

# OceanView *at Falmouth*

## **Financial Information for Apartments**

<b>Main Lodge Proper</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
1 bedroom, 1 bedroom/den, 1 bedroom/den deluxe, 2 bedroom	\$275,000 - \$550,000	\$3,187 - \$4,034 per month; \$1,211 per month for 2nd person
<ul style="list-style-type: none"><li>♦ Included: <b>Gold Meal Plan</b> (60 credits per month per person)</li><li>♦ Resident is responsible for: electricity, telephone, cable TV, internet services</li><li>♦ Parking: carport and parking garage spaces for additional entrance fee, if available</li></ul>		
<b>Hilltop Lodge</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
1 bedroom, 1 bedroom/den, 2 bedroom, 2 bedroom/den	\$550,000 - \$745,000	\$3,738 - \$3,971 per month; \$1,596 per month for 2nd person
<b>Main Lodge Expansion</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
1 bedroom, 1 bedroom/den, 2 bedroom, 2 bedroom/den	\$830,000 - \$1,100,000	\$3,738 - \$4,291 per month; \$1,596 per month for 2nd person
<ul style="list-style-type: none"><li>♦ Included: <b>Gold Meal Plan</b> (60 credits per month per person), electricity, heat, air conditioning</li><li>♦ Resident is responsible for: telephone, cable TV, internet services</li><li>♦ Parking: carport and parking garage spaces for additional entrance fee, if available</li></ul>		
<b>Fitness Pavilion</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
1 bedroom/den, 2 bedroom	\$875,000 - \$890,000	\$3,381 per month; \$932 per month for 2nd person
<b>Blueberry Commons</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
1 bedroom/den, 2 bedroom, 2 bedroom/den, 2 bedroom/den penthouse	\$880,000 - \$1,360,000	\$3,381 - \$4,625 per month; \$932 per month for 2nd person
<ul style="list-style-type: none"><li>♦ Included: <b>BBC Meal Plan</b> (16 credits per month per person), electricity, heat, air conditioning</li><li>♦ Resident is responsible for: telephone, cable TV, internet services</li><li>♦ Parking: one parking garage space is included</li></ul>		

Carports (detached garage): \$25,000 • Parking Garage (attached): \$45,000

## Financial Information for Cottages

<b>Schoolhouse Cottages</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
2 bedroom/den, 2 bedroom/den with loft, 2 bedroom/den with loft and basement	\$910,000 - \$1,175,000	\$2,752 - \$2,785 per month; \$913 per month for 2nd person
<hr/>		
<b>Whipple Farm Cottages</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
2 bedroom, 2 bedroom/den, 3 bedroom/den, 4 bedroom/den	\$850,000 - \$1,400,000	\$2,674 - \$2,706 per month; \$913 per month for 2nd person
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<b>Classic Cottages (formerly Cottages II/III)</b>	<b>Entrance Fee</b>	<b>Monthly Fee</b>
2 bedroom, 2 bedroom/den	\$600,000 - \$825,000	\$2,518 per month; \$770 per month for 2nd person

### For all cottages:

- ♦ Included: **Cottages Meal Plan** (8 credits per month per person), attached garage (options for 1 or 2 vehicles)
- ♦ Resident is responsible for: propane gas, electricity, telephone, cable TV, internet services
- ♦ Cottages with solar panels will be billed monthly by OceanView for electricity charges.

### For all cottages and apartments:

- ♦ **The Entrance Fee** is a one-time payment that is 90% refundable and cannot be mortgaged. This fee is common in senior-living communities that offer a maintenance-free lifestyle, access to services, and higher levels of care.
- ♦ **The Monthly Fee** pays for the community's operational expenses and certain supportive services. These fees are adjusted every July.
- ♦ **Operational expenses** include management, water, sewer, property taxes, insurance, interior and exterior maintenance of buildings for cottages and apartments, reserved parking, groundskeeping, landscaping, trash collection, custodial care, and snow removal. For apartments, snow removal includes car care.
- ♦ **Supportive services** include on-site registered nurse, health care management, 24-hour emergency call service, housekeeping, mobile security patrol, van transportation options, a robust activities program, and priority access to Falmouth House assisted living and Legacy Memory Care.

*Prices Subject to Change*

**20 Blueberry Lane · Falmouth, Maine 04105**

**Voice: (207) 781-4460 · Fax: (207) 781-4479 · [www.oceanviewrc.com](http://www.oceanviewrc.com)**



## Evergreen Commons at • OceanView

Accepting  
Reservations  
Now!



We are offering **20 new apartments** on the OceanView campus!

Evergreen Commons is a special new solar-powered neighborhood at OceanView.  
Our Cottages 1 neighborhood is being replaced by a total of  
23 new distinctive cottages and apartment homes.

**These will include 20 new all-electric apartments within three 2-story buildings.**

These new apartment homes will celebrate our community's ongoing commitment to sustainability  
with the goal of creating a cleaner and greener future for generations to come.

Why wait? Reserve your new home today!

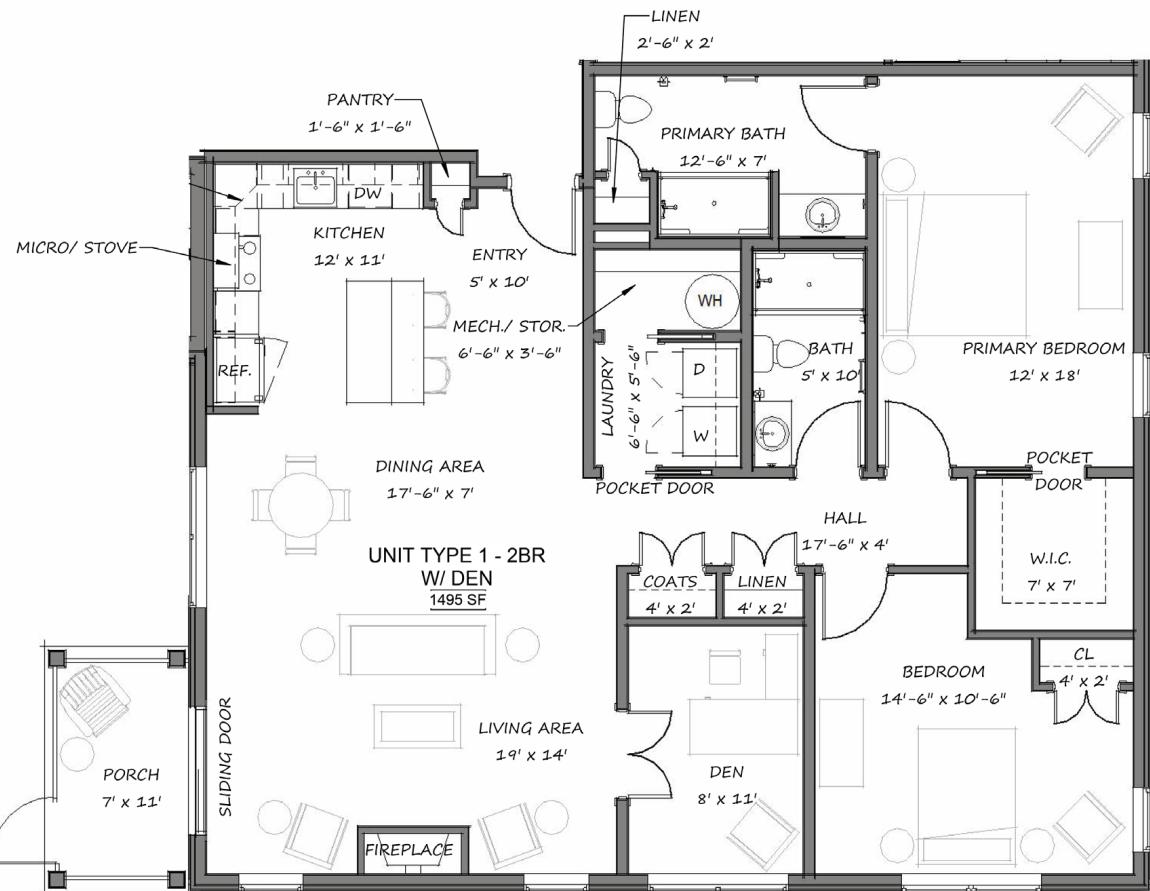
Projected completion: June-October 2026. Apartment Entrance Fees begin at \$1.295M.

- ♦ 1,481 to 1,495 sq. ft.
- ♦ 2-bed/2-bed with den
- ♦ 2 bathrooms
- ♦ Balconies or patios
- ♦ Electric fireplaces
- ♦ Underground parking included
- ♦ In-unit laundry
- ♦ Air conditioning
- ♦ 9-foot ceilings
- ♦ All electric

See floor plans and more: [oceanviewrc.com/homes/evergreen-commons](http://oceanviewrc.com/homes/evergreen-commons)

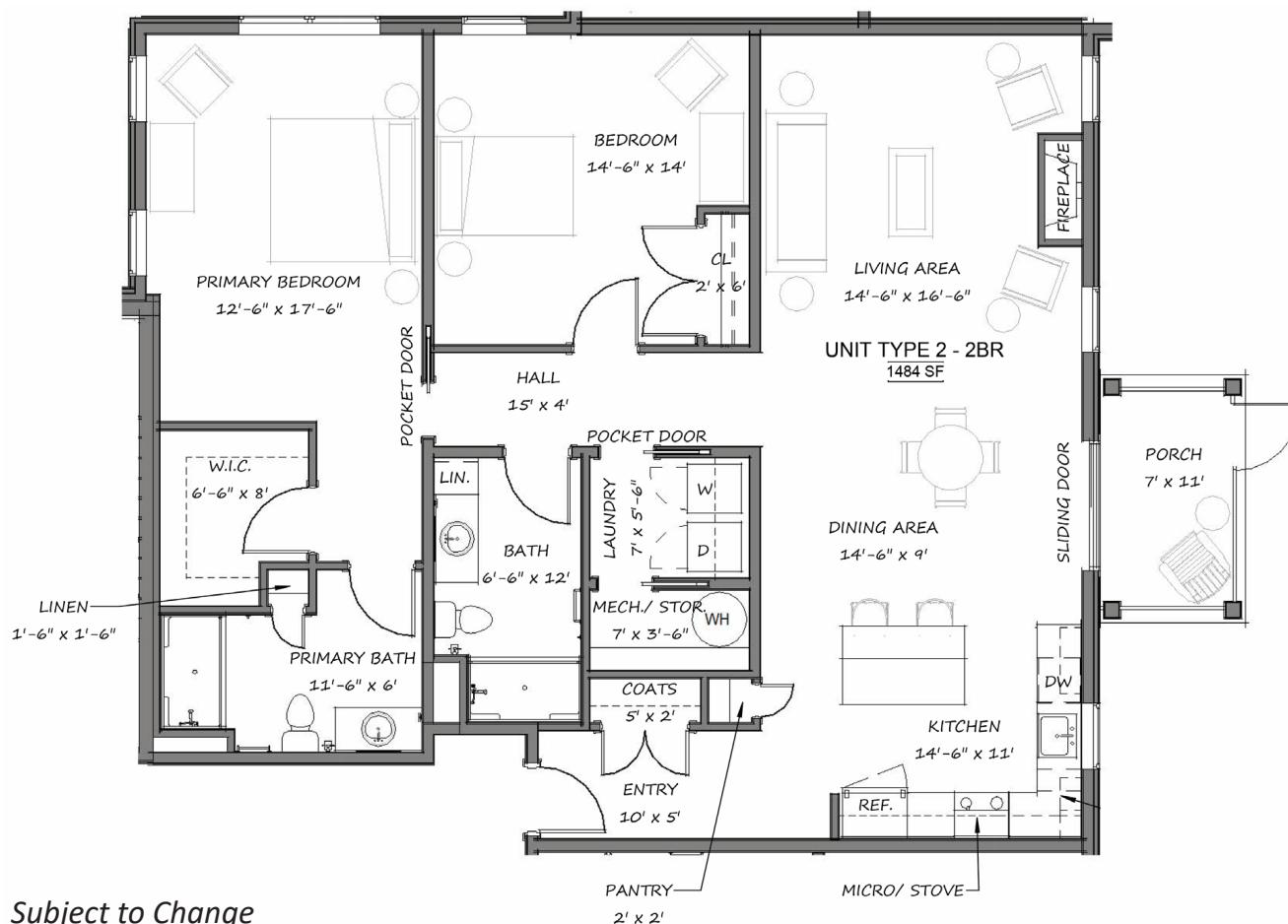


**Evergreen Commons**  
at • OceanView



**Sample Two Bedroom With Den**  
**Approx. 1,495 sq. ft.**

**Sample Two Bedroom**  
**Approx. 1,484 sq. ft.**



Subject to Change

0425



## Evergreen Commons at • OceanView

Accepting  
Reservations  
Now!



