Apartment Living at St. Andrews Village

Community and Convenience

Located in the heart of beautiful Boothbay Harbor, Maine, the Village offers relaxed living accommodations in a park-like setting. Residents in our independent living apartments enjoy living at the Inn's well-designed setting, surrounded by new friends and supportive staff.

The monthly fee for apartment residents includes all utilities, maintenance, emergency call response, scheduled transportation, the evening meal (brunch every other Sunday), weekly housekeeping and much more!



- **Spacious floor plans with delightful design details.** Each of our roomy apartments is designed and built with your comfort and convenience in mind: high ceilings and large, sun-filled rooms, three-season porches, a fully-applianced kitchen and your own washer and dryer.



- **Great food in a gracious setting.** The evening meals and Sunday brunches are fabulous. From seafood to steak, our chef brings the best of Maine's farms and oceans to your table in traditional and innovative ways, with the help of our professional wait staff.



- **Activities and amenities to support your lifestyle.** Our main Inn has the look and feel of an historic Maine inn, offering the warmest of welcomes. Scheduled transportation services, wellness and fitness programs, healthcare consultation, on-site arts and entertainment, off-site day-trips, craft/woodworking shop and more.



- **Flexible rentals, no up-front fees and pet friendly.** Our all-inclusive monthly rental fee makes enjoying all our community has to offer easy and accessible. No deposits required for long-term rentals. And since we are pet friendly, we welcome your companion friends.

St. Andrews Village is part of a complete continuum of care through LincolnHealth and MaineHealth. Our residents appreciate the peace of mind that comes from knowing they receive priority access to additional levels of care at the Village. In addition to cottages and independent living, we provide assisted living, skilled rehabilitation, long term care and memory care—all on the campus of St. Andrews Village.

Independent Living Apartments

Rates & What's Included

(Effective October 2026)

Apartment rental rates shown below are based on single occupancy. Apartments with two occupants pay an additional $756/mo. Rates are in effect as of 10/1/26.

Model A	1 Bedroom, 1 Bath	600 sq. ft.	Rental Range: $3,773 – $3,928 /per mo.
Model B	1 Bedroom, 1 Bath	688 sq. ft.	Rental Range: $3,784 – $4,346 /per mo.
Model C	2 Bedroom, 1½ Bath	880 sq. ft.	Rental Range: $4,364 – $4,985 /per mo.
Model D	2 Bedroom, 2 Bath	1,011 sq. ft.	Rental Range: $5,152 – $5,566 /per mo.
Model E	2 Bedroom, 2 Bath, Den	1,335 sq. ft.	Rental Range: $6,343 – $6,431 /per mo.

WHAT'S INCLUDED! Your monthly fee covers:

- ✓ Apartment Rental
- ✓ Utilities (Electricity, Water, Heat/Central AC)
- ✓ Dinner Every Night (Brunch every other Sunday)
- ✓ Weekly Scheduled Housekeeping
- ✓ Scheduled Transportation Services
- ✓ Complimentary Wi-Fi
- ✓ Special Cable-TV Rate
- ✓ Electronic Security
- ✓ 24-hour Emergency Call System
- ✓ On-site Routine Maintenance
- ✓ On-site Storage Unit
- ✓ Monthly Healthcare Consultation
- ✓ Health and Wellness Programs
- ✓ On-site Fitness Programs
- ✓ Daily Activities and Special Events
- ✓ Washer/Dryer in Each Unit

Spacious floor plans with delightful design details.

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Excellent food in a relaxed, gracious setting.

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Activities and amenities to support many lifestyles.

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Flexible rentals with no up-front fees.

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Peace of mind, now and for the future.

WE ARE PET *friendly!*

Rev: 9/26

Dining at St. Andrews Village



Dinner

For residents at the Inn, dinner each evening is included in the monthly rental fee. They choose to enjoy meals in the dining room, on the outdoor patio, or in the privacy of their apartments.

Village chefs feature seasonally inspired menus of creative dishes and classic favorites every week. And every effort is made to accommodate special diets or preferences.

Brunch

Every other Sunday (in lieu of dinner) the Village has a delicious full brunch, which not only includes tasty breakfast items such as baked goods, eggs, sausage, bacon, pancakes and french-toast, but also features options such as soups/chowders, sliced ham and sandwiches.

