



Floor Plans

2027



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 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.

A VARIETY OF CONTRACTS MAKE LIFE EASIER.

A flexible approach makes retirement living at Cypress Cove more affordable than ever. Our team of experienced retirement counselors will help you make the choice best suited to your individual needs and preferences. All our plans include use of Cypress Cove’s beautiful amenities along with comprehensive services like culinary, housekeeping, utilities, and transportation.

IS CYPRESS COVE A GOOD FINANCIAL FIT FOR YOU?

Scan the QR code to take a quick 2-minute assessment and discover your results!



MONEYGAUGE[™]
BY myLifeSite

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
Monthly Expenses		
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
Utilities		
Electric	\$	Included
Gas	\$	Included
Water and Sewer	\$	Included
Trash Removal	\$	Included
Cable TV	\$	Included
Wi-Fi	\$	Included
Lifestyle Services and Amenities		
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
Other		
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!*

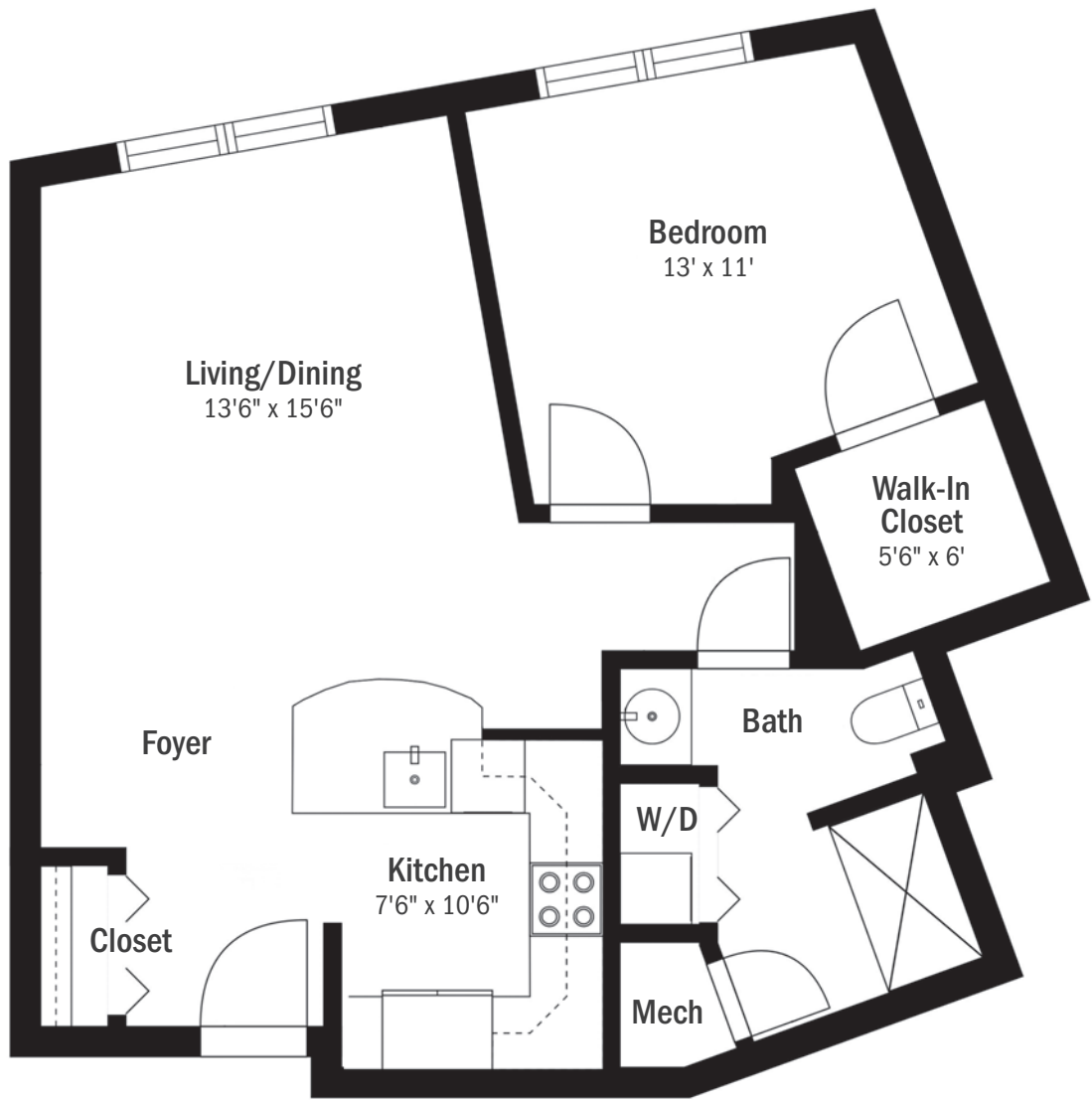
To schedule a tour
call **239-CYPRESS**





Apartment A

One Bedroom | One Bath | 682 SF



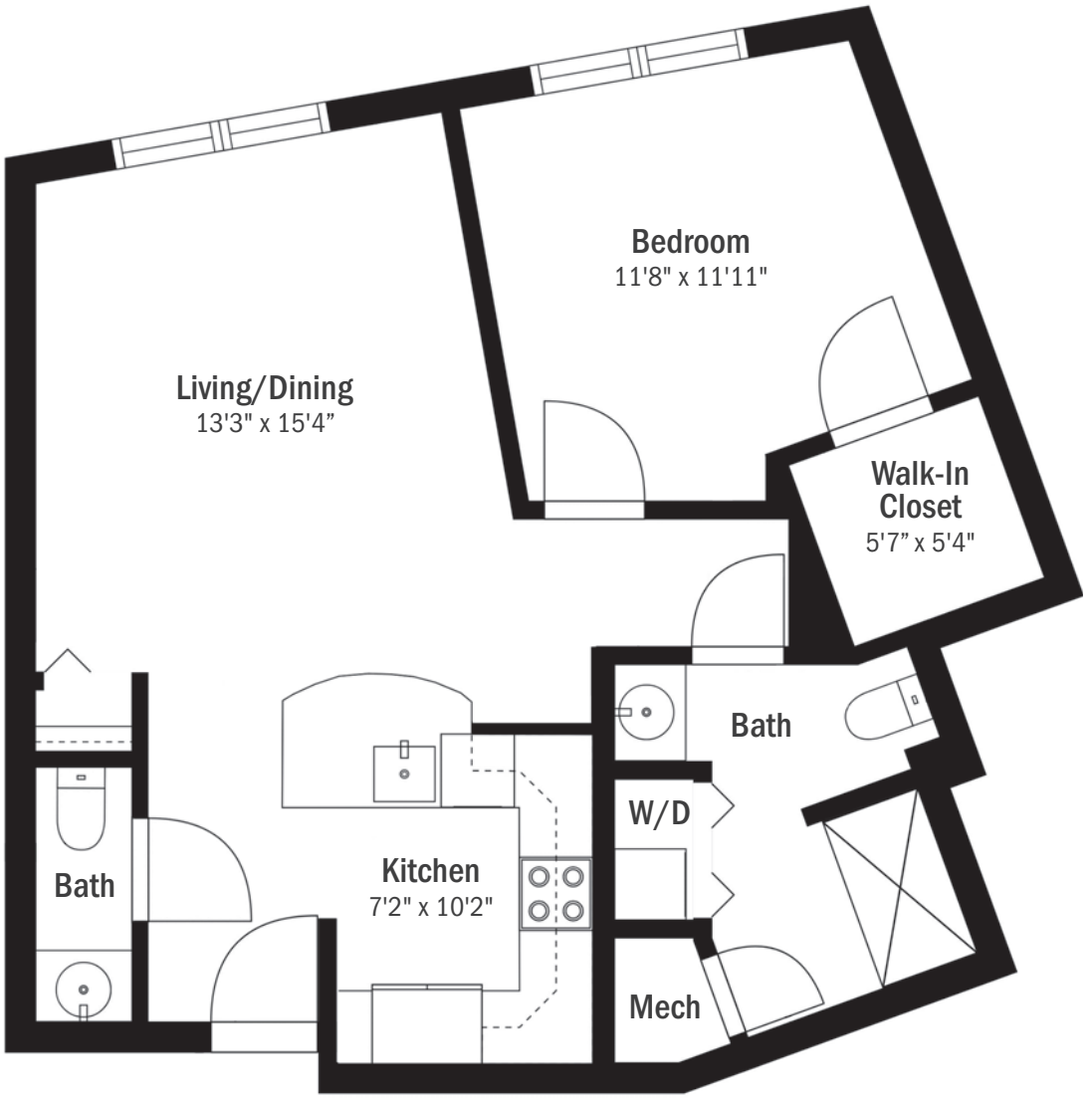
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$226,400	75% Ref \$400,600	\$3,913
MODIFIED CARE PLAN	\$199,200	75% Ref \$391,900	\$3,717
FEE-FOR-SERVICE PLAN	\$190,000	100% Ref \$373,700	\$3,913
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment A2

One Bedroom | One & One Half Bath | 709 SF



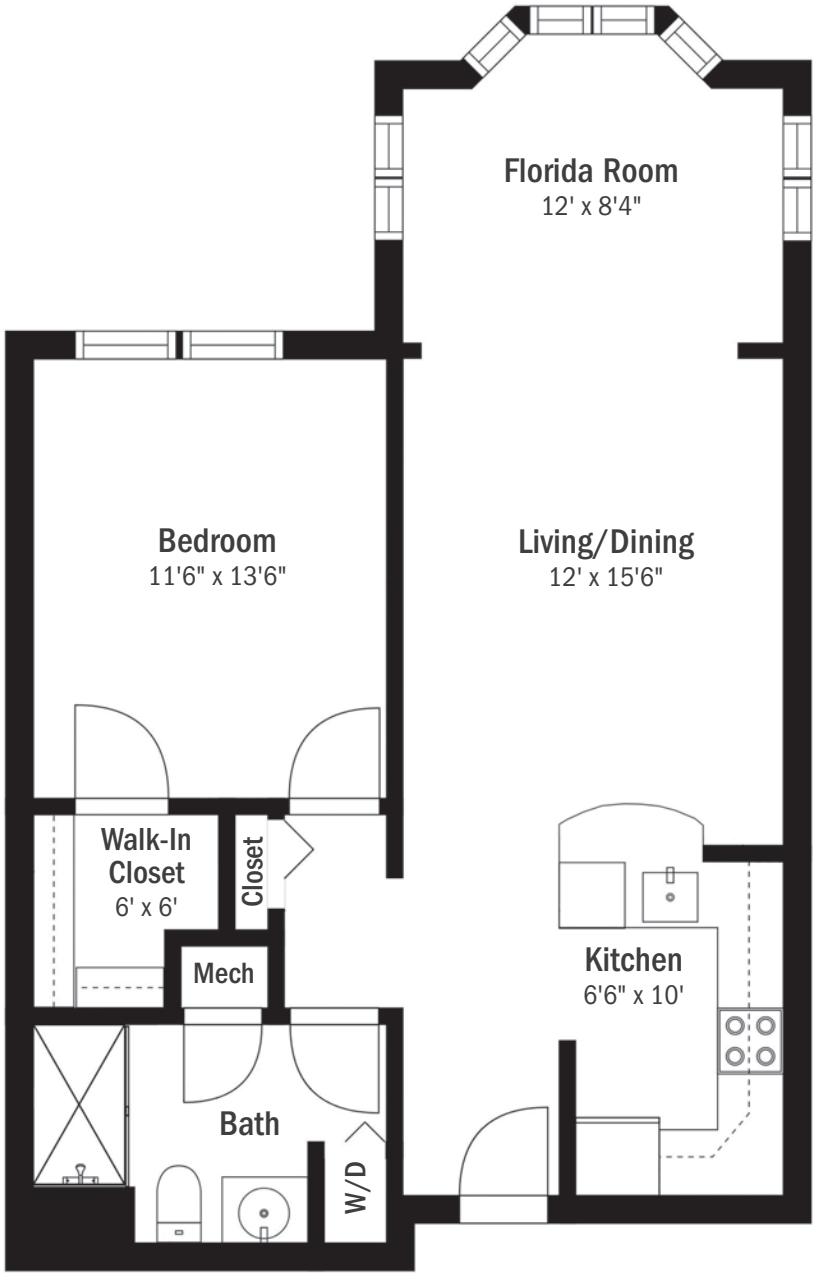
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$235,000	75% Ref \$415,700	\$4,069
MODIFIED CARE PLAN	\$206,000	75% Ref \$405,300	\$3,872
FEE-FOR-SERVICE PLAN	\$195,000	100% Ref \$387,800	\$4,069
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment B

