

A photograph of a residential community. In the foreground, there are pine trees and a green lawn. In the middle ground, there is a pond with a fountain. In the background, there are several houses with brown roofs and white walls. The sky is blue with some clouds.

INDEPENDENT LIVING Price Information 2025



SCHOWALTER VILLA
Hesston, Kansas
888-388-7445

*“Downsize now,
because dusting
is a chore.”*

JIM
Bluestem Communities Resident



Discover how Jim and others
LIVE WELL with Bluestem Communities.

bluestemks.org

Living at Schowalter Villa

As you plan your retirement living at Schowalter Villa, the first step is understanding the difference between owning your own home versus living at Schowalter Villa with an occupancy agreement, and weighing the advantages for your lifestyle. When you live at Schowalter Villa, it is Schowalter Villa, not you, who is responsible for maintenance, repairs, upkeep, homeowners insurance and other expenses that are involved with traditional home ownership. The information provided here explains the financial and payment process.

- **Application fee:** If Schowalter Villa or any Bluestem community is a possibility in your future, submitting an application and the \$100 fee is the first step. This places you on the independent living wait list according to your application date.
- **Entrance fee:** Once you are ready to commit to an available home, the entrance fee is paid with a signed contract and Schowalter Villa begins preparing your chosen home according to your preferences and the standard plan of refurbishment. Entrance fees vary according to the neighborhood and the features of the home.
- **Resident occupancy agreement:** When choosing your home, you also will select the resident occupancy agreement that best suits your personal and financial priorities. This agreement guarantees your payment and refund schedule, and gives you the peace of mind and financial certainty of knowing your exact refund at any given time. Your choices are outlined on the following pages. The resident occupancy payment is due at closing.
- **Monthly service fee:** After closing on your home and receiving your keys, you will be responsible for your utilities and the monthly service fee.
- **Refund:** When you vacate your home at Schowalter Villa, your refund will be determined by the amortization schedule you chose and the amount of time you lived in your home.



Another living and financial option on campus is subsidized housing. Hickory Homes is an apartment neighborhood with income, age, and mobility qualifications. There are two home floor plans with a variety of amenities and services available. Please let us know if you would like to learn about the pricing and process for qualification at Hickory Homes.

MONTHLY SERVICE FEE INCLUDES:

- All internal and external home maintenance.
- Grounds maintenance (lawn care and snow removal).
- Property structure insurance.
- Utilities - sewer, water and refuse.

ON-CAMPUS SERVICES *and* AMENITIES INCLUDED:

- Senior Living Advisor support.
- Membership to Bluestem Wellness Centers - Hesston and North Newton.
- Discount at all Bluestem dining locations.
- 30 days of home transition support after hospital or short-term rehab stay.
- Chapel and independent living chaplain.
- Priority listing for assisted living and health care services.
- Fishing privileges in private, stocked lakes.
- Private reservation of common areas.
- Home oversight while you are away for extended periods.
- Community and campus enrichment events and lifelong learning opportunities with Bethel College and Hesston College.
- Library.
- Walking paths.
- Woodworking shop.

SERVICES AVAILABLE FOR AN ADDITIONAL FEE:

- Physical, occupational and speech therapy services.
- Transportation services.

Total monthly fee is based upon current economic conditions, services provided, operating costs and tax assessment. Monthly fee subject to change.



SCHOWALTER VILLA CAMPUS | HESSTON, KANSAS

- 1 VILLA LIFE CENTER**
 Entrance at 200 W. Cedar St.
 • Administration Offices
 • Chapel
 • Health Care
 • Hess Plaza
 • Hesston Intergenerational Child Development Center

- 2 MULLET PLACE**
 Entrance at 445 S. Main St.
 • Assisted Living
 • Hesston Bakery & Cafe
 • Main Street Gifts

- 3 LAKESIDE COMMONS**
 Entrance at 701 S. Main St.
 • Bluestem Wellness Center
 • Water's Edge Restaurant & Catering
 • Garden Room
 • Guest Rooms
 • Dayspring Room
 • Wood Shop
 • Ceramic Studio

