



# *Floor Plans*

2026



*Love where you live.*



## Choose Your Contract

Cypress Cove offers three unique contract options, giving you the opportunity to choose your entrance fee, monthly service fee and how you want to prepare for higher levels of care you may need in the future.

### LIFE CARE Plan

The Life Care plan provides security and peace of mind by including all the benefits of an independent lifestyle plus unlimited Assisted Living, Memory Care Assisted Living and Skilled Nursing—should you need it in the future—at the same monthly service fee. With our comprehensive Life Care plan, which offers two entrance fee options, you can be sure that your long-term care needs will be met and your financial assets will be protected. Non-refundable and 75% refundable contracts available.

### MODIFIED CARE Plan

The Modified Care plan offers a reduced entrance fee for Independent Living, with the assurance of unlimited Assisted Living and Memory Care Assisted Living, and 30 days of Skilled Nursing each year at the same monthly service fee. Non-refundable and 75% refundable contracts available.

### FEE-FOR-SERVICE Plan

With the Fee-for-Service plan, you only pay for the long-term care services you use. Should you need Assisted Living, Memory Care Assisted Living or Skilled Nursing in the future, it will be available to you as needed, on a private pay basis. Non-refundable and 100% refundable contracts available.

## Cost of Living Comparison Worksheet

Living at Cypress Cove, a Life Plan community, means your monthly fee covers maintenance of your home, utilities, property taxes and the use of our convenient services and first-class amenities.

	Your Monthly Costs in Your Home	Monthly Expenses at Cypress Cove
<b>Monthly Expenses</b>		
Mortgage or Rent	\$	Included
Property Taxes <i>(yearly payment divided by 12)</i>	\$	Included
Homeowner's Insurance*	\$	Included
Homeowner's Association Fees and Assessments	\$	Included
<b>Utilities</b>		
Electric	\$	Included
Gas	\$	Included
Water and Sewer	\$	Included
Trash Removal	\$	Included
Cable TV	\$	Included
Wi-Fi	\$	Included
<b>Lifestyle Services and Amenities</b>		
Lawn and Pool Maintenance	\$	Included
Home Maintenance <i>(windows, electrical, plumbing, carpet, etc.)</i>	\$	Included
Appliance Service and Replacement	\$	Included
Major Home Repairs <i>(roof, siding, air conditioning system, plumbing, hot water heater, driveways, etc.)</i>	\$	Included
Long-term Care Assurance	\$	Included
Weekly Housekeeping	\$	Included
Laundry of Bed and Bath Linens	\$	Included
Restaurant Dining <i>(one meal daily)</i>	\$	Included
Entertainment and Activities	\$	Included
<b>Other</b>		
Health Club, Fitness and Pool Membership	\$	Included
Pest Control	\$	Included
Home Security System	\$	Included
Emergency Call System	\$	Included
Transportation	\$	Included
Future Assisted Living, Memory Care and Skilled Nursing in Private Accommodations Plan	\$	Included in Life Care

\*Insurance on the building and your apartment is included in your monthly fee at Cypress Cove. Personal property insurance coverage is still necessary.