One Bedroom | One Bath | 726 SF



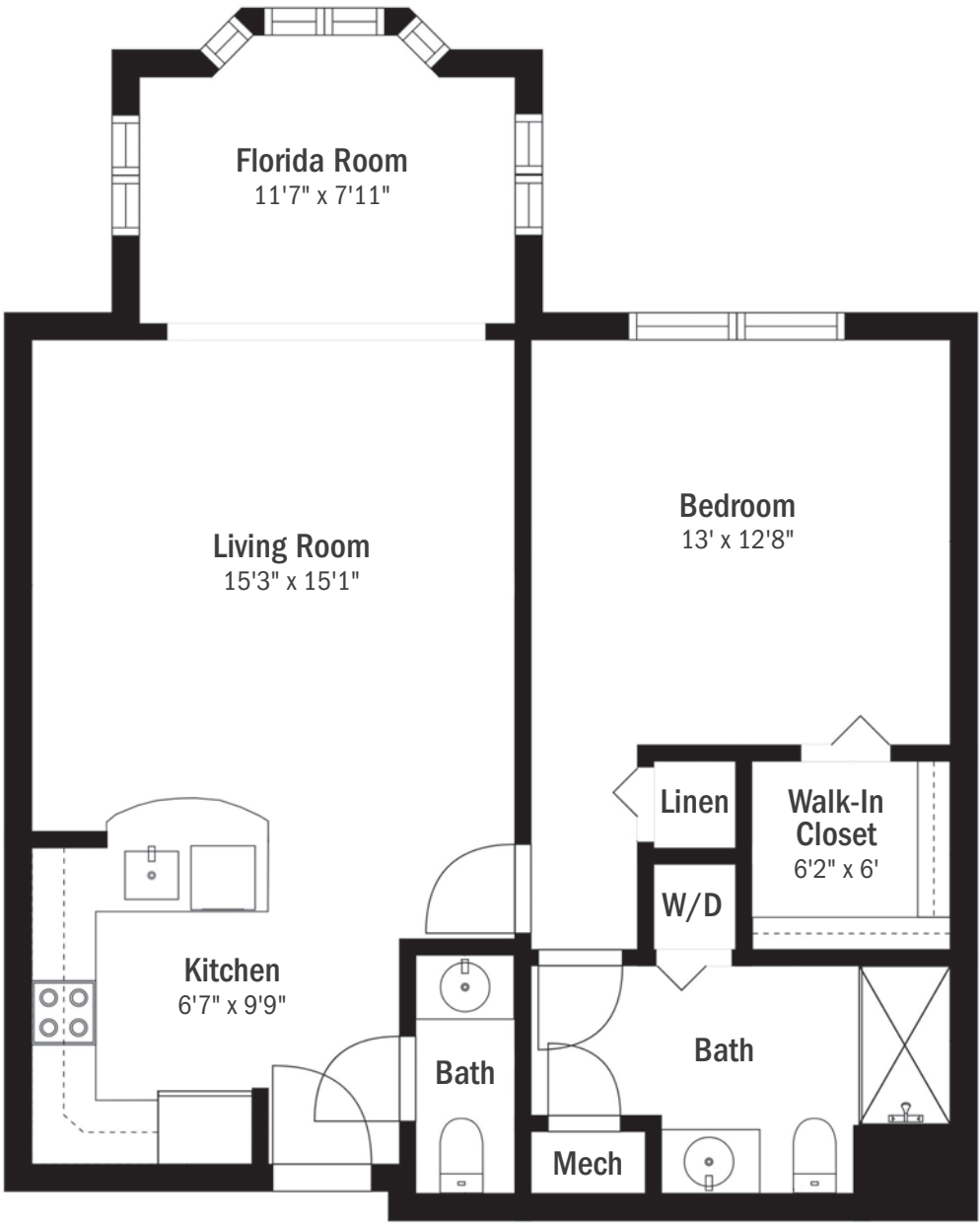
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$250,400	75% Ref \$442,800	\$4,188
MODIFIED CARE PLAN	\$218,400	75% Ref \$429,500	\$3,993
FEE-FOR-SERVICE PLAN	\$203,900	100% Ref \$413,100	\$4,188
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment B2

One Bedroom | One & One Half Bath | 806 SF



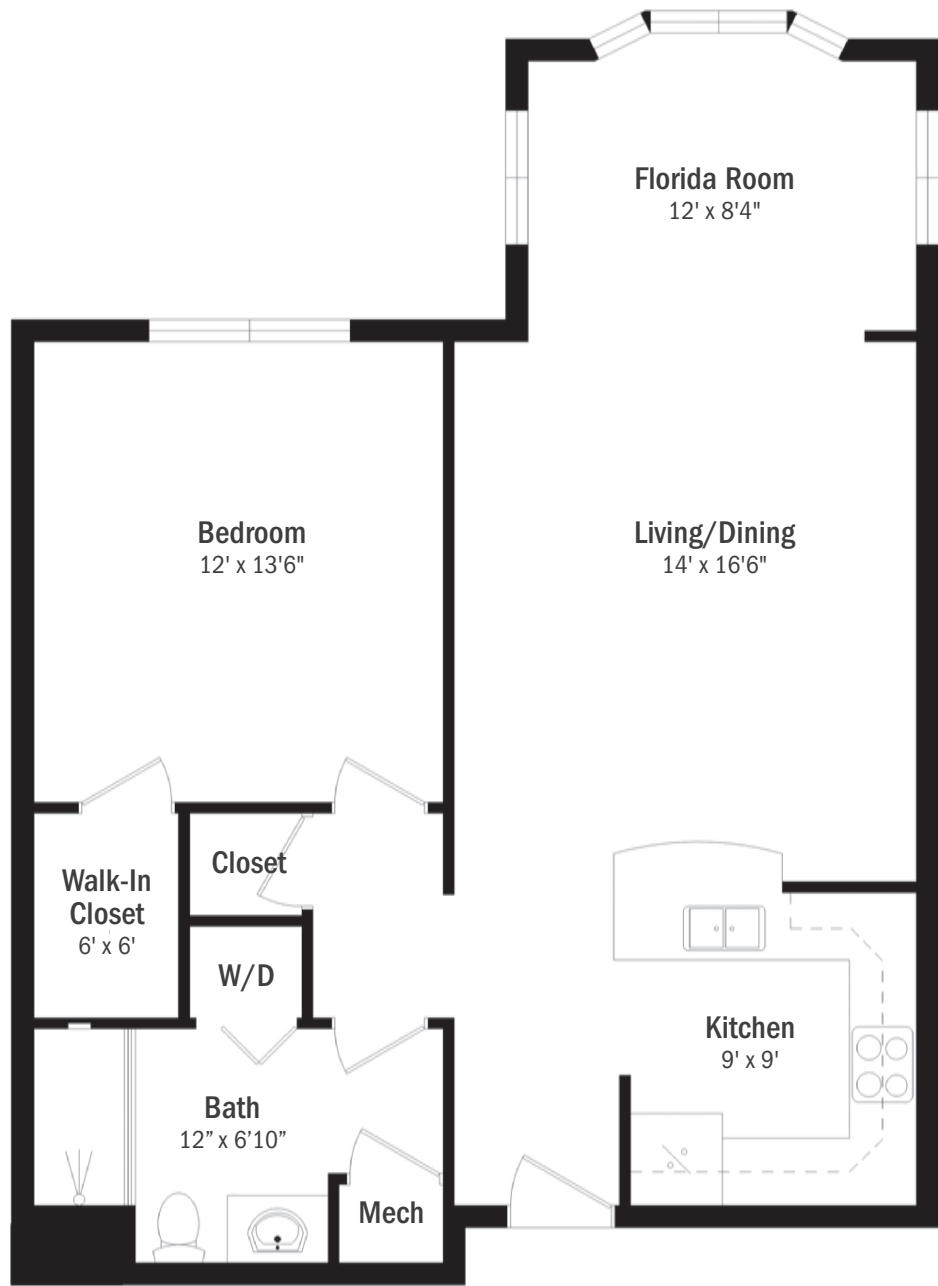
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$260,100	75% Ref \$460,100	\$4,526
MODIFIED CARE PLAN	\$226,200	75% Ref \$444,900	\$4,332
FEE-FOR-SERVICE PLAN	\$209,700	100% Ref \$429,200	\$4,526
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment C