We are offering **3 new cottages** on the OceanView campus!

Evergreen Commons is a special new solar-powered neighborhood at OceanView.

Our Cottages 1 neighborhood is being replaced by a total of  
23 new distinctive cottages and apartment homes.

**These will include three 2-bedroom cottages in a triplex configuration.**

These new homes will celebrate our community's ongoing commitment to sustainability  
with the goal of creating a cleaner and greener future for generations to come.

Why wait? Reserve your new cottage today!

Projected completion: June-October 2026. Cottage Entrance Fees begin at \$1.25M.

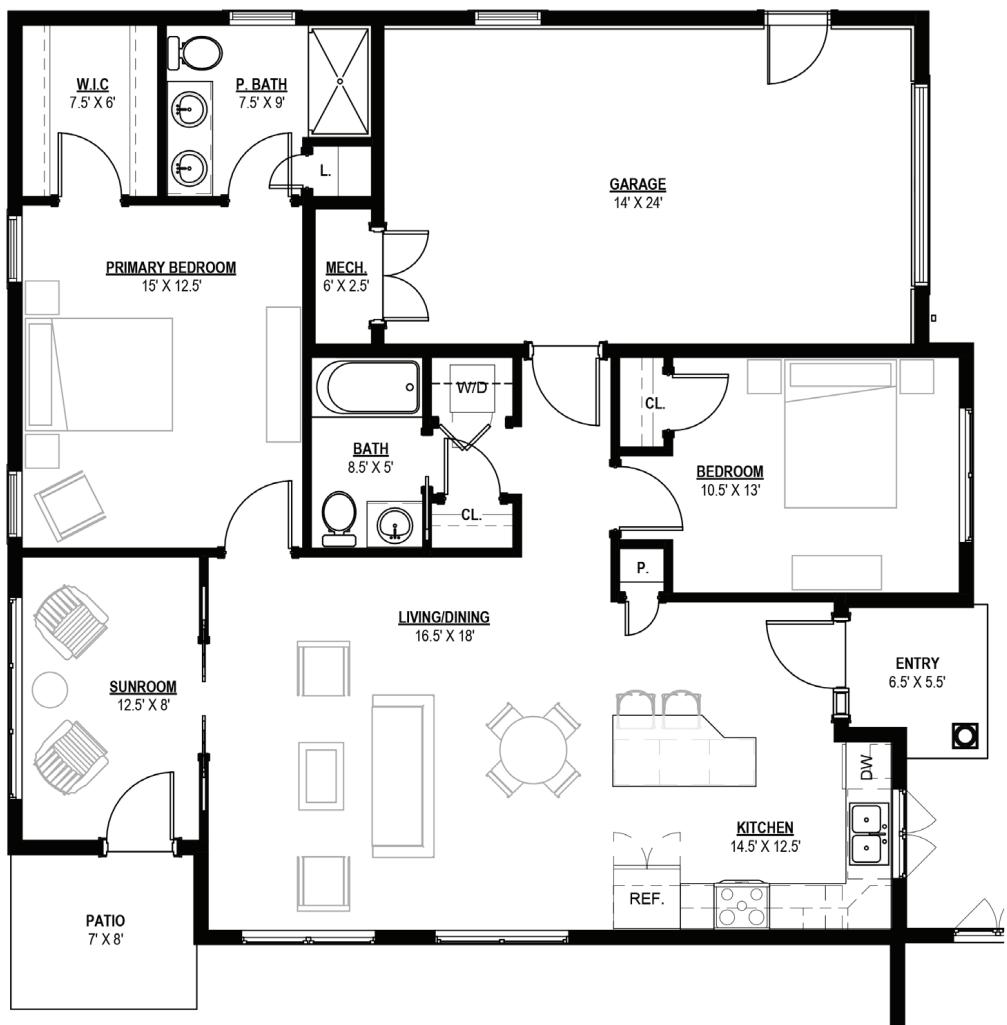
- ◆ 1,197 sq. ft.
- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Patios
- ◆ Attached garage
- ◆ In-unit laundry
- ◆ Air conditioning
- ◆ 9-foot ceilings

See floor plans and more: [oceanviewrc.com/homes/evergreen-commons](http://oceanviewrc.com/homes/evergreen-commons)



**Evergreen Commons**  
at · OceanView

**Sample  
Two Bedroom  
Approx. 1,197 sq. ft.**



**#68**

**#67**

**#66**

**Triplex  
of Cottages**



# Blueberry Commons Expansion

at • OceanView

Accepting  
Reservations  
Now!



We are offering **14 new apartments** on the OceanView campus!

This modern all-electric Blueberry Commons Expansion will be fully powered by solar energy. These new apartments will celebrate our community's ongoing commitment to sustainability with the goal of creating a cleaner and greener future for generations to come.

This expansion will be connected to the existing Blueberry Commons buildings and offer easy indoor access to all our Lodge buildings.

Why wait? Reserve your new home today!

Projected completion: October-December 2026. Entrance Fees begin at \$1.1M.

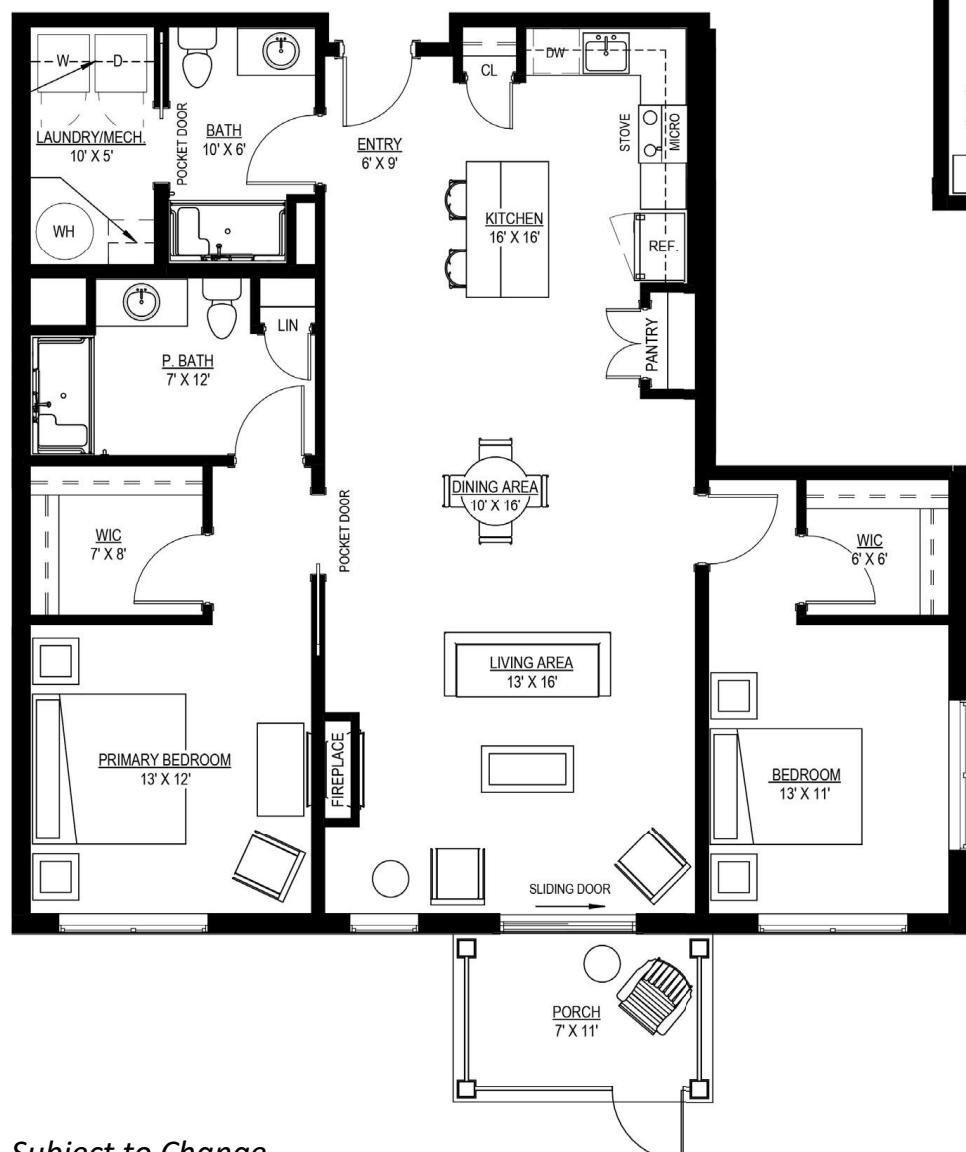
- ♦ 1,099 to 2,266 sq. ft.
- ♦ 2 or 3 bedrooms
- ♦ 1.5 to 2 bathrooms
- ♦ Balconies or patios
- ♦ Electric fireplaces
- ♦ Underground parking included
- ♦ In-unit laundry
- ♦ Air conditioning
- ♦ 9-foot ceilings
- ♦ All corner units

See floor plans and more: [oceanviewrc.com/homes/blueberry-expansion/](http://oceanviewrc.com/homes/blueberry-expansion/)