*Resort Style Living at the Harbour*



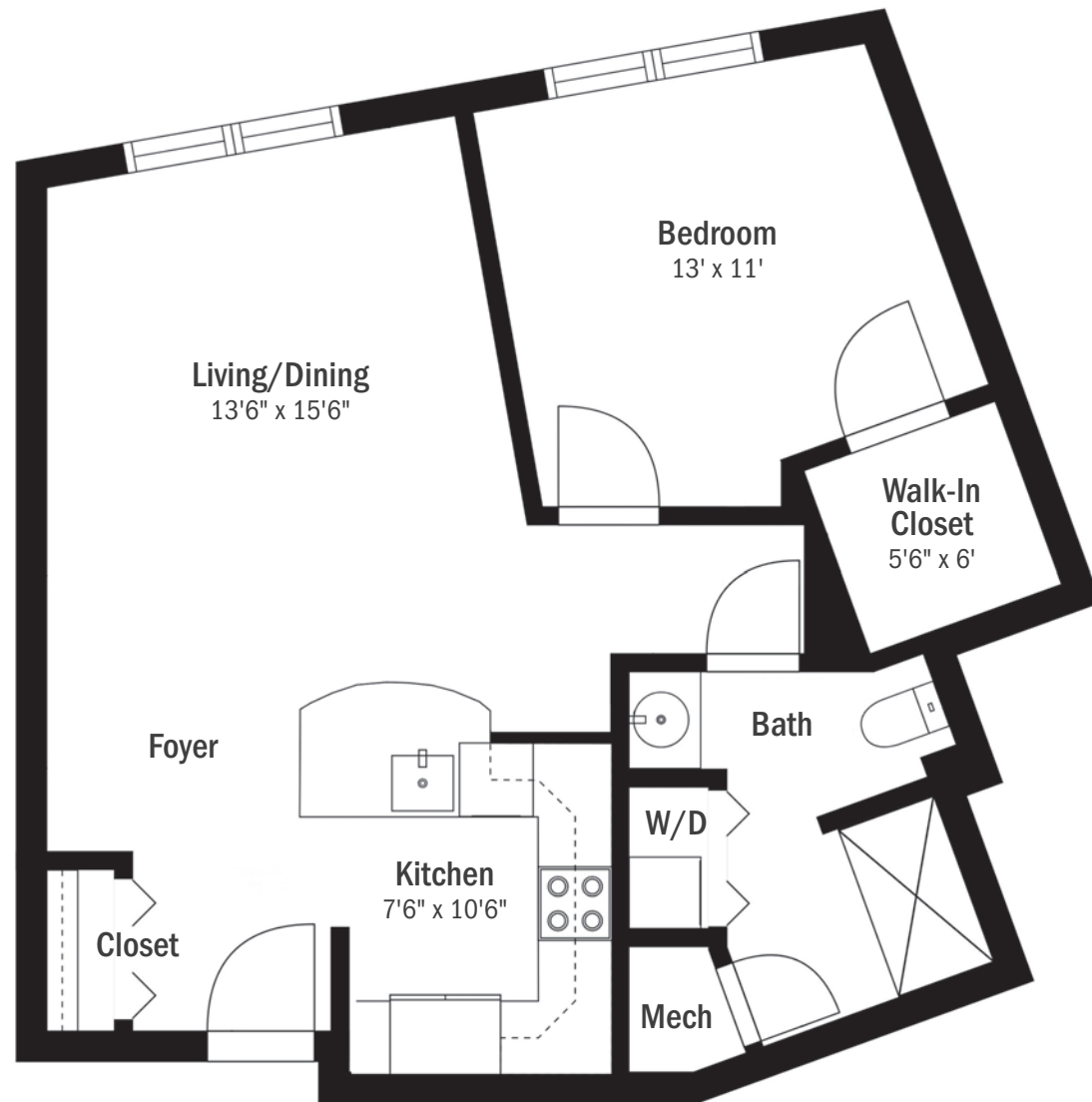
*Learn more about  
the possibilities!*

To schedule a tour  
call **239-CYPRESS**



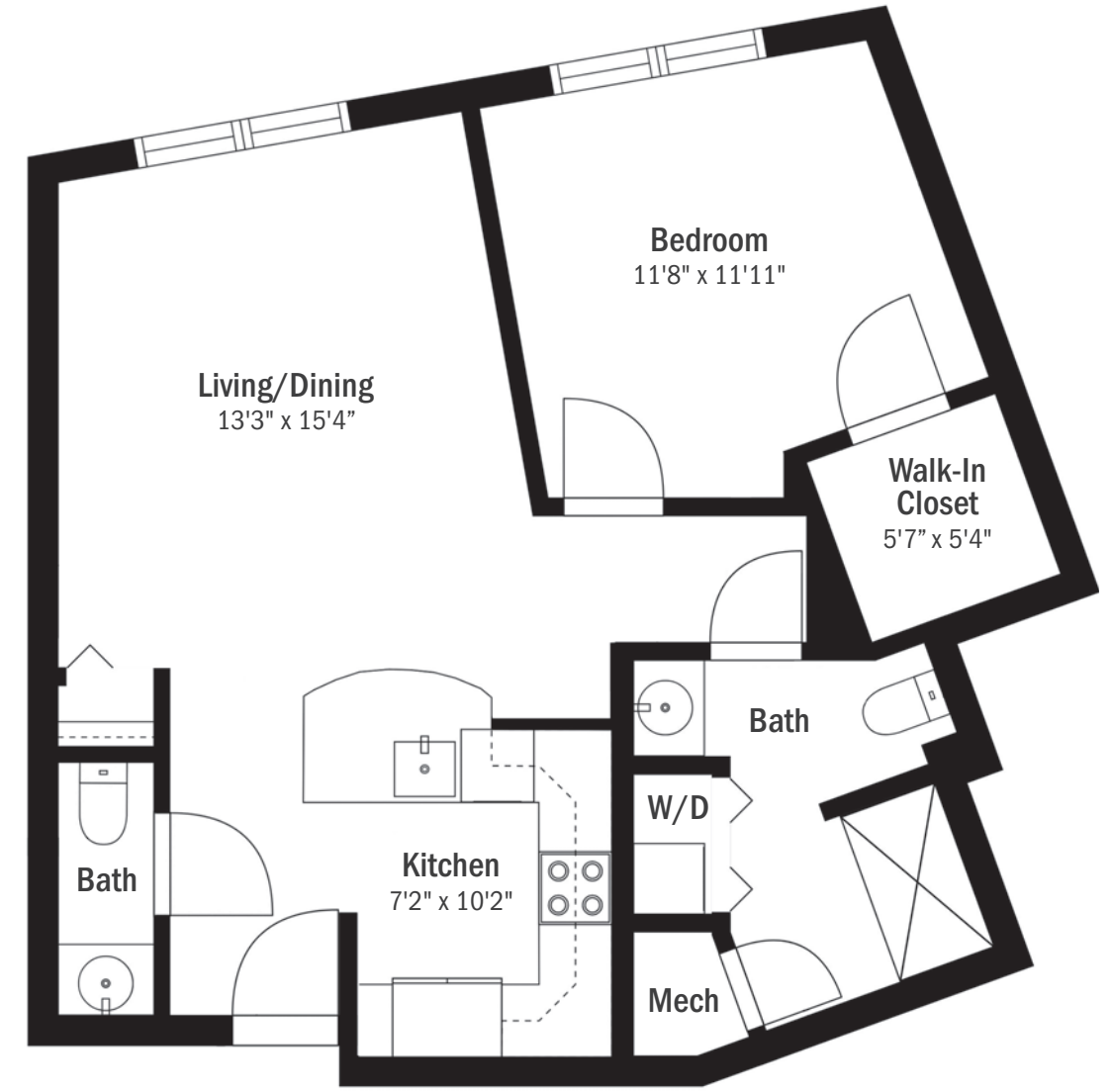
Apartment A

One Bedroom | One Bath | 682 SF



Apartment A2

One Bedroom | One & One Half Bath | 709 SF

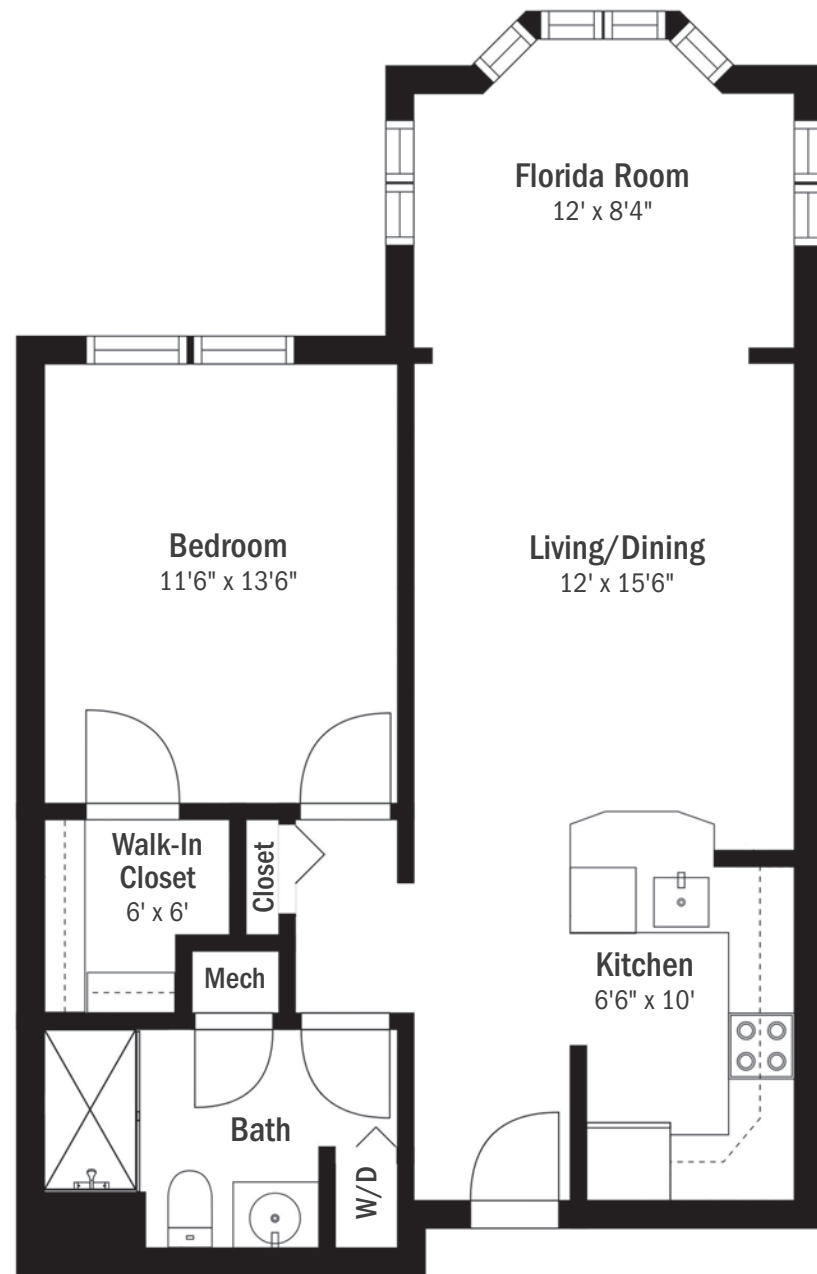


Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$226,400	75% Ref \$400,600	\$3,771
<b>MODIFIED CARE PLAN</b>	\$199,200	75% Ref \$391,900	\$3,582
<b>FEE-FOR-SERVICE PLAN</b>	\$190,000	100% Ref \$373,700	\$3,771
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$235,000	75% Ref \$415,700	\$3,921
<b>MODIFIED CARE PLAN</b>	\$206,000	75% Ref \$405,300	\$3,732
<b>FEE-FOR-SERVICE PLAN</b>	\$195,000	100% Ref \$387,800	\$3,921
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

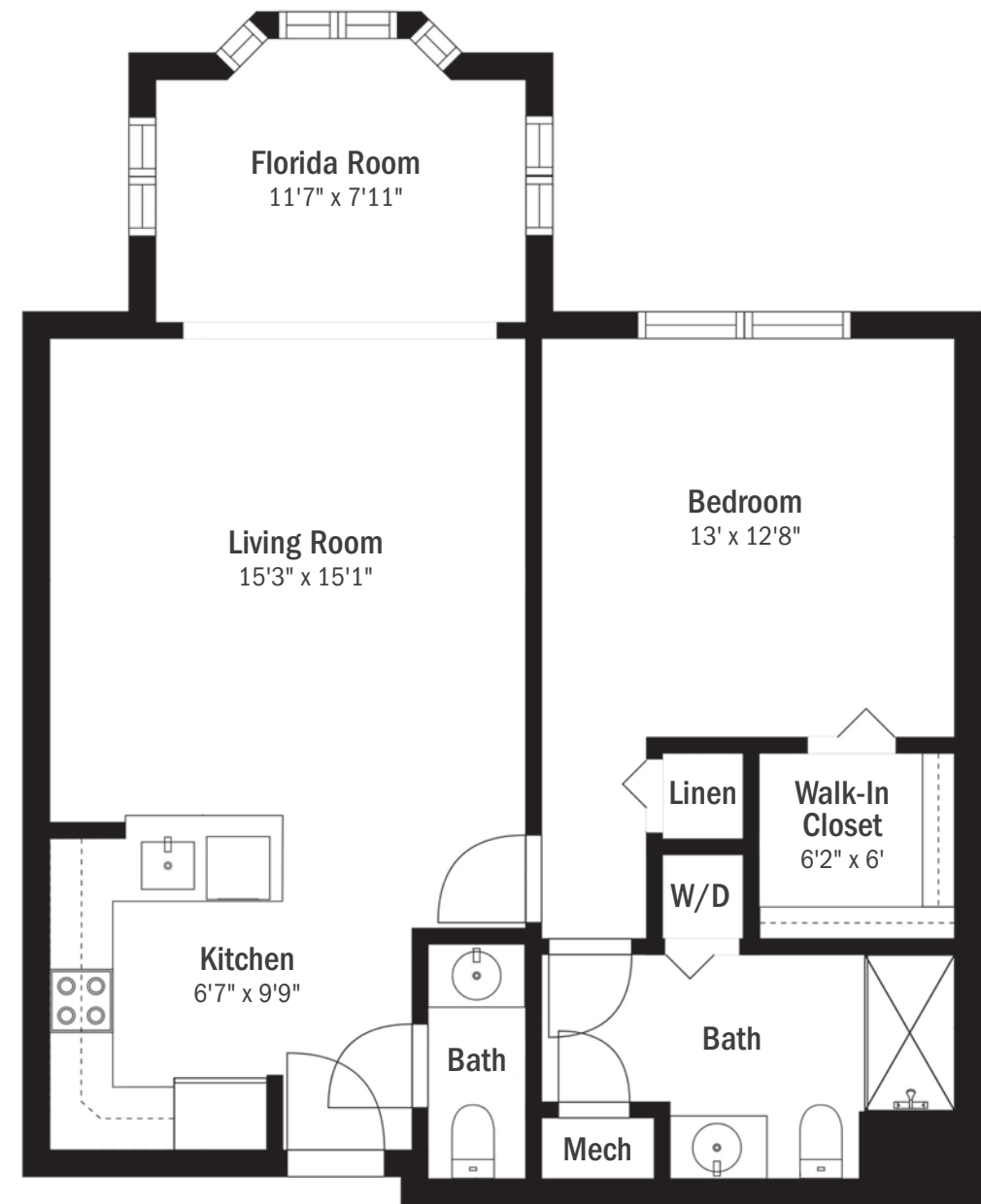
## Apartment B

One Bedroom | One Bath | 726 SF



## Apartment B2

One Bedroom | One & One Half Bath | 806 SF

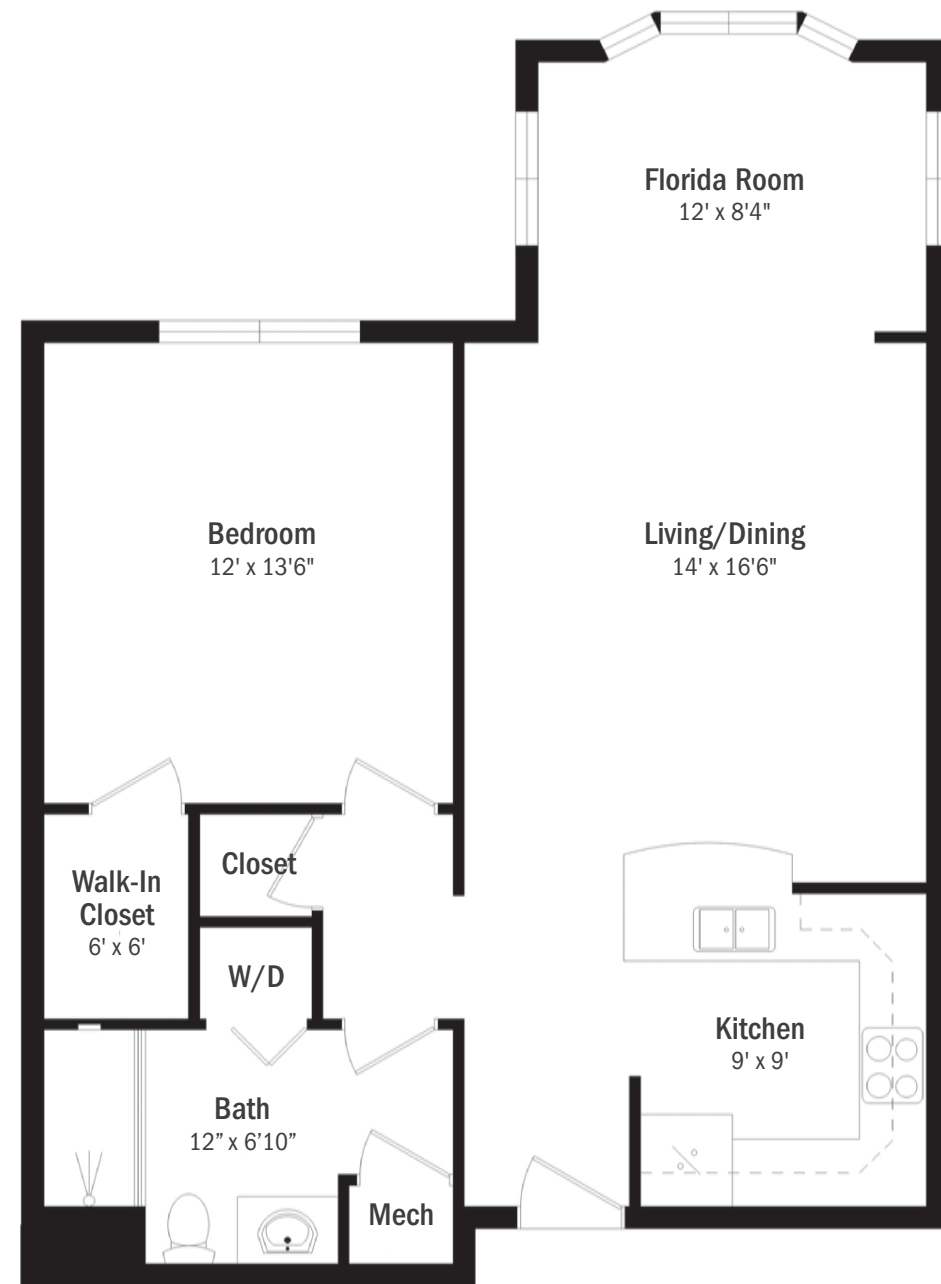


Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$250,400	75% Ref \$442,800	\$4,036
<b>MODIFIED CARE PLAN</b>	\$218,400	75% Ref \$429,500	\$3,848
<b>FEE-FOR-SERVICE PLAN</b>	\$203,900	100% Ref \$413,100	\$4,036
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$260,100	75% Ref \$460,100	\$4,362
<b>MODIFIED CARE PLAN</b>	\$226,200	75% Ref \$444,900	\$4,175
<b>FEE-FOR-SERVICE PLAN</b>	\$209,700	100% Ref \$429,200	\$4,362
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