One Bedroom | One Bath | 796 SF



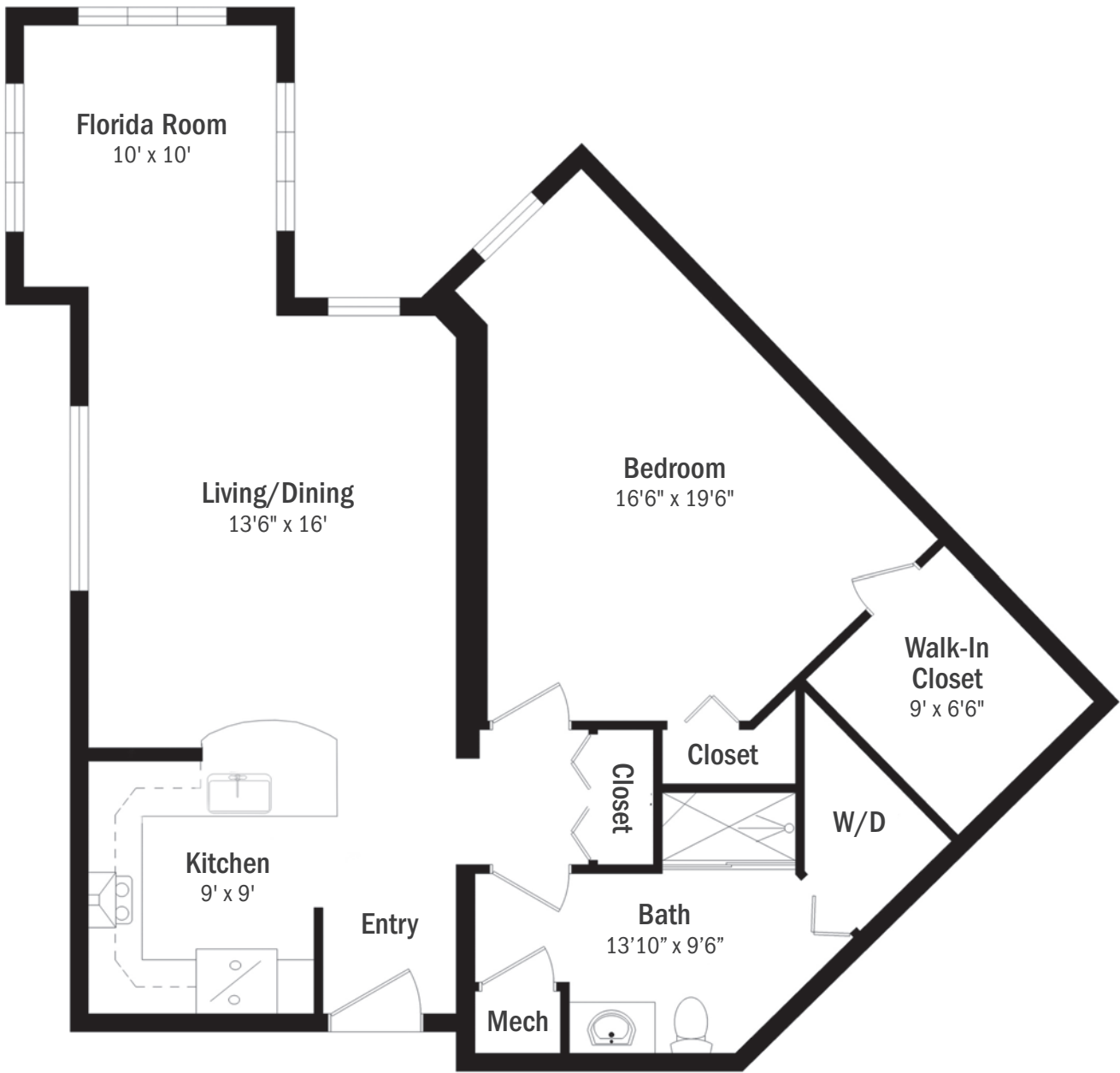
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$271,700	75% Ref \$480,600	\$4,418
MODIFIED CARE PLAN	\$235,400	75% Ref \$463,200	\$4,221
FEE-FOR-SERVICE PLAN	\$216,400	100% Ref \$448,400	\$4,418
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment D

One Bedroom | One Bath | 921 SF



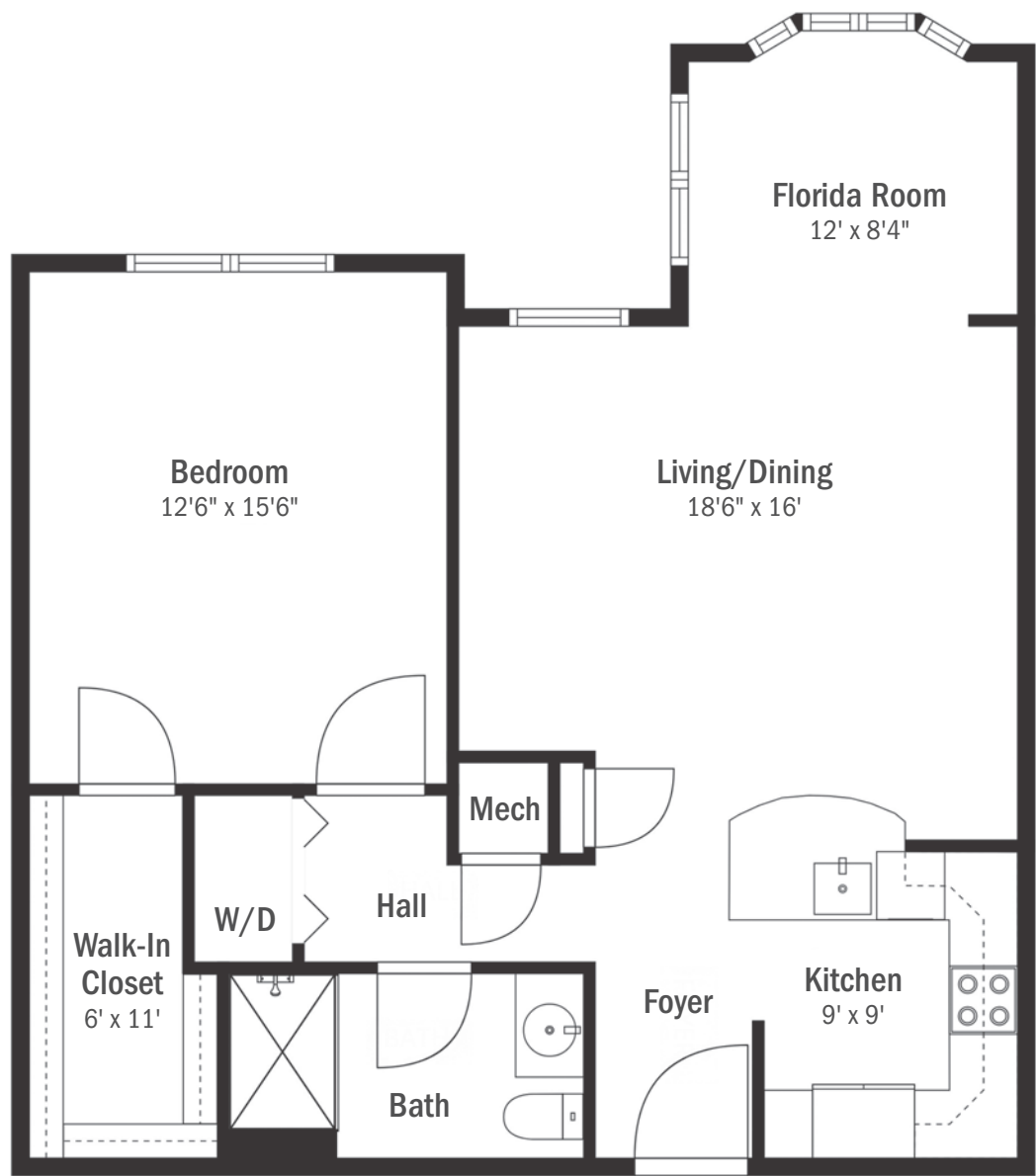
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$310,900	75% Ref \$549,500	\$5,071
MODIFIED CARE PLAN	\$267,200	75% Ref \$525,100	\$4,879
FEE-FOR-SERVICE PLAN	\$240,400	100% Ref \$512,700	\$5,071
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment E & F

One Bedroom | One Bath | 931 SF



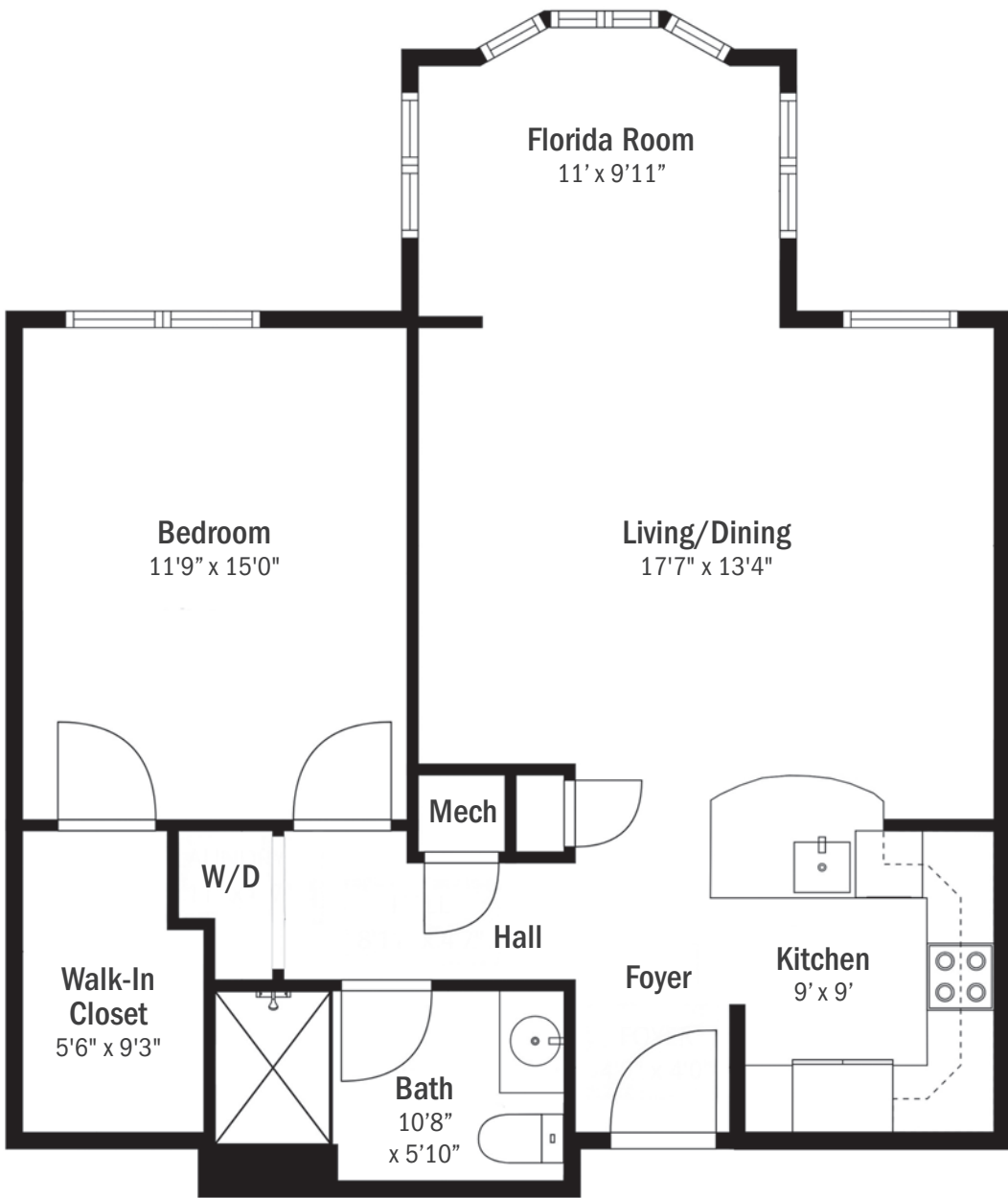
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$321,600	75% Ref \$569,000	\$5,071
MODIFIED CARE PLAN	\$275,800	75% Ref \$542,200	\$4,879
FEE-FOR-SERVICE PLAN	\$246,700	100% Ref \$530,500	\$5,071
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment G

