgregor

Highlands

2 Bedrooms | 1 Bathroom | 744 sq. ft.

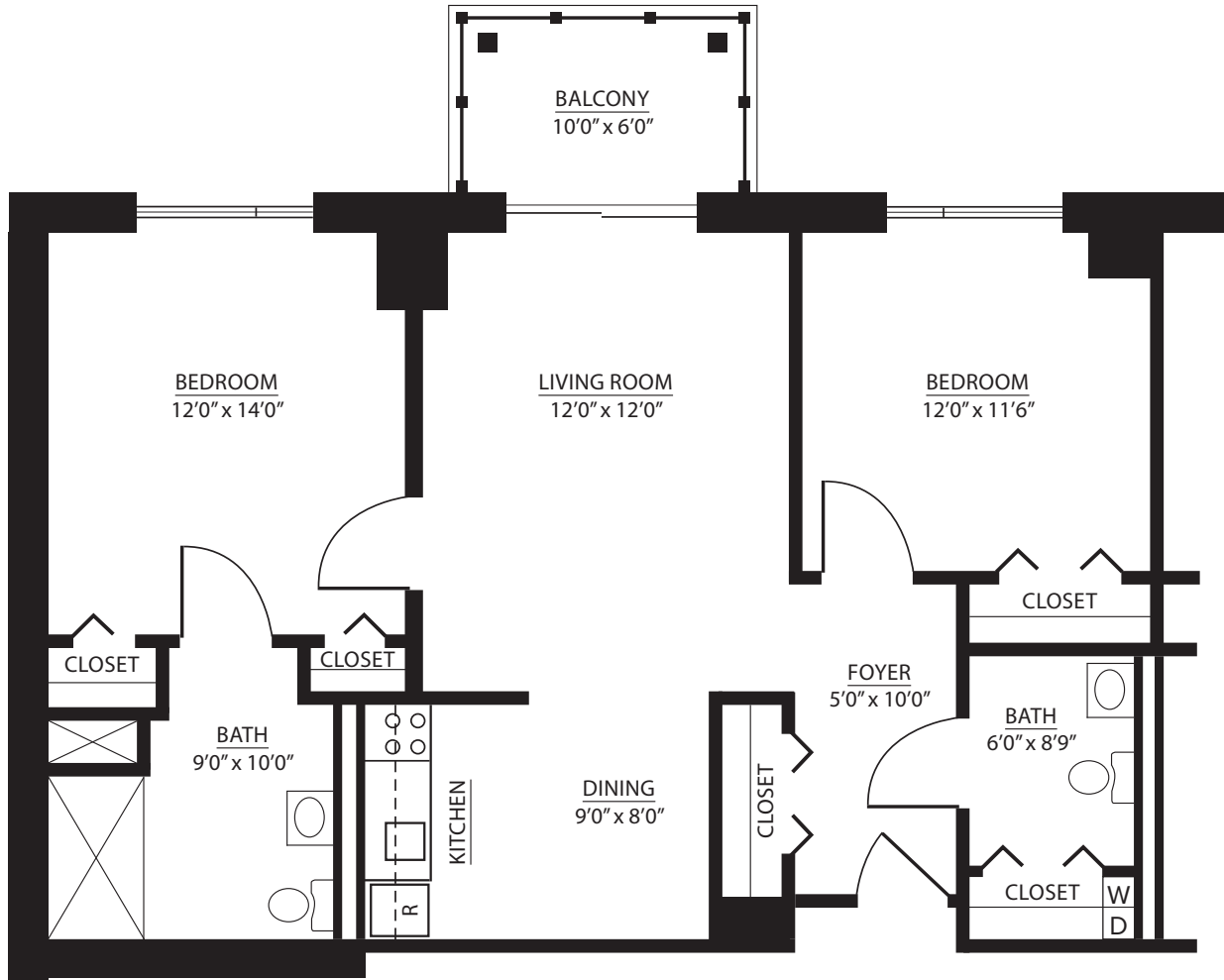




Macqueen

Highlands

2 Bedrooms | 1.5 Bathrooms | 852 sq. ft.