Sample Dinner Menu

APPETIZERS

Caprese Salad: Fresh Mozzarella, Basil, and Tomatoes on Select Greens

or

Soup Du Jour: Haddock Chowder

ENTREES

Seafood Newburg on Puff Pastry
with scallops, lobster, shrimp and haddock

or

Bourbon Glazed Baby Back Ribs

Both entrees served with Fiesta Rice Pilaf and Herbed Summer Squash & Zucchini

DESSERTS

Chocolate Mousse with Raspberries

Or

Assorted Round Top Ice Creams

- *Cottage residents and family/friends are always welcome to make a reservation to dine at the Village.*
- *Our smaller well-designed private dining room is available for residents use for parties and special occasions.*
- *Special menus, music, and festive decorations make celebrating holidays a truly unique and memorable experience throughout the year at the Village.*

Criteria for Renting in the Independent Living Apartments

The Apartments at St. Andrews Village have been designed for residents who are able to live independently. Health and activity criteria are used to evaluate each individual resident's level of personal independence and his/her level of physical and mental stability to provide self-care as part of the admission process and as needed thereafter. The ability to perform certain activities is the determinant for the resident's qualification for independent living.

The following criteria are reviewed to determine if an individual qualifies for independent living:

- Able to bathe, groom and dress self
- Able to ambulate or self-transport
- Able to feed self
- Requires no ongoing special diet which cannot be self-managed
- Able to administer own medication
- Requires no ongoing scheduled professional nursing care
- Continent of bowel and bladder or self-managed incontinence
- Mentally alert
- Oriented to person, place and time
- Able to make personal care decisions
- Able to attend dinner in the dining room
- Able to maintain an orderly personal living space and clean personal clothing
- Able to leave campus for personal needs or personal reasons
- Able to provide own breakfast and lunch

The following notes concern the application of the criteria listed above for independent living:

- St. Andrews Village endeavors to maintain residents at the most independent level of housing or care at which their needs can be met.

- Some of the criteria may be met by having assistance provided on a scheduled basis by a qualified nursing assistant or home health aide or family member. This assistance may be monitored by St Andrews Village administration.

- St Andrews Village recognizes the concept of unit independence. When two people share the same unit, one resident may be able to assist the other with meeting certain of the criteria. As long as both people live together and function as a unit to meet the personal needs of both residents, the resident who needs additional assistance may remain in independent living.

- Residents may use assistive devices such as canes, crutches, walkers, wheelchairs (manual or electric) and small-motorized carts to maintain their ability to self-transport.

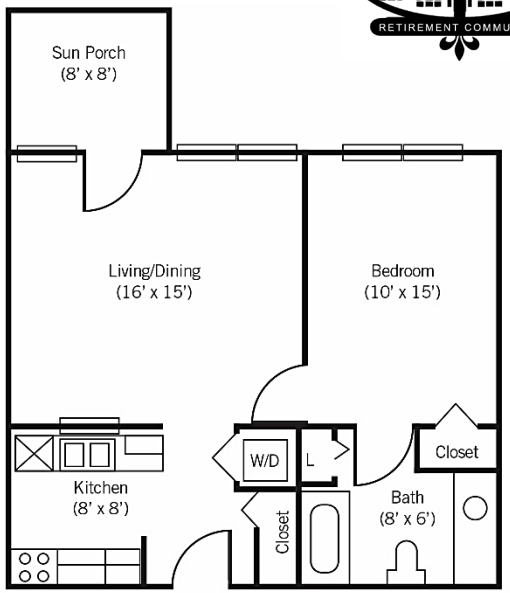
- The permanent inability to meet the criteria either independently or with reasonable assistance means that it is no longer appropriate for the resident to remain in an independent unit. A move to assisted living or a long term care nursing placement will be recommended as one method of meeting the resident's needs.

- St. Andrews Village distinguishes a short-term inability to meet the criteria versus a long-term inability. A short-term inability to meet the criteria may be met through temporary home care or temporary nursing home placement. A long-term inability to meet the criteria will usually be met through transfer to an assisted living or long-term care nursing setting.