One Bedroom | One Bath | 923 SF



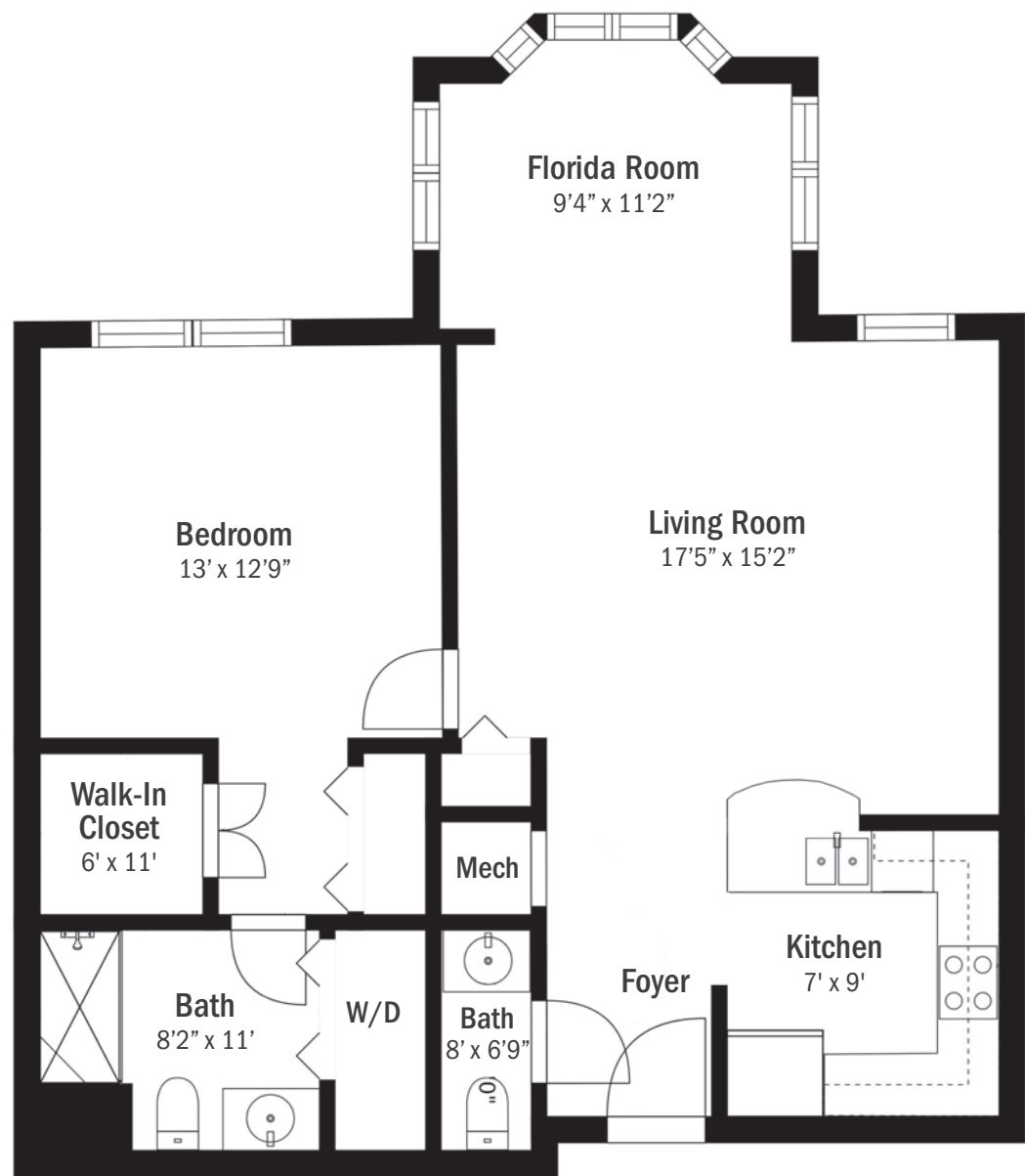
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$320,700	75% Ref \$566,900	\$5,071
MODIFIED CARE PLAN	\$275,000	75% Ref \$540,500	\$4,879
FEE-FOR-SERVICE PLAN	\$246,300	100% Ref \$529,000	\$5,071
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment G2

One Bedroom | One & One Half Bath | 912 SF



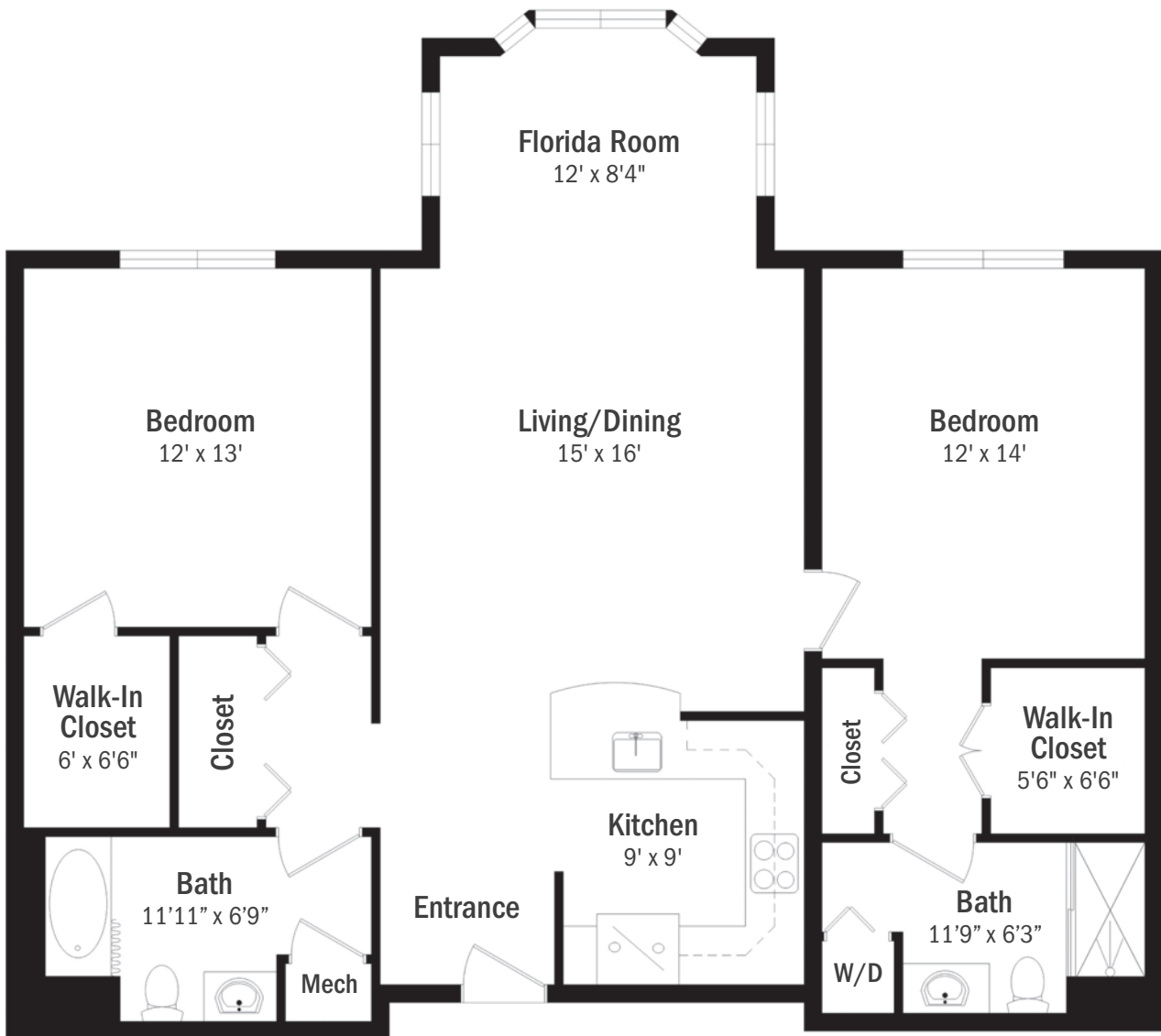
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$320,700	75% Ref \$566,900	\$5,071
MODIFIED CARE PLAN	\$275,000	75% Ref \$540,500	\$4,879
FEE-FOR-SERVICE PLAN	\$246,300	100% Ref \$529,000	\$5,071
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment I

Two Bedroom | Two Bath | 1,166 SF

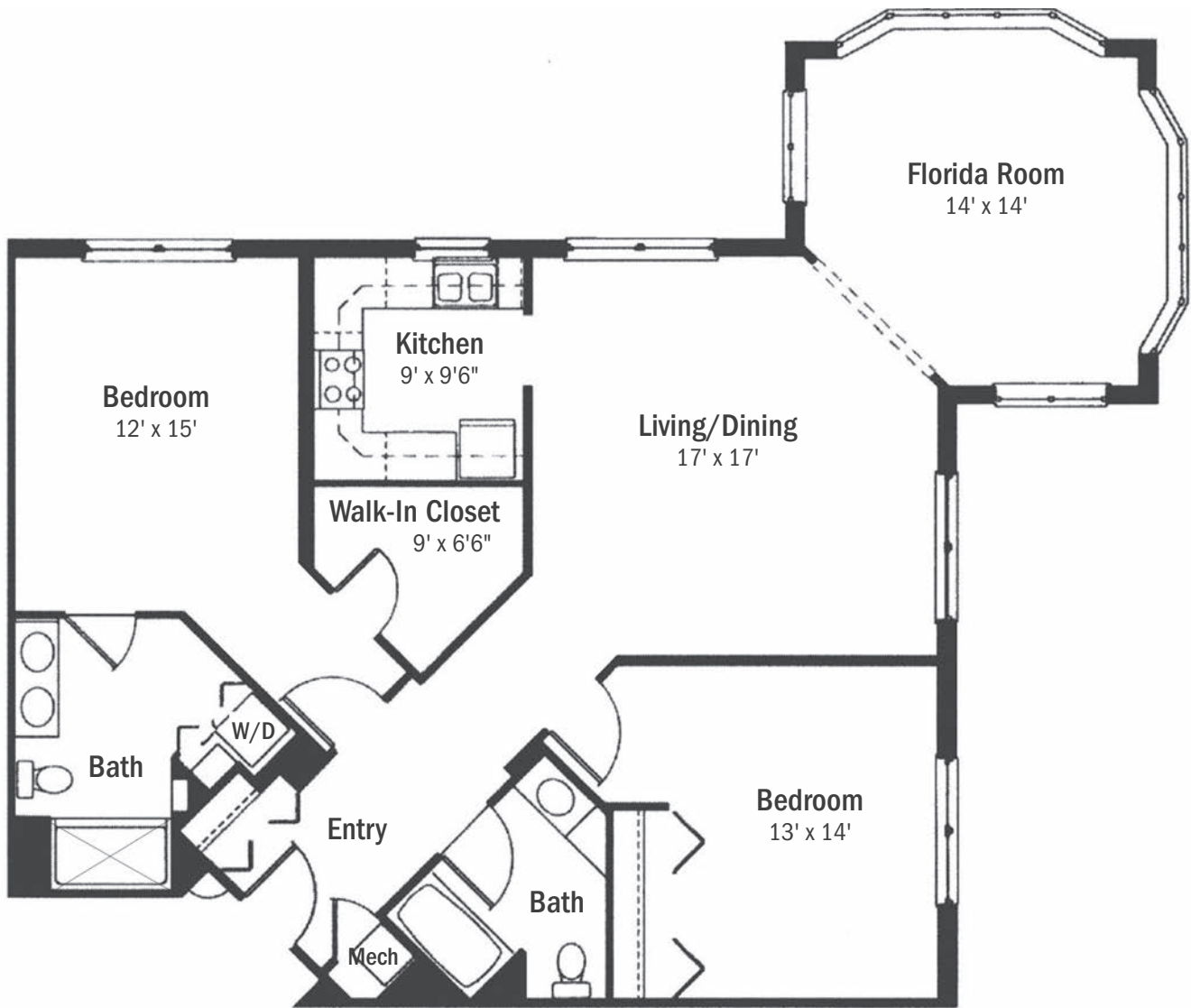


Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$435,900	75% Ref \$767,300	\$5,690
MODIFIED CARE PLAN	\$348,700	75% Ref \$685,000	\$5,690
FEE-FOR-SERVICE PLAN	\$320,300	100% Ref \$718,000	\$5,690
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000

