



Senior Living *Reimagined*

Magnolia Heights
Gracious Retirement Living

485 East Central Street
Franklin, MA 02038

508-520-3471

Our Gracious Retirement Lifestyle

APARTMENT AMENITIES

- Studios, 1 bedrooms & 2 bedrooms with kitchenettes
- Full size refrigerator
- Wi-Fi available for streaming and internet connectivity
- Natural tone carpeting
- Drapes
- Bed & bathroom linens
- Thermostat in each room for year round comfort
- Fire protection systems & sprinklers
- Cable television
- Spacious bathroom with walk-in showers
- Vaulted ceilings in select apartments
- Wonderful views

COMMUNITY AMENITIES

- Several community rooms and common areas
- Grand theater
- Comprehensive library
- Barber / beauty salon
- Billiards and card rooms
- TV room with large screen television
- Community Wi-Fi
- Chapel for worship and bible studies
- Guest apartment available
- Fitness center and craft room
- Laundry room in all wings on every floor
- Inside mailboxes and newspaper delivery
- Walking paths / Gardening facilities
- 21 passenger bus for transportation needs
- Complimentary roll-a-way beds
- Resident travel program

BASIC SERVICES INCLUDED IN RENT

- Live-in managers
- 3 delicious chef-prepared meals served daily
- Scheduled transportation
- All utilities included, except personal phone
- Medical Alert Device with GPS Technology and 24/7 live response, operated by Best Buy Health
- All day coffee and snack bar
- Fruit bar available 24/7
- Exercise classes
- Parties
- Entertainment
- Bed linens and towels are provided and laundered weekly
- Weekly housekeeping including dusting, vacuuming and sanitation of cabinets and counters
- Maintenance performed as needed in all apartments

GENERAL INFORMATION

- Month to month rent / no buy in fees or leases
- Guest meals \$5.00 for breakfast or supper, and \$7.00 for dinner



You Make the Comparison

Your Current Monthly Costs

Rent, mortgage, interest	\$ _____
Utilities (electricity, water, sewer, garbage, gas, heat & air conditioning)	\$ _____
Insurance & property taxes	\$ _____
Home maintenance (roofing, landscaping, plumbing, & other repairs)	\$ _____
Breakfast, lunch & dinner	\$ _____
Laundry & linens	\$ _____
Housekeeping	\$ _____
Transportation (your car, insurance, repairs, gas, oil)	\$ _____
Homeowners association (fee, club, dues, etc.)	\$ _____
Gym membership	\$ _____
Security night guard or burglar alarm	\$ _____
24 Hour emergency aid	\$ _____
Cable television or satellite	\$ _____
Current Total	\$ _____

Monthly Costs at Magnolia Heights

Monthly rent	\$ _____
All utilities except telephone & you control the temperature	<u>INCLUDED</u>
Insurance & property taxes	<u>INCLUDED</u>
All home maintenance, repairs, & landscaping of our beautiful grounds	<u>INCLUDED</u>
Three delicious meals each day	<u>INCLUDED</u>
Free laundry facility near your apartment, linens provided	<u>INCLUDED</u>
Weekly housekeeping service	<u>INCLUDED</u>
Free scheduled transportation on our comfortable bus	<u>INCLUDED</u>
Ongoing social & recreational programs	<u>INCLUDED</u>
Fitness program & exercise room	<u>INCLUDED</u>
Management team on-site	<u>INCLUDED</u>
Medical Alert Device with GPS Technology and 24/7 live response, operated by Best Buy Health	<u>INCLUDED</u>
Basic cable television	<u>INCLUDED</u>
Total For Your Apartment	\$ _____

EXPERIENCE THE LIFESTYLE OUR RESIDENTS ENJOY EVERY DAY



"Before I moved to Wilshire Estates in November 2021, I was certainly hesitant to make the transition from my home to a retirement community. When I initially began my search, I felt I was not ready. I had lived in my home for many years and was very involved in my community. I realized that I was quite lonely in my 4-bedroom home and needed a change. I toured 4 times and even came for a trial stay before deciding to move. Since I've moved to Wilshire Estates, I'm no longer lonely and I'm surrounded by new friends. The community feels like home and I no longer have to worry about housework, grocery shopping or meal preparation. If you are a senior living alone and you want close friendships and are tired of being lonely, then this is the place for you."