# Blueberry Commons Expansion

at • Ocean View

## Sample One Bedroom With Den Approx. 1,099 sq. ft.



## Sample Two Bedroom Approx. 1,307 sq. ft.

# Main Lodge

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## at • OceanView

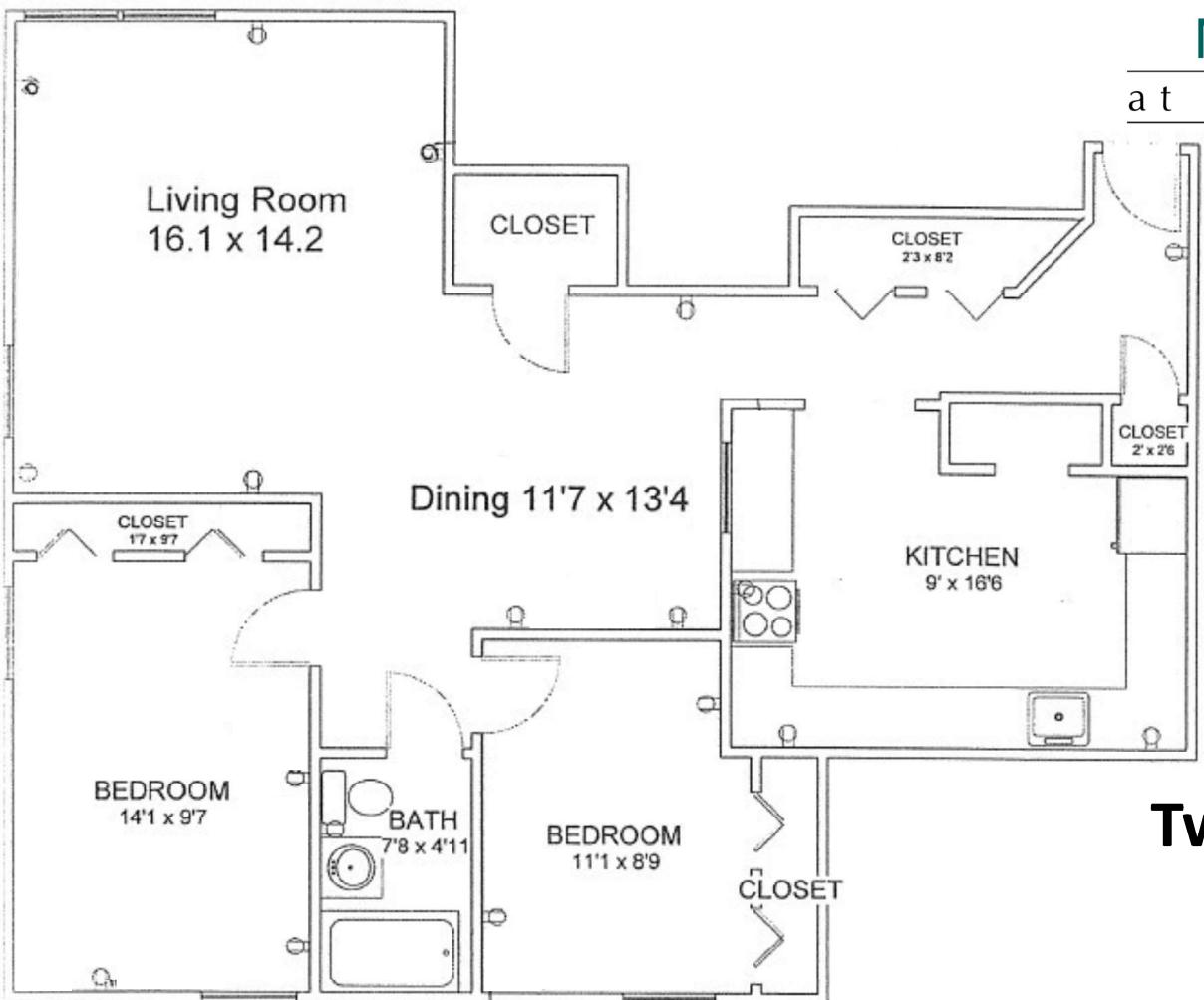
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- ◆ 520 to 1,350 sq. ft.
- ◆ 1 or 2 bedrooms
- ◆ 1 or 2 bathrooms
- ◆ In-unit storage
- ◆ Reserved parking
- ◆ Some in-unit laundry
- ◆ Winter car care
- ◆ Convenient to dining

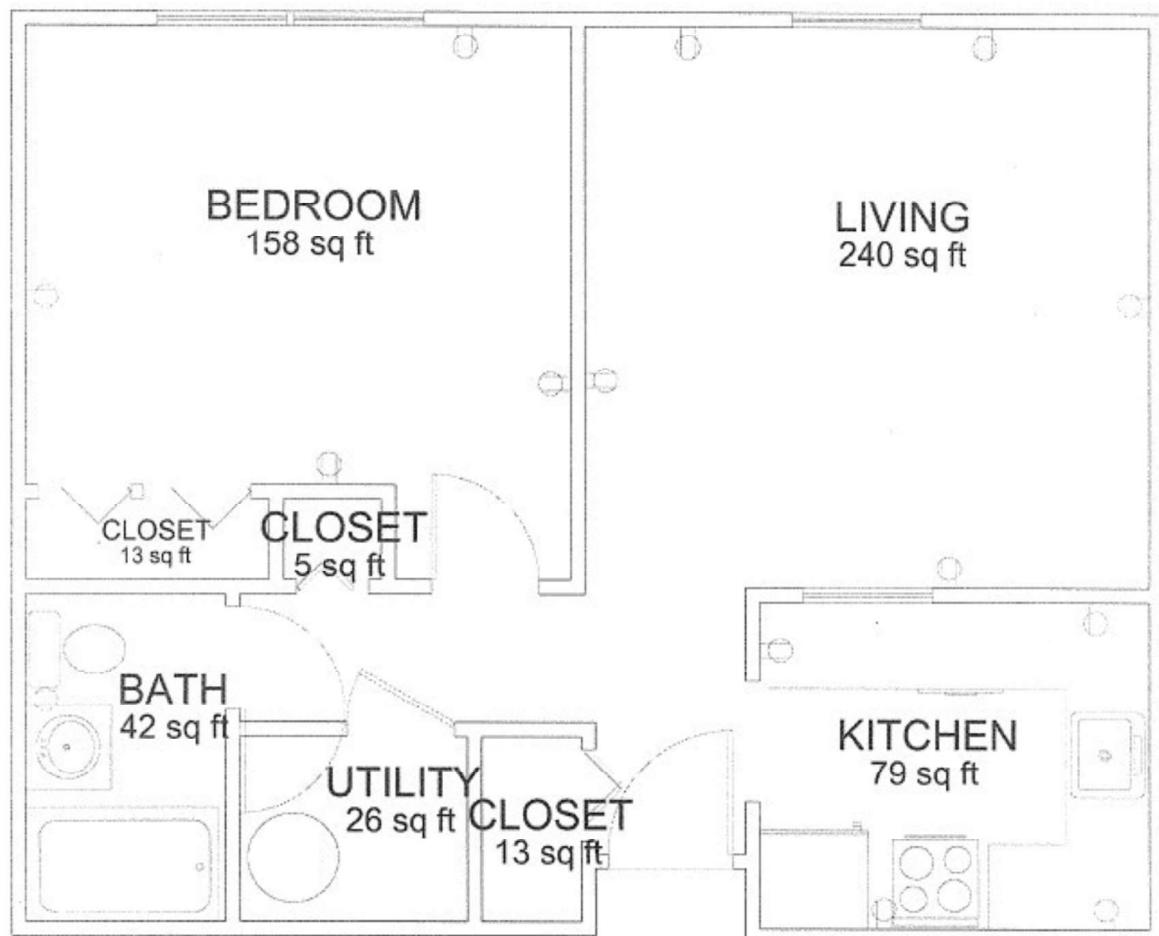
See floor plans and a video tour: [oceanviewrc.com/homes/lodge](http://oceanviewrc.com/homes/lodge)





Sample

Two Bedroom



Sample

One Bedroom

# Main Lodge Expansion

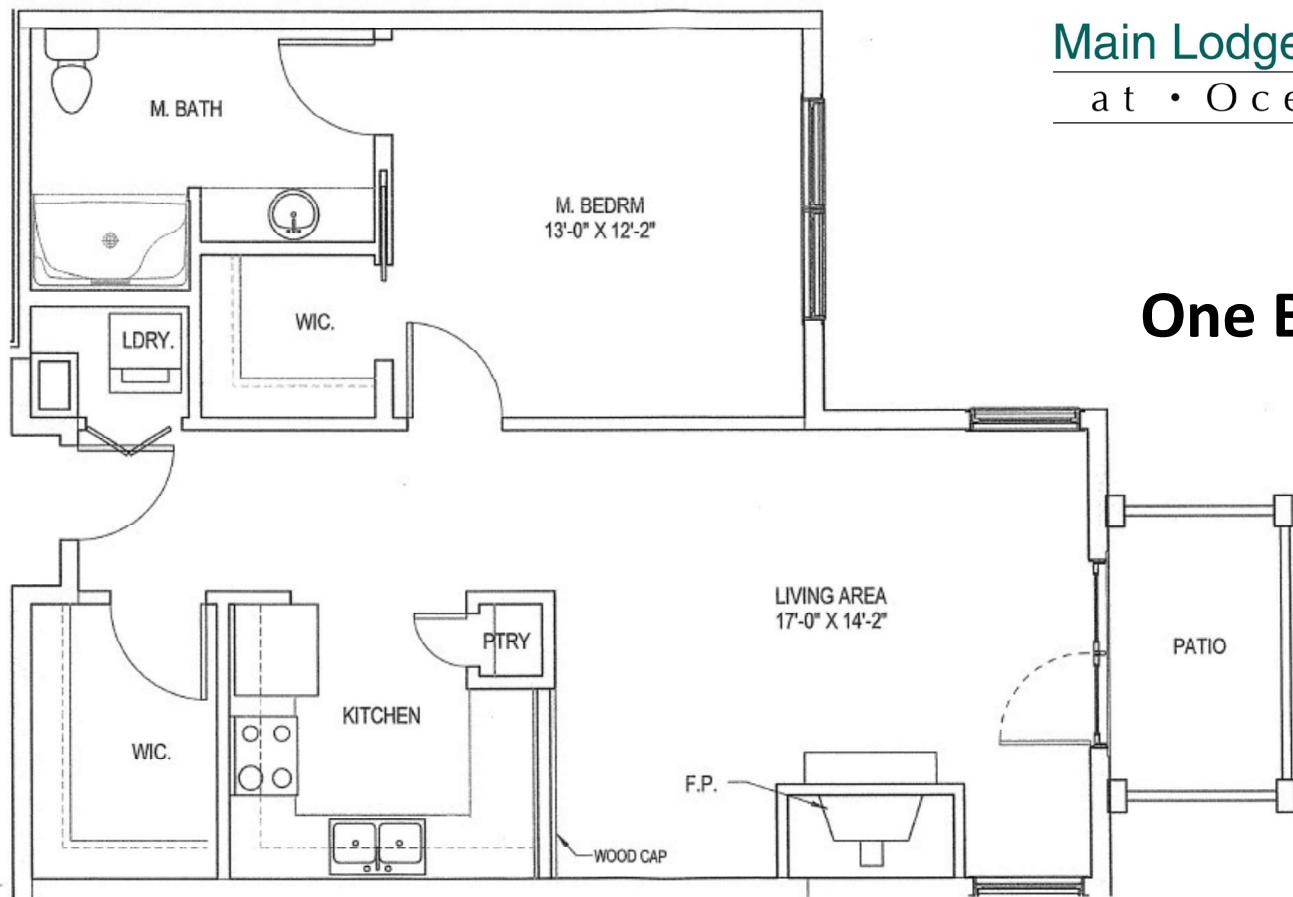
at • OceanView



- ◆ 800 to 1,625 sq. ft.
- ◆ 1 or 2 bedrooms
- ◆ 1, 1.5, or 2 bathrooms
- ◆ Balconies or patios
- ◆ Gas fireplaces
- ◆ Reserved parking options
- ◆ In-unit laundry
- ◆ Air conditioning
- ◆ Views of Casco Bay

