



Cedars Senior Living Community

- **Community Details & Amenities**
- **Rental Info & Pricing**
- **Quick Facts**
- **Optional Services Info & Pricing**
- **Aerial Photo**
- **Apartment Photos**



THE WARREN HOUSE at CEDARS



THE ADIRONDACK HOUSE at CEDARS



Cedars Senior Living Community | 35 Evergreen Lane | Queensbury, NY 12804
Phone. (518) 832-1700 | Fax. (518) 832-1702 | www.SummitSeniorLiving.net



Cedars is a 55+ independent senior living community located in Queensbury, NY. Cedars offers residents an affordable living option for the next phase in their life. Residents enjoy getting to know their neighbors and being a part of the community through monthly catered meals, daily activities, resident parties, and more. Maintenance-free living and other supportive services allow residents to age gracefully, while staying independent. Everything at the Cedars is optional, so the price can fit your personal budget and allow you to determine what you need every step of the way.

Built in 2003, Cedars was designed to look and feel like a traditional New England inn. Situated on 18 private acres off Bay Road, Cedars is ideally located for easy access to shopping, restaurants, the interstate, hospital, and more. The main dining room is located at the Adirondack House, where residents enjoy community meals, monthly parties, and resident activities. The common living room has a cozy gas fireplace and lots of room for puzzles and games. The screened in porch and library also make for nice gathering spaces. Garden plots are available free of charge on a first-come first serve basis.

One or two-bedroom apartments include an open floor plan with kitchen, living/dining room, and spacious bathroom. The kitchens are equipped with white or Clean Steel GE appliances: 4-burner stove, refrigerator and dishwasher. Other features include maple cabinets, breakfast bar (some units), and individually controlled heat. Laundry machines are available on each floor, as well as storage lockers and air conditioning for an additional fee. Optional upgrades include tub-to-shower conversion, new lighting, new counters, new appliances.



RENTS & INCOME LIMITS

ADIRONDACK HOUSE				
MONTHLY RENT		AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
\$767	\$918	LEVEL I	\$31,750	\$36,250
\$831	\$1,054	LEVEL II	\$38,100	\$43,500

WARREN HOUSE				
MONTHLY RENT		AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
\$455	Not Available	LEVEL 0	\$19,050	\$21,800
\$757	\$901	LEVEL I	\$31,750	\$36,250
\$901	\$1,084	LEVEL II	\$38,100	\$43,500

Updated 01/2023

FOR LEASING INQUIRIES:

Phone. (518) 832-1700 | Fax. (518) 832-1702

Email. Cedars@SummitPMG.com

35 Evergreen Lane | Queensbury, NY 12804

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QUICK FACTS

WHAT IS CEDARS: Cedars is a senior living community designed for independently living seniors age 55+. The neighborhood consists of two residential buildings (the Warren House built in 2003 and the Adirondack House built in 2007) totaling 124 apartments.

LOCATION: Located off Bay Road and across from the Adirondack Community College in Queensbury, New York; Cedars offers convenient and easy access to area shopping, services, and local amenities.

OPTIONAL HEALTH & LIVING SERVICES: It is our goal for all residents at Cedars to remain completely independent as they age gracefully. However, we understand that sometimes things don't always come as easily as they used to. That is why we offer an array of optional services to assist residents with living independently. These include lunch, a hair salon on site, and a vibrant activities club to socialize with your neighbors.

APARTMENTS: All apartments are one and two bedrooms, with complete kitchens, a bathroom, and living/dining room. The kitchens are equipped with maple cabinets and white or Clean Steel GE appliances: 4 burner stove, refrigerator, and dishwasher. Each apartment has neutral colored carpeting, a sprinkler system and hardwired smoke detectors. Some have bath tubs, while others have shower stalls. There is no smoking and pets are not permitted.

RENT: The apartments are rental units; residents sign a one-year lease. Rent includes heat, electricity, water/sewer, trash/recycling, and routine maintenance/upkeep. Cedars requires a reservation deposit equal to one month's rent to hold the unit. This deposit becomes the resident security deposit upon occupying the apartment. See [Rent & Income Limits](#) for specific rental pricing info.

CABLE/TELEPHONE/INTERNET: Residents are responsible for their telephone, cable, and internet expenses. Discounted cable, telephone service and internet is offered exclusively for residents at Cedars and offers a discount of over 30% compared to other providers. Cable hook-ups are installed in the living room and in each bedroom.

LAUNDRY/PARKING/STORAGE/TRASH: Outdoor parking is available on a first-come first-serve basis. Cedars has conveniently located coin-operated laundry facilities on every floor, as well as trash rooms for easy trash removal. Storage lockers are available for a monthly fee. Air conditioners can be rented during the summer months.



AFFORDABILITY: If an apartment is designated as AFFORDABLE, that apartment can only be rented to a resident who meets the income limitations that are set by the Federal Government. There are three different levels of affordability at Cedars- *Level I*, *Level II*, and *Level III*. Level I is more affordable, but has a greater limitation on income. Market rate apartments have no limitation on income. See [Rent & Income Limits](#) for more information.