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~ Gloria Logan (Wilshire Estates - Silver Spring, MD)

"It feels like home. My apartment is beautiful, and I love sitting on my balcony. Everyone is so nice, and I have met some great people. I was referred by existing residents, and I am glad I chose The Lodge at Wake Forest. All the meals are tastefully prepared, and I especially enjoy the snacks that are available throughout the day. There is so much to do, I can't pick just one favorite."

~Bob Reichard (The Lodge at Wake Forest - Wake Forest, NC)



"Linwood Estates is the perfect place to call home for my husband and I. We were fed up with having to maintain the upkeep of a house. We are now where we feel we need to be. The food is delicious, the activities are fun, and the care is GREAT. Having the managers live on-site helped us make up our minds that the staff here really care about us all. We plan to stay here at Linwood Estates for a long time. We love it."

~Ronnie & Karen King (Linwood Estates - Lawrenceville, GA)

"I had heard about Willow Creek from a patient of mine. I called for my parents, and the managers Glenn and Val, invited us to meet them the same day. I instantly decided that this was the right home. Management is beyond attentive, the chef and food are amazing, the servers are patient and understanding, and the housekeeping is thorough. The transportation service offers pretty much every need that the residents have. My father's health started to decline over a few months, and we eventually decided to move my parents to an assisted living community. We instantly missed everything about Willow Creek, and unfortunately, within 48 hours of moving, my father passed away. My mom decided to move back to Willow Creek, and she was welcomed with open arms. It's now several months later, and my mom has formed lifelong bonds with other residents, participates in outings with a wonderful activity director, and now calls Willow Creek home."



~ David Block (Willow Creek - Chesapeake, VA)

Resident Travel Program

Retirement at Hawthorn Senior Living gives you the freedom to live life to the fullest. It's about seeing new places, meeting new friends, and creating experiences and moments that you'll cherish forever. This is what our Resident Travel Program is all about.

We strive to give you everything you need to feel happy and comfortable in your home, but we also realize there is more to life than staying in one place. If you want to get out and explore new places or visit family across the country, our Resident Travel Program gives you that opportunity. With over 70 communities across the United States, you can have all the comforts of home while enjoying the pleasures of a vacation.

As a resident of a Hawthorn community, you are eligible to stay up to seven nights per visit, based on availability, per community in a comfortable guest suite at any of our communities. Your stay includes all your meals and you'll be able to participate in enrichment programs and activities just like you would at home – all at no additional cost.

You still have so much to experience, so enjoy life and live well at Hawthorn Senior Living through our Resident Travel Program!





Communities with Guest Suites:

ARIZONA

Goodyear: Estrella Estates
 Green Valley:
 The Peaks at Santa Rita
 Sierra Vista:
 Mountain View Gardens

CALIFORNIA

El Dorado Hills: El Dorado Estates
 Glendale: Scholl Canyon Estates
 Granite Bay: Sequoia Grove
 La Quinta: The Palms at La Quinta
 Rancho Cordova: Bear Hollow Estates*

COLORADO

Colorado Springs: Summit Glen

FLORIDA

Bradenton: Cypress Springs
 Clermont: Orchard Heights
 Oxford: Steeplechase, The Carriage House
 Spring Hill: Salishan
 Tallahassee: Mulligan Park
 Valrico: Osprey Heights
 Winter Springs: The Savoy

GEORGIA

Alpharetta: Cottonwood Estates
 Johns Creek: Ashwood Meadows
 Lawrenceville: Linwood Estates
 Roswell: Sanford Estates

IDAHO

Boise: Salmon Creek

INDIANA

Fishers: Northridge

KANSAS

Lawrence: Meadowlark Estates

MAINE

Portland: Ashton Gardens

MARYLAND

Silver Spring: Wilshire Estates

MASSACHUSETTS

Beverly: Colonial Gardens
 Franklin: Magnolia Heights
 Hopkinton: Fairview Estates
 Maynard: Camellia Gardens
 North Billerica: Kennedy Meadows
 Tewksbury: Heatherwood
 Westborough: The Highlands