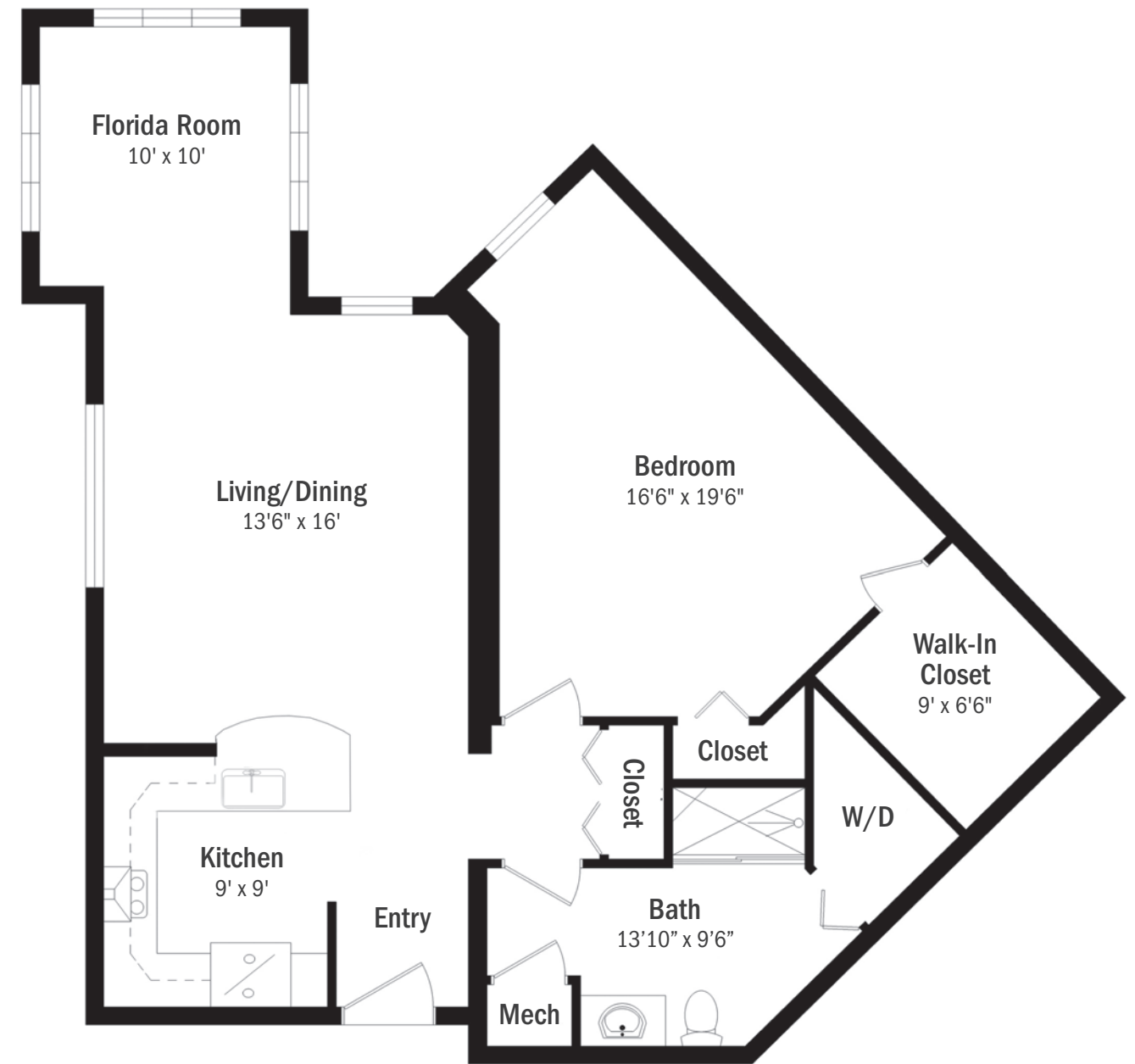
# Apartment C

One Bedroom | One Bath | 796 SF



# Apartment D

One Bedroom | One Bath | 921 SF

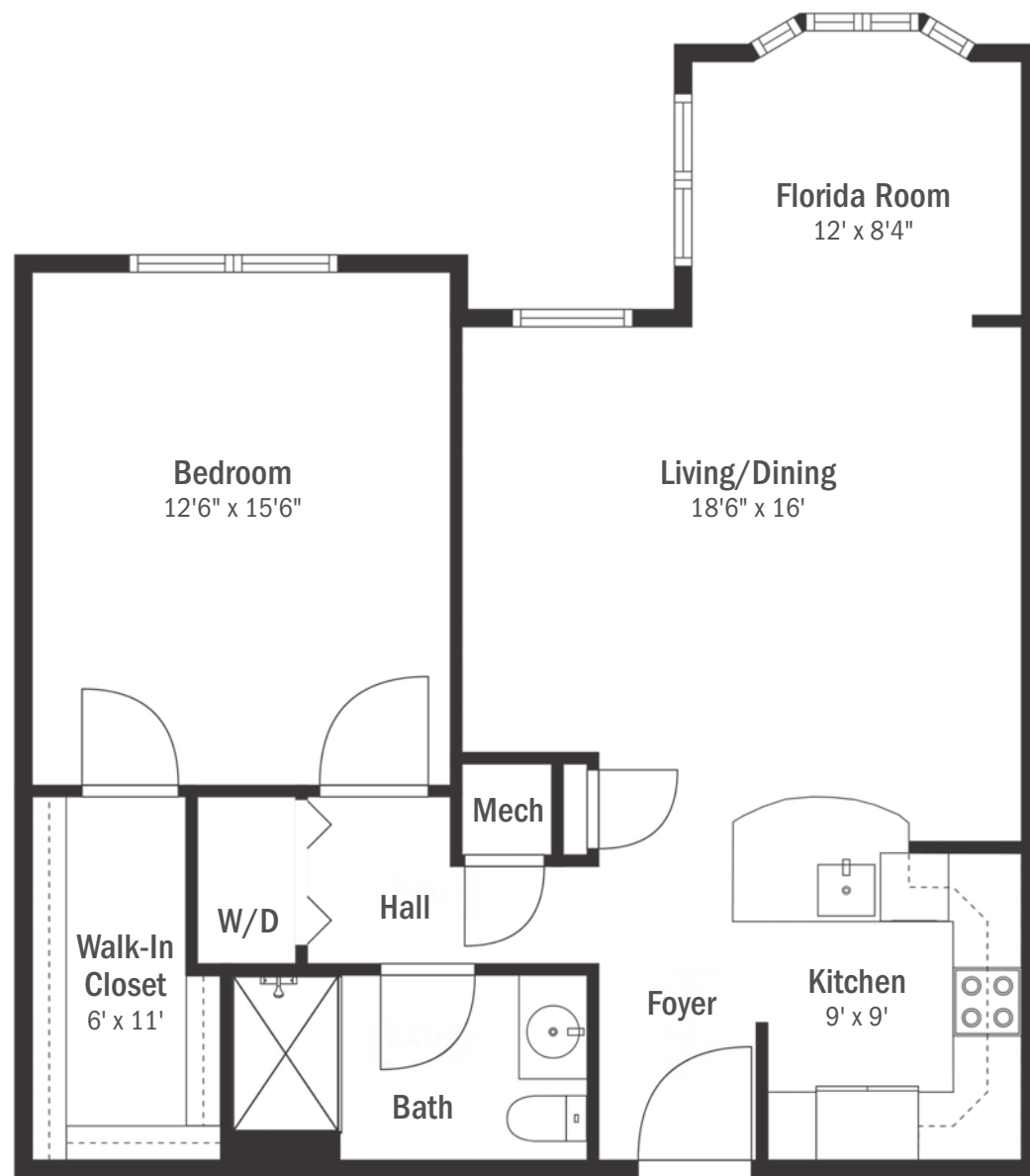


Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$271,700	75% Ref \$480,600	\$4,258
<b>MODIFIED CARE PLAN</b>	\$235,400	75% Ref \$463,200	\$4,068
<b>FEE-FOR-SERVICE PLAN</b>	\$216,400	100% Ref \$448,400	\$4,258
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$310,900	75% Ref \$549,500	\$4,887
<b>MODIFIED CARE PLAN</b>	\$267,200	75% Ref \$525,100	\$4,702
<b>FEE-FOR-SERVICE PLAN</b>	\$240,400	100% Ref \$512,700	\$4,887
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