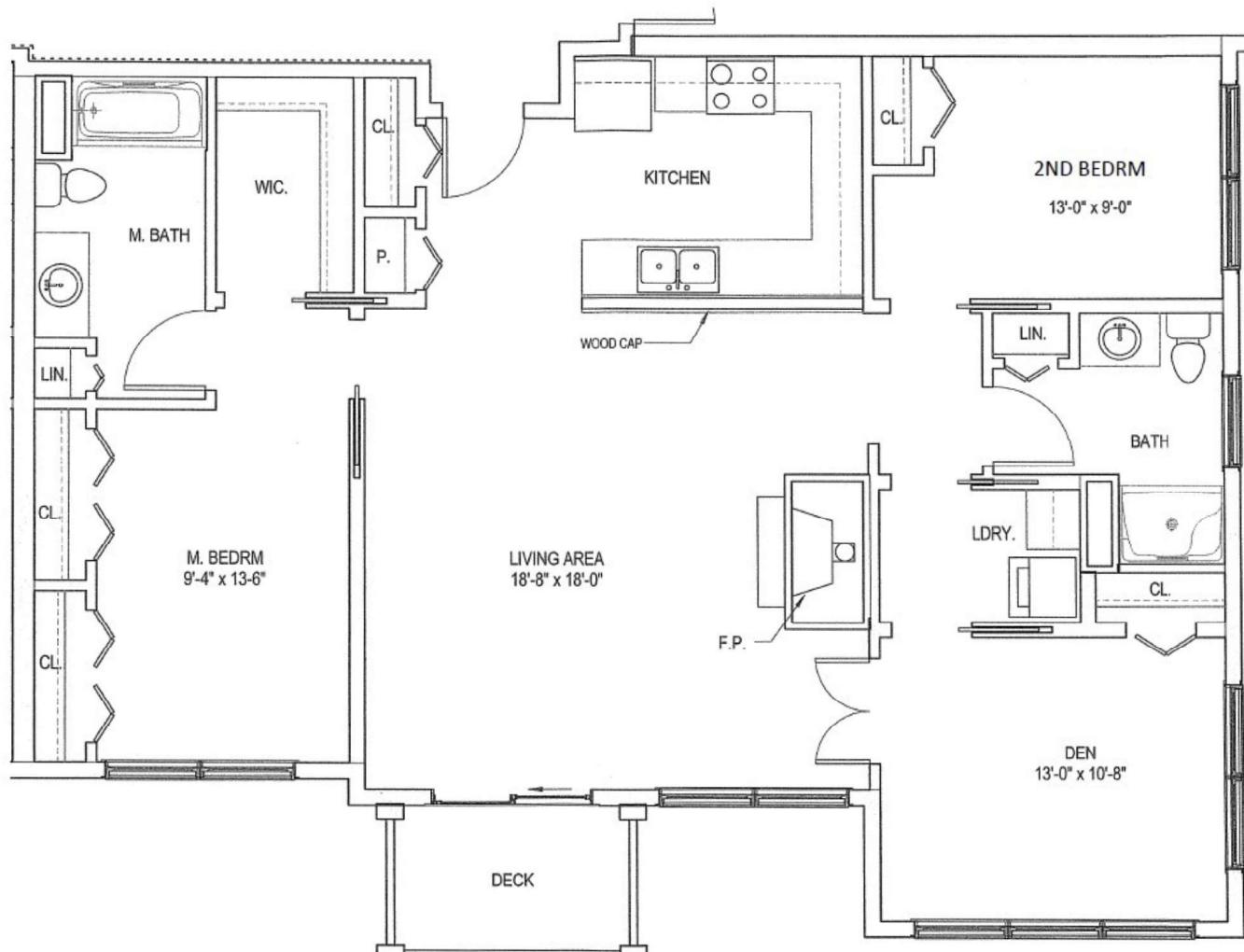
See floor plans and a video tour: [oceanviewrc.com/homes/expansion](http://oceanviewrc.com/homes/expansion)





## Sample One Bedroom

## Sample Two Bedroom with Den



# Hilltop Lodge

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## at • OceanView

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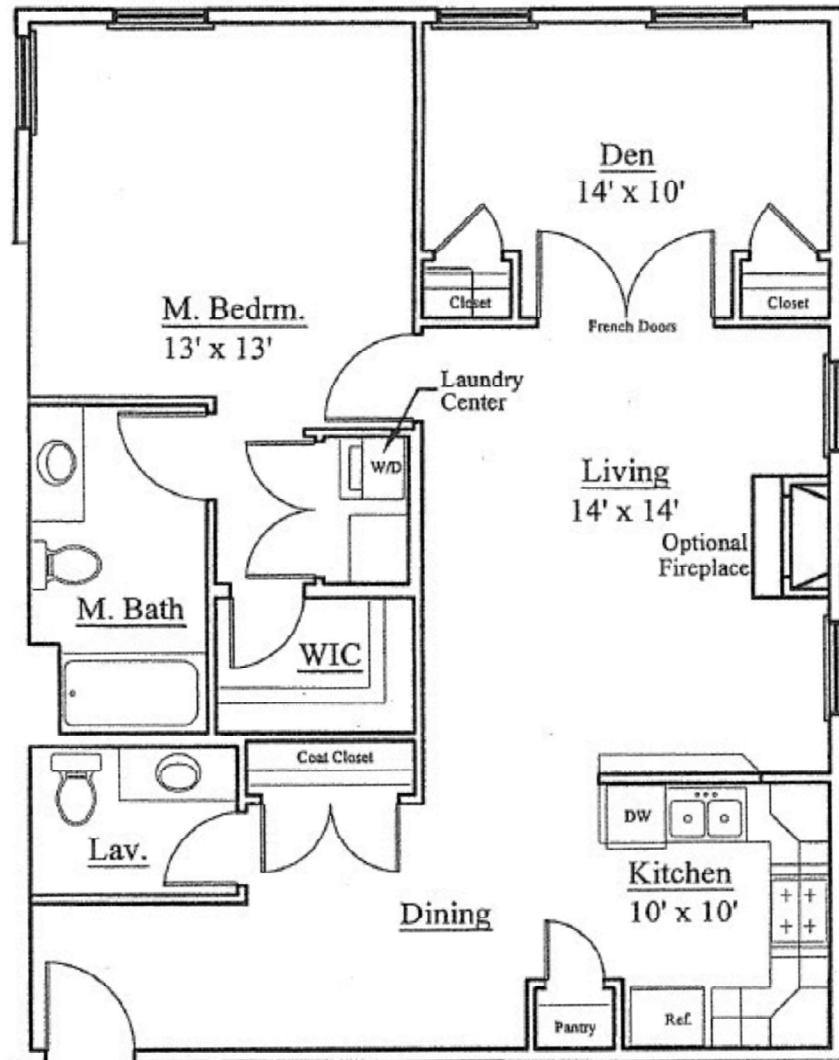


- ◆ 800 to 1,550 sq. ft.
- ◆ 1 or 2 bedrooms
- ◆ 1, 1.5, or 2 bathrooms
- ◆ Some gas fireplaces
- ◆ Reserved parking options
- ◆ In-unit laundry
- ◆ Air conditioning
- ◆ Easy access to all buildings

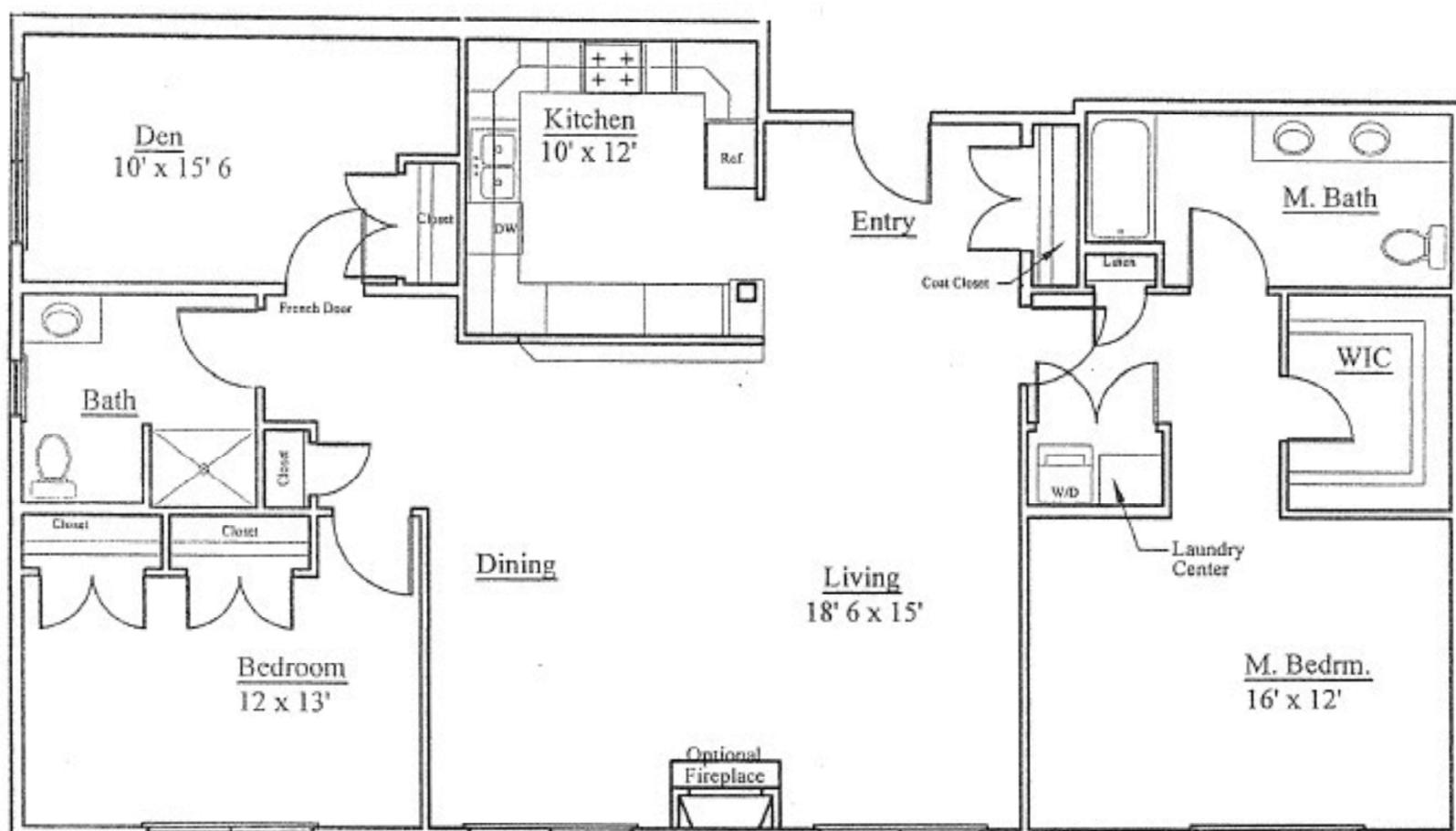
See floor plans and a video tour: [oceanviewrc.com/homes/hilltop](http://oceanviewrc.com/homes/hilltop)



**Sample  
One Bedroom  
With Den**



**Sample Two Bedroom  
With Den Deluxe**



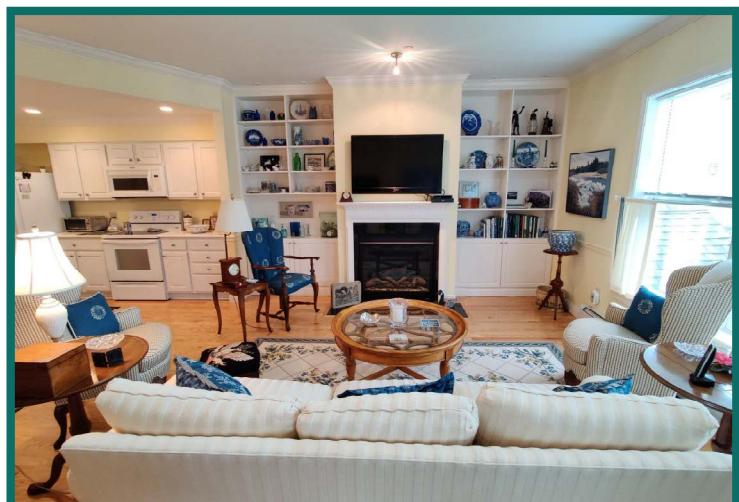
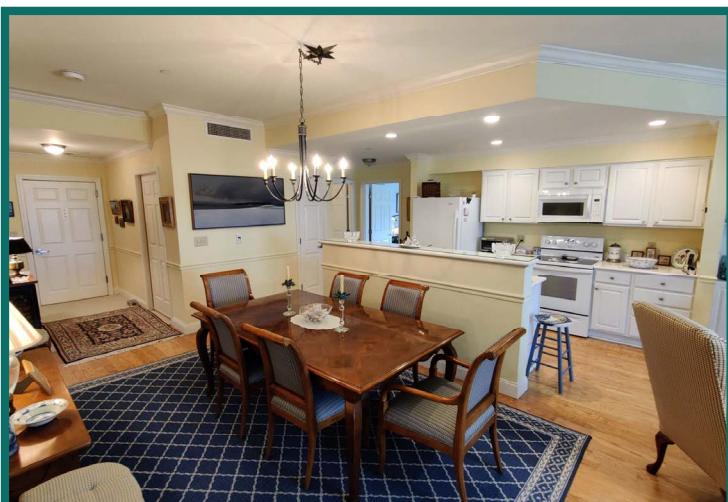
# Blueberry Commons