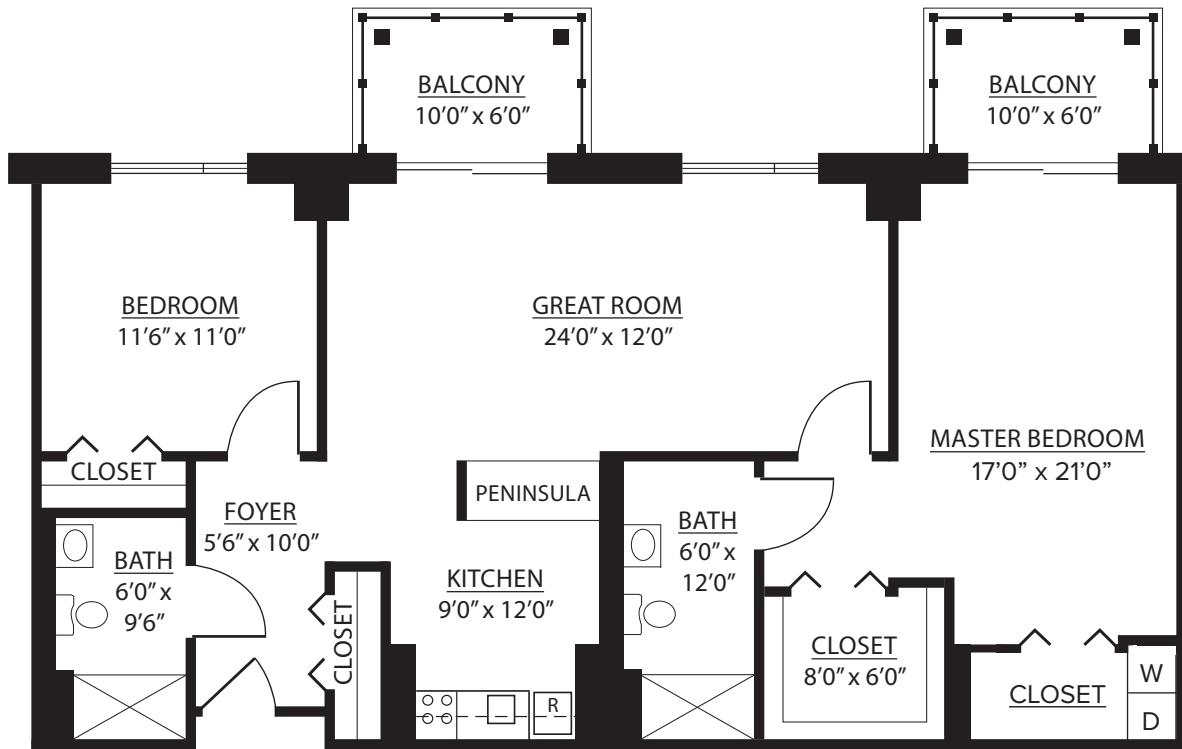




Deluxe Master Suite

Highlands

2 Bedrooms | 2 Bathrooms | 1,152 sq. ft.

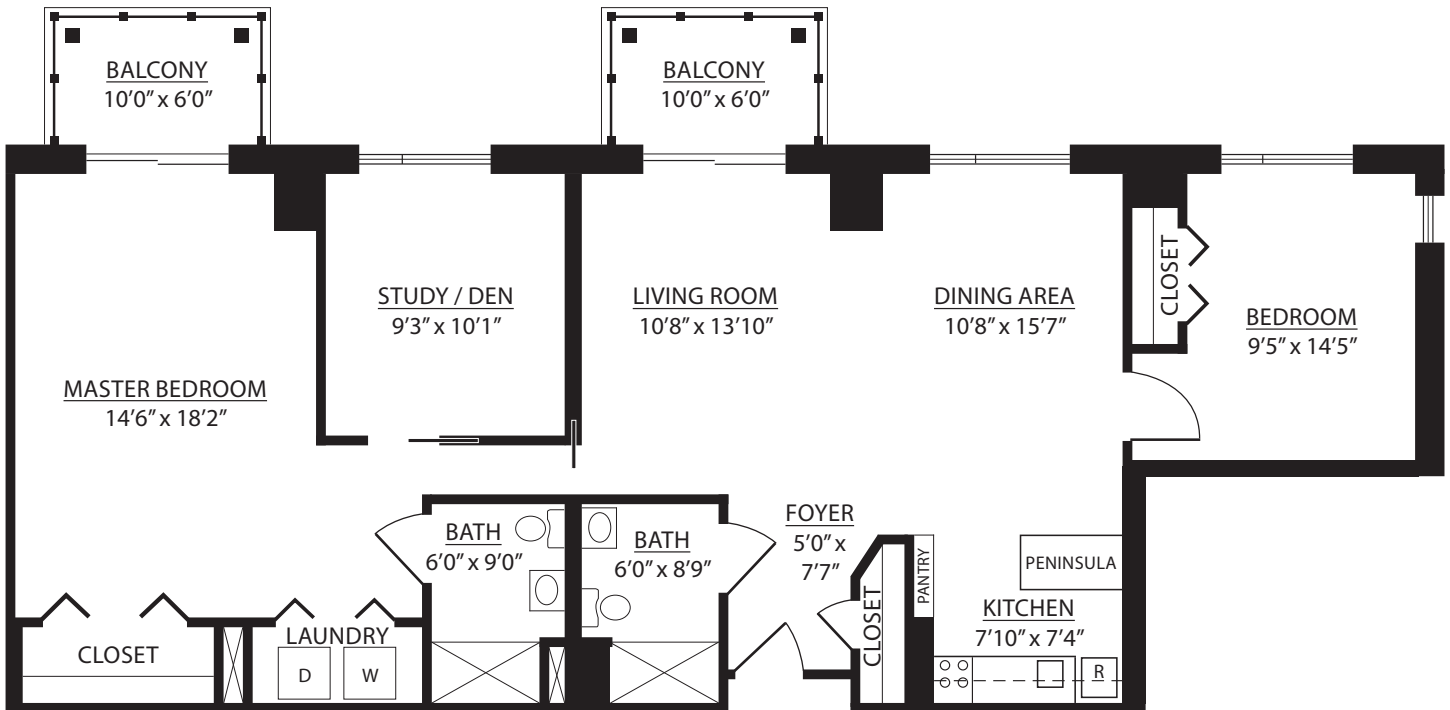




Grand Master Suite

Highlands