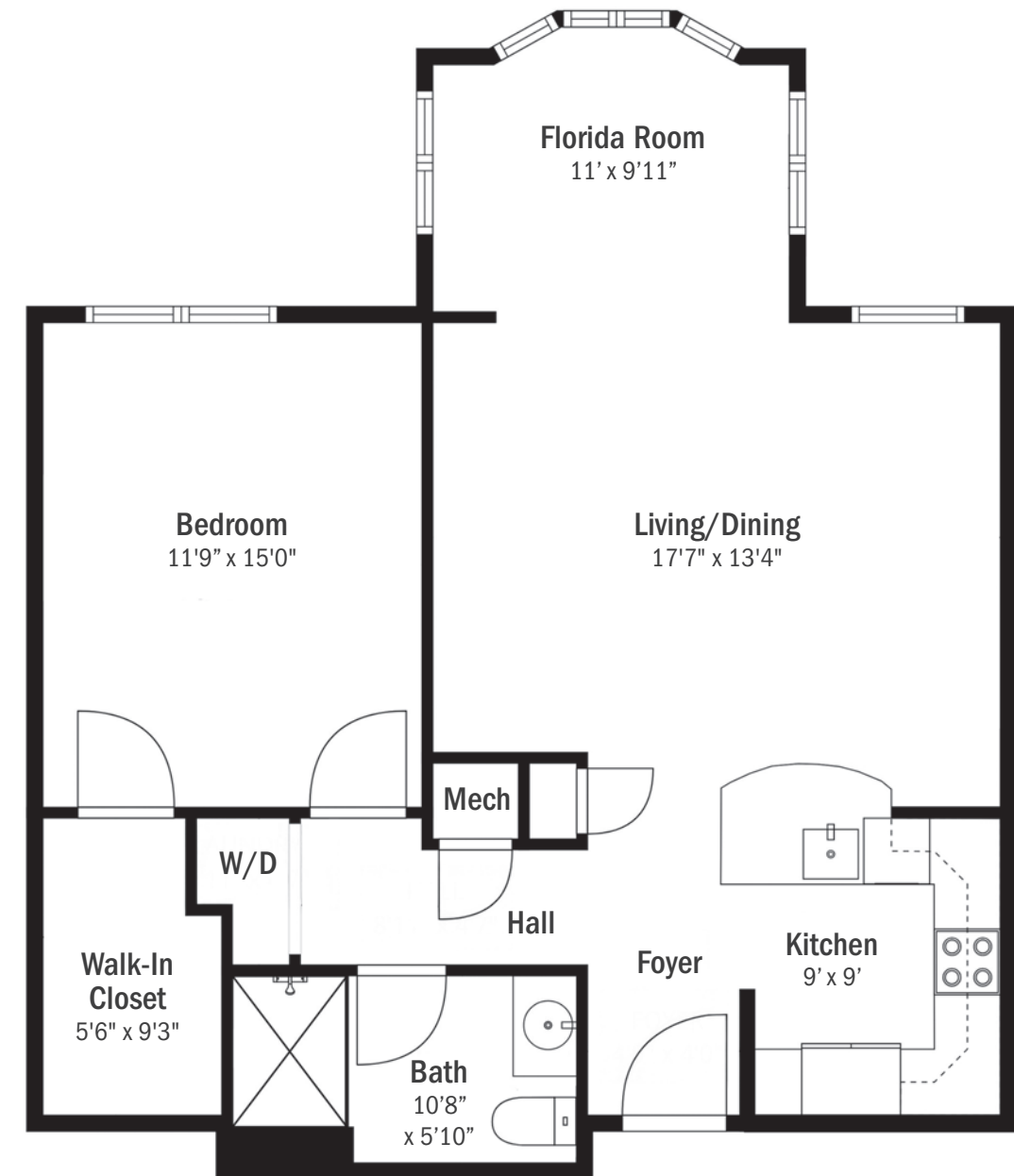
# Apartment E & F

One Bedroom | One Bath | 931 SF



# Apartment G

One Bedroom | One Bath | 923 SF



Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$321,600	75% Ref \$569,000	\$4,887
<b>MODIFIED CARE PLAN</b>	\$275,800	75% Ref \$542,200	\$4,702
<b>FEE-FOR-SERVICE PLAN</b>	\$246,700	100% Ref \$530,500	\$4,887
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

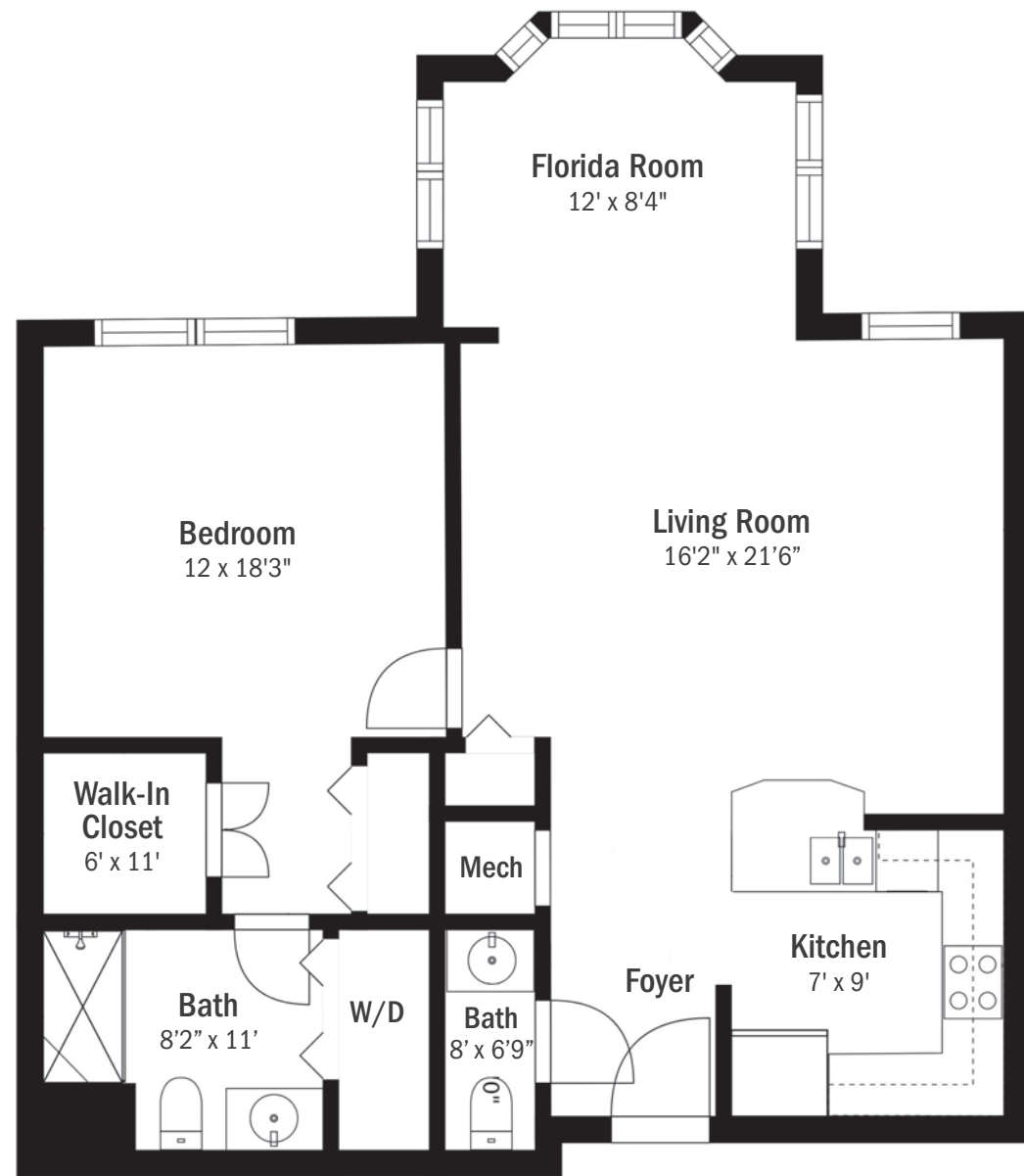
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$320,700	75% Ref \$566,900	\$4,887
<b>MODIFIED CARE PLAN</b>	\$275,000	75% Ref \$540,500	\$4,702
<b>FEE-FOR-SERVICE PLAN</b>	\$246,300	100% Ref \$529,000	\$4,887
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

The Harbour

Floor Plans

Apartment G2

One Bedroom | One & One Half Bath | 912 SF

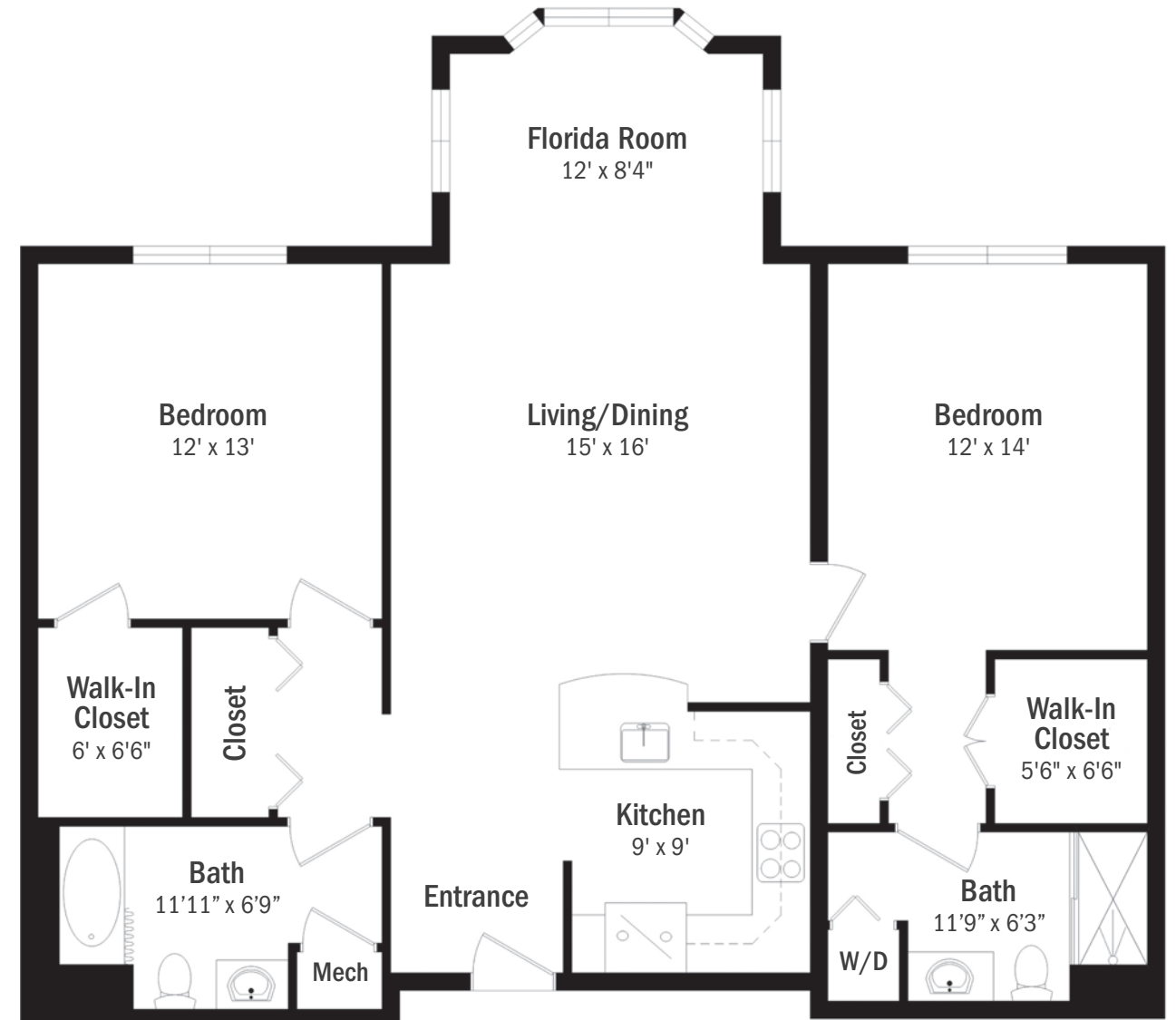


The Harbour

Floor Plans

Apartment I

Two Bedroom | Two Bath | 1,166 SF



Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$320,700	75% Ref \$566,900	\$4,887
<b>MODIFIED CARE PLAN</b>	\$275,000	75% Ref \$540,500	\$4,702
<b>FEE-FOR-SERVICE PLAN</b>	\$246,300	100% Ref \$529,000	\$4,887
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