- INDEPENDENT LIVING**
- 4 ARBOR VISTA**
- 5 HICKORY HOMES**
 Entrance at 175 W. Hickory St.
- 6 LAKE VISTA**
- 7 LAKESIDE VILLAGE**
 Catered independent living
 Entrance at 705 S. Main St.
- 8 PRAIRIE LAKES**

P Public parking



BLUESTEM COMMUNITIES | SCHOWALTER VILLA
 200 W. Cedar Dr.
 Hesston, Kansas

[f](#) [@](#) | bluestemks.org

Arbor Vista

Arbor Vista entrance fee *(non-refundable)*

Standard \$4,450

ARBOR VISTA HOME CHOICES ¹				PAYMENT OPTIONS			ALL OPTIONS
				PURCHASE OPTION A Refund* 90%-50%	PURCHASE OPTION B Refund* 80%-30%	RENTAL OPTION R No refund: monthly rate**	<i>Monthly service fee</i>
FLOOR PLAN	BED/BATH	SQ. FT.	QTY				
ASH	1 bed, 1 bath duplex	767	6	\$ 70,950	\$ 60,950	\$ 710	\$799
BIRCH	1 bed, 1 bath sixplex	760	2	\$ 70,950	\$ 60,950	\$ 710	\$799
	2 bed, 1 bath sixplex	973	15	\$107,950	\$ 91,950	\$1,080	\$799
CYPRESS	2 bed, 1 bath sixplex end	1,031	10	\$115,950	\$ 98,950	\$1,160	\$799
MAPLE	2 bed, 1.5 bath sixplex	824	3	\$114,950	\$ 97,950	\$1,150	\$799
400 S. HESS	3 bed, 1.5 bath duplex	1,424	1	\$138,950	\$118,950	\$1,390	\$799

* Refund when the unit is vacated is equal to a percentage of the RESIDENT OCCUPANCY PAYMENT.

** A security deposit equal to three months rent is due at closing. Entrance fee is due at contract signing. Up to the last six months rent and security fee can be applied to the purchase price if converting to a purchase agreement.

¹ Existing homes can have different configurations that may make price vary.

Rates as of January 1, 2025. Pricing and service fees are reviewed annually and are subject to change.

Refund schedule: Arbor Vista

The chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your **Arbor Vista** home.

For example, if you chose a home with Option A home price of \$107,950, your refund after 3 full years will be \$87,440 (\$107,950 x 81%).

REFUND WHEN VACATING:	OPTION A Refund: 90%-50%	OPTION B Refund: 80%-30%	OPTION R Monthly rate: <i>no refund</i>
Within first year	90%	80%	0%
after 1 full year	87%	70%	0%
after 2 full years	84%	65%	0%
after 3 full years	81%	60%	0%
after 4 full years	78%	55%	0%
after 5 full years	75%	50%	0%
after 6 full years	72%	45%	0%
after 7 full years	69%	40%	0%
after 8 full years	66%	35%	0%
after 9 full years	63%	30%	0%
after 10 full years	61%	30%	0%
after 11 full years	58%	30%	0%
after 12 full years	55%	30%	0%
after 13 full years	52%	30%	0%
after 14 full years	51%	30%	0%
after 15 full years	50%	30%	0%
all subsequent years	50%	30%	0%



Lake Vista

Lake Vista entrance fee (*non-refundable*)

