

The Woodlands Entrance Fee Schedule, January 2026

Apartment	Floor Plan	Square Footage	Entrance Fee	Refundable Programs-Monthly Fee		
				90%	80%	70%
Willow III	1 BR / 1 Bath	932	\$372,000	\$5460	\$4914	\$4368
Willow IV	1 BR / 1 Bath	887	\$346,000	\$5283	\$4755	\$4226
Maple II	1 BR / Den / 1 Bath	947	\$384,000	\$6190	\$5571	\$4952
Maple III	1 BR / Den / 1.5 Bath	1251	\$500,000	\$7028	\$6325	\$5622
Maple IV	1 BR / Den / 1 Bath	980	\$397,000	\$6485	\$5837	\$5188
Maple V	1 BR / Den / 1.5 Baths	1020	\$410,000	\$6703	\$6033	\$5362
Elm I	2 BR / 1 Bath	874	\$360,000	\$5858	\$5272	\$4686
Elm II	2 BR / 2 Bath	1240	\$510,000	\$6909	\$6218	\$5527
Elm III	2 BR / 2 Baths	1451	\$580,000	\$7579	\$6821	\$6063
Elm IV	2 BR / 2 Baths	1462	\$595,000	\$7690	\$6921	6152
Oak I	2 BR / Den / 2 Baths	1434	\$574,000	\$7550	\$6795	\$6040
Oak II	2 BR / Den / 2 Baths	1500	\$630,000	\$7994	\$7195	\$6395
Oak III	2 BR / Den / 2 Baths	1573	\$640,000	\$8482	\$7634	\$6786
Oak IV	2 BR / Den / 2 Baths	1687	\$685,400	\$8904	\$8014	\$7123
Oak V	2 BR / Den / 2.5 Baths	1894	\$765,000	\$10,092	\$9083	\$8074
Second Occupant				\$1716	\$1544	\$1373

Services & Amenities Included with the Schedule of Fees

- Emergency medical response
- Interior and Exterior Maintenance, including standard appliances, trash removal
- Weekly Housekeeping
- Utilities (does not include telephone & cable, it is pre-wired)
- Local Transportation (first come first serve program)
- Grounds Maintenance
- Planned Social Programs
- One meal per day, lunch or dinner, Sunday Brunch
- Indoor heated pool
- All Aquatic and Land Based Fitness Classes
- Storage Unit
- Night Attendant