at • OceanView

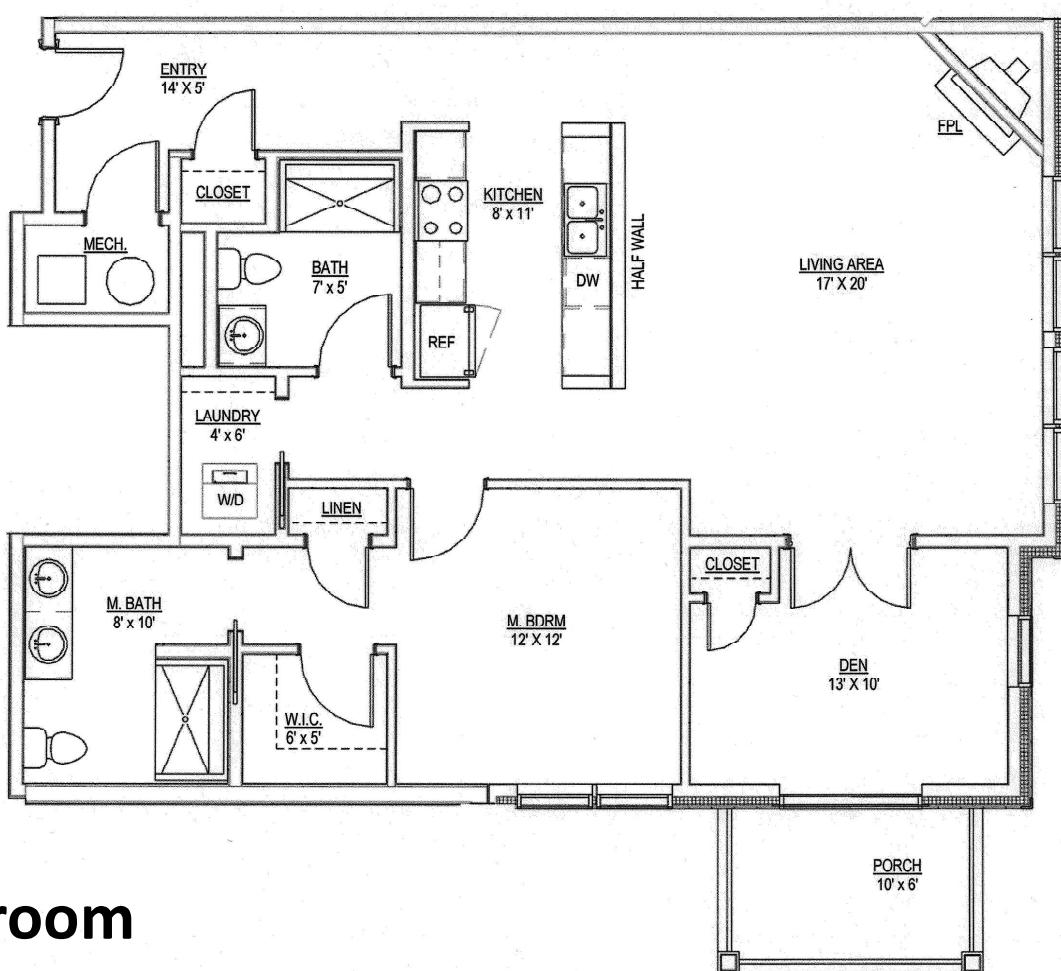


- ◆ 1,100 to 1,800 sq. ft.
- ◆ 2 or 3 bedrooms
- ◆ 1, 1.5, or 2 bathrooms
- ◆ Balconies or patios
- ◆ Gas fireplaces
- ◆ Underground parking included
- ◆ In-unit laundry
- ◆ Air conditioning
- ◆ 9-foot ceilings

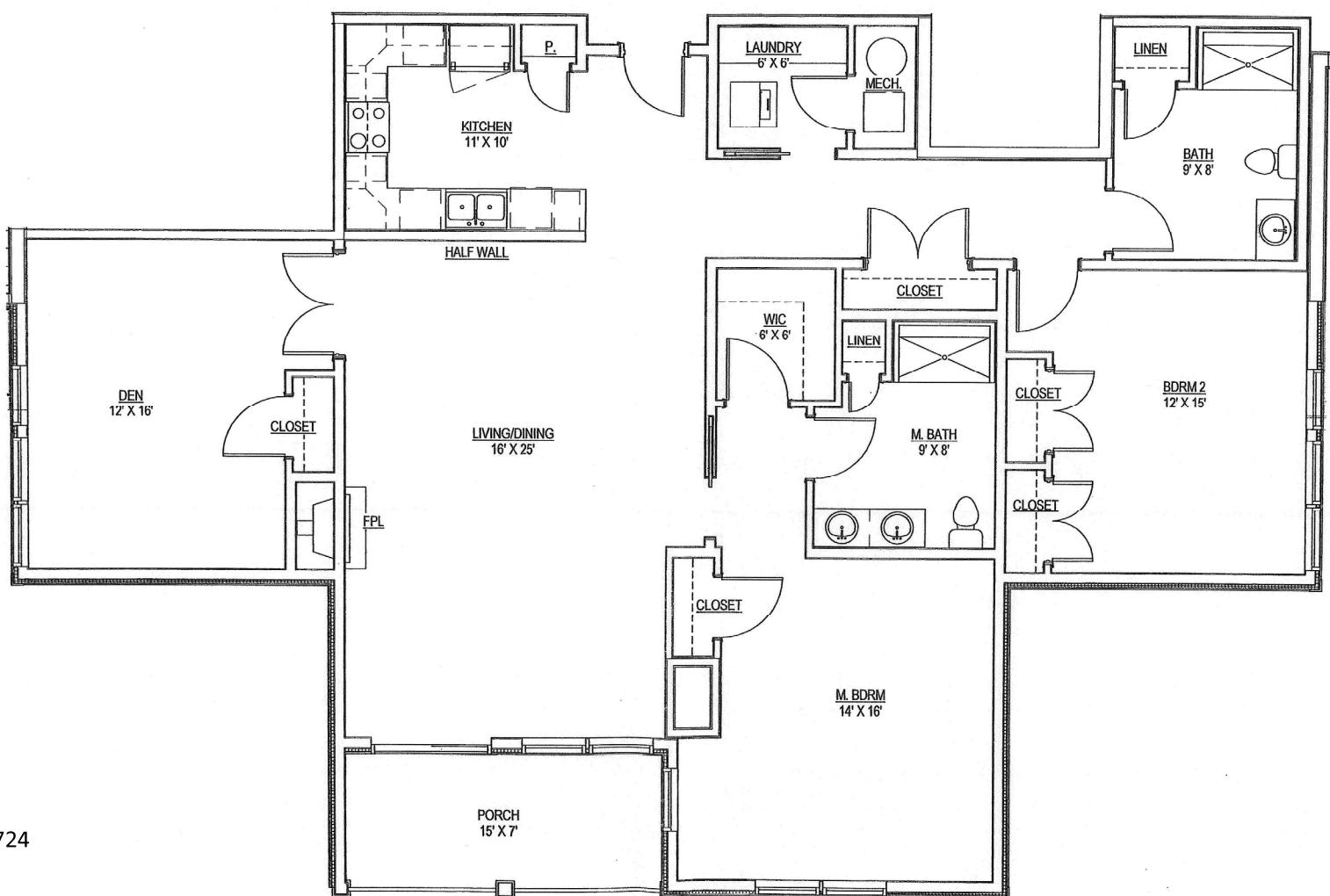
See floor plans and a video tour: [oceanviewrc.com/homes/blueberry](http://oceanviewrc.com/homes/blueberry)



**Sample  
One Bedroom  
With Den**



**Sample Two Bedroom  
With Den Deluxe**



# Fitness Pavilion

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## at • OceanView

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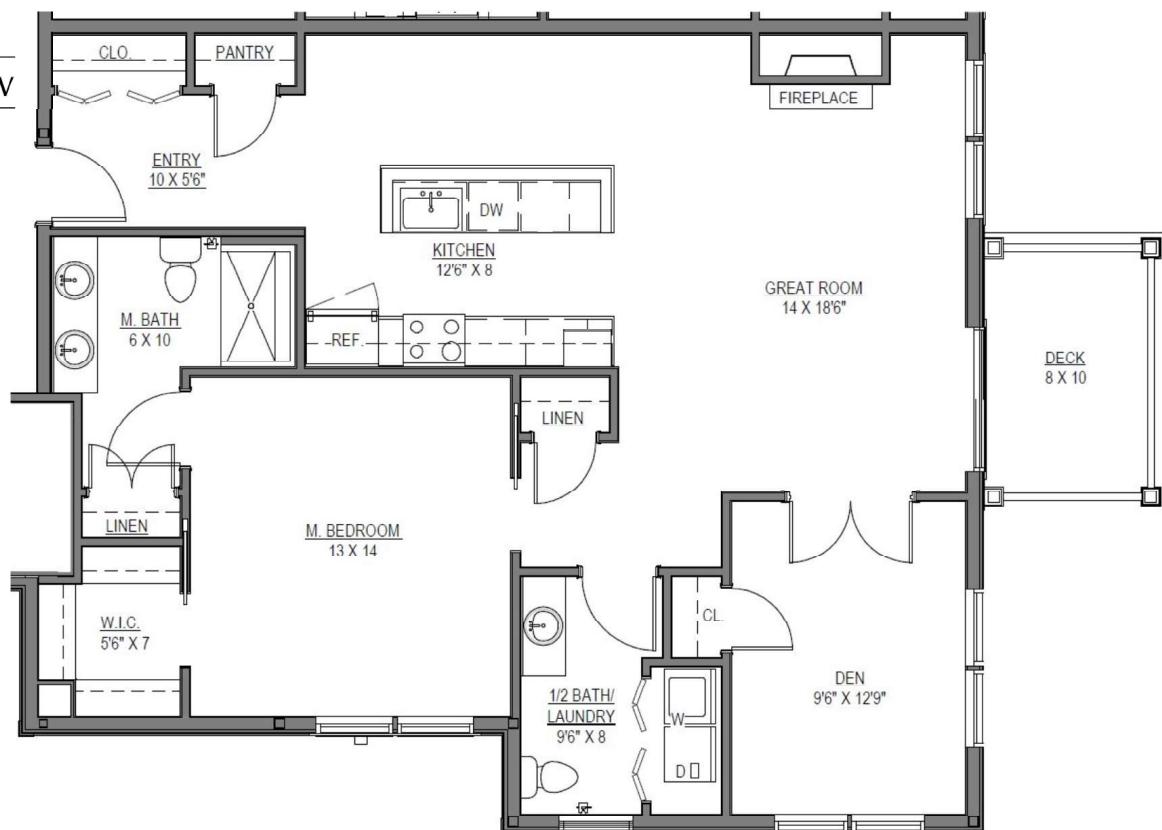


- ◆ 1,150 to 1,300 sq. ft.
- ◆ 1 or 2 bedrooms
- ◆ 1.5 or 2 bathrooms
- ◆ Balconies
- ◆ Some gas fireplaces
- ◆ Underground parking included
- ◆ In-unit laundry
- ◆ Air conditioning
- ◆ Our newest apartments