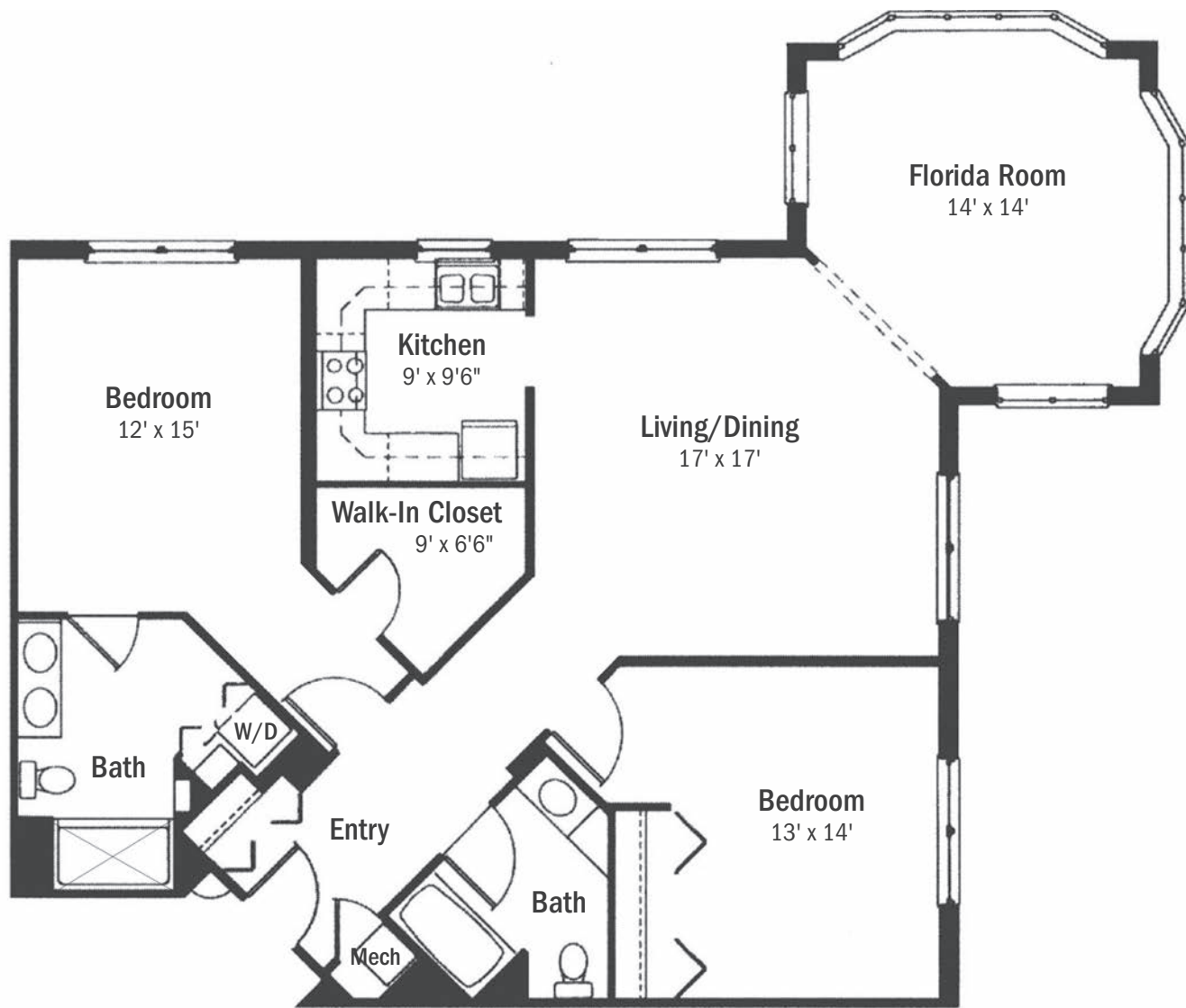
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$415,100	75% Ref \$730,800	\$5,484
<b>MODIFIED CARE PLAN</b>	\$332,100	75% Ref \$652,400	\$5,484
<b>FEE-FOR-SERVICE PLAN</b>	\$305,000	100% Ref \$683,800	\$5,484
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

The Harbour

Floor Plans

Apartment J

Two Bedroom | Two Bath | 1,355 SF

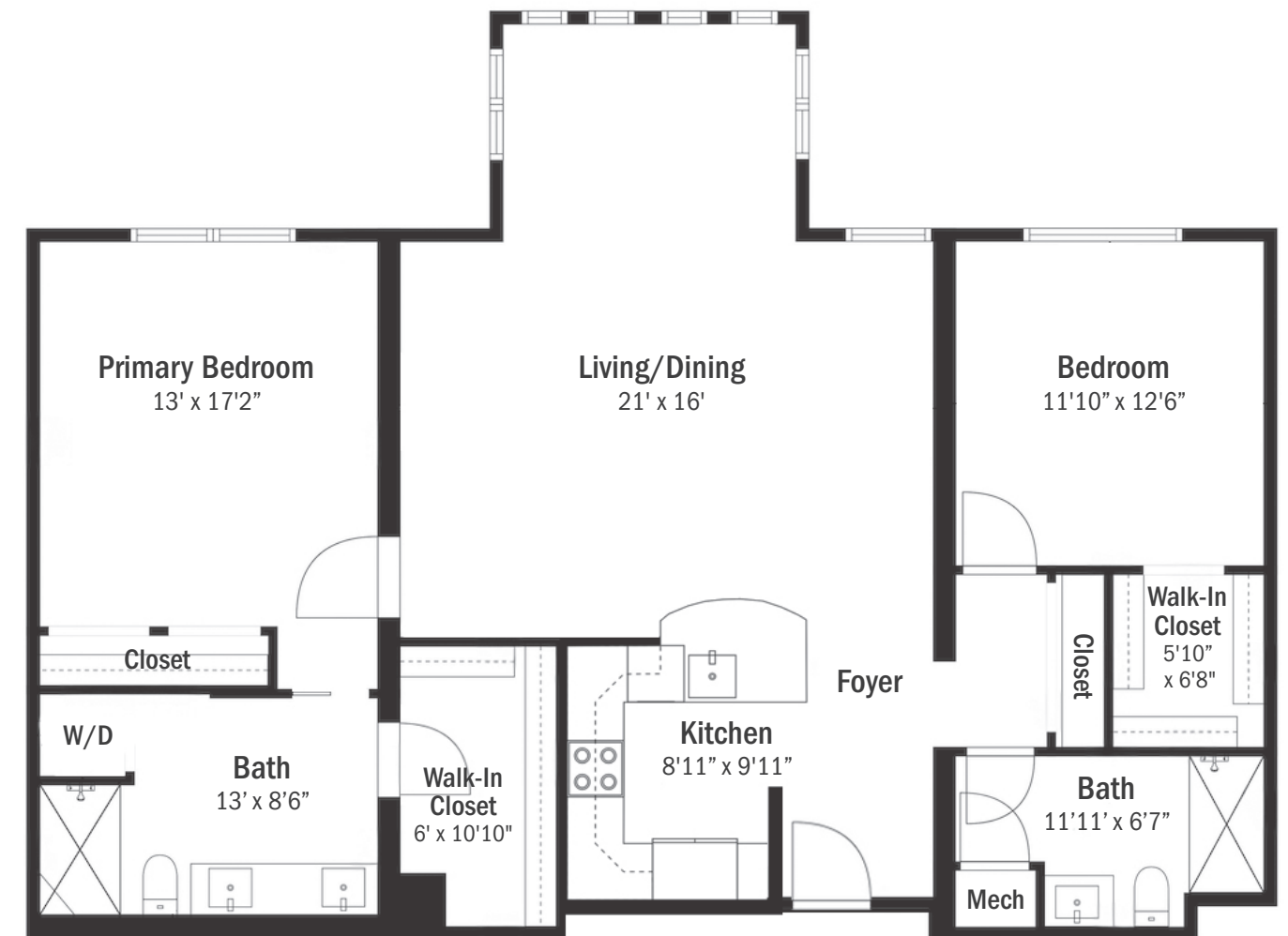


The Harbour

Floor Plans

Apartment K

Two Bedroom | Two Bath | 1,378 SF



Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$503,200	75% Ref \$888,000	\$6,204
<b>MODIFIED CARE PLAN</b>	\$402,600	75% Ref \$790,300	\$6,204
<b>FEE-FOR-SERVICE PLAN</b>	\$357,600	100% Ref \$828,600	\$6,204
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

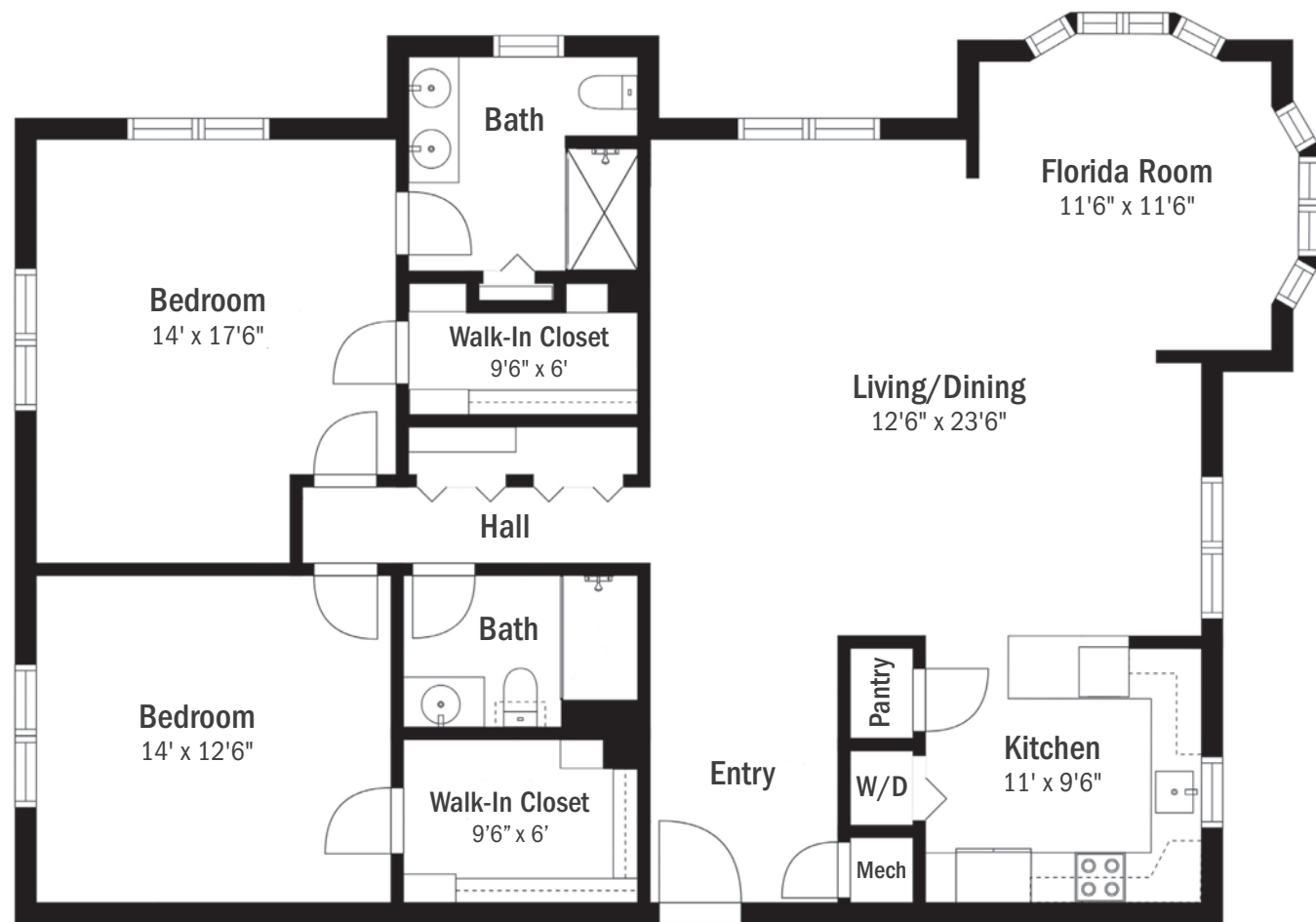
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$516,700	75% Ref \$908,000	\$6,324
<b>MODIFIED CARE PLAN</b>	\$413,200	75% Ref \$811,100	\$6,324
<b>FEE-FOR-SERVICE PLAN</b>	\$365,500	100% Ref \$850,600	\$6,324
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