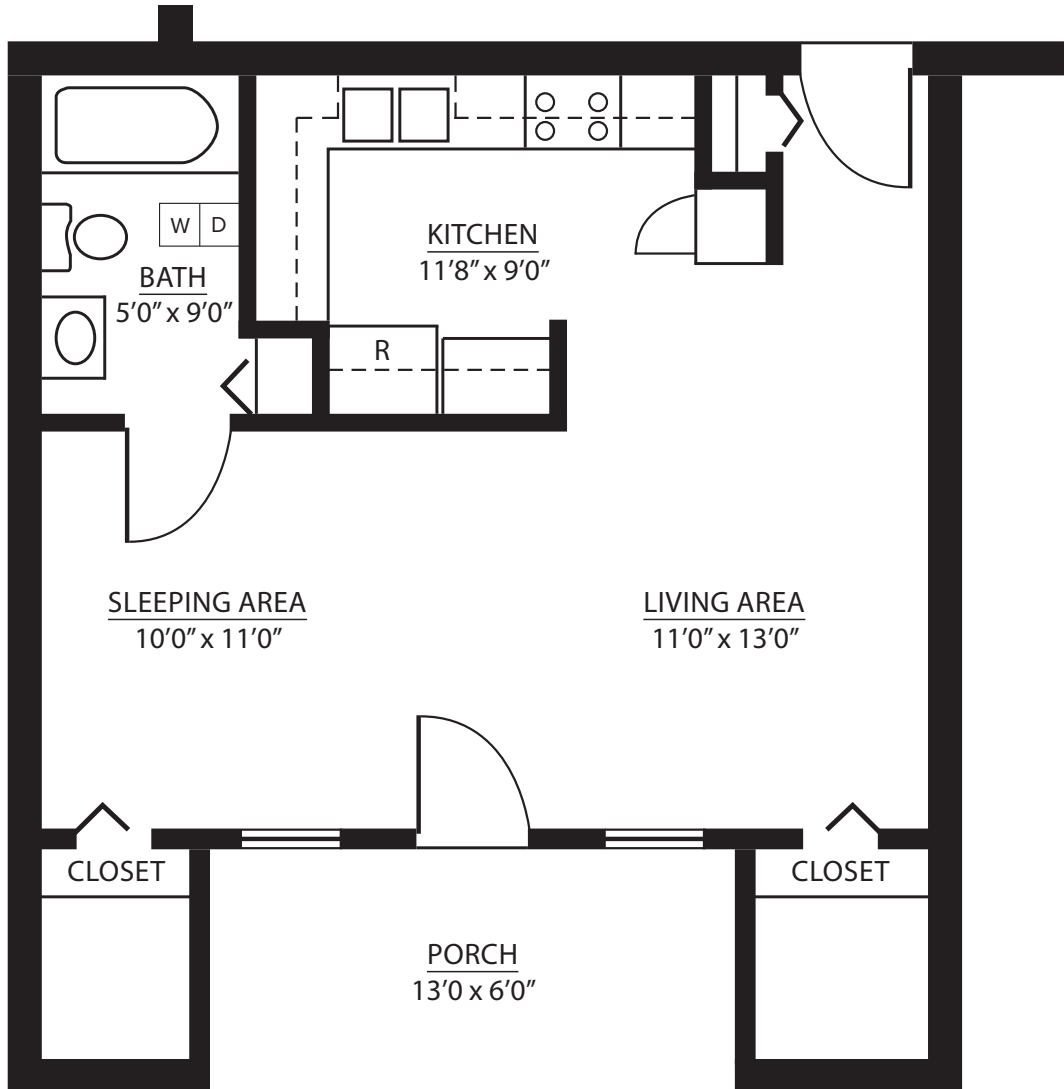
2 Bedrooms | 2 Bathrooms | 1,320 sq. ft.





Woodside Atrium

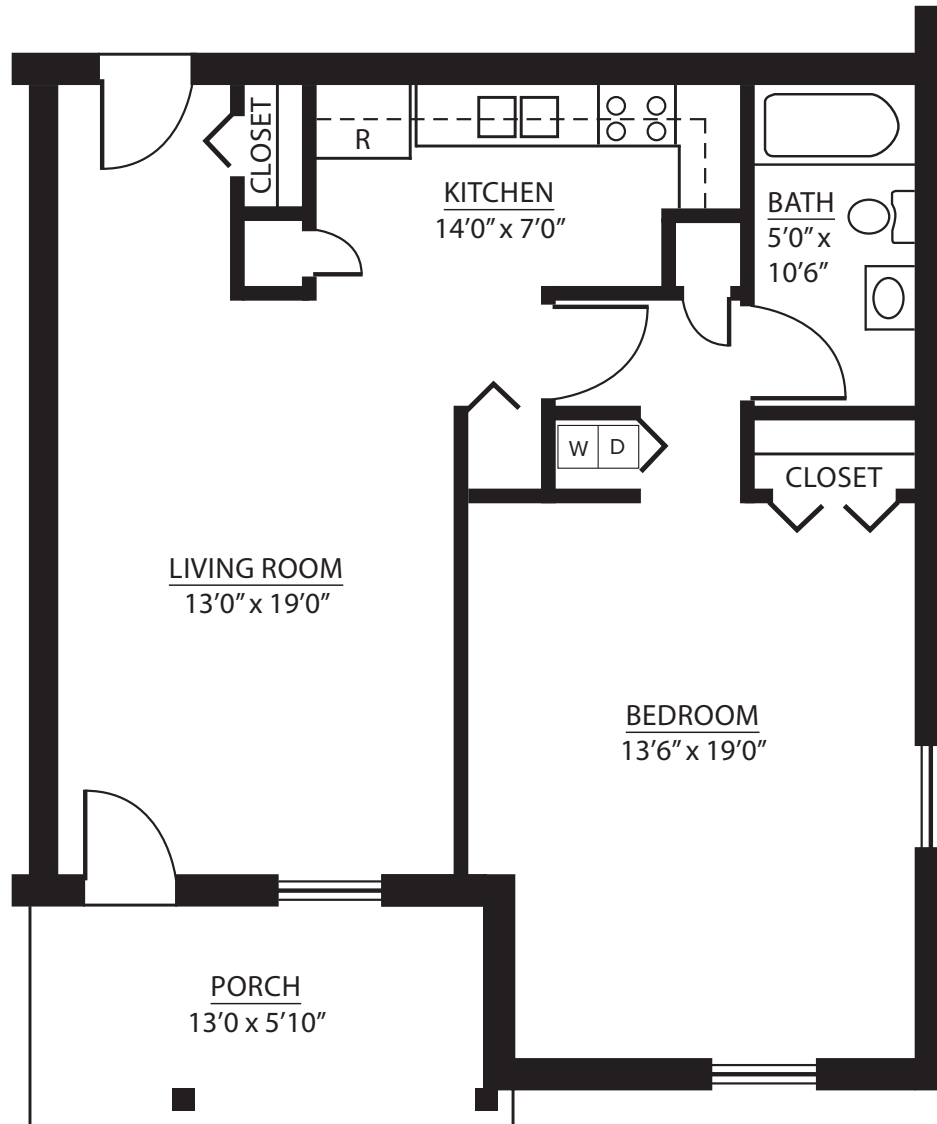
Studio | 1 Bathroom | 460 sq. ft.