- Whenever a resident is admitted to a hospital or long term care nursing facility, his/her ability to meet the criteria is reassessed prior to returning to St. Andrews Village.

Independent Living Apartment Floor Plans

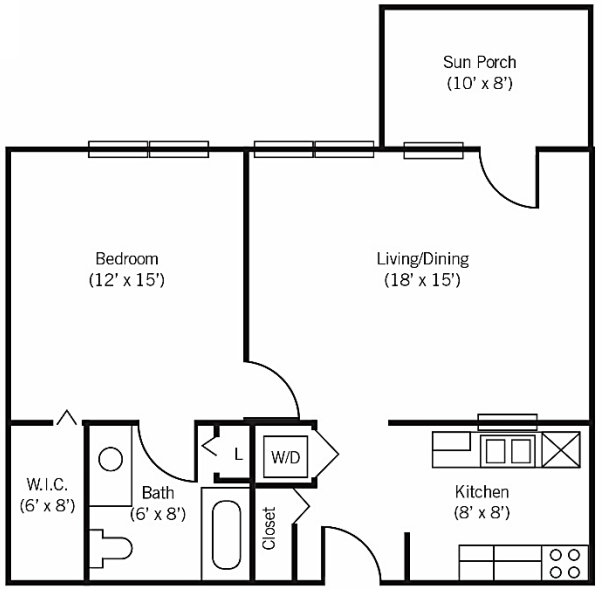
(Larger versions available upon request)



Model A: 599 Sq.Ft.

1 Bedroom, 1 Bath

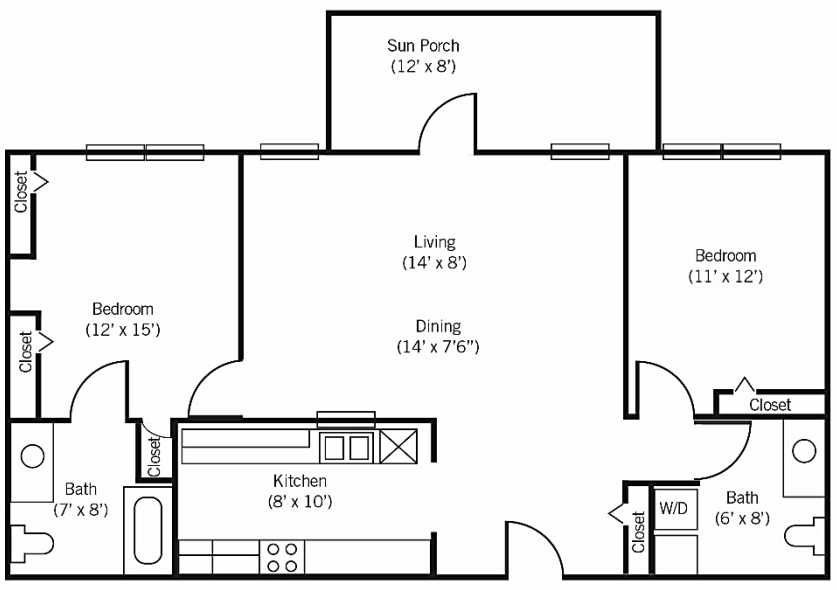
Dimensions and window locations may vary slightly.



Model B: 688 Sq.Ft.

1 Bedroom, 1 Bath

Dimensions and window locations may vary slightly.



Model C: 880 Sq.Ft.