The Harbour

Floor Plans

Apartment L

Two Bedroom | Two Bath | 1,547 SF

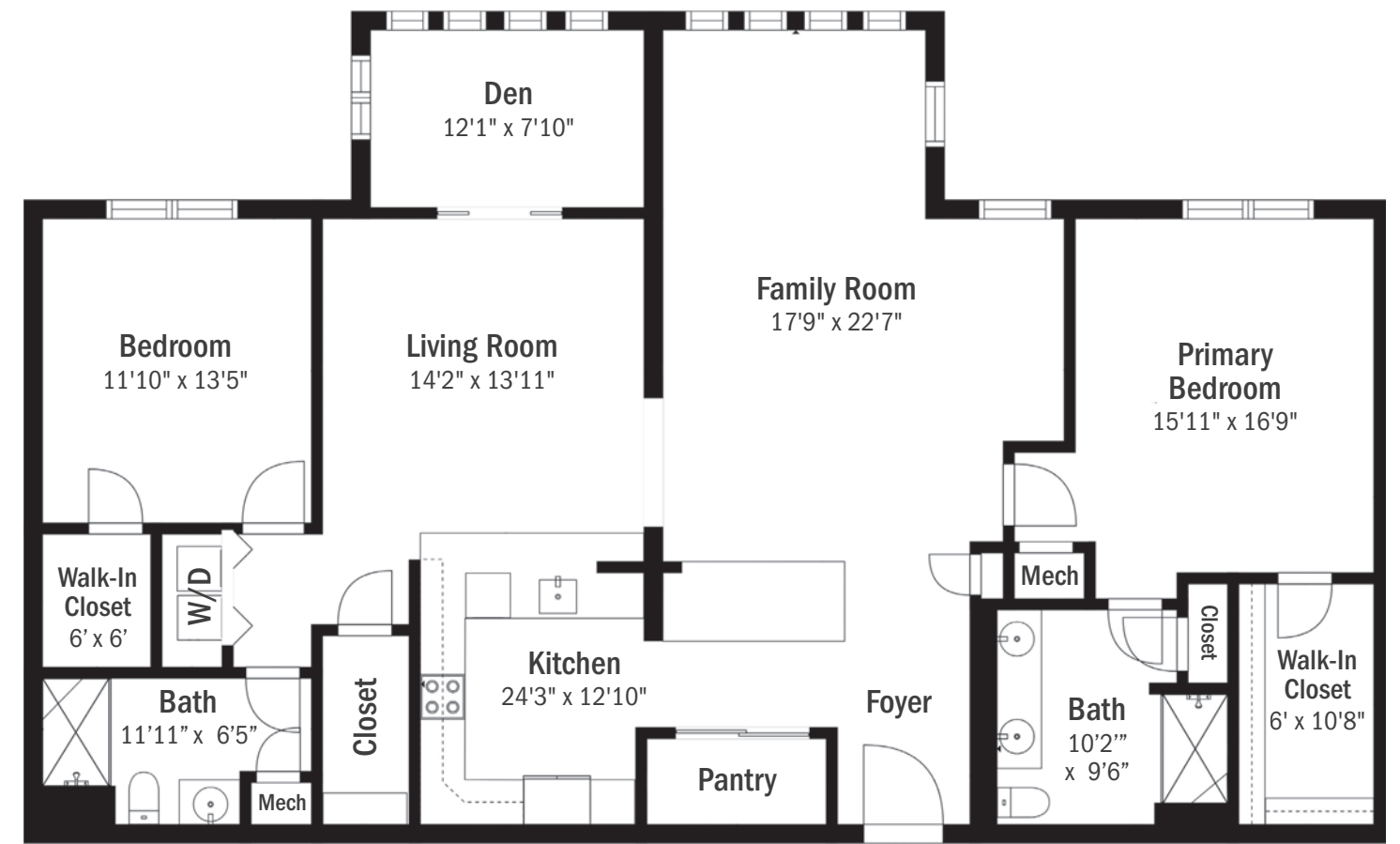


The Harbour

Floor Plans

Apartment M

Two Bedroom | Two Bath | Den | 1,727 SF



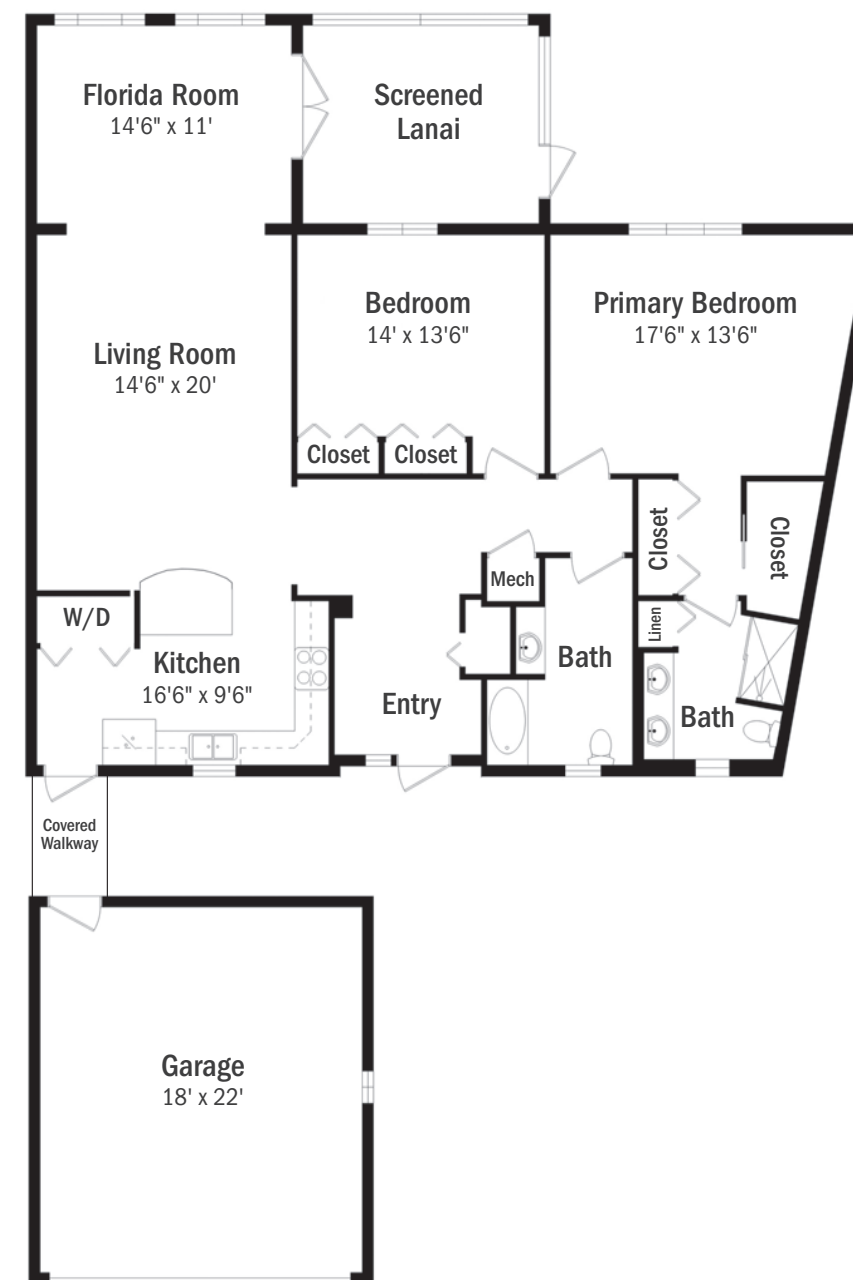
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$595,600	75% Ref \$1,051,300	\$6,759
<b>MODIFIED CARE PLAN</b>	\$476,600	75% Ref \$935,400	\$6,759
<b>FEE-FOR-SERVICE PLAN</b>	\$411,700	100% Ref \$980,800	\$6,759
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$666,100	75% Ref \$1,175,600	\$7,903
<b>MODIFIED CARE PLAN</b>	\$532,800	75% Ref \$1,045,800	\$7,903
<b>FEE-FOR-SERVICE PLAN</b>	\$452,800	100% Ref \$1,097,000	\$7,903
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390



The Villas  
Floor Plans

Villa A  
Two Bedroom | Two Bath | 1,521 SF | Lanai



Uncompromising Lifestyle at the Villas



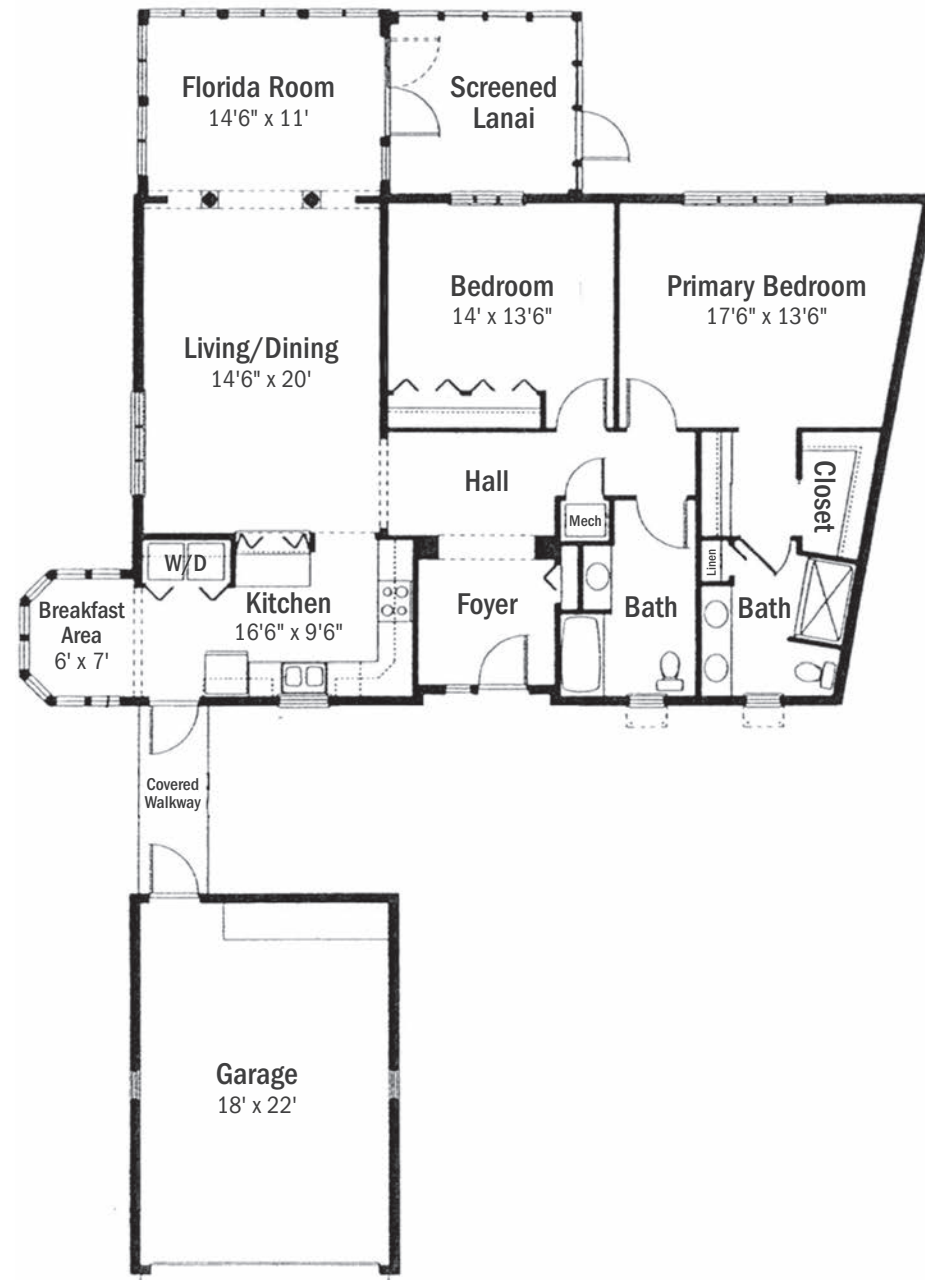
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$628,200	75% Ref \$1,108,800	\$6,759
<b>MODIFIED CARE PLAN</b>	\$502,700	75% Ref \$986,200	\$6,759
<b>FEE-FOR-SERVICE PLAN</b>	\$430,600	100% Ref \$1,034,400	\$6,759
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