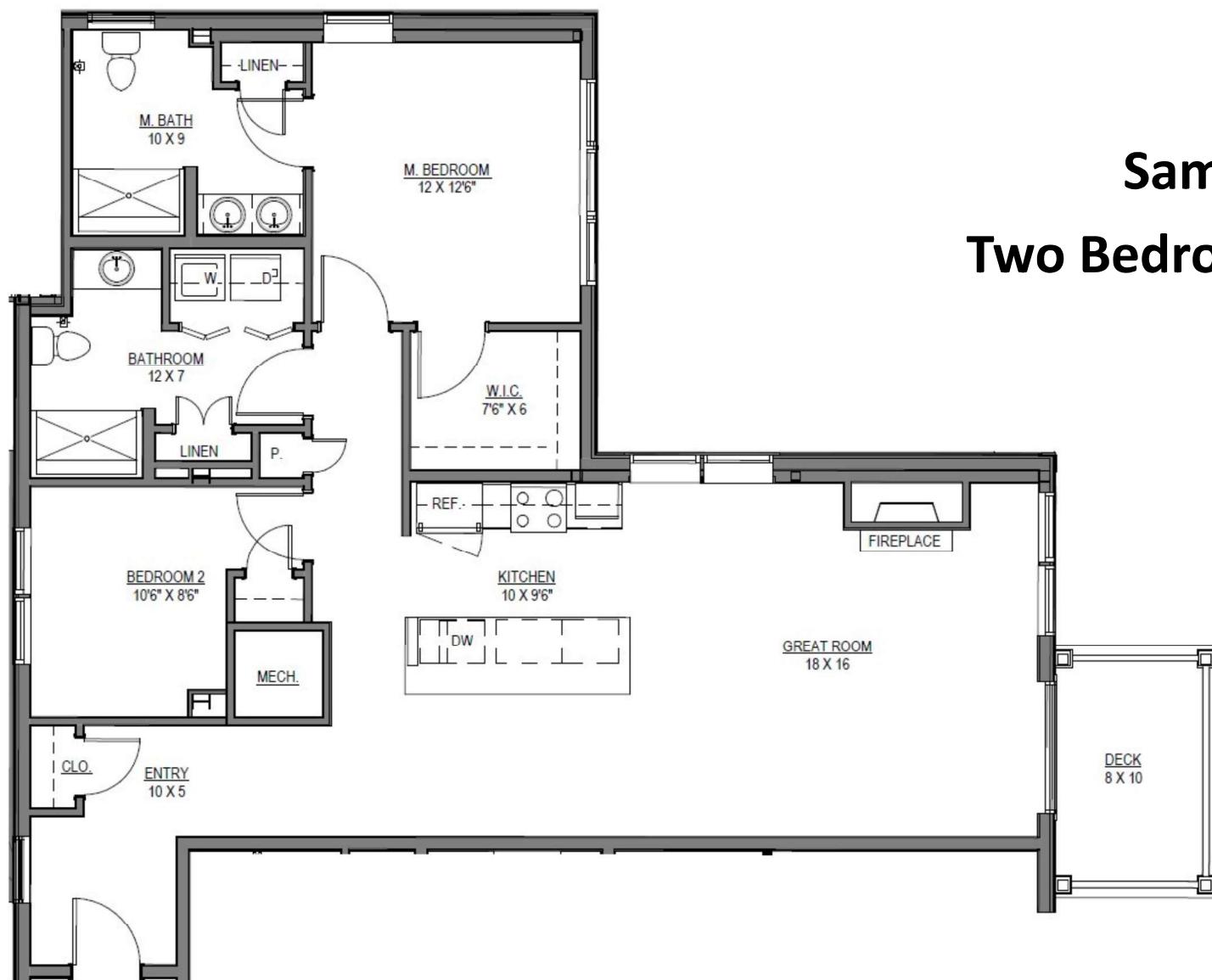
See floor plans and a video tour: [oceanviewrc.com/homes/fitness-pavilion](http://oceanviewrc.com/homes/fitness-pavilion)



# Sample One Bedroom With Den



# Sample Two Bedroom



# Schoolhouse Cottages

at • OceanView

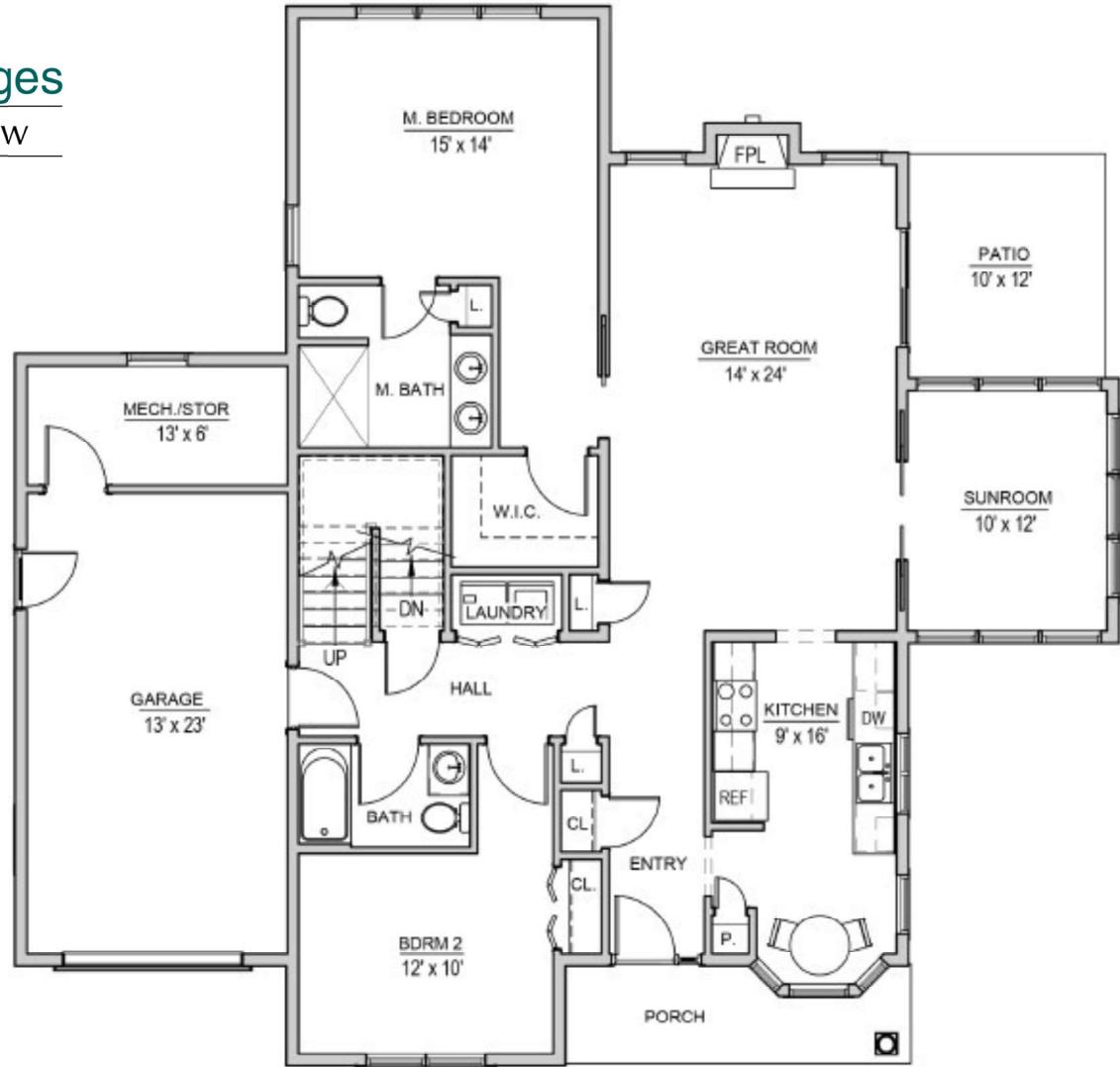


- ◆ 1,500 to 2,300 sq. ft.
- ◆ 2 or 3 bedrooms
- ◆ 2 or 3 bathrooms
- ◆ Four-season sunrooms
- ◆ Some gas fireplaces
- ◆ One and two-car garages
- ◆ Some air conditioning
- ◆ Automatic full-service generators
- ◆ Some finished basements and lofts
- ◆ Solar panels

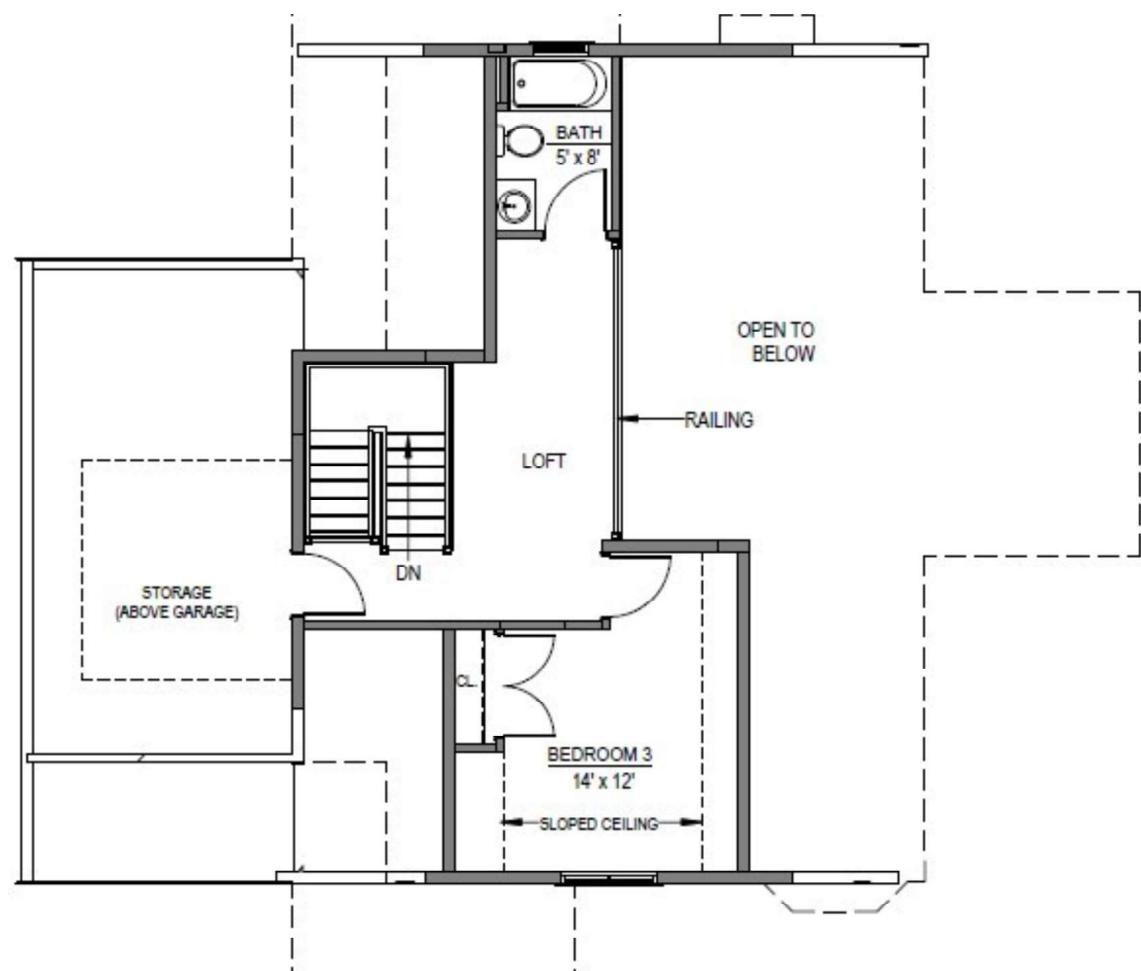
See floor plans and a video tour: [oceanviewrc.com/homes/schoolhouse](http://oceanviewrc.com/homes/schoolhouse)