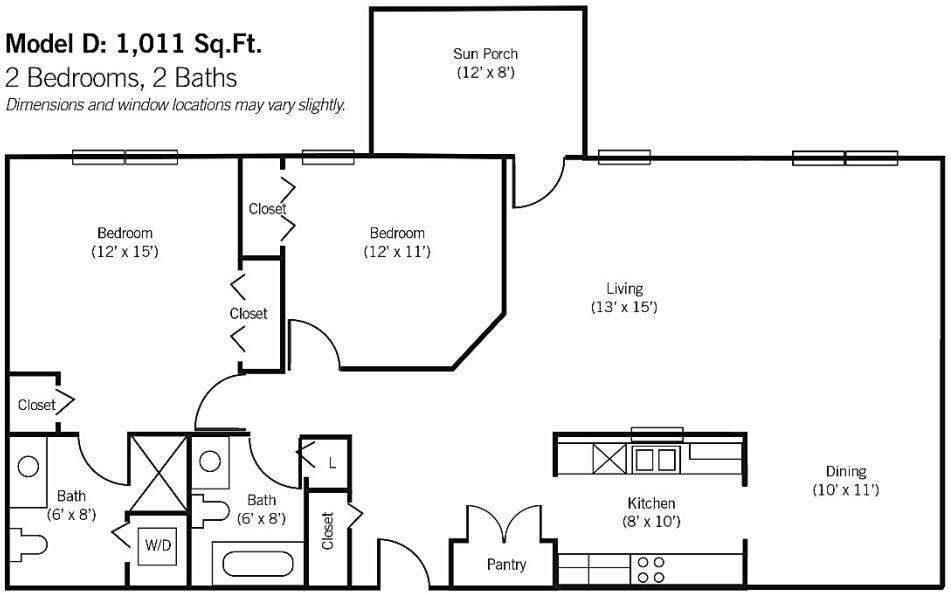
2 Bedrooms, 1.5 Baths

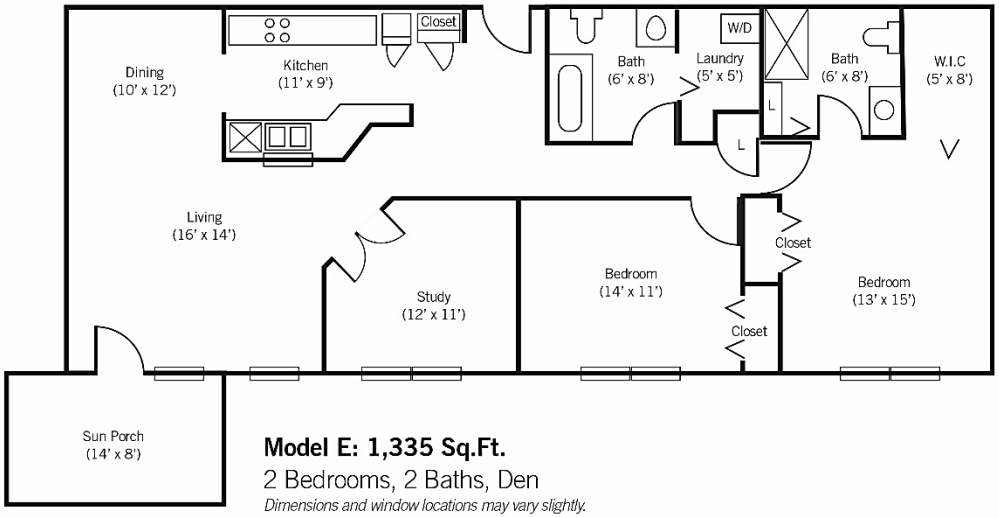
Dimensions and window locations may vary slightly.

Model D: 1,011 Sq.Ft.

2 Bedrooms, 2 Baths

Dimensions and window locations may vary slightly.





Model E: 1,335 Sq.Ft.

2 Bedrooms, 2 Baths, Den

Dimensions and window locations may vary slightly.

Priority Member
Waiting List Agreement

St. Andrews Village hereby acknowledges receipt of a fully refundable $1,000 reservation fee from the person(s) ("Future Resident") listed below. Payment of the reservation fee entitles the Future Resident to a priority position on the waiting list maintained by St. Andrews Village for the benefit of the retirement community known as St. Andrews Village located in Boothbay Harbor, Maine.

The waiting list number assigned to Future Resident is as listed below, and may not be assigned or transferred by Future Resident to any other person. The reservation fee shall be non-interest bearing.

In consideration of the reservation fee, when residential units (cottages or apartments) at St. Andrews Village are available for selection, Future Resident will be given an opportunity to select a unit in order of the waiting list number assigned to Future Resident. Future Resident understands that, prior to making a selection, Future Resident will be required to enter into a binding Agreement with respect to the acquisition of an interest in St. Andrews Village.

