

Prices, Membership Fee & Monthly Fees

UNIT TYPE	SQUARE FEET (Approximate)	ESTIMATED GROSS STARTING PRICE	MONTHLY FEE As of January 1, 2026	
VILLAS/CONDOS			1 PERSON	2 PEOPLE
The Afton	810 sf	\$525,000+	\$4,017	\$6,196
The Archer	929 sf	\$550,000+	\$4,100	\$6,279
The Indigo	1,118 sf	\$600,000+	\$4,279	\$6,458
The Biltmore	1,160 sf	\$650,000+	\$4,528	\$6,707
The Birch	1,315 sf	\$775,000+	\$4,949	\$7,128
The Carlton	1,472 sf	\$900,000+	\$5,369	\$7,548
The Delano	1,495 sf	\$900,000+	\$5,458	\$7,637
The Park	1,508 sf	\$925,000+	\$5,291	\$7,470
The Azalea	1,756 sf	\$1,100,000+	\$5,624	\$7,803
The Gallery	2,153 sf	\$1,525,000+	\$6,025	\$8,204
The Osprey	2,387-2,541 sf	\$1,575,000+	\$6,460	\$8,639
COTTAGES/TOTAL #				
The Ashley (3)	1,800+ sf	\$1,400,000+	\$6,460	\$8,639
The Cambridge (3)	1,900+ sf	\$1,400,000+	\$6,527	\$8,706
The Sycamore (3)	1,982+ sf	\$1,400,000+	\$6,460	\$8,639
The Devonshire (37)	2,100-2,900+ sf	\$1,575,000+	\$6,546	\$8,725
The Hampton (1)	2,411+ sf	\$1,700,000+	\$6,698	\$8,877
The Wellesley (6)	2,800-3,900+ sf	\$1,850,000+	\$7,217	\$9,396

NOTE 1 GROSS SALES PRICES INCLUDE 10% MEMBERSHIP FEE

NOTE 2 Covered Villa parking starts at \$6,000+. Garage Villa parking space starts at \$10,000+. This is a one-time purchase, and may be sold. Conveniently located uncovered parking is available at no charge.

NOTE 3 Monthly Fee includes, but is not limited to, 30 meals served in either of our two restaurants, with over 20 entrée selections available daily; convenience of home-delivered meals; complimentary breakfast; weekly housekeeping and linen service; complete interior and exterior home maintenance; most utilities, including phone, cable TV and wireless internet; scheduled transportation on and off campus; valet parking; indoor aquatics center and spa; fitness center; Sport Court with pickleball; exercise and wellness classes; continuing education classes; entertainment; guest speakers; live music; and much more. Monthly fee also includes 90 days of residency in our Medicare-licensed Stewart Health Center at no additional daily rate. After 90 days “free” the Stewart Health Center is available to our members at a significantly reduced cost for as long as the member requires healthcare. For more information on the many services and amenities available to our members, please see our Membership Agreement.

NOTE 4 All square footages are approximate.

NOTE 5 Future resales of Villas and Cottages will be priced individually based on market value, custom modifications, location and view.



Stewart Health Center 2026 Member Rates

ROOM TYPE	MEMBER DAILY RATE	MEMBER MONTHLY RATE
ASSISTED LIVING		
Private Room	\$250	\$7,500
SKILLED NURSING		
Private Room	\$342-\$397	\$10,260-\$11,910
MEMORY CARE		
Private Room	\$385-\$412	\$11,550-\$12,360

**These rates are based upon a 30-day month.*

STEWART HEALTH CENTER

Providing superior 24-hour care and comfort right on The Cypress campus, The Stewart Health Center is our on-site Medicare-certified complex that offers Assisted Living, Memory Care, and Skilled Nursing Care in a licensed, 79-bed, fully staffed facility. Each Member of The Cypress is entitled to 90 days of residency at no additional daily rate. After 90 “free” days, the Member Rate is significantly reduced from comparable facilities’ rates for as long as the Member needs healthcare.

The Stewart Health Center offers rehabilitative and respite services for Members, satisfying for short-term and long-term needs. With an unparalleled high staff-to-patient ratio, more time and attention is devoted to residents by a collaborative team of medical experts including: a Medical Director Physician, Registered Nurses, Certified Nursing Assistants, Recreation & Activity Specialists, Dietician and Social Worker. As well as other specialists from a Geriatric Psychiatrist, Podiatrist, Dentist and Physical, Occupational and Speech Therapists.

Having an entire wing reserved for Alzheimer’s and Dementia care, offers an outstanding caliber of dedication to progressive long-term care programs.

The option for mostly private- and a few shared-room suites delivers a unique level of personalized care that Cypress Members can expect. Combined with impeccable dining, stimulating fitness programs and community events, The Stewart Health Center is the rival of most senior healthcare centers in the Charlotte area. When you are well, the convenience of a top-rated health center is the least of your concern, but (when needed) it is the core of your care plan as a Cypress Member. That is our community commitment to you.