

# 2025 SCHEDULE OF FEES

FEES EFFECTIVE 7/1/25

## How does pricing work at Vi?

Pricing is comprised of a monthly fee plus an entrance fee with optional return choices. These fees pay for your residence and amenities as well as access to our continuum of care.

**What is an entrance fee?** A one-time fee paid when you move into the community, based on the floor plan and repayment option you choose.

**What are return options?** Repayment options reflect the amount of your entrance fee that is repaid to you or your beneficiary after termination of your Continuing Care contract, pursuant to the terms of the contract.

**What is a monthly service fee?** This helps pay for weekly housekeeping, monthly meal plan, lifestyle programming, group transportation, fitness facilities, classes and more.\* Should you move or need to access the Care Center, your monthly fees will not increase.\*

\*Ancillary fees for extra meals and supplies apply. Annual, community-wide monthly fee increases also apply.

Name (Sq. Ft.)	Bath	Entrance Fees 0% Return	Entrance Fees 50% Return	Entrance Fees 90% Return	Monthly Service Fee
One Bedroom					
Silverton (923)	1	\$344,300 - 350,500	\$428,300 - 436,000	\$582,900 - 593,400	\$5,380
Ouray (939)	1	\$286,300 - 351,000	\$356,100 - 436,600	\$484,700 - 594,200	\$5,420
Powder Horn (1,015)	1.5	\$299,100 - 375,600	\$372,000 - 467,100	\$506,300 - 635,800	\$5,770
Monarch (1,019)	1.5	\$339,500 - 364,300	\$422,300 - 453,100	\$574,800 - 616,700	\$5,790
One Bedroom + Den					
Winter Park (1,075)	1.5	\$366,800 - 452,400	\$456,200 - 562,700	\$621,000 - 765,900	\$6,040
Copper (1,092)	1.5	\$434,500 - 471,700	\$540,400 - 586,700	\$735,500 - 798,600	\$6,120
Eldora (1,095)	1.5	\$427,500 - 451,900	\$531,700 - 562,100	\$723,700 - 765,100	\$6,130
Wolf Creek (1,104)	1.5	\$385,000 - 459,500	\$478,900 - 571,500	\$651,800 - 777,900	\$6,180
Durango (1,146)	1.5	\$404,900 - 431,000	\$503,600 - 536,100	\$685,500 - 729,700	\$6,360
Two Bedroom					
Keystone (1,310)	2	\$416,600 - 523,000	\$518,100 - 650,500	\$705,200 - 885,400	\$7,060
Breckenridge (1,320)	2	\$455,800 - 471,000	\$566,900 - 585,800	\$771,600 - 797,300	\$7,130
Crested Butte (1,364)	2	\$590,400 - 606,800	\$734,300 - 754,700	\$999,500 - 1,027,200	\$7,310
Second Person Fees:		\$30,000	\$36,000	\$48,000	\$2,080

Vi reserves the right to change fees without notice. Square footage may vary in individual residences.

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Two Bedroom					
Pagosa (1,475)	2	\$565,800 - 675,300	\$703,800 - 840,000	\$957,900 - 1,143,300	\$7,830
Telluride (1,508)	2	\$573,000 - 591,500	\$712,700 - 735,700	\$970,100 - 1,001,400	\$7,960
Buttermilk (1,521)	2	\$661,800 - 699,600	\$823,200 - 870,200	\$1,120,400 - 1,184,400	\$8,010
Steamboat (1,566)	2	\$541,200 - 583,700	\$673,100 - 726,000	\$916,200 - 988,200	\$8,220
Granby (1,773)	2	\$849,700 - 969,900	\$1,056,900 - 1,206,300	\$1,438,500 - 1,641,900	\$9,100
Two Bedroom + Den					
Beaver Creek (1,753)	2	\$704,600 - 836,700	\$876,400 - 1,040,700	\$1,192,800 - 1,416,500	\$8,540
Snowmass (1,798)	2	\$687,800 - 846,500	\$855,500 - 1,052,900	\$1,164,400 - 1,433,100	\$8,740
Grays Peak (1,959)	2.5	\$888,500 - 998,500	\$1,105,100 - 1,241,900	\$1,504,200 - 1,690,300	\$9,390
Mt. Evans (2,061)	2.5	\$1,069,800 - 1,093,900	\$1,330,500 - 1,360,500	\$1,811,000 - 1,851,800	\$9,850
Torres Peak (2,073)	2.5	\$924,200 - 1,064,300	\$1,149,500 - 1,323,700	\$1,564,600 - 1,801,700	\$9,890
Longs Peak (2,083)	2.5	\$1,050,600 - 1,088,100	\$1,306,700 - 1,353,400	\$1,778,600 - 1,842,100	\$9,930
Pikes Peak (2,086)	2.5	\$907,600 - 1,027,900	\$1,128,800 - 1,278,500	\$1,536,400 - 1,740,200	\$9,940
Cottage - Two Bedroom					
Vail 2 (1,834)	2.5	\$778,600 - 832,500	\$968,400 - 1,035,400	\$1,318,100 - 1,409,300	\$8,930
Cottages - Two Bedroom + Den					
Sunlight (1,664)	2	\$705,700 - 825,700	\$877,700 - 1,027,000	\$1,194,700 - 1,397,900	\$8,230
Glenwood (1,666)	2	\$705,900 - 826,000	\$878,000 - 1,027,300	\$1,195,000 - 1,398,300	\$8,290
Vail 1 (1,834)	2.5	\$815,900 - 869,700	\$1,014,800 - 1,081,800	\$1,381,200 - 1,472,400	\$8,930
Dillon (1,866)	2.5	\$813,000 - 923,900	\$1,011,200 - 1,149,100	\$1,376,400 - 1,564,100	\$8,900
Aspen (1,893)	2.5	\$830,500 - 944,900	\$1,033,000 - 1,175,300	\$1,406,000 - 1,599,700	\$9,020
Second Person Fees:		\$30,000	\$36,000	\$48,000	\$2,080

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Redefining  
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2850 Classic Drive  
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[Denver.ViLiving.com](http://Denver.ViLiving.com)



Vi at Highlands Ranch is owned by CC-Denver, Inc. and managed by Classic Residence Management Limited Partnership. Classic Residence Management Limited Partnership and CC-Denver, Inc. are separate corporations. CC-Denver, Inc., d/b/a Vi at Highlands Ranch, is the sole entity responsible for the performance of the continuing care contracts at Vi at Highlands Ranch. CC-Denver, Inc. does not discriminate against any person on the basis of race, color, national origin, disability or age in admission, treatment or participation in its programs, services and activities or in employment. For further information about this policy, contact the director of human resources, (720) 348-7800/TDD 711.