Woodside Atrium

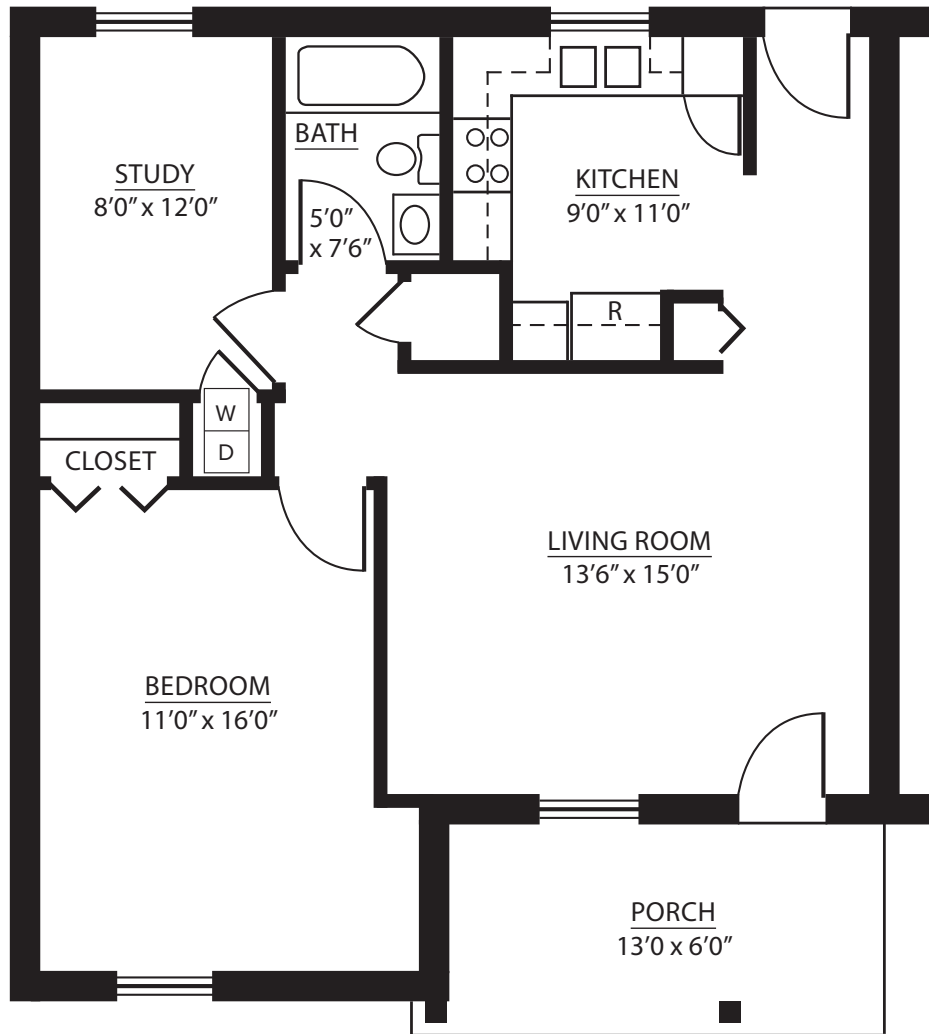
1 Bedroom | 1 Bathroom | 707 sq. ft.