Apartment J

Two Bedroom | Two Bath | 1,355 SF

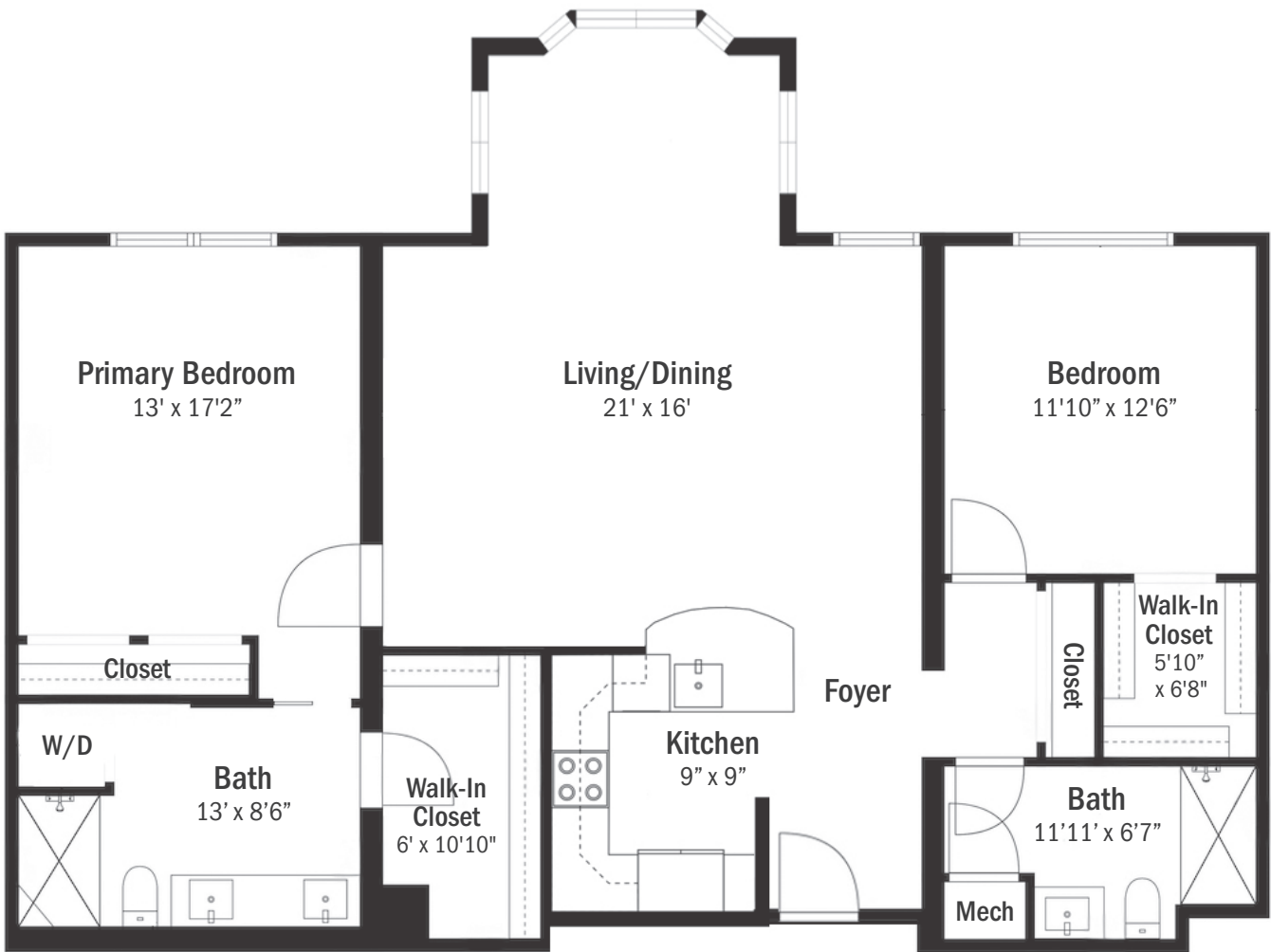


Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$528,400	75% Ref \$932,400	\$6,437
MODIFIED CARE PLAN	\$422,700	75% Ref \$829,800	\$6,437
FEE-FOR-SERVICE PLAN	\$375,500	100% Ref \$870,000	\$6,437
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000

Apartment K

Two Bedroom | Two Bath | 1,378 SF



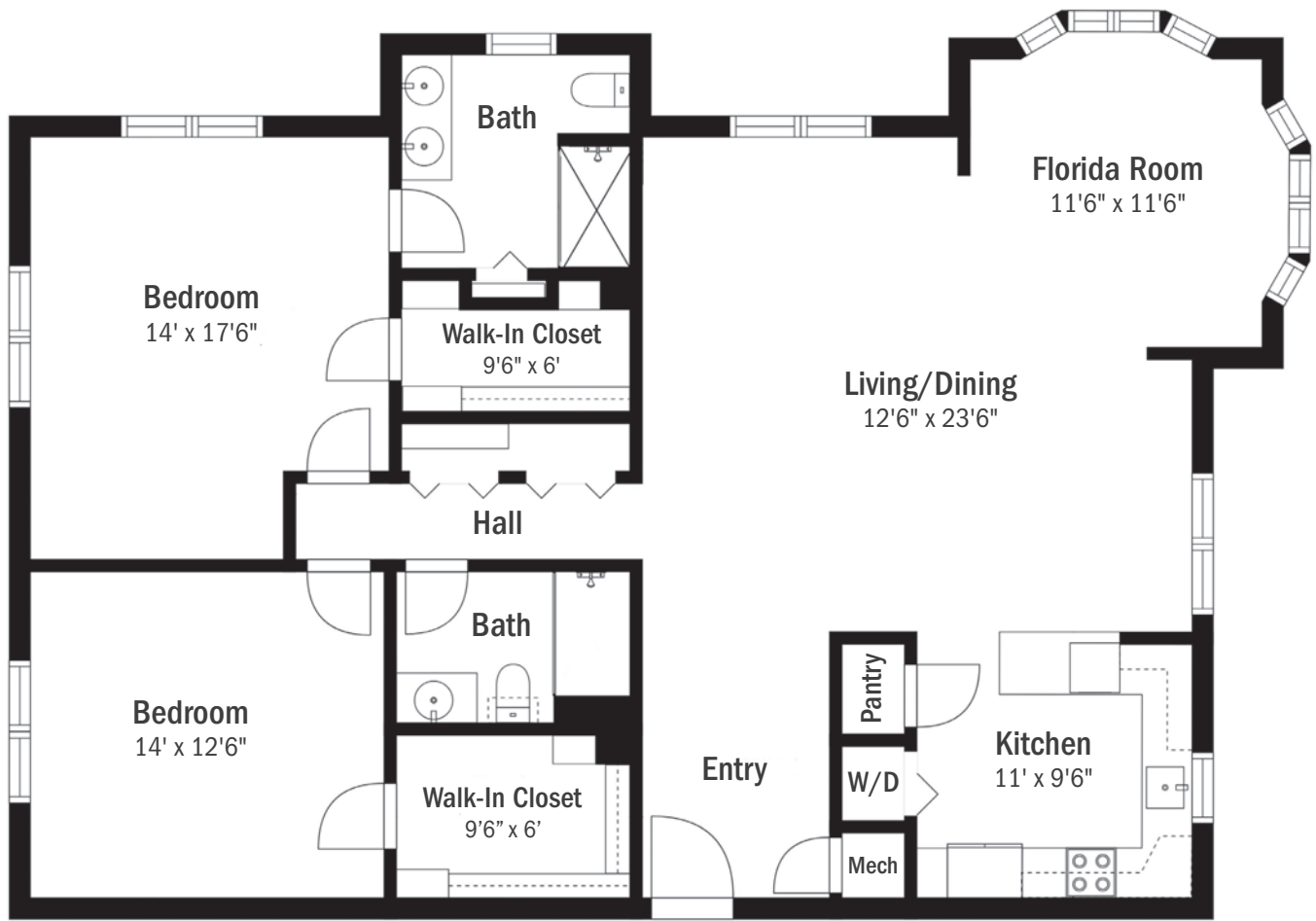
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$542,500	75% Ref \$953,400	\$6,562
MODIFIED CARE PLAN	\$433,900	75% Ref \$851,700	\$6,562
FEE-FOR-SERVICE PLAN	\$383,800	100% Ref \$893,100	\$6,562
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment L

Two Bedroom | Two Bath | 1,547 SF



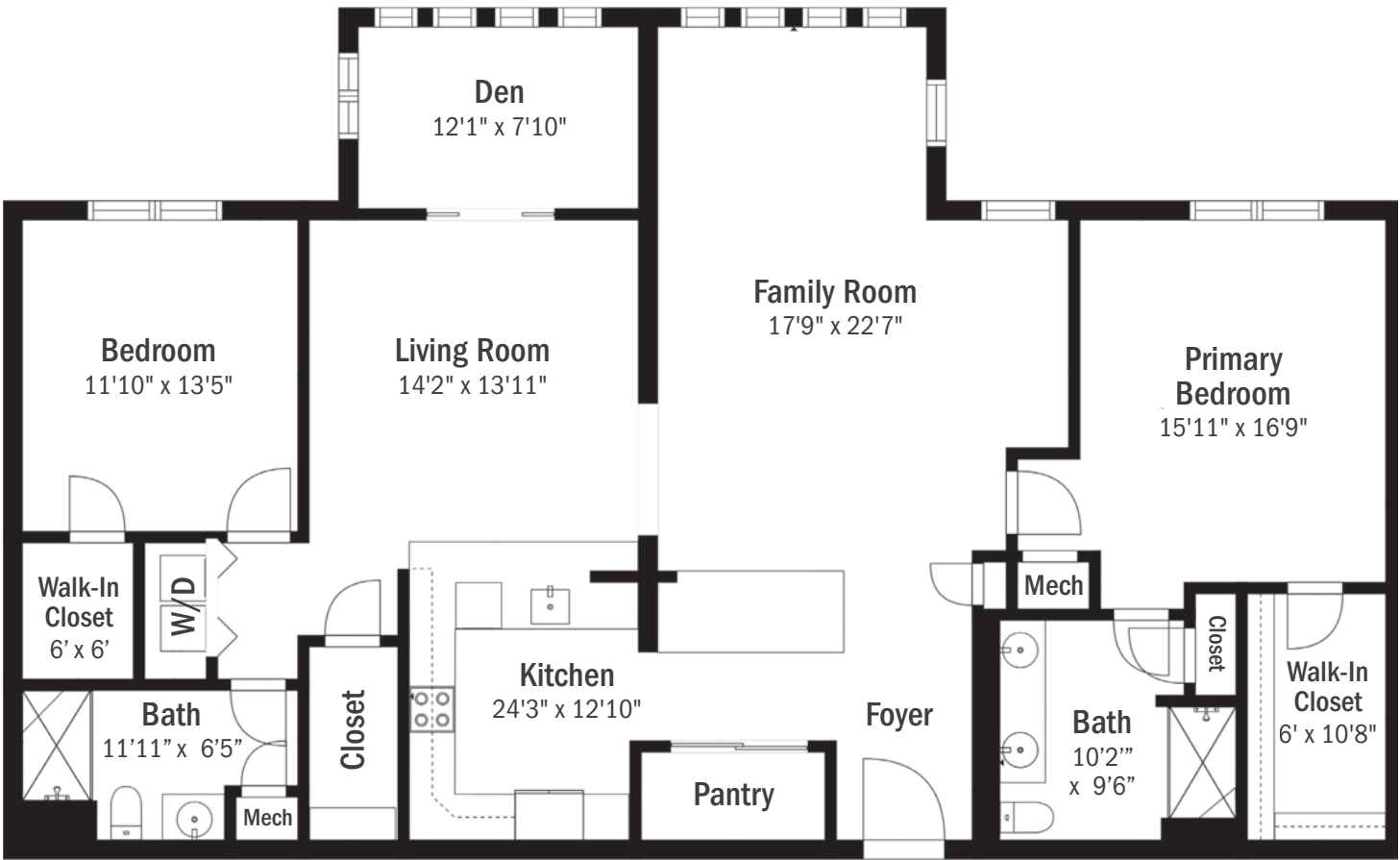
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$620,600	75% Ref \$1,076,300	\$7,013
MODIFIED CARE PLAN	\$501,600	75% Ref \$960,400	\$7,013
FEE-FOR-SERVICE PLAN	\$436,700	100% Ref \$1,005,800	\$7,013
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Apartment M