The Villas

Floor Plans

## Villa B

Two Bedroom | Two Bath | 1,561 SF | Lanai

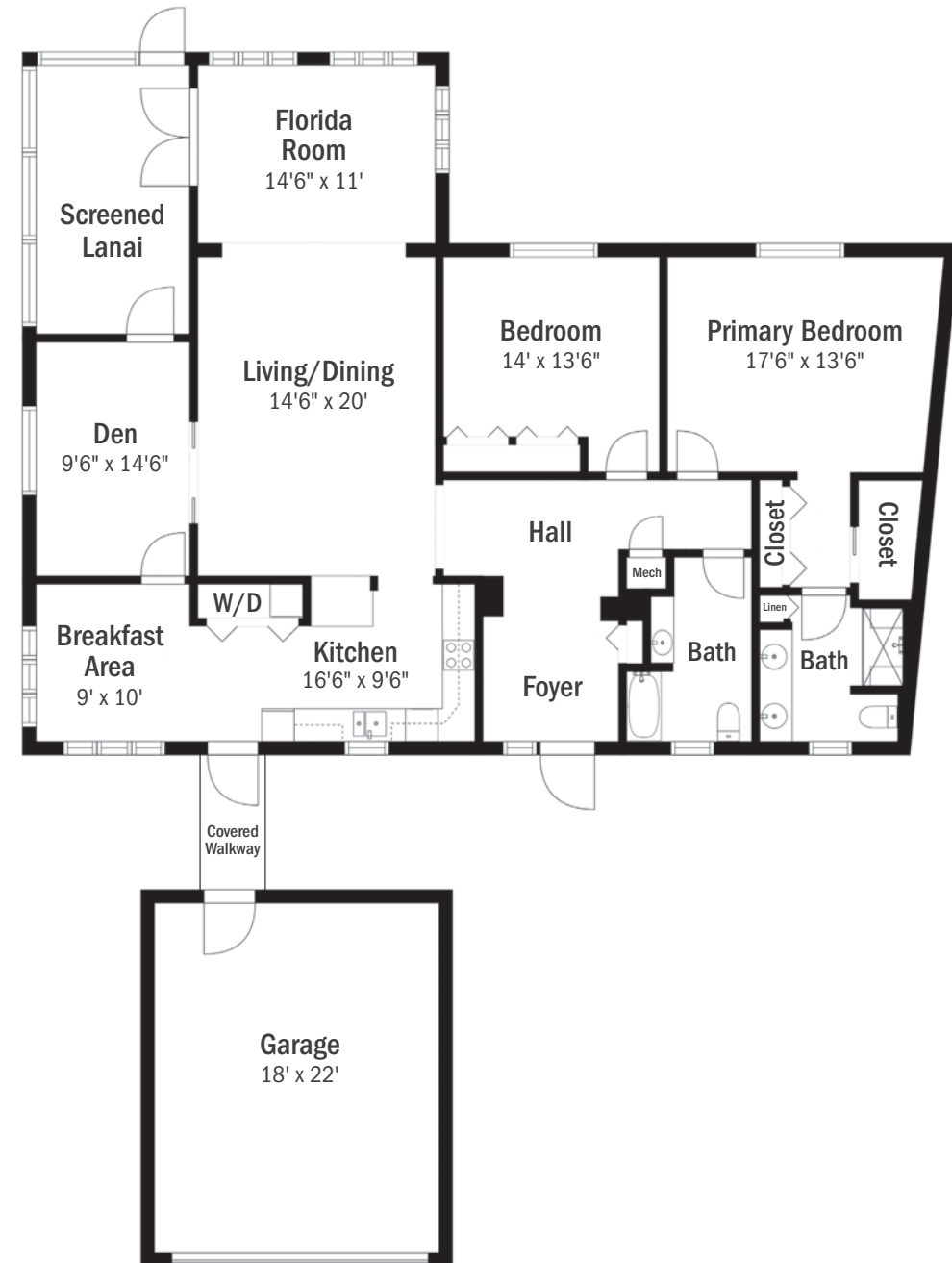


The Villas

Floor Plans

## Villa C

Two Bedroom | Two Bath | Den | 1,770 SF | Lanai



Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$651,100–\$680,900	75% Ref \$1,149,300–\$1,201,900	\$7,395
<b>MODIFIED CARE PLAN</b>	\$520,800–\$544,700	75% Ref \$1,022,100–\$1,069,200	\$7,395
<b>FEE-FOR-SERVICE PLAN</b>	\$444,000–\$462,600	100% Ref \$1,072,200–\$1,120,300	\$7,395
<b>SECOND OCCUPANT</b>	\$25,700–\$32,300	\$50,000–\$56,700	\$1,390

Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$718,100–\$766,800	75% Ref \$1,267,400–\$1,353,500	\$7,903
<b>MODIFIED CARE PLAN</b>	\$574,400–\$613,500	75% Ref \$1,127,400–\$1,204,000	\$7,903
<b>FEE-FOR-SERVICE PLAN</b>	\$483,000–\$521,700	100% Ref \$1,182,200–\$1,263,300	\$7,903
<b>SECOND OCCUPANT</b>	\$25,700–\$32,300	\$50,000–\$56,700	\$1,390



Lakeside Luxury at The Oaks



The Oaks  
Floor Plans

Ibis  
Two Bedroom | Two & One Half Bath | 1,406 SF | Balcony



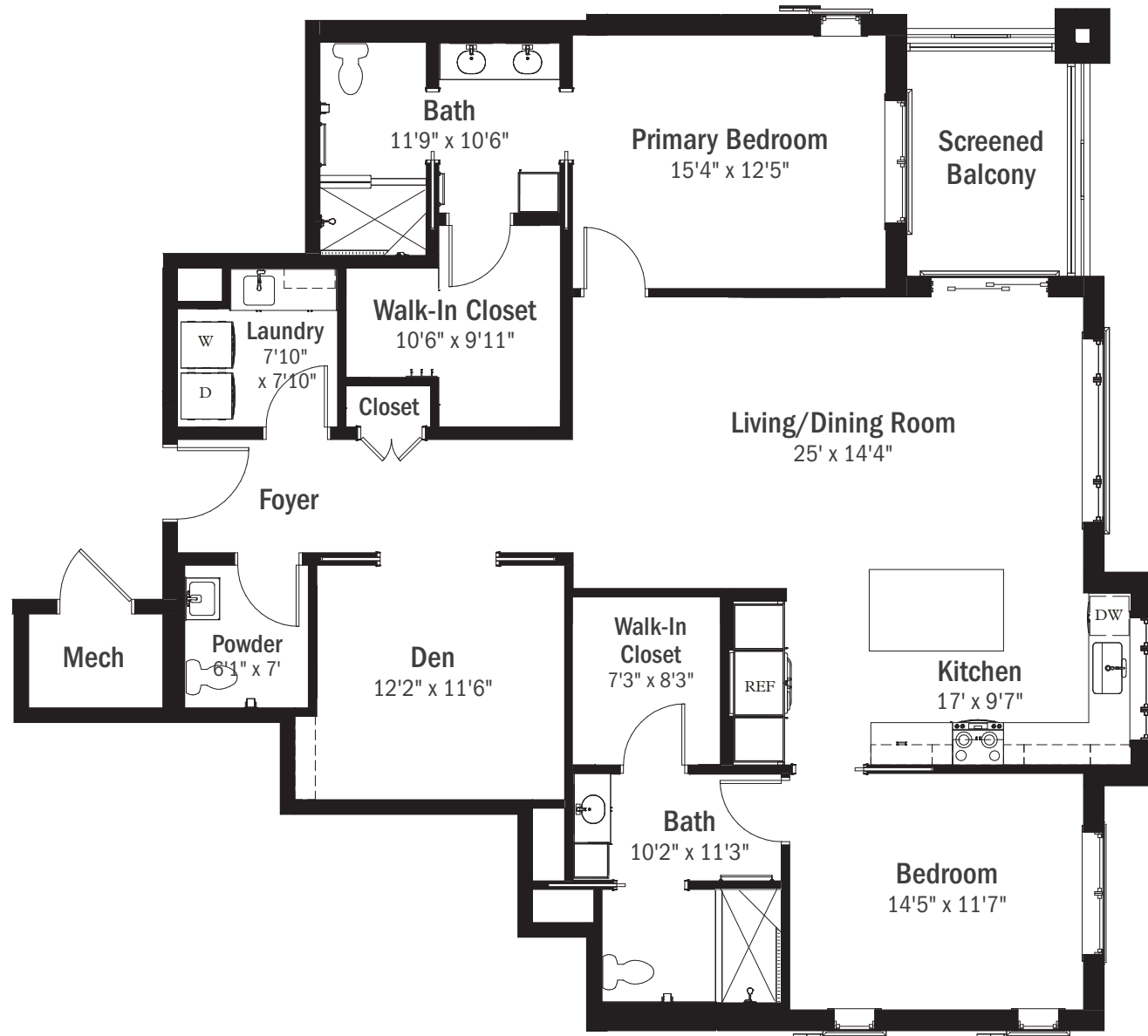
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$553,600-\$588,300	75% Ref \$977,600-\$1,038,300	\$6,837
<b>MODIFIED CARE PLAN</b>	\$442,700-\$470,400	75% Ref \$869,800-\$923,700	\$6,837
<b>FEE-FOR-SERVICE PLAN</b>	\$418,300-\$444,500	100% Ref \$912,400-\$969,000	\$6,837
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

