



Pines Senior Living Community

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THE JUNIPER HOUSE at PINES



THE BALSAM HOUSE at PINES



Pines Senior Living Community | 7 Aspen Drive | South Burlington, VT 05403
Phone. (802) 865-1109 | Fax. (802) 865-5173 | www.SummitSeniorLiving.net



Pines is a 55+ independent senior living community located in South Burlington, VT. The Pines 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 and parties, daily activities, and more. Maintenance-free living, and other supportive services let residents age gracefully, while staying independent. Everything at the Pines is optional, so the price too can fit your personal budget and allow you to determine what you need every step of the way.

Built in 1995, the Pines was designed to look and feel like a traditional New England inn. Situated just off Dorset Street on 5 ½ acres in the heart of South Burlington, the Pines is just a short distance from grocery stores, the airport, hospital, fire department, interstate, and more. The Green Mountain Dining Room is located at the Juniper 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, microwave over the stove, new lighting, new counters, new appliances.



RENTS & INCOME LIMITS

JUNIPER & BALSAM HOUSE				
MONTHLY RENT		AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
\$1,064	Not Available	LEVEL I	\$39,800	\$45,450
\$1,277	\$1,533	LEVEL II	\$47,760	\$54,540
Starting at \$1,515	Starting at \$1,850	MARKET	No Limit	No Limit

Updated June 2023

FOR LEASING INQUIRIES:

Stephen Richards, Leasing Manager

Phone. (802) 923-9013 | Fax. (802) 864-5173

Email. PinesLeasing@SummitPMG.com

7 Aspen Drive | South Burlington, VT 05403

www.SummitSeniorLiving.net





QUICK FACTS

WHAT IS PINES: Pines is a senior living community designed for independently living seniors age 55+. The neighborhood consists of two residential buildings (the Juniper House and the Balsam House built in 1995) totaling 185 apartments.

LOCATION: Situated on Aspen Drive in South Burlington, Vermont, it is located near the University Mall and Fletcher Allen Health Center. Pines offers convenient and easy access to downtown shopping, services and all the amenities available in the greater Burlington, Vermont area.

OPTIONAL HEALTH & LIVING SERVICES: It is our goal for all residents at Pines 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 on-site beauty salon, housekeeping, and fitness studio. Low cost membership in Pines Peak Wellness Club entitles residents to an individually designed wellness plan, a monthly wellness luncheon, and discounts on optional services. See [Optional Health and Living Services Pricing Information](#) attached.

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, dishwasher, and some have microwaves. 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. Pines 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 and telephone service is offered exclusively to residents at the Pines and offers a discount of over 30% compared to other providers. Cable hook-ups are installed in the living room and in each bedroom. Wireless internet is available through an outside service provider.



LAUNDRY/PARKING/STORAGE/TRASH: Outdoor parking is available on a first-come first-serve basis as well as covered indoor garage spaces. Pines 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 Pines- *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

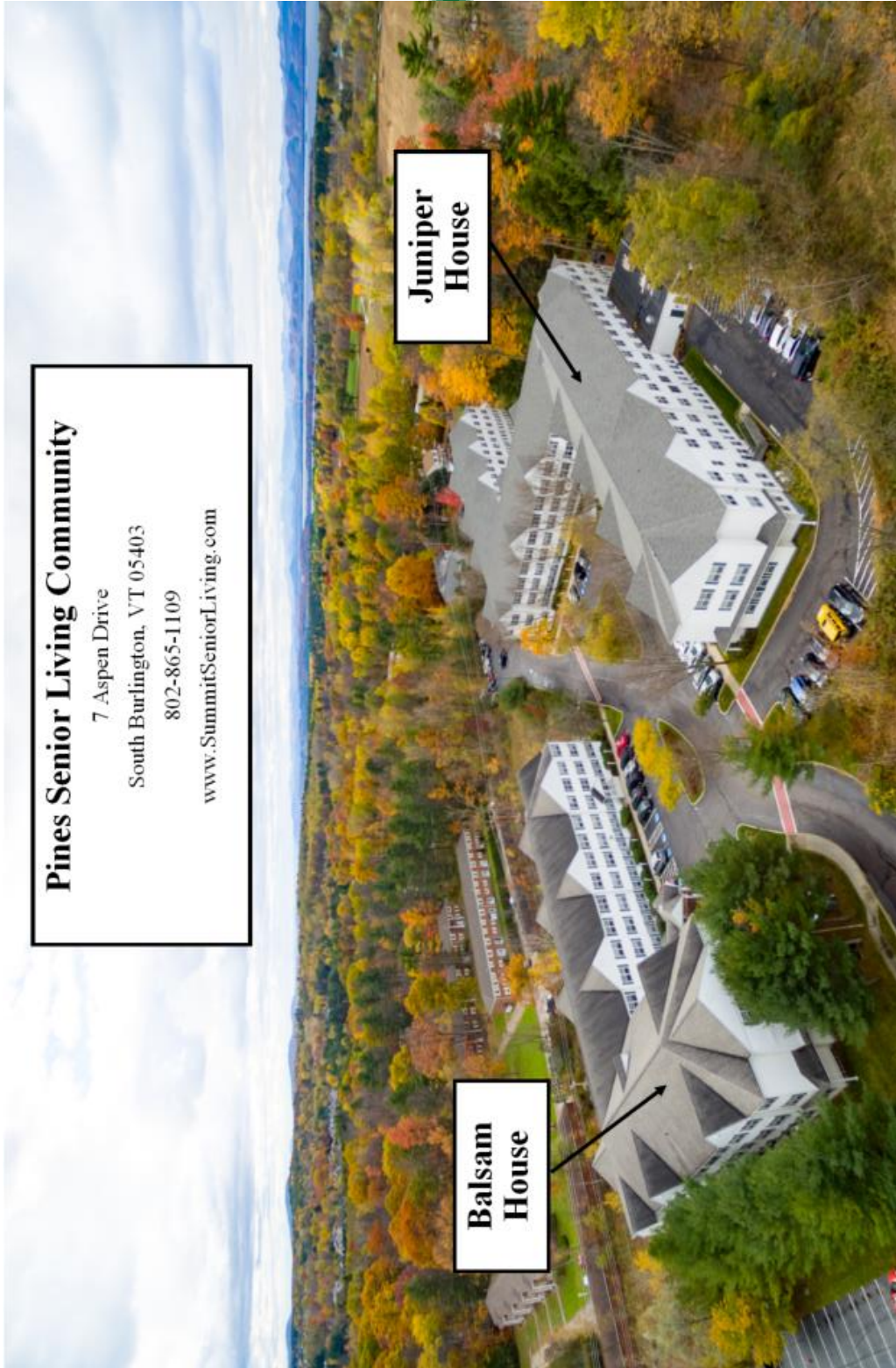
Pricing Information

SERVICE	RESIDENT PRICING	MORE DETAILS
Meals Monthly Theme Meal	Varies	Meal vouchers are for purchase at the Management Office.
Discounted Services Cable Television Telephone	\$49.00/month \$28.00/month	See the Phone & Cable Sheet for more detailed information on monthly charges and activation fees.
Transportation Provided by GMAT or SSTA	Prices vary	Free shopping trips every Tuesday morning by GMAT. By reservation through SSTA.
Air Conditioners 5 month lease (May-Sept)	\$50.00/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.
Underground Parking Garage	\$78.00/month	Heated, underground assigned garage spaces are available.
Beauty Salon & Barber Shop	Visit the Beauty Salon for details	Beauty Salon is located in Pines.

Updated January 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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Juniper House

Balsam House