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



Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$699,400	75% Ref \$1,234,400	\$8,200
MODIFIED CARE PLAN	\$559,400	75% Ref \$1,098,100	\$8,200
FEE-FOR-SERVICE PLAN	\$475,400	100% Ref \$1,151,900	\$8,200
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



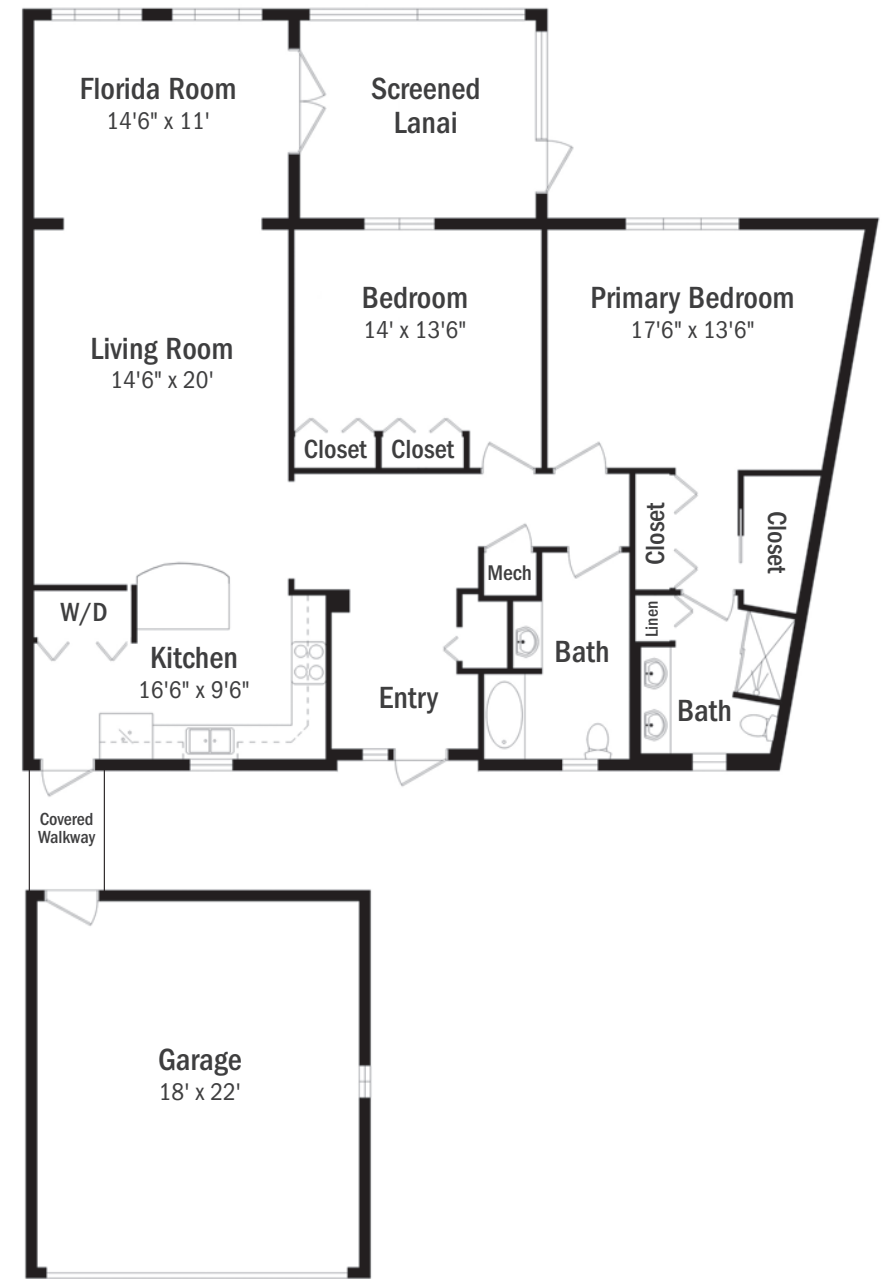
Uncompromising Lifestyle at the Villas



Villa A

The Villas
Floor Plans

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



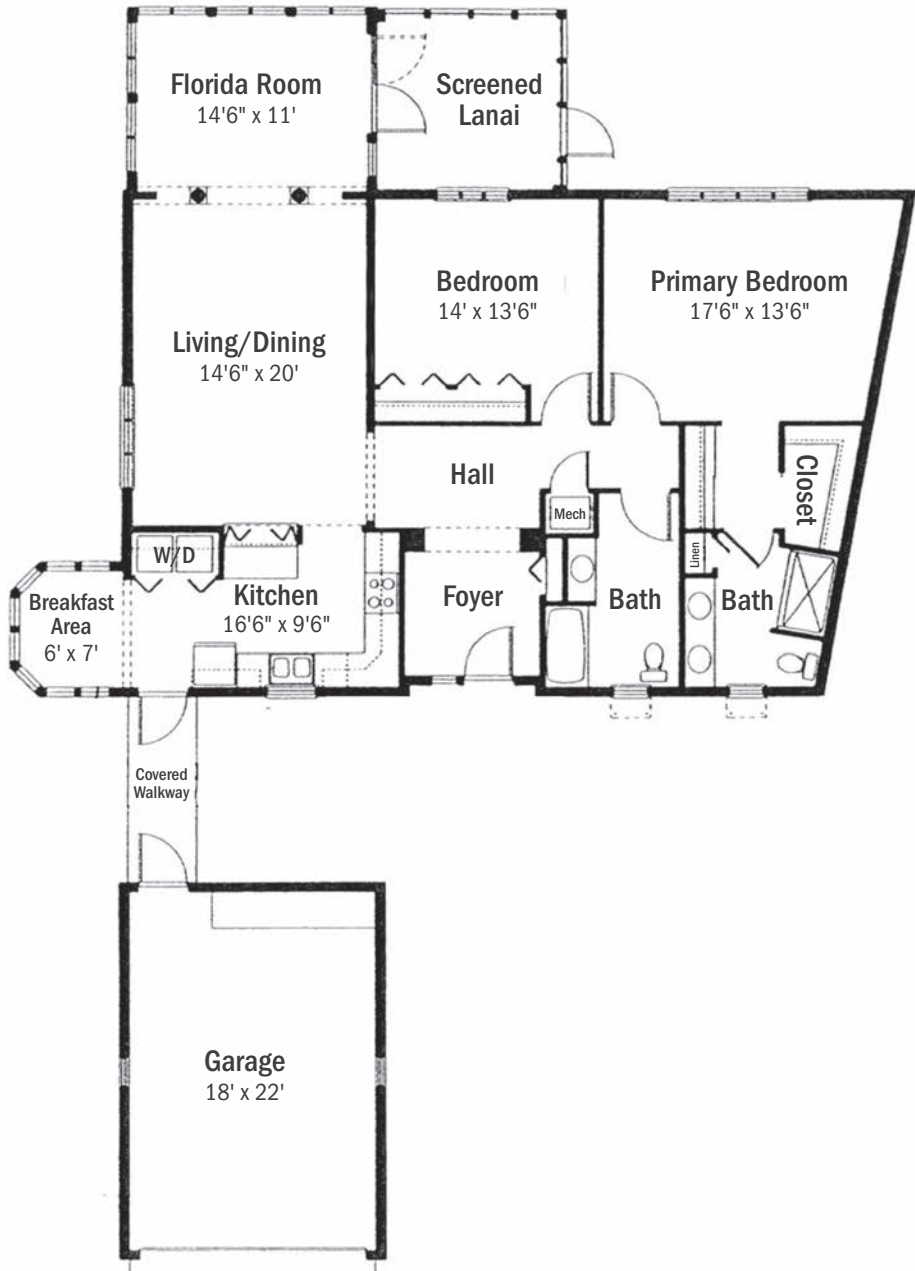
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$651,800	75% Ref \$1,150,400	\$7,013
MODIFIED CARE PLAN	\$521,600	75% Ref \$1,023,200	\$7,013
FEE-FOR-SERVICE PLAN	\$446,700	100% Ref \$1,073,200	\$7,013
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Villa B