Woodside Atrium

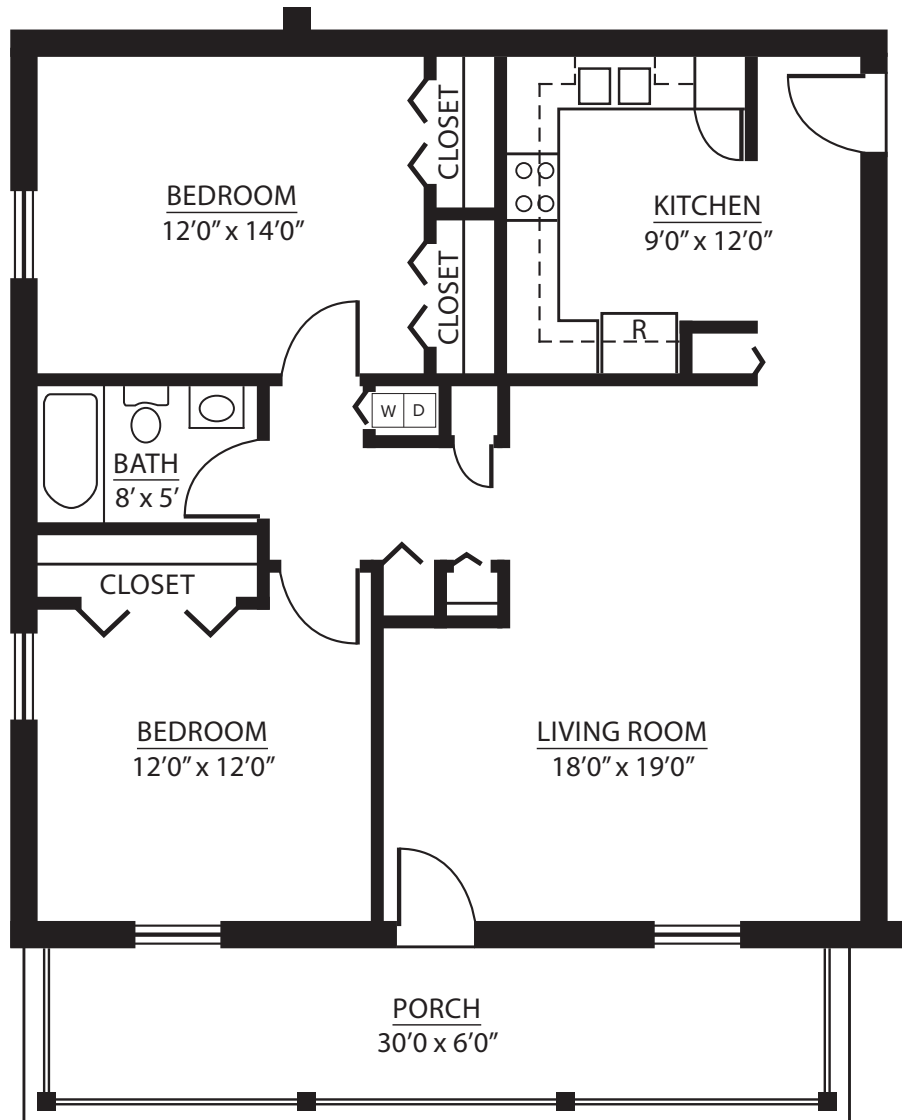
1 Bedroom/Study | 1 Bathroom | 715 sq. ft.





Woodside Atrium

2 Bedrooms | 1 Bathroom | 954 sq. ft.





Woodside Atrium

1 Bedroom | 1.5 Bathrooms | Study/Den | 1,036 sq. ft.

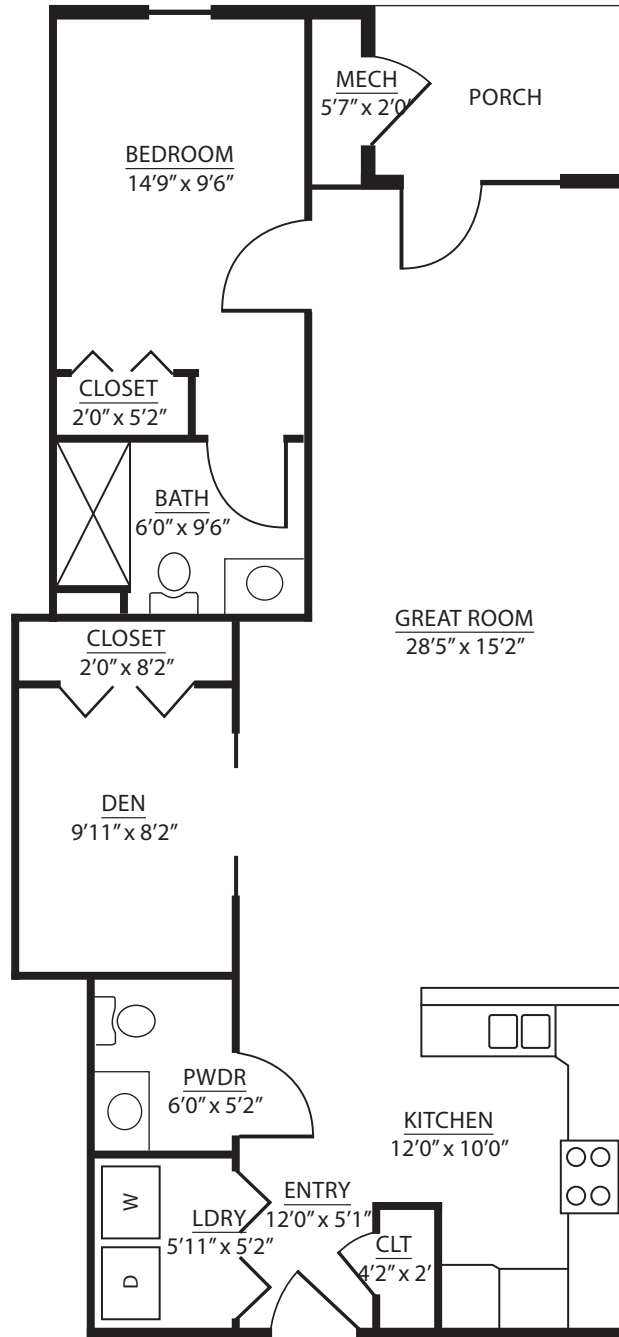




Photo by resident Bernie Smith





DIRECTIONS TO SUNNYSIDE:

From Interstate 81, take Exit 247A onto Route 33 East. Travel 2.3 miles. At traffic light, make right onto Route 687 (Massanetta Springs Road). Travel 0.8 miles to Sunnyside. The entrance is on your left.