A decision by Future Resident not to exercise a right to select a unit will not affect the waiting list position held by Future Resident and Future Resident will retain a priority position with respect to future units at St. Andrews Village which may become available.

Future Resident may terminate this Priority Waiting List Agreement at any time, for any reason and receive a full refund of the reservation fee. This agreement does not constitute an offer or sale of an interest in St. Andrews Village.

Member Name(s):	Priority Number:
Address:	
Phone Number:	Desired Occupancy Date:
Email Address:	
Family/Representative Contact: Phone:	

Interested in: ❑ **APARTMENT:** ❑ Type A ❑ Type B ❑ Type C ❑ Type D ❑ Type E

❑ **COTTAGE:** ❑ Type F ❑ Type G ❑ Type H

Signature of Future Resident(s): _____ _____

Date: _____

Accepted by: St. Andrews Village

Signature: _____ Date: _____

Please make check payable to St. Andrews Village and mail to: 145 Emery Ln, Boothbay Harbor, ME 04538

SAMPLE Independent Living Calendar — June 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 2:00 Bridge 5:30 Dinner Served	2 9:15 & 10:30 Mindful Movements 1:30 Chris & Dave	3 11:00 Trip to "North of the Border" in Wisc. for flowers! 1:30 Soothing Sounds with Sarah	4 12:00 Noon Meal 1:30 Bus leaves for BRLT Oak Point for a nature walk! s/u	5 9:15 & 10:30 Mindful Movements 4:00 Wine, Cheese, Music with Kevin	6 10:00 Float Meeting 1:30 Wii Bowling!	7 10AM Coed Coffee & Chat! 1:30 Chromino's
8 12:00 Brunch 2:00 Bridge	9 9:15 & 10:30 Mindful Movements 1:30 Popcorn & Movie The Graduate	10 1:30 Join us for the Book club I ♥ Book Club	11 1:30 Come and wish Ginny Grinnell farewell!	12 9:15 & 10:30 Mindful Movements 10:00 Trip to Farmer's Market s/u	13 10:00 Float Meeting 1:30 Bingo	14 10AM Coed Coffee & Chat! 1:30 Chromino's 6:30 Gaelic Storm at BB Opera House s/u
Father's Day 15 12:00 Noon Meal 2:00 Bridge	16 9:15 & 10:30 Mindful Movements 2:30 Mickey Felder Jazz Piano	17 10:00 Apt Meeting 1:30 A ride on the Trolley!	18 10:30 Peaceful Presence w/ Sarah	Juneteenth 19 Admin offices closed 9:15 & 10:30 Mindful Movements 10:00 Book Club Trip	20 10:00 Float Meeting 12:15 Bus leaves for MSMT: Anastasia $$ s/u	21 10AM Coed Coffee & Chat! 1:30 Chromino's
22 12:00 Brunch 2:00 Bridge	23 9:15 & 10:30 Mindful Movements 12:15 Bus leaves for CMBG Horticulture Program	24 10:00 Cottage Meeting 1:30 Popcorn & Movie The Proposal	25 1:00 Bus leaves to watch Windjammers Arrive! s/u 3:15 Bus leaves for Parade s/u We will be viewing the Windjammers arriving into the harbor at Dept of Marine Resources.	26 9:15 & 10:30 Mindful Movements 10:00 Trip to Farmer's Market Be sure to wear sunscreen and a jacket!	27 1:30 Join us for the Birthday Party!	28 10AM Coed Coffee & Chat! 1:30 Chromino's
29 1:30 Bus leaves for Carousel s/u $ 2:00 Bridge	30 9:15 & 10:30 Mindful Movements 12:15 Bus leaves for CMBG Horticulture Program	YOUR LIBRARY Featured March Author: Lilian Braun				

JUNE BIRTHDAYS

1 Betty B.	**8** Carol M.
5 Judy D.	**9** Joann A.
5 Meg L.	**27** Patty C
6 Jim S.	**29** Sally G.

PODIATRIST 6/10 *Please contact Barbara for appointments.*

VETERANS Monthly meeting Wed 6/18 2:00pm - Private Dining Room

HAPPY HOUR Every Friday at 4:45pm in the Living Room/Patio. B.Y.O.B. and an appetizer to share if you would like.