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

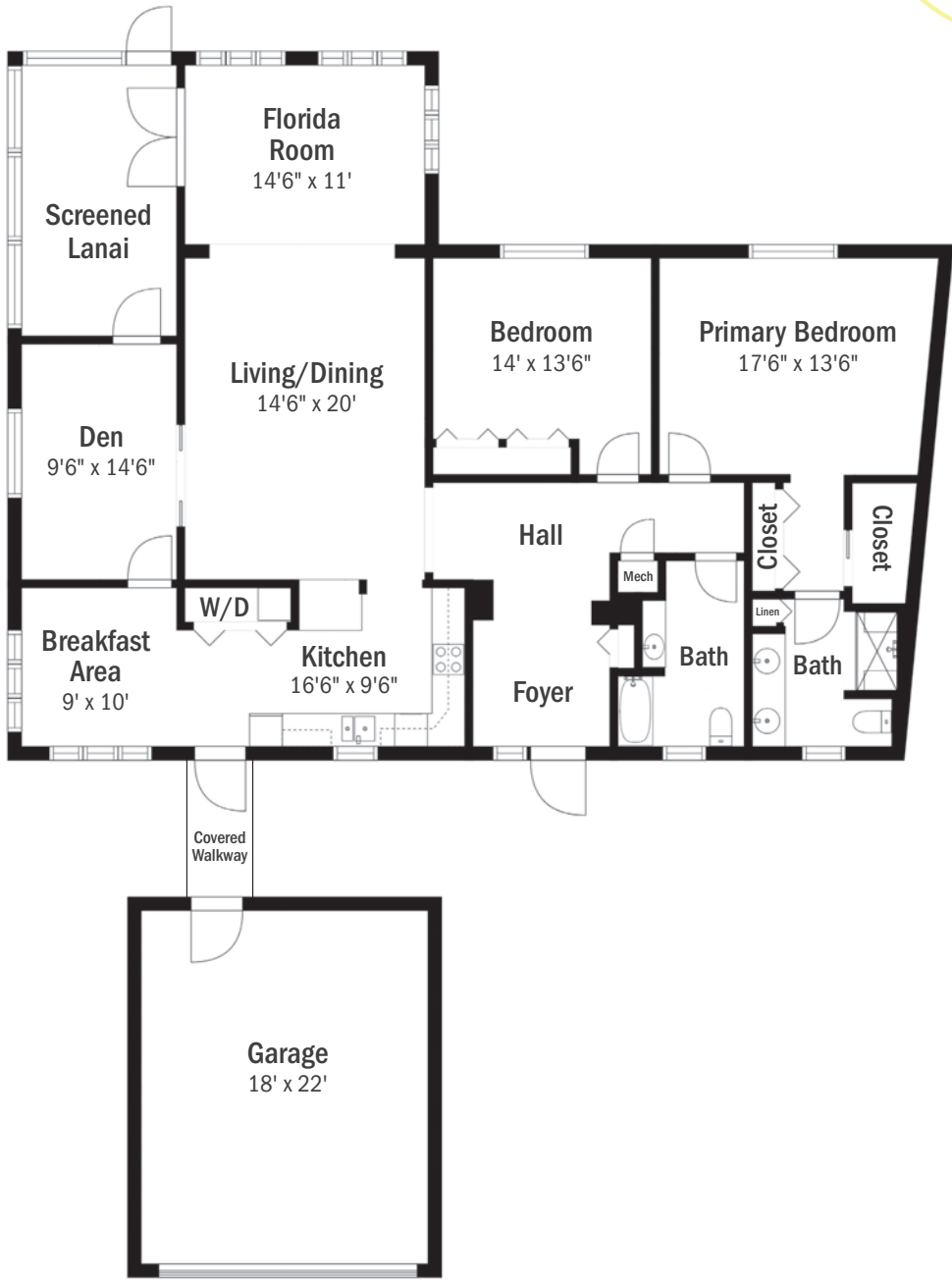


Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$675,500–\$706,400	75% Ref \$1,192,400–\$1,247,000	\$7,673
MODIFIED CARE PLAN	\$540,300–\$565,100	75% Ref \$1,060,400–\$1,109,300	\$7,673
FEE-FOR-SERVICE PLAN	\$460,700–\$479,900	100% Ref \$1,112,400–\$1,162,300	\$7,673
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000

The Villas

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



Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$745,000–\$795,600	75% Ref \$1,314,900–\$1,404,300	\$8,200
MODIFIED CARE PLAN	\$595,900–\$636,500	75% Ref \$1,169,700–\$1,249,200	\$8,200
FEE-FOR-SERVICE PLAN	\$501,100–\$541,300	100% Ref \$1,226,500–\$1,310,700	\$8,200
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Lakeside Luxury at The Oaks

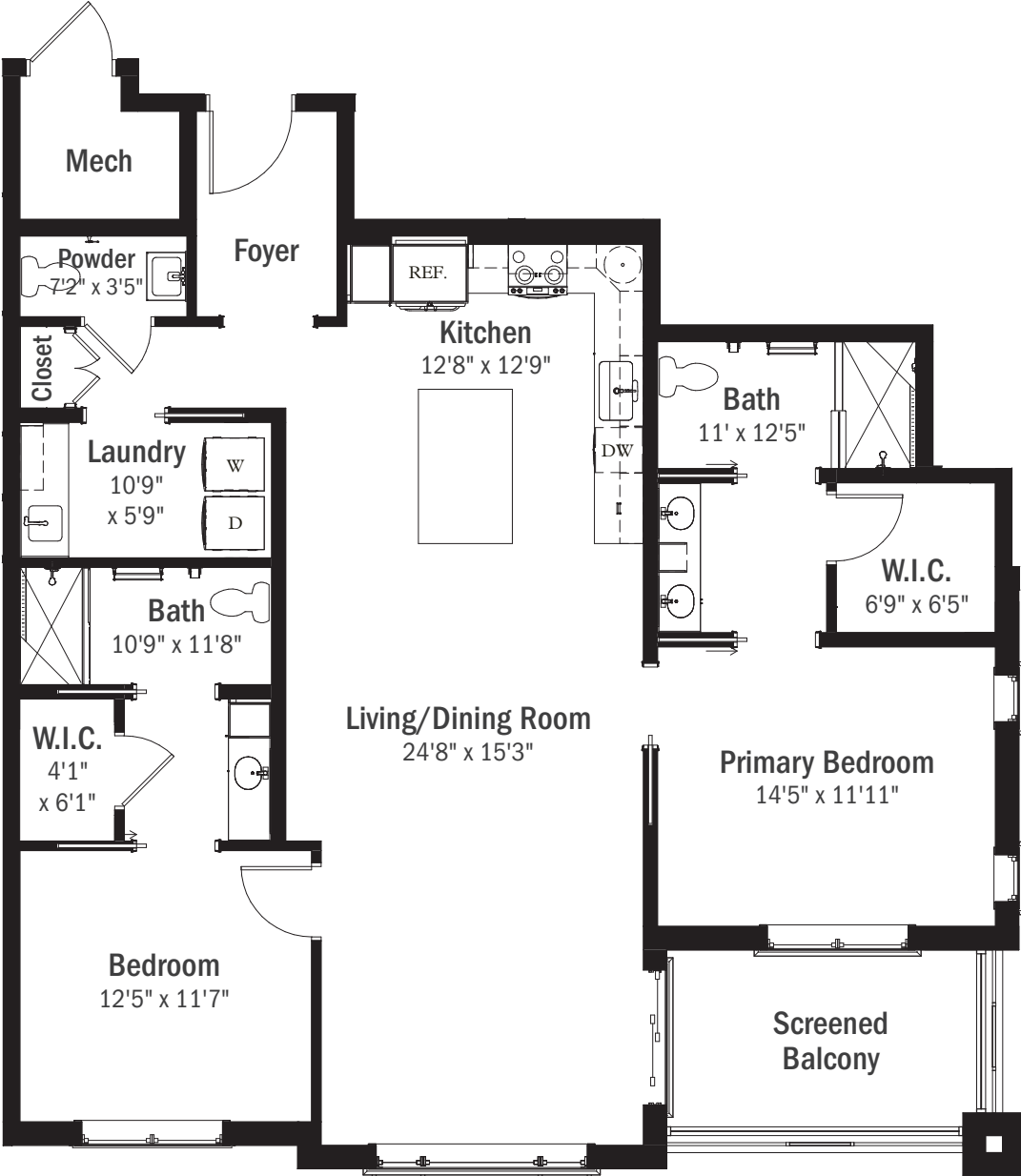


Ibis

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

The Oaks

Floor Plans



Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$609,000–\$647,100	75% Ref \$1,075,400–\$1,142,100	\$7,094
MODIFIED CARE PLAN	\$487,000–\$517,400	75% Ref \$956,800–\$1,016,100	\$7,094
FEE-FOR-SERVICE PLAN	\$460,100–\$489,000	100% Ref \$1,003,600–\$1,065,900	\$7,094
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

