



2023 Standard Information Sheet

This summary is for comparison purposes only. Please refer to contracts for details.

CCRC Name:	The Knolls at Goshen, Inc
Address:	214 Harriman Drive, Goshen, NY 10924
Telephone/Contact:	1-800-914-4051 Christine Conklin, Director of Sales Andrea Wolfenhaut, Sales Assistant Lisa Bernasconi, Remote Sales Counselor Catherine Beregowitz, Sales Consultant
Sponsorship:	The Knolls at Goshen, Inc.
Operation start date:	[REDACTED], 2023
Facility type:	Not for profit
Number of independent living apartments:	148 1 & 2 bedroom apartments
Number of nursing facility beds:	40 nursing care private rooms/bath
Number of enriched housing units:	28 enriched housing apartments
Required insurance coverage:	Medicare, Medicare Supplemental Insurance Auto Insurance, if applicable Renter's" Insurance



**SUBJECT TO DOH AND DFS APPROVAL
NOT FOR DISSEMINATION**

Type A Life Care Contract - Declining Balance:

The Type A Contract is a life care contract providing unlimited nursing home services and enriched housing services for no additional charge to the resident. The Knolls at Goshen offers two payment options for Type A Contracts – **Life Care Option 1** has a one-time entrance fee per resident followed by the payment of the community’s standard Monthly Fees per resident for the duration of the contract. **Life Care Option 2** has a smaller entrance fee per resident followed by the payment of the community’s standard Monthly Fees per resident and an additional “life care” monthly fee per resident for the duration of the resident’s residency at The Knolls at Goshen.

In both Option 1 and Option 2, the entrance fee is refundable as follows:

1. Fully refundable for the first 90 days after resident’s occupancy date.
2. If the residency terminates more than 90 days after resident’s occupancy date, but within the 48 months, Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency retroactive to the 1st month of resident’s occupancy date.
3. After 48 months of occupancy, the entrance fee refund is reduced to zero.

**The Knolls at Goshen, Inc.
2023 Pricing ¹
Type A Life Care Contract – Option 1**

Unit Type	#	BR	BA	Size (sq. ft.)	Entrance Fee	Monthly Fee
Unique Adirondack	1	1	1	500	\$334,532	\$3,090
Adirondack	13	1	1	500	\$341,042	\$3,090
Catskill	45	1	1	700	\$395,546	\$3,862
Erie	25	1/D	1.5	860	\$427,653	\$4,369
Hudson	10	1/D	1.5	860	\$427,653	\$4,369
Unique Hudson	4	1/D	1.5	915	\$427,653	\$4,369
Niagara	40	2	2	1,000	\$448,176	\$4,788
St. Lawrence	10	2	2	1,240	\$483,813	\$5,494
<i>Second Person Fee</i>					<i>\$182,051</i>	<i>\$1,158.56</i>

**The Knolls at Goshen, Inc.
2023 Pricing ¹
Type A Life Care Contract – Option 2**

Unit Type	#	BR	BA	Size (sq. ft.)	Entrance Fee	Monthly Fee
Unique Adirondack	1	1	1	500	\$246,265	\$3,945
Adirondack	13	1	1	500	\$252,775	\$3,945
Catskill	45	1	1	700	\$307,279	\$4,717
Erie	25	1/D	1.5	860	\$339,386	\$5,224
Hudson	10	1/D	1.5	860	\$339,386	\$5,224
Unique Hudson	4	1/D	1.5	915	\$339,386	\$5,224
Niagara	40	2	2	1,000	\$359,909	\$5,643
St. Lawrence	10	2	2	1,240	\$395,546	\$6,349
<i>Second Person Fee</i>					<i>\$93,784</i>	<i>\$2,013.56</i>

¹ Effective June 1, 2023.
214 Harriman Drive | Goshen, NY 10924
1.800.914.4051



**SUBJECT TO DOH AND DFS APPROVAL
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Type C Fee-for-Service Contract - 80% Refundable:

The Type C Contract is a fee-for-service contract providing nursing home care services and enriched housing services at the resident's expense, and at the then-current private pay rate for the applicable facility.

Entry fee refund/amortization details:

1. Fully refundable for the first 90 days after resident's occupancy date.
2. If the residency terminates more than 90 days after resident's occupancy date, a portion of the entrance fee will be refunded subject to a minimum of 80% of the total entrance fee. Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency retroactive to the 1st month of resident's occupancy date.

On-site Enriched Housing-Private Pay Monthly, beginning at: \$8,253¹ a month, plus service packages.