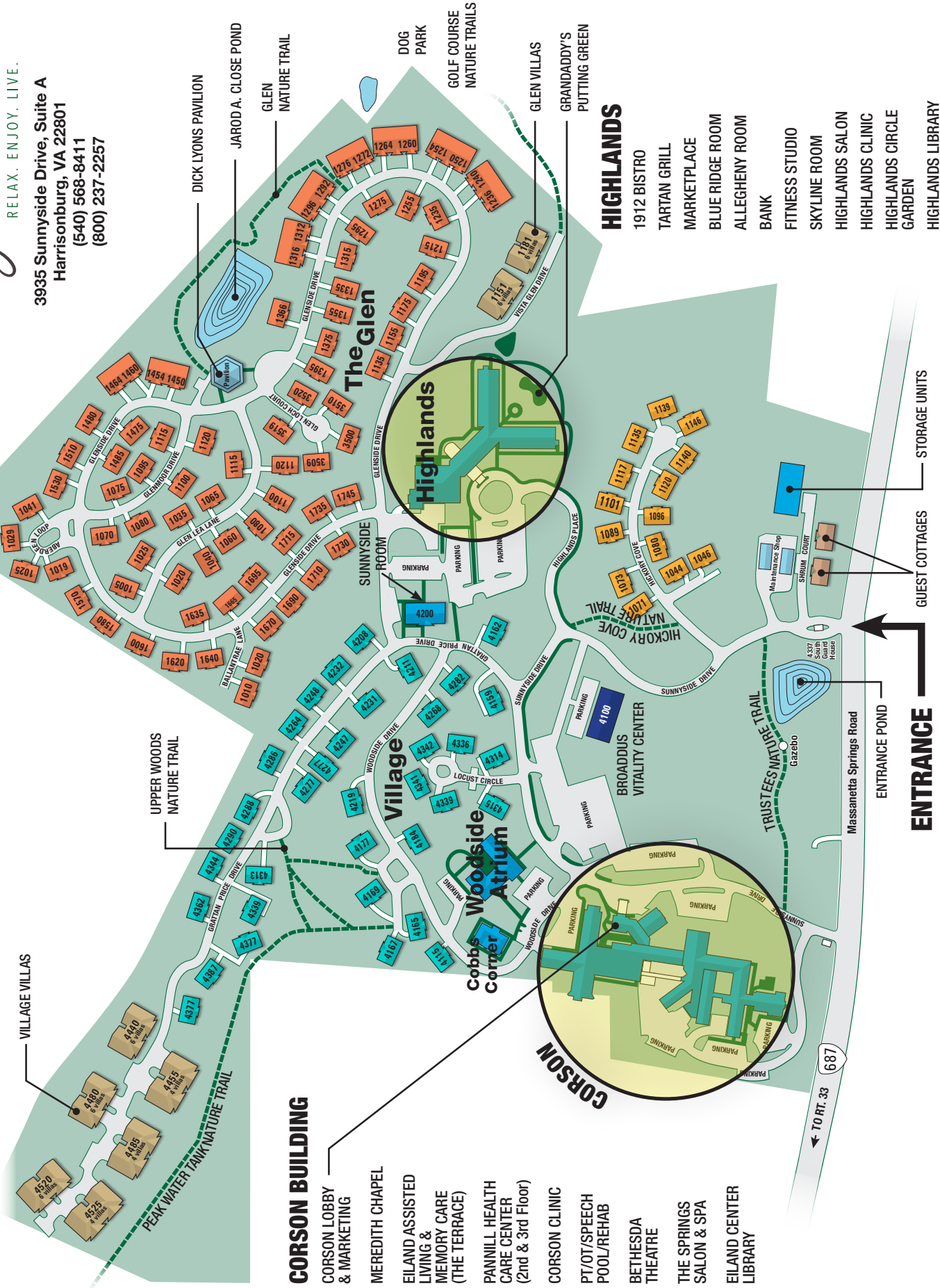


RELAX. ENJOY. LIVE.

3935 Sunnyside Drive, Suite A
Harrisonburg, VA 22801
(540) 568-8411
(800) 237-2257



WATER
TANK



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 services, 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, your furry friends can enjoy the spacious 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.



Photo by resident John Noffsinger



2026 APARTMENT ENTRANCE & MONTHLY FEES

- Some Entrance Fees may vary according to pre-existing modifications, room additions and upgrades.
- Select apartments have location and view premiums that will be added to the Entrance Fees below. Please ask your Marketing Counselor about the details.
- Once a residence is reserved with a 5% deposit, the Entrance Fee is no longer subject to change.