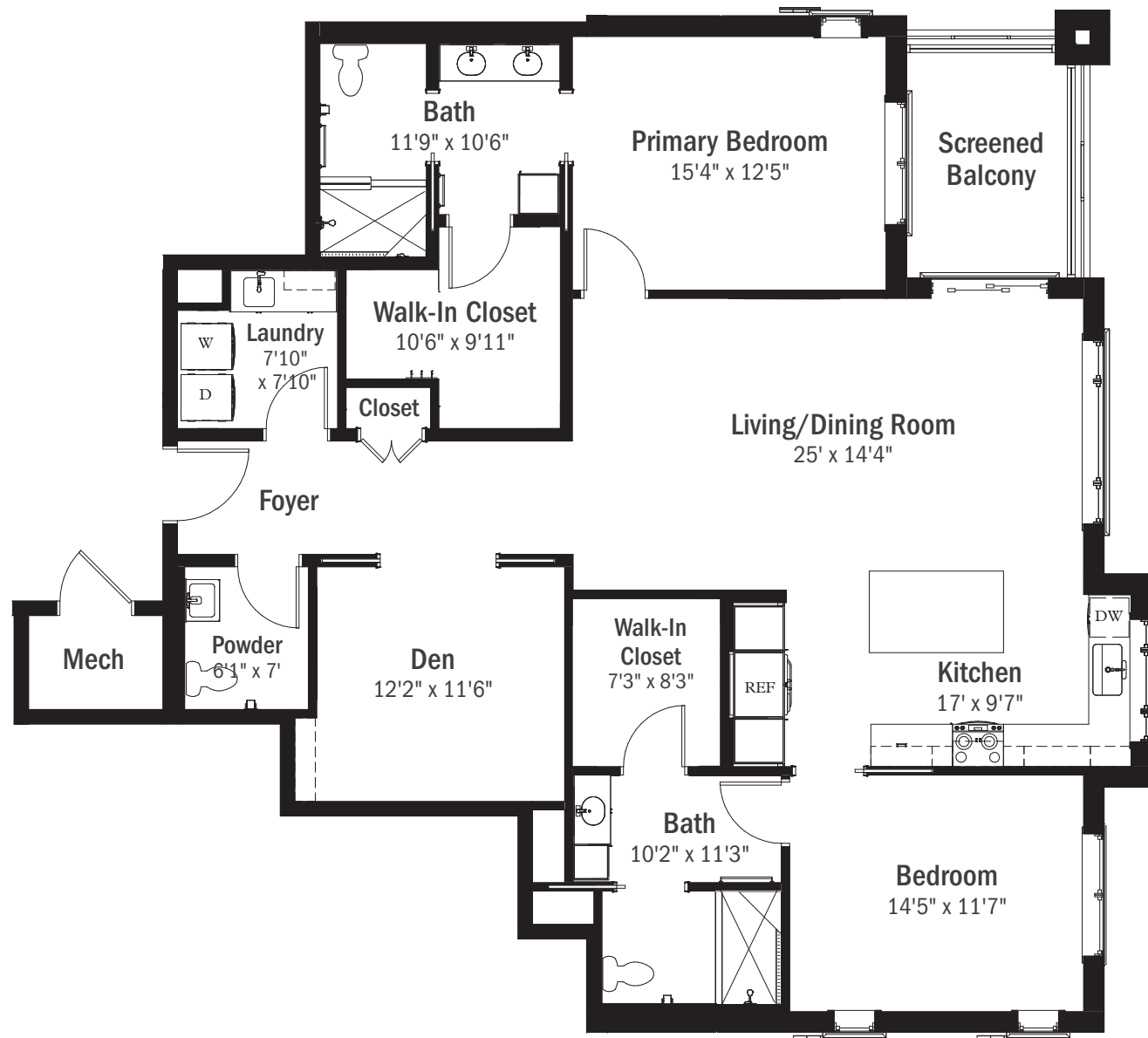
*Premium views additional \$25,000

The
Oaks

Floor Plans

Heron

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

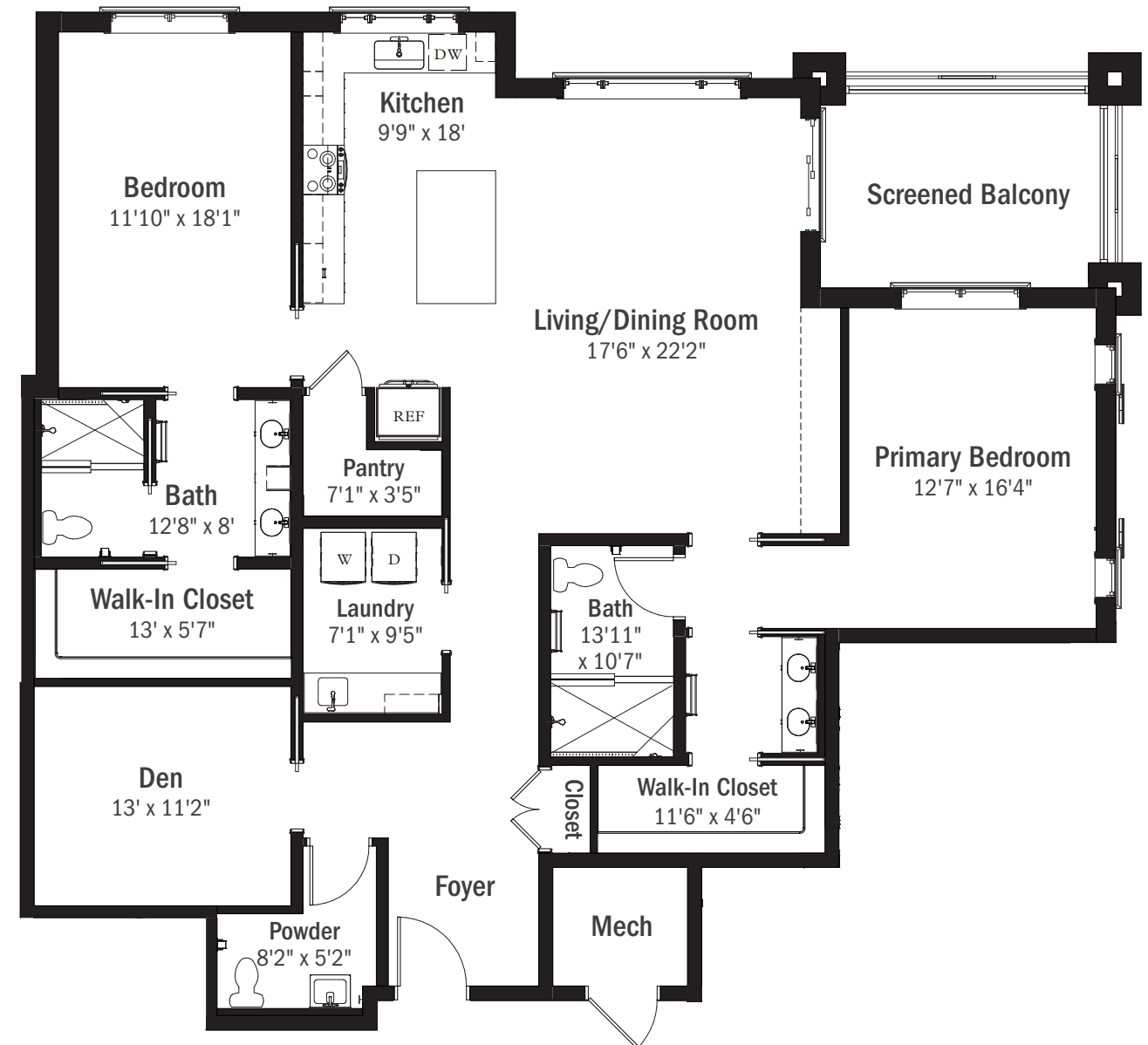


The
Oaks

Floor Plans

Crane

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



Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$733,400–\$793,000	75% Ref \$1,292,500–\$1,395,600	\$7,773
MODIFIED CARE PLAN	\$586,500–\$634,000	75% Ref \$1,150,200 –\$1,241,800	\$7,773
FEE-FOR-SERVICE PLAN	\$527,900–\$570,600	100% Ref \$1,206,700–\$1,303,100	\$7,773
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000

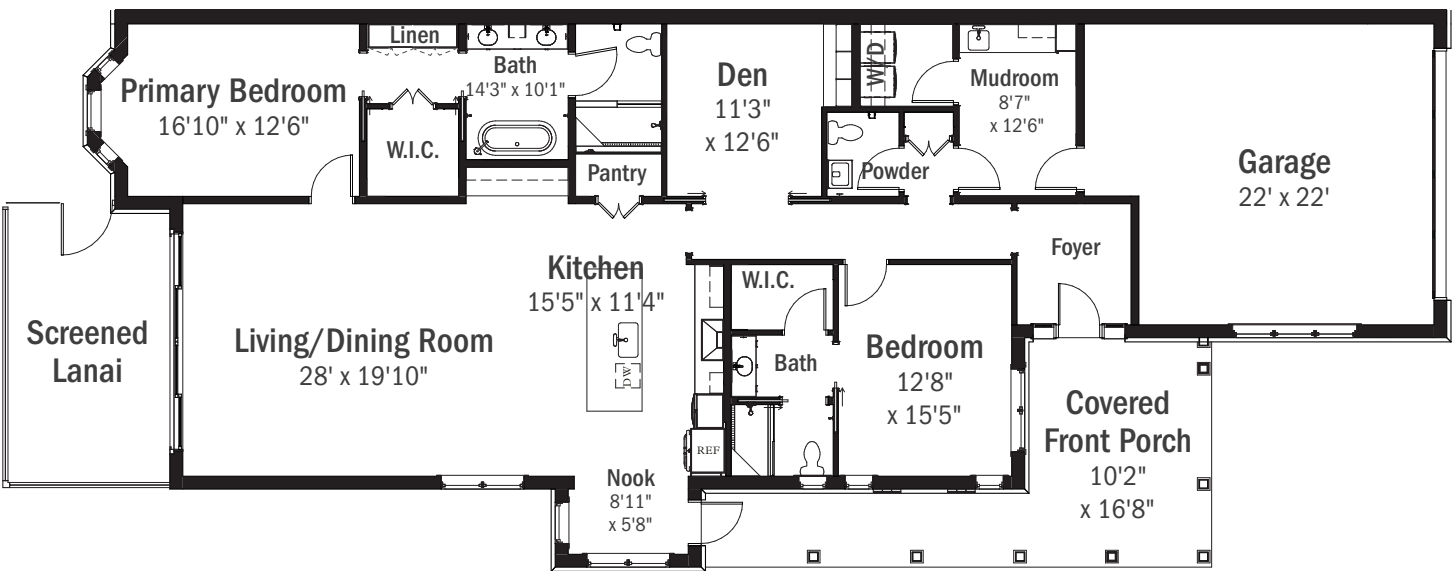
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$835,600–\$909,200	75% Ref \$1,469,200–\$1,596,200	\$7,924
MODIFIED CARE PLAN	\$667,900–\$726,700	75% Ref \$1,308,200–\$1,421,200	\$7,924
FEE-FOR-SERVICE PLAN	\$573,800–\$624,300	100% Ref \$1,371,700–\$1,490,200	\$7,924
SECOND OCCUPANT	\$28,300–\$35,500	\$55,000–\$62,400	\$1,443

*Premium views additional \$25,000



Osprey Villa

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



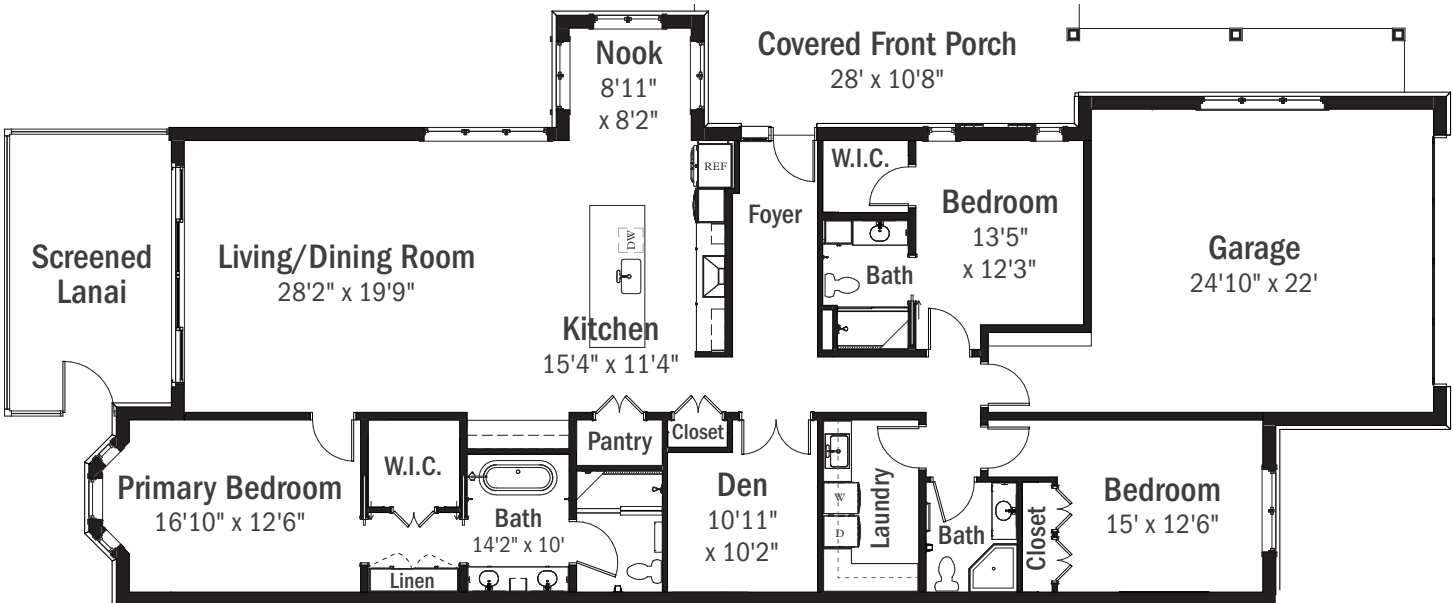
Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$1,201,400	75% Ref \$2,106,400	\$8,319
MODIFIED CARE PLAN	\$960,600	75% Ref \$1,874,400	\$8,319
FEE-FOR-SERVICE PLAN	\$821,400	100% Ref \$1,966,400	\$8,319
SECOND OCCUPANT	\$28,300-\$35,500	\$55,000-\$62,400	\$1,443

*Premium views additional \$25,000



Eagle Villa

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



Plan Options	Non-refundable	Refundable	Monthly Service Fee
LIFE CARE PLAN	\$1,316,900	75% Ref \$2,307,500	\$8,573
MODIFIED CARE PLAN	\$1,053,000	75% Ref \$2,051,300	\$8,573
FEE-FOR-SERVICE PLAN	\$896,000	100% Ref \$2,153,300	\$8,573
SECOND OCCUPANT	\$28,300-\$35,500	\$55,000-\$62,400	\$1,443

*Premium views additional \$25,000





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.