**Sample  
1st Floor  
Two Bedroom**



**Sample  
2nd Floor with  
Third Bedroom**



# Whipple Farm Cottages

at • OceanView

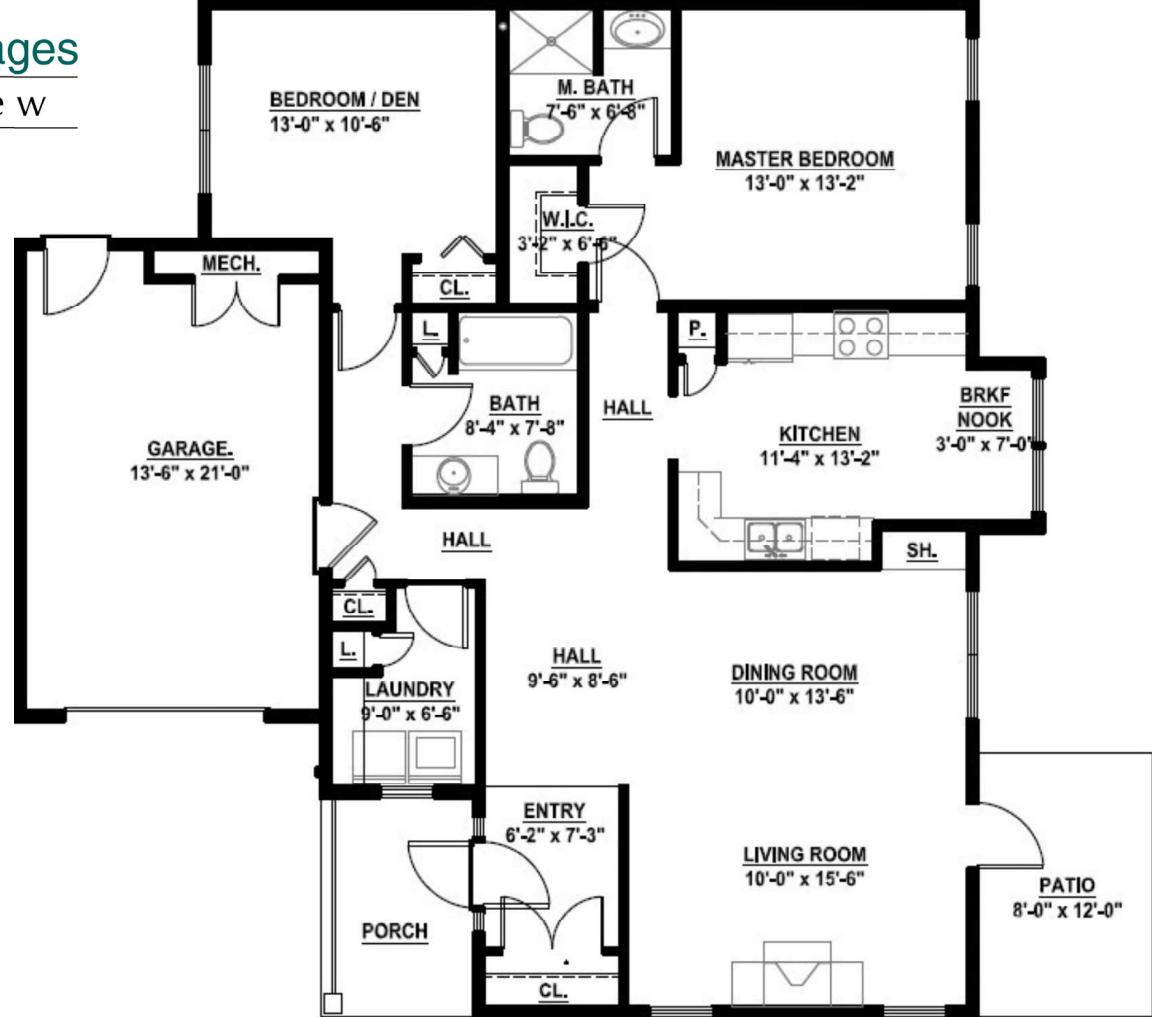


- ◆ 1,400 to 2,500 sq. ft.
- ◆ 2 to 5 bedrooms
- ◆ 2 or 3 bathrooms
- ◆ One and two-car garages
- ◆ Solar power in most cottages
- ◆ Some air conditioning
- ◆ Some full-service generators
- ◆ Convenient to 4-season pool and Whipple Farmhouse restaurant
- ◆ Easy walk to Lodge buildings

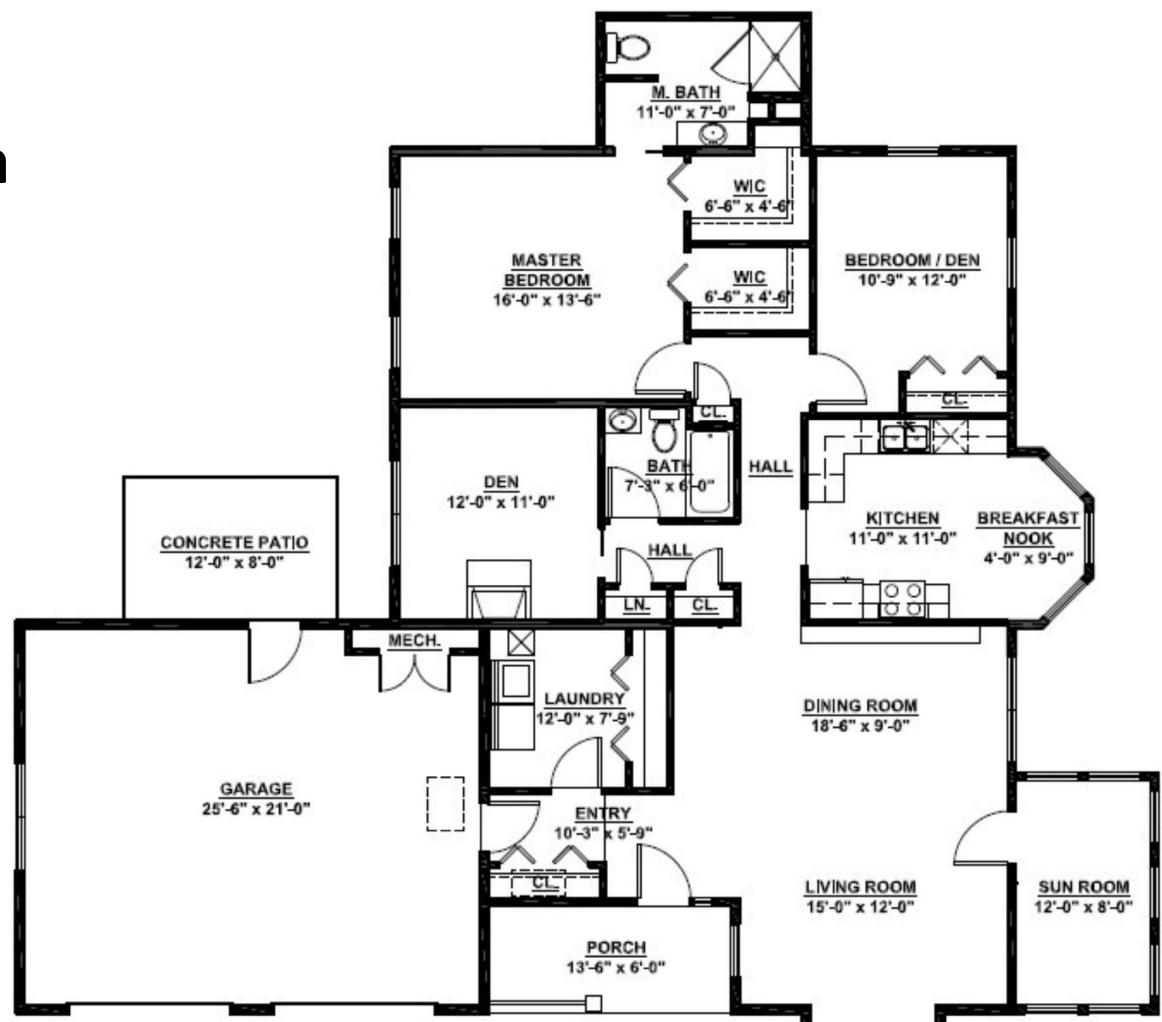
See floor plans and a video tour: [oceanviewrc.com/homes/whipple-farm](http://oceanviewrc.com/homes/whipple-farm)



## Sample Two Bedroom



## Sample Two Bedroom With Den



# Classic Cottages

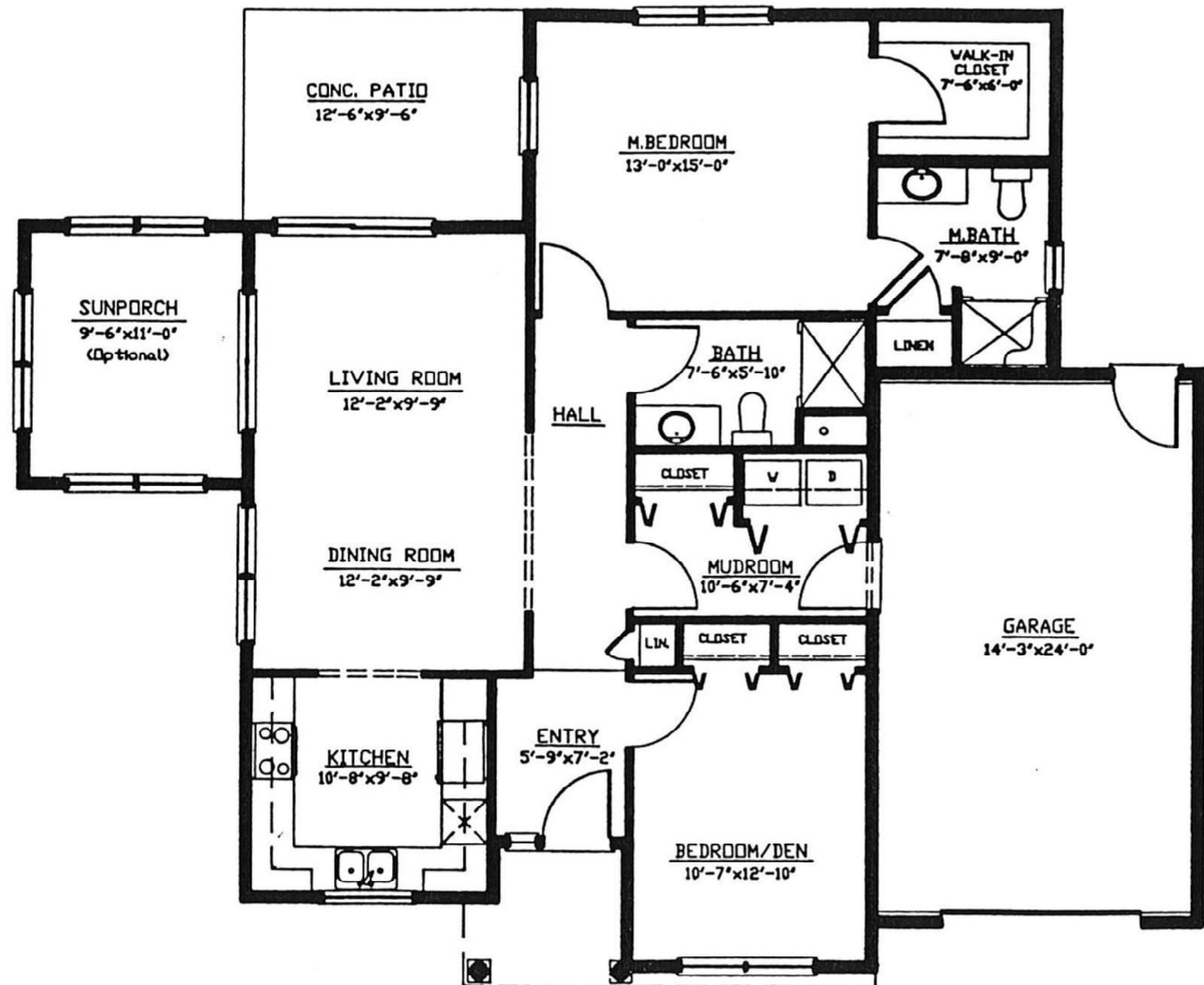
at • OceanView



- ◆ 1,200 to 1,400 sq. ft.
- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Patios or decks
- ◆ Some gas fireplaces
- ◆ Some full-service generators
- ◆ Private, wooded area
- ◆ Some with sunrooms, screened porches, and/or expanded eat-in kitchens

See floor plans and a video tour: [oceanviewrc.com/homes/classic-cottages](http://oceanviewrc.com/homes/classic-cottages)





Sample Two Bedroom

# Destination Dining

at • Ocean View



## The Gazebo Grille

Sit and relax for a casual lunch at The Gazebo Grille (or 'Grab and Go'). We serve up soups, salads, sandwiches, house-made desserts, and daily chef specials from friends who will greet you by name! On warm days, enjoy your meal outside on the patio. Located in the Main Lodge, the Grille also offers complimentary muffins and coffee for residents on weekday mornings.