Standard \$8,450
Lake or Arboretum view \$13,950

LAKE VISTA HOME CHOICES ¹				PAYMENT OPTIONS			ALL OPTIONS
				PURCHASE OPTION A Refund* 90%-50%	PURCHASE OPTION B Refund* 80%-30%	RENTAL OPTION R No refund: monthly rate**	Monthly service fee
FLOOR PLAN	BED/BATH	SQ. FT.	QTY				
COTTONWOOD	2 bed, 2 bath fourplex	1,112	28	\$159,950	\$135,950	\$1,600	\$ 956
BELMONT	2 bed, 2 bath duplex	1,205	8	\$184,950	\$157,950	\$1,850	\$ 964
	2 bed, 2 bath duplex with sunroom	1,350	18	\$208,950	\$177,950	\$2,090	\$ 979
	3 bed, 2 bath duplex	1,338	1	\$223,950	\$191,950	\$2,240	\$ 985
	3 bed, 2 bath duplex with sunroom	1,600	3	\$256,950	\$219,950	\$2,570	\$ 991
	<i>with 2-car garage, add</i>			\$ 23,450	\$ 20,450	\$ 235	
AUBURN	2 bed, 2 bath duplex	1,382	8	\$210,950	\$179,950	\$2,110	\$ 972
	3 bed, 2 bath duplex	1,633	16	\$247,950	\$211,950	\$2,480	\$ 991
	3 bed, 2 bath duplex with sunroom	1,972	6	\$299,950	\$255,950	\$3,000	\$1,010
	<i>with 2-car garage, add</i>			\$ 23,450	\$ 20,450	\$ 235	

* Refund when the unit is vacated is equal to a percentage of the RESIDENT OCCUPANCY PAYMENT.

** A security deposit equal to three months rent is due at closing. Entrance fee is due at contract signing. Up to the last six months rent and security fee can be applied to the purchase price if converting to a purchase agreement.

¹ Existing homes can have different configurations that may make price vary.

Refund schedule: Lake Vista

The chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your **Lake Vista** home.

For example, if you chose a home with Option A home price of \$223,950, your refund after 3 full years will be \$181,400 (\$223,950 x 81%).

REFUND WHEN VACATING:	OPTION A Refund: 90%-50%	OPTION B Refund: 80%-30%	OPTION R Monthly rate: <i>no refund</i>
Within first year	90%	80%	0%
after 1 full year	87%	70%	0%
after 2 full years	84%	65%	0%
after 3 full years	81%	60%	0%
after 4 full years	78%	55%	0%
after 5 full years	75%	50%	0%
after 6 full years	72%	45%	0%
after 7 full years	69%	40%	0%
after 8 full years	66%	35%	0%
after 9 full years	63%	30%	0%
after 10 full years	61%	30%	0%
after 11 full years	58%	30%	0%
after 12 full years	55%	30%	0%
after 13 full years	52%	30%	0%
after 14 full years	51%	30%	0%
after 15 full years	50%	30%	0%
all subsequent years	50%	30%	0%





Lakeside Village

Catered Independent Living

Lakeside Village entrance fee (*non-refundable*) **South Lawn view \$ 7,450**
North Lake view \$12,450

LAKESIDE VILLAGE HOME CHOICES ¹			PAYMENT OPTIONS		ALL OPTIONS <i>Monthly service fee</i>	
			PURCHASE OPTION A Refund* choose A-1 or A-2	RENTAL OPTION R No refund: monthly rate**	1st person	2nd person
BED/BATH	SQ. FT.	QTY				
1 bed, 1 bath	650	4	\$100,950	\$1,010	\$2,925	\$810
2 bed, 1 bath	923	12	\$149,950	\$1,500	\$2,945	\$810
2 bed, 2 bath	1,065	9	\$182,950	\$1,830	\$2,957	\$810
Garage, single car			\$ 13,450	\$ 135		
Garage, double car			\$ 22,450	\$ 225		

Lakeside Village | Catered Independent Living

In addition to the benefits that all independent living residents receive (see page 2), Lakeside Village provides expanded services and amenities.

Lakeside Village residents benefit from a flexible meal program, housekeeping, wellness nurse support, scheduled transportation and additional social opportunities. The monthly services also includes all utilities, cable television, wireless internet, phone service and emergency button.

The service and care coordination at Lakeside Village is focused on enhancing quality of life and providing additional strategies for residents to continue living independently.

See the Lakeside Village brochure for additional, detailed service information.

* Refund when the unit is vacated is equal to a percentage of the RESIDENT OCCUPANCY PAYMENT.
 ** A security deposit equal to three months rent is due at closing. Entrance fee is due at contract signing. Up to the last six months rent and security fee can be applied to the purchase price if converting to a purchase agreement.
¹ Existing homes can have different configurations that may make price vary.