	Approx. Sq. Ft.	Type I Traditional Plan	Type II 90-day Assisted Living/Healthcare	Type III 50% Refund Plan	Monthly Fee
THE HIGHLANDS					
Armstrong (Studio)	400	\$68,600	\$90,600	\$103,000	\$2,053
Murray (1 Bdrm/1 Bath)	576	\$96,700	\$118,700	\$145,100	\$3,052
One Bdrm Deluxe	744	\$134,300	\$156,300	\$201,500	\$3,405
MacGregor (2 Bdrm/1 Bath)	744	\$134,600	\$157,000	\$202,500	\$3,405
MacQueen (2 Bdrm/1½ Bath)	852	\$156,400	\$178,400	\$234,600	\$3,750
Deluxe Master Suite (2 Bdrm/2 Bath)	1152	\$212,200	\$234,100	\$318,200	\$4,133
Grand Master Suite (2 Bdrm/2 Bath)	1320	\$244,300	\$266,300	\$366,500	\$4,253
2nd Person Fee		\$26,600	\$48,600	\$39,900	\$851
THE VILLAGE					
Grattan Price Drive (One Bdrm)	756	\$109,500	\$131,500	\$164,200	\$1,520
Grattan Price Drive (Two Bdrm)	966	\$139,900	\$161,900	\$209,900	\$1,602
THE WOODSIDE ATRIUM					
Studio	460	\$74,400	\$96,400	\$111,600	\$1,612
One Bdrm	707	\$125,000	\$146,900	\$187,400	\$1,776
One Bdrm/Study	715	\$127,100	\$149,100	\$190,700	\$1,776
Two Bdrm	954	\$169,600	\$191,600	\$254,400	\$1,871
One Bdrm/Study + 1.5 BA	1036	\$186,600	\$208,600	\$279,900	\$1,904
One Bdrm/Study + 1.5 BA Premium	1036	\$193,600	\$215,600	\$290,400	\$1,904
2nd Person Fee		\$26,600	\$48,600	\$39,900	\$335

Eiland Assisted Living	Daily Fee - \$286 - \$306
The Terrace-Memory Support	Daily Fee - \$357
Pannill Health Care Center	Daily Fee - \$390 - \$464

TYPE IV

- 90% Refund Plan. Ask your Marketing Counselor for details.

TYPE V

- Unlimited Lifecare protection by adding \$95,000 to the Type I Entrance Fee (plus \$95,000 to the 2nd person fee, if applicable) and \$987 to the Monthly Fee (plus \$987 to the 2nd person, if applicable). Both additional fees for Lifecare may be tax deductible. Please consult your tax professional.

Effective date of 1/1/2026. Prices subject to change.

2026 COTTAGE 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.
- We offer a limited number of custom and thoughtfully designed cottages with varying square footage and fees. Ask your Marketing Counselor for details.

	Type I Traditional plan	Type II 90-day Assisted Living/Healthcare	Type III 50% Refund plan	Monthly Fee
The Village Cottages				
Tier I Cottages Starting at 925 sq. ft.	\$179,200 - \$272,000	\$201,000 - \$294,000	\$268,500 - \$408,000	\$1,876
Tier II Cottages Starting at 1,327 sq. ft.	\$250,200 - \$402,600	\$272,200 - \$424,600	\$375,300 - \$603,900	\$2,120
2nd Person Fee	\$26,600	\$48,600	\$39,900	\$335
The Glen Cottages				
Tier I Cottages Starting at 1,237 sq. ft.	\$253,500 - \$323,500	\$275,500 - \$345,500	\$380,200 - \$485,200	\$2,261
Tier II Cottages Starting at 1,536 sq. ft.	\$314,800 - \$384,800	\$336,700 - \$406,700	\$472,100 - \$577,200	\$2,424
Tier III Cottages Starting at 1,767 sq. ft.	\$362,100 - \$448,800	\$384,100 - \$470,800	\$543,100 - \$673,200	\$2,585
2nd Person Fee	\$26,600	\$48,600	\$39,900	\$335

Eiland Assisted Living The Terrace-Memory Support Pannill Health Care Center	Daily Fee - \$286 - \$306 Daily Fee - \$357 Daily Fee - \$390 - \$464
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TYPE IV

- 90% Refund Plan. Ask your Marketing Counselor for details.

TYPE V

- Unlimited Lifecare protection by adding \$95,000 to the Type I Entrance Fee (plus \$95,000 to the 2nd person fee, if applicable) and \$987 to the Monthly Fee (plus \$987 to the 2nd person, if applicable). Both additional fees for Lifecare may be tax deductible. Please consult your tax professional.

Effective date of 1/1/2026. Prices subject to change.

2026 VILLA 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.	Type I Traditional Plan	Type II 90-day Assisted Living/Healthcare	Type III 50% Refund Plan	Monthly Fee
THE GLEN & VILLAGE VILLAS					
Melrose	1774	\$361,800	\$383,800	\$542,800	\$2,828
Hamilton	1850	\$377,400	\$399,300	\$566,000	\$2,828
Kilmarnock	1980	\$403,900	\$425,800	\$605,800	\$2,910
Glasgow	2095	\$427,300	\$449,300	\$641,000	\$2,996
Edinburgh	2755	\$539,500	\$561,500	\$809,200	\$3,257
2nd Person fee		\$26,600	\$48,600	\$39,900	\$335

Eiland Assisted Living	Daily Fee - \$286 - \$306
The Terrace-Memory Support	Daily Fee - \$357
Pannill Health Care Center	Daily Fee - \$390 - \$464

TYPE IV

- 90% Refund Plan. Ask your Marketing Counselor for details.