The Oaks

Floor Plans

# Heron

Two Bedroom | Two & One Half Bath | Den | 1,716 SF | Balcony

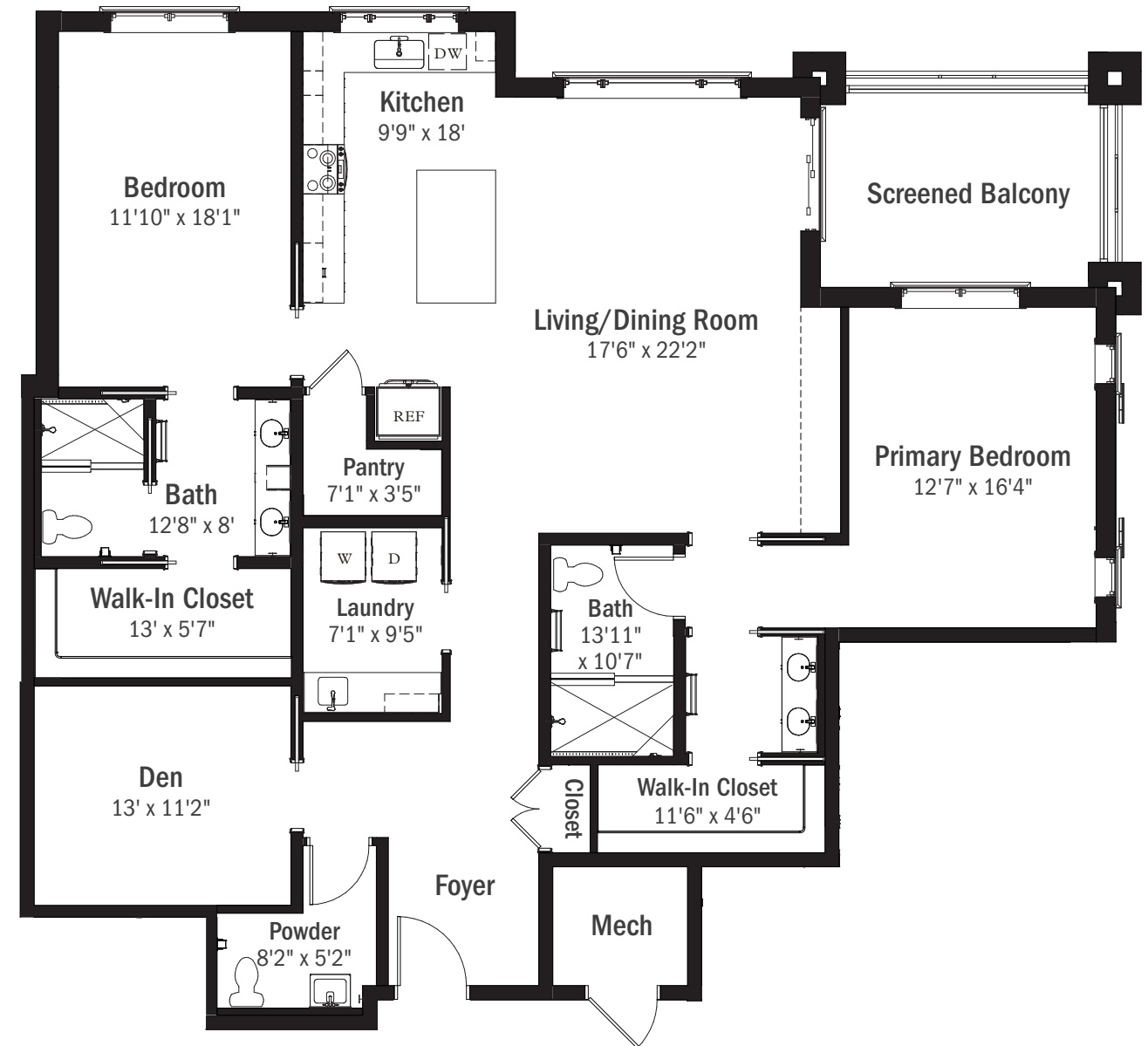


The Oaks

Floor Plans

# Crane

Two Bedroom | Two & One Half Bath | Den | 1,958 SF | Balcony



Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$666,700–\$720,900	75% Ref \$1,175,000–\$1,268,700	\$7,492
<b>MODIFIED CARE PLAN</b>	\$533,200–\$576,400	75% Ref \$1,045,600–\$1,128,900	\$7,492
<b>FEE-FOR-SERVICE PLAN</b>	\$479,900–\$518,700	100% Ref \$1,097,000–\$1,184,600	\$7,492
<b>SECOND OCCUPANT</b>	\$25,700–\$32,300	\$50,000–\$56,700	\$1,390

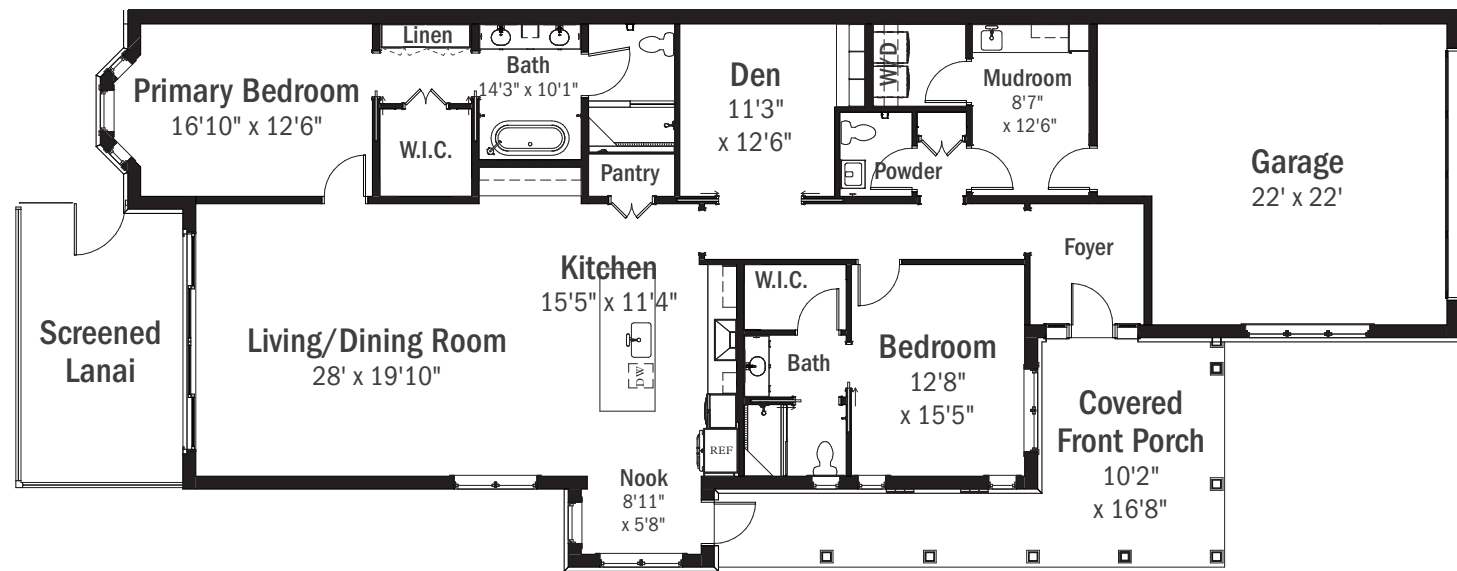
Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$759,600–\$826,500	75% Ref \$1,335,600–\$1,451,100	\$7,637
<b>MODIFIED CARE PLAN</b>	\$607,200–\$660,600	75% Ref \$1,189,300–\$1,292,000	\$7,637
<b>FEE-FOR-SERVICE PLAN</b>	\$521,600–\$567,500	100% Ref \$1,247,000–\$1,354,700	\$7,637
<b>SECOND OCCUPANT</b>	\$25,700–\$32,300	\$50,000–\$56,700	\$1,390

The Oaks

Floor Plans

# Osprey Villa

Two Bedroom | Two & One Half Bath | Den | 2,230 SF | Lanai

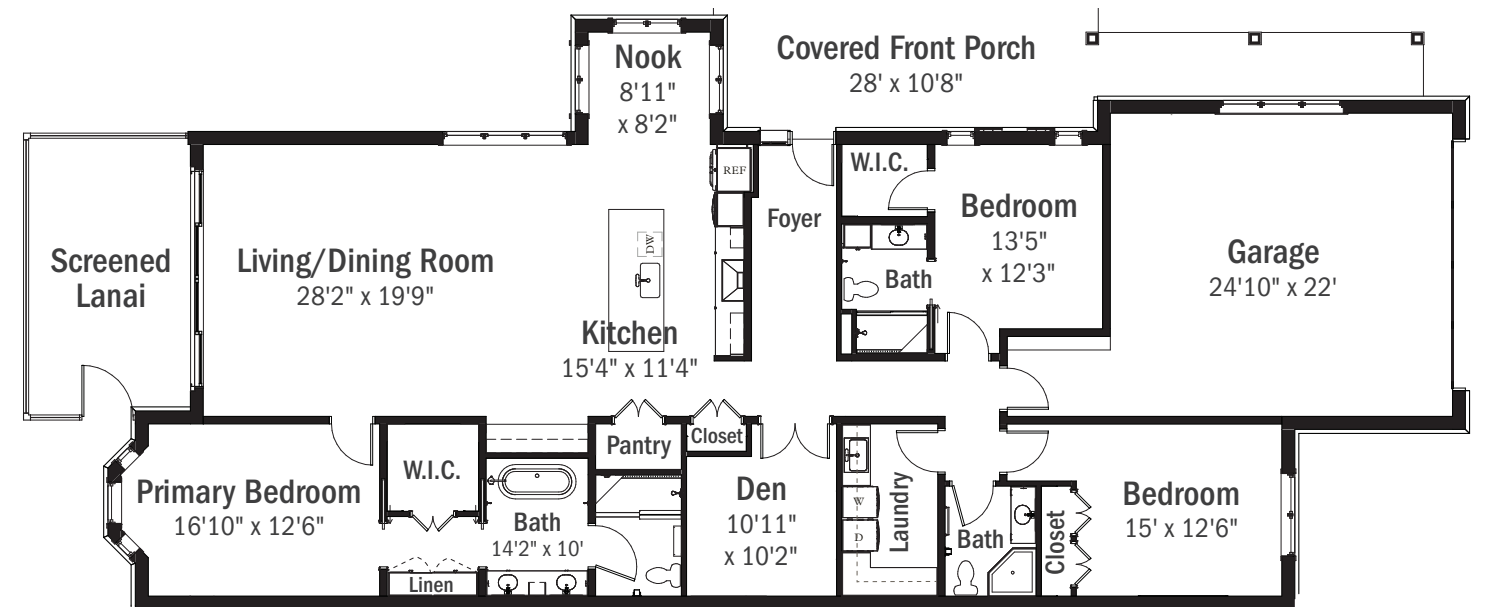


The Oaks

Floor Plans

# Eagle Villa

Three Bedroom | Three Bath | Den | 2,396 SF | Lanai



Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$961,100	75% Ref \$1,685,100	\$8,018
<b>MODIFIED CARE PLAN</b>	\$768,500	75% Ref \$1,499,500	\$8,018
<b>FEE-FOR-SERVICE PLAN</b>	\$657,100	100% Ref \$1,573,100	\$8,018
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390

Plan Options	Non-refundable	Refundable	Monthly Service Fee
<b>LIFE CARE PLAN</b>	\$1,053,500	75% Ref \$1,846,000	\$8,263
<b>MODIFIED CARE PLAN</b>	\$842,400	75% Ref \$1,641,000	\$8,263
<b>FEE-FOR-SERVICE PLAN</b>	\$716,800	100% Ref \$1,722,600	\$8,263
<b>SECOND OCCUPANT</b>	\$25,700-\$32,300	\$50,000-\$56,700	\$1,390





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10200 Cypress Cove Drive | Fort Myers, FL 33908  
239.CYPRESS | CypressCoveLiving.org  
297-7377



Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.  
Actual square footage and room dimensions may vary slightly.