## Main Lodge Dining Room

Enjoy your dinner in the Main Lodge Dining Room. Choose a prix fixe meal with options that include upscale delicacies and everyday favorites. Located in the heart of the Main Lodge, dinner is served Monday – Friday along with Saturday breakfast, Sunday brunch, and occasional holiday celebrations.



## Whipple Farmhouse

Embrace an evening of fine dining at Whipple Farmhouse. You can enjoy beer and wine outdoors by the fire pit overlooking Casco Bay or cozy up with an elegant multi-course meal in one of our three indoor rooms. This restaurant is located within our historic 1756 home in the center of campus. Our expert chefs serve seasonal menus that highlight local flavor and ingredients. You can also rent Whipple Farmhouse for a private dining experience.

## Moveable Feasts

Our catering services are tailor-made for you! You can choose from a menu of specialties or let our dining team design something unique just for you.



# Destination Dining

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## at • OceanView



### Dining at OceanView is *More than a Meal*

Good food and good company are key ingredients in OceanView's **Enrichment Academy** calendar.

From monthly birthday and holiday celebrations to organized events and themed dinners, our outstanding Dining Services and Activities departments work hard to make sure an excellent dining experience is baked into daily life in our community.



**A Taste of Paris**



**The Brew Crew**



**Nip & Nosh**



**The Lobster Bake**



**The Soup Challenge**

**And more!**



### Recipes From Our Team

Our team of chefs prepares a monthly recipe for everyone to enjoy. Scan this code to explore recipes!

You can also visit:

[oceanviewrc.com/lifestyle/recipe](http://oceanviewrc.com/lifestyle/recipe)

# LIFESTYLE CALENDAR

## at • OceanView

***An active retirement lifestyle, just outside your door!***



With none of the worries or time spent on home ownership and maintenance, OceanView residents are able to live their retirement to the fullest, pursuing interests and discovering new ones, with the ability to be actively involved in the community at whatever level they choose.

Here are just some highlights of our **Lifestyle Calendar!**

Residents have an **extensive selection of activities** to choose from every day on the OceanView campus with Concierge Van Shuttle service provided for easy access. Parties include a monthly Wine 'n' Cheese to celebrate birthdays, special occasion cocktail parties, and our annual Anniversary Party always makes a splash! Cottage residents host summer Block Parties, and August's Lobster Bake is a summertime favorite.



**OceanView musical entertainment** draws from the wide variety of talent within our southern Maine community and beyond. We enjoy renowned classical pianists, jazz duets, and ethnic musicians, as well as folks who play the old favorites just for fun! Van transportation is available to many musical and theatrical offerings in southern Maine including Merrill Auditorium, Maine State Music Theatre, Opera Maine, Portland Stage Company, Good Theater, and area community theaters.

In our **Screening Room**, residents can recline in our cinema seating and enjoy a variety of films and shows. We show everything from new releases and old classics to documentaries and college lecture series in addition to live events on cable - all in digital high-definition with surround sound.





**Popular day trips** include scenic drives, guided nature hikes, Casco Bay Lines cruises, museums, tours of historic sites, and fascinating local attractions such as Pineland Farms, the Maine Classic Car Museum, and the Coastal Maine Botanical Gardens. We have a dedicated group of Portland Sea Dogs baseball enthusiasts, and we also take a multi-day trip to Roosevelt Campobello International Park.

Our exciting **Travel Concierge** service is exclusive to OceanView and Cumberland Crossing. With extensive knowledge, resources, and industry relationships, they plan and arrange your travel anywhere in the world, from hotels, land tours, river cruises, rail trips, small ship ocean cruises, safaris, and beyond. As a member of **Travel Leaders Network**, our residents have access to exclusive portfolios featuring cruises and hotels, each with a complimentary menu of VIP perks. When you book, you'll receive detailed travel itineraries and travel guides you can share with loved ones by email. You will also have access to proprietary, comprehensive travel insurance (pricing not based on age), and offers from favorite travel brands like Viking River Cruises, Collette Vacations, Tauck Tours, Windstar, and more.



The **Hager Fitness Pavilion** has a selection of equipment available for residents to use on their own or with the guidance of a personal trainer. Our beautiful, heated, **4-season saltwater pool** is host to water aerobics, volleyball, and other swimming options. Our **fitness programs** keep expanding to meet the demands of our residents' active lifestyles. With exercise science degrees and certifications in personal and group training, our fitness staff is excited to help our residents with their exercise goals and to improve their overall health. A full schedule of classes, for every participation level, keeps our residents in shape through aerobics, strength training, stretch & balance, tai chi, yoga, and more.

Our **Game Room** hosts two billiards tables, darts, shuffleboard, and a poker table. Our **Library** is a popular spot for players of Bridge, Canasta, Mahjong and Cribbage; there's always a jigsaw puzzle going, and the card room provides a nice space to play games and enjoy the beautiful water views. Our **Golf FORE Life** program allows OceanView residents to golf at multiple local golf courses free of charge!



A variety of **fascinating presentations and lectures** helps satisfy our residents' desires for continuing a life of learning new things. Subjects include history, travelogues, nature, science, and other topics of interest. Our monthly calendar is packed with resident-led activities and discussions devoted to art, wine, dancing, singing, painting, and handcrafting along with groups dedicated to poetry, writing, and books. OceanView residents also participate in the University of Southern Maine chapter of the Osher Lifelong Learning Institute, and we partner with Falmouth Public Schools for intergenerational programming.



# OceanView's Care Continuum

*With a commitment to choice, flexibility, and the value of every individual.*

## **Health Care Advocacy** *Independent Living*

**E**ven the most active and independent person needs a little help *staying* well, whether due to a short term illness, a scheduled procedure, or an emergency that may result in a hospitalization. OceanView offers a subtle and unobtrusive **Health Care Advocacy** service for every independent resident as a component of their monthly fee. This includes:

- An introductory visit with each resident shortly after move-in
- File of Life establishment
- Annual wellness visits
- Facilitation of medical and home care services if needed
- Communication with hospital/rehab care managers and attendance at interdisciplinary team meetings
- Liaison with primary care physician
- Scheduled visits when ill
- Weekly wellness clinics
- Coordination of on-site podiatry, occupational/physical therapy, audiology, lab, and massage therapy services

## **PRO: Preferred Retirement Options**

**S**ometimes, just a little assistance can help someone remain independent and active longer. The goal of **PRO**, OceanView's own personal care agency, is to provide quality, reliable, personalized care and service to residents based on their individual needs in the privacy of their independent homes.

Under the supervision of our Wellness Director, whether short term or long term, this can include:

Medication management (including set-up, administration and monitoring), respite care, appointment coordination, transportation, shopping and/or meal preparation, light homemaking, grooming, activity coordination, light clerical tasks, and pet care.

**OceanView**  
AT • FALMOUTH

20 Blueberry Lane, Falmouth, Maine 04105 • (207) 781-4460 • [oceanviewrc.com](http://oceanviewrc.com)

# FALMOUTH HOUSE

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at • Ocean View

Call today for more information!

**207-781-4621**

•  
**32 Blueberry Lane**  
**Falmouth, Maine 04105**



- Large, spacious apartments ideal for couples
- Beautiful end units with ocean views
- Walk-in closets, dining nooks
- 24-hour licensed nursing staff onsite
- Three chef-prepared meals per day
- Weekly laundry, linen, and housekeeping services
- Visiting board certified geriatrician
- Physical, occupational, and speech therapy onsite
- Life Enrichment Program with intergenerational, wellness, and social programs

**Beautifully renovated common areas include an enlarged living room, dining room, and activity room with a new café kitchen!**



[oceanviewrc.com/falmouthhouse](http://oceanviewrc.com/falmouthhouse)

## Legacy Memory Care

at • Ocean View

**Learn more about our  
compassionate programming!**

**207-781-4621**

•  
**4 Schoolhouse Drive**  
**Falmouth, Maine 04105**



With 29 private apartments, this state-of-the-art, secure memory care residence is designed to provide implicit cues to areas of activity through the special use of architecture and color. Amenities include a living room, media room, library, classroom, salon, and garden with a walking path.

Committed to excellence, our team of compassionate caregivers is specially-trained to provide 24-hour assistance. Habilitation Therapy Programming enriches the quality of life of our residents.

With active reassurance, personal engagement, comfortable surroundings, and thoughtful care management, residents in all stages of cognitive impairment, along with their families, experience security and peace of mind.

[oceanviewrc.com/legacy](http://oceanviewrc.com/legacy)



# OceanView amps up sustainability efforts

Excerpt from *The Forecaster*



New solar panels top a Whipple Farm cottage at OceanView. (Photo taken April 2023)

From planting gardens to installing solar panels and buying electric vehicles, sustainability practices are in full swing at the OceanView at Falmouth retirement community.

The Whipple Farm solar project was completed in June, resulting in more than half of OceanView's cottages becoming fully solar powered. More than 815 solar panels were installed on 38 cottages in that area of the complex.

"The solar panel project is going to put a huge dent in consuming our energy from other sources," OceanView Director Diane Kibbin told *The Forecaster*.

More solar panel installations are planned. Over the next year, OceanView will evaluate roofs across their campus to determine which receive optimal sunlight. Panels will be added to those that can produce the most energy.

OceanView is also planning to go electric with its entire fleet of company vehicles. Daily-use vehicles will be traded in for EVs, and additional charging stations will be installed on the properties.

"We are purchasing two new EVs for our fleet, and they should be ready this week," Kibbin said. "It's exciting for us to be purchasing those."

Annuals and perennials have been blooming and bees have been buzzing all summer in the OceanView wildflower meadow, planted this spring.

"We're really tickled with the growth of that. It's really taken off," Kibbin said.

The meadow will be expanded this fall.

OceanView's sustainability initiative gained steam when it hired a sustainability coordinator last year.

Sustainability practices are happening all around Falmouth, according to town Sustainability Coordinator Theresa Galvin.

"We have a lot going on sustainability-wise," Galvin said.

Since updating its Climate Action Plan in April 2021, the town has been working to determine whether it's on target with goals to reduce greenhouse gas emissions and to identify potential climate change hazards and implement practices to reduce those hazards, she said.

OceanView's implementation of sustainability practices is about creating a brighter future, Kibbin said.

"I think given our residents' ages, they want to leave a better world for their kids and grandkids," she said. "Many of them are fully invested and on board knowing that they're helping."

OceanView at Falmouth's wildflower meadow, planted this spring, is part of its ongoing sustainability efforts. It plans to expand the meadow this fall. (Photo taken July 2023)