NEW JERSEY

Marlton: Marlton Gardens

NEW MEXICO

Albuquerque: Paloma Landing
 Rio Rancho: The Rio Grande

NORTH CAROLINA

Asheville: Bella Vista
 Cary: Stoneridge, Jordan Oaks
 Chapel Hill: Azalea Estates
 Charlotte: Providence Meadows, Shads Landing
 Davidson: Williams Place
 Greensboro: Carolina Estates
 Raleigh: Whispering Pines
 Salisbury: Oak Park Retirement
 Southern Pines: Southern Pines
 Wake Forest: The Lodge at Wake Forest
 Wilmington: The Woods at Holly Tree

SOUTH CAROLINA

Summerville: Summerville Estates

OHIO

Mentor: Parker Place

OREGON

Corvallis: Stoneybrook Lodge
 Gladstone: Somerset Lodge
 Happy Valley: Glenmoore
 Portland: Parkrose Chateau

PENNSYLVANIA

Bethlehem: Sterling Heights
 Glen Mills: Ivy Creek
 Lansdale: Hudson Estates

TENNESSEE

Collierville: Sycamore Ridge

TEXAS

Allen: Alexis Estates
 Cedar Park: Maple Ridge
 Georgetown: The Oaks
 McKinney: Pioneer Ridge
 Rockwall: Liberty Heights

UTAH:

Logan: Pioneer Valley Lodge
 Murray: Olympus Ranch

VIRGINIA

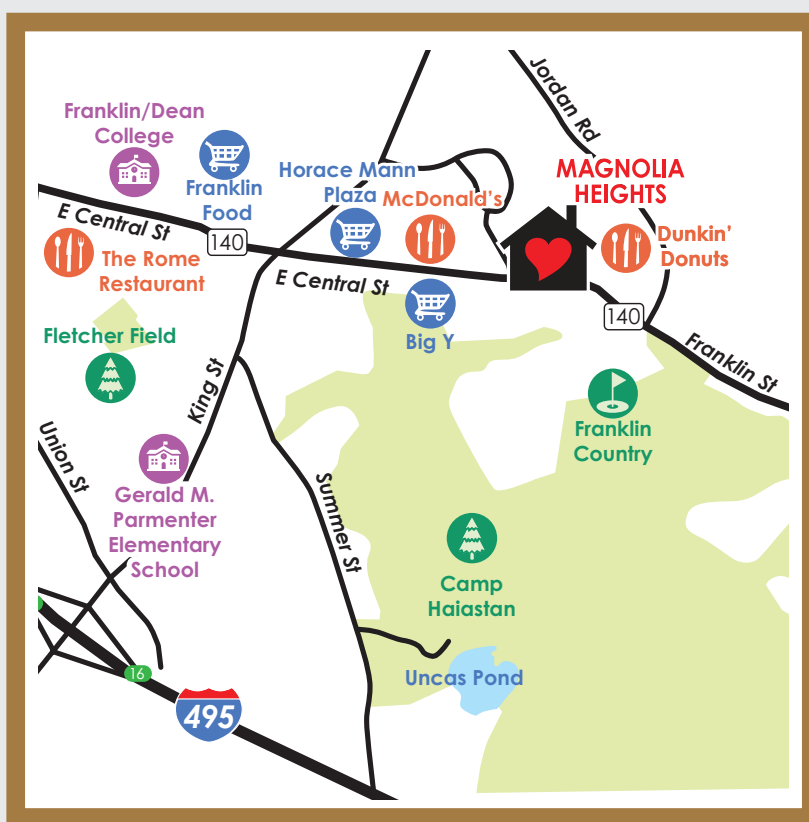
Bristow: Capitol Ridge
 Chesapeake: Willow Creek
 Leesburg: Hessler Heights
 Midlothian: Chesterfield Heights
 Woodbridge: Belmont Gardens*
 Yorktown: Colonial Harbor

WASHINGTON

Kennewick: Riverwalk Estates
 Puyallup: Julian Estates
 Vancouver: Springwood Landing

*Community Opening Soon

Retire Graciously



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SeniorLivinginStyle.com