Refund schedule: Lakeside Village|Catered Independent Living

The chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your **Lakeside Village** home.

For example, if you chose a home with Option A home price of \$149,950, your refund after 5 full years will be \$112,463 ($\$149,950 \times 75\%$).

REFUND WHEN VACATING:	OPTION A-1	OPTION A-2	OPTION R
	Refund: 90%-50%	Refund: 96%-0%	Monthly rate <i>no refund</i>
Within first year	90%	96%	0%
after 1 full year	87%	93%	0%
after 2 full years	84%	90%	0%
after 3 full years	81%	85%	0%
after 4 full years	78%	80%	0%
after 5 full years	75%	75%	0%
after 6 full years	72%	70%	0%
after 7 full years	69%	65%	0%
after 8 full years	66%	60%	0%
after 9 full years	63%	55%	0%
after 10 full years	61%	50%	0%
after 11 full years	58%	45%	0%
after 12 full years	55%	40%	0%
after 13 full years	52%	35%	0%
after 14 full years	51%	30%	0%
after 15 full years	50%	25%	0%
after 16 full years	50%	15%	0%
after 17 full years	50%	10%	0%
after 18 full years	50%	5%	0%
after 19 full years	50%	0%	0%
all subsequent years	50%	0%	0%





Prairie Lakes

Prairie Lakes entrance fee <i>(non-refundable)</i>				Prairie lot	\$12,950
				Arboretum lot	\$16,950
				Lake lot	\$22,950
PRAIRIE LAKES HOME CHOICES ¹				PAYMENT OPTION* <i>existing homes</i>	ALL OPTIONS <i>Monthly service fee</i>
FLOOR PLAN	BED/BATH	SQ. FT.	QTY		
PRIMROSE	2 bed, 2 bath with sunroom	1,765	2	\$348,950	\$1,368
LITTLE BLUESTEM	3 bed, 2 bath	1,751	3	\$338,950	\$1,368
	3 bed, 2 bath with extended bedroom	1,806	5	\$355,900	\$1,368
	3 bed, 2 bath with extended living room	1,822	2	\$355,900	\$1,370
	3 bed, 2 bath with sunroom	1,954	2	\$364,900	\$1,420
BIG BLUESTEM	3 bed, 2 bath	1,979	2	\$372,950	\$1,470
	3 bed, 2 bath with extended bedroom	2,051	6	\$389,900	\$1,474
	3 bed, 2 bath with extended living room	2,121	4	\$388,400	\$1,474
EXISTING HOME REFUNDABLE UPGRADE FEATURES					
Fireplace				\$12,950	
Extended width or depth garage				\$ 6,450	
Covered patio				\$ 5,450	

New Construction: Taking reservations for Prairie Lakes Phase 2. Refer to the Prairie Lakes Brochure.

* Refund when the unit is vacated is equal to a percentage of the RESIDENT OCCUPANCY PAYMENT.

¹ Existing homes can have different configurations that may make price vary.

Rates as of January 1, 2025. Pricing and service fees are reviewed annually and are subject to change.

Refund schedule: Prairie Lakes

This chart below shows the refund schedule for the Resident Occupancy Payment option you selected for your **Prairie Lakes** home.

For example, if you chose a home with Option A home price of \$355,950, your refund after 6 full years will be \$256,284 (\$355,950 x 72%).

REFUND SCHEDULE	
Refund: 90%-50%	
Within first year	90%
after 1 full year	87%
after 2 full years	84%
after 3 full years	81%
after 4 full years	78%
after 5 full years	75%
after 6 full years	72%
after 7 full years	69%
after 8 full years	66%
after 9 full years	63%
after 10 full years	61%
after 11 full years	58%
after 12 full years	55%
after 13 full years	52%
after 14 full years	51%
after 15 full years	50%
all subsequent years	50%



NOTES:





  | bluestemks.org



SCHOWALTER VILLA
Hesston, Kansas
888-388-7445