The Knolls at Goshen on-site Skilled Nursing Facility-Private Pay Daily: \$603.¹

The private pay rates are not regulated by the Department of Health or the Department of Financial Services but are determined and implemented solely by The Knolls at Goshen or such offsite care facility that the community may use.

**The Knolls at Goshen, Inc.
2023 Pricing ¹
Type C Fee-For-Service- Contracts – 80% Refundable**

Unit Type	#	BR	BA	Size (sq. ft.)	Entrance Fee	Monthly Fee
Unique Adirondack	1	1	1	500	\$259,284	\$3,090
Adirondack	13	1	1	500	\$270,318	\$3,090
Catskill	45	1	1	700	\$362,997	\$3,862
Erie	25	1/D	1.5	860	\$417,613	\$4,369
Hudson	10	1/D	1.5	860	\$417,613	\$4,369
Unique Hudson	4	1/D	1.5	915	\$417,613	\$4,369
Niagara	40	2	2	1,000	\$452,368	\$4,788
St. Lawrence	10	2	2	1,240	\$513,052	\$5,494
<i>Second Person Fee</i>						<i>\$1,158.56</i>

¹ Effective June 1, 2023.
214 Harriman Drive | Goshen, NY 10924
1.800.914.4051



Type C Fee-for-Service Contract - Declining Balance:

The Type C Contract is a fee-for-service contract providing nursing home care services and enriched housing services at the resident’s expense, and at the then-current private pay rate for the applicable facility.

Entry fee refund/amortization details:

1. Fully refundable for the first 90 days after resident’s occupancy date.
2. If the residency terminates more than 90 days after resident’s occupancy date, but within the 48 months, Sponsor will retain a four percent (4%) administration fee and an additional two percent (2%) for each full or partial month of residency retroactive to the 1st month of resident’s occupancy date.
3. After 48 months of occupancy, the entrance fee refund is reduced to zero.

On-site Enriched Housing-Private Pay Monthly, beginning at: \$8,253¹ a month, plus service packages.

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**The Knolls at Goshen, Inc.
2023 Pricing ¹**

Type C Fee-For-Service- Contracts – Declining Balance

Unit Type	#	BR	BA	Size (sq. ft.)	Entrance Fee	Monthly Fee
Unique Adirondack	1	1	1	500	\$ 152,481	\$3,090
Adirondack	13	1	1	500	\$ 158,991	\$3,090
Catskill	45	1	1	700	\$ 213,495	\$3,862
Erie	25	1/D	1.5	860	\$ 245,602	\$4,369
Hudson	10	1/D	1.5	860	\$ 245,602	\$4,369
Unique Hudson	4	1/D	1.5	915	\$ 245,602	\$4,369
Niagara	40	2	2	1,000	\$ 266,125	\$4,788
St. Lawrence	10	2	2	1,240	\$ 301,762	\$5,494
<i>Second Person Fee</i>						<i>\$1,158.56</i>

DRAFT
APRIL 27, 2023

SUBJECT TO DOH AND DFS APPROVAL
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¹ Effective June 1, 2023.



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Services included in the Monthly Service Fee:

- 24-hour emergency response system
- All utilities except for telephone and cable service
- Independent living apartments
- Physical fitness programs
- Social and recreational areas
- Storage area
- Use of pool, spa and recreational facilities
- Wellness program
- Access to prescription drug service
- All interior/exterior maintenance
- Bi-weekly housekeeping services
- One meal per day (lunch or dinner)
- Scheduled transportation
- Semi-annual heavy cleaning
- Surface parking
- Weekly flat linen services
- Access to physician services
- Access to rehabilitation services

Optional Services:

- Additional storage
- Enhanced cable television service
- Guest suites
- Beauty salon
- Catering
- Unscheduled transportation
- Home Health Service (over and above those reimbursed by Medicare)
- Housekeeping/laundry in excess of bi-weekly service
- Internet service

Community Description: The Knolls at Goshen, Inc. is a 501 (c)(3) Not for Profit Corporation situated on approximately 40 acres near the junction of State Route 17 and Harriman Drive in the Village of Goshen, New York.

The Knolls at Goshen is a continuing care community designed to accommodate residents aged 65 and older in 148 independent living apartments ranging in size from one-bedroom apartments to two bedroom/two bath apartments with a den. Each apartment has a full kitchen. All the apartments have emergency call systems and other safety features. The community also includes common areas, such as dining rooms, activity areas, a cafe, a pub, a health club, a beauty/barber shop, library, woodworking shop, multi-purpose room, indoor swimming pool, lounges and administrative areas.