OPTIONAL HEALTH & LIVING SERVICES

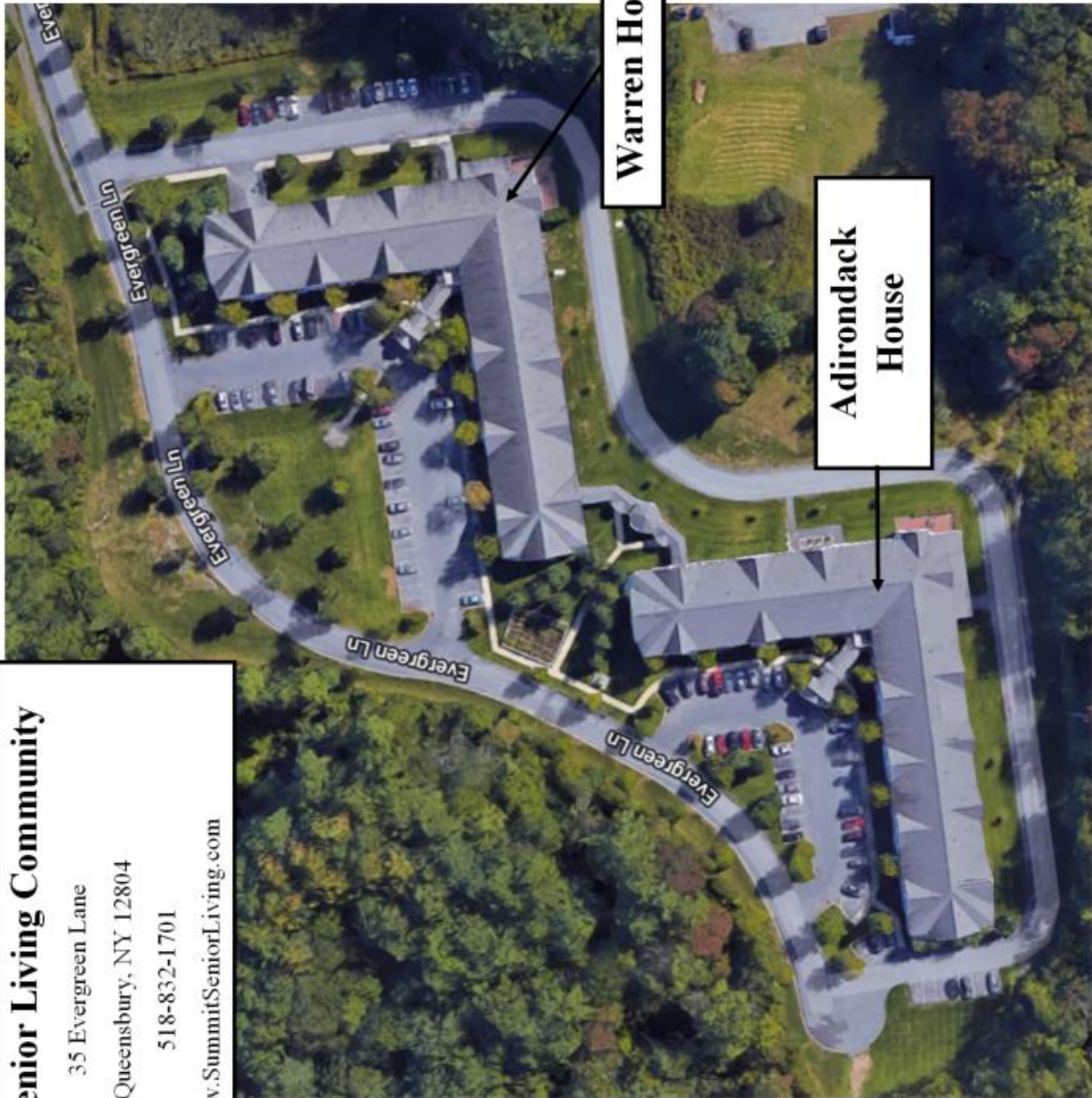
Pricing Information

SERVICE	RESIDENT PRICING	MORE DETAILS
Meals Lunch	Suggested Donation \$3.00	Meals are served by an on-site caterer in the community dining room at Cedars 3-5 times per week.
Discounted Services Cable Television Telephone Internet Service Bundle	\$47.00/month \$26.00/month \$44.00/month \$99.00/month	See the <i>Phone, Cable & Internet Sheet</i> for more detailed information on monthly charges and activation fees.
Transportation Greater Glens Falls Transit Glens Falls Home	\$1.00/ride Donations Welcomed	(518) 792-1085 (518) 793-RIDE (7433)
Air Conditioners 5 month lease (May-Sept)	\$50.00 per month	Air conditioners are installed in May, removed and stored for the winter in September.
Storage Lockers	\$50.00 per month	On-site storage lockers are available.
Parking Spaces	No charge	Parking is available to all residents on a first-come first serve basis.
Beauty Salon and Barber Shop	Visit the Beauty Salon for details.	Beauty Salon is located in Cedars.

Effective 01/2023

*Discounts on some of the above pricing is offered to residents who are Peak Wellness Members. Please talk with the Community Manager for more details.

~ Prices are subject to change without prior notice ~



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Queensbury, NY 12804

518-832-1701

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