TYPE V

- Unlimited Lifecare protection by adding \$95,000 to the Type I Entrance Fee (plus \$95,000 to the 2nd person fee, if applicable) and \$987 to the Monthly Fee (plus \$987 to the 2nd person, if applicable). Both additional fees for Lifecare may be tax deductible. Please consult your tax professional.

Effective date of 1/1/2026. Prices subject to change.

2026 YOUR FUTURE. YOUR PLAN OPTIONS.

At Sunnyside, 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 Sunnyside 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 such care be required. The same refund provision as the Type I plan applies.

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 Sunnyside 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

The Type IV plan is a fee for service plan that offers a 90% refund of the entrance fee should you leave Sunnyside 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 they are used.

TYPE V 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 V Plan, are reviewed on an annual basis and are subject to increase.**

SERVICES & AMENITIES

WELLNESS

- Broadus Vitality Center (12,000+ SF)
Premier fitness center that includes:
 - Indoor walking track
 - Indoor pool and hot tub
 - Group fitness studio
 - Locker rooms
 - Award-winning wellness program
- Life Enrichment Coordinator for trips, programs & activities
- Entertainment, social and cultural activities
- Nature walking trails traversing our 150-acre campus
- Fountain on the Green
- Accredited ArbNet Arboretum
- Pickleball
 - Indoor - BVC (60% of standard court size)
 - Outdoor - Lyons Pavilion (surface marked)
- Spa Services: *
 - Massage therapy
 - Esthetician

LIFESTYLE

- Chapel with two chaplains, worship services
- Salon Services – Two on campus (hair, mani/pedi's) *
- Housekeeping, laundry, alterations *
- Campus mail center
- Full-service banking with Park View Credit Union
- Transportation to shopping & local medical appointments within Harrisonburg and Rockingham County
- Personalized transportation outside of the local area *
- Libraries – Two on campus
- Pet-friendly – Dog park
- Greenhouse
- Stocked ponds – Three on campus
- Outdoor Lyons Pavilion for events
- Billiards Room
- Woodworking Shop
- The Shoppes at Sunnyside:
 - Alice's Closet
 - Bistro Basement
- Meeting rooms and banquet spaces
- Guest accommodations *
- Storage units (first year FREE) *
- 25+ Resident-led clubs
- Volunteer opportunities
- EV charging stations *
- Cobbs Corner:
 - Alice's Cupboard
 - Art Studio

DINING

- Flex Meal Plans* (Included in the Highlands monthly fee)
- Multiple on-site restaurants featuring an executive chef
- 1912 Bistro
- Private Dining *
- Dietician services
- Catering services *
- Beer, wine, alcohol *

MEDICAL

- Corson Clinic (Monday – Friday) *
- Highlands Clinic (24-Hour licensed nurse on duty) *
- Speech, physical and occupational therapy (by appointment, per MD) *
- On-campus doctor appointments *
- Podiatry and hearing aid services *
- Pharmacy services *
- Licensed professional counselor

SECURITY AND MAINTENANCE

- Gated entrance
- 24-Hour Campus security
- Grounds maintenance (mowing, trimming, mulching)
- Raised flower beds *
- Snow and ice removal
- Interior and exterior maintenance (Heating/cooling, water softeners, hot water, smoke detectors, painting, hang pictures/TVs, renovations, toilets, showers, faucets, etc.)
- Personalized maintenance services *
- Service and replacement of appliances (Stove, refrigerator, microwave, washer/dryer, dishwasher, garbage disposal)

UTILITIES, TECHNOLOGY & TAXES

- Electric* (included in the Highlands & Woodside Atrium monthly fee)
- Propane gas *
- HD Cable TV (125 channels)
- In-house television channel
- High speed Internet and Wi-Fi *
- Computer stations
- Local and long-distance phone service *
- Campus phone service
- Water/Sewer
- Trash pick-up and removal
- Wellzesta Community App
- All real estate property taxes
- Homeowner's insurance

*Services available for an additional fee

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 Sunnyside Retirement Community and the value becomes apparent. This easy-to-use cost comparison worksheet will assist you in evaluating the benefits for yourself.

HOME EXPENSES	CURRENT COST	SUNNYSIDE
HOUSING & UTILITIES		
Mortgage or rent (including homeowners association dues)	\$ _____	Included
Monthly food costs	\$ _____	Meal Plan options available*
Insurance	\$ _____	Renter's or Tenant's insurance recommended
Real estate/property taxes	\$ _____	Included
Electricity	\$ _____	Varies (Included in Highlands & Atrium Apartments)
Gas Heating (propane)	\$ _____	Varies
Heating and Air Conditioning	\$ _____	Varies (Included in Highlands & Atrium Apartments)
Water/sewer, garbage collection	\$ _____	Included
Cable TV (basic)	\$ _____	Included
Telephone	\$ _____	\$28/month (Long distance included)
Internet	\$ _____	\$32/month (\$100 one-time set-up fee)
Security	\$ _____	Included
HOME MAINTENANCE		
Indoor and outdoor home maintenance such as repair/replacement of appliances, plumbing, filter replacement, mowing, mulching, trimming and snow removal.	\$ _____	Included
Housekeeping Service	\$ _____	\$31.00/hour
WELLNESS & ENTERTAINMENT		
Fitness programs (including pool/spa)	\$ _____	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*

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.

