



# **St. Johnsbury House**

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## THE ST. JOHNSBURY HOUSE



Originally built in the 1850s, St. Johnsbury House was restored and rehabbed in 2001 by the developers of Summit Properties who sought to provide affordable senior housing in Northern Vermont. St. Johnsbury House is conveniently located on Main Street in historic downtown St. Johnsbury and was awarded the Kingdom Improvement Award by the Northeast Kingdom Chamber of Commerce in 2001. The House consists of 39 independent senior living apartments for those 55+.

St. Johnsbury House 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 optional meals, daily activities, monthly parties, and more. On-site nursing services, maintenance-free living, and other supportive services let residents age gracefully, while staying independent. Everything at St. Johnsbury is optional, so the price can fit your personal budget and allow you to determine what you need every step of the way.

The House offers a beautiful historic feel with restored hardwood floors, multiple common spaces including the library, fireplace living room, wonderful dining room, recreation room, and more. One bed-room home-style apartments include a large living/dining area, spacious bathroom, large closets with storage, individually controlled heat, and air conditioning for an additional cost.



## RENTS & INCOME LIMITS

ST. JOHNSBURY HOUSE			
MONTHLY RENT	AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
\$533	<b>LEVEL 0</b>	\$19,950	\$22,800
\$889	<b>LEVEL I</b>	\$33,250	\$38,000
\$1,067	<b>LEVEL II</b>	\$39,900	\$45,600

Updated June 2023

### FOR LEASING INQUIRIES:

Phone. (802) 748-1772 | Fax. (802) 748-4762

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1207 Main Street | St. Johnsbury, VT 05819

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## QUICK FACTS

**WHAT IS ST. JOHNSBURY HOUSE:** St. Johnsbury House is a newly renovated residence designed for people 55 years of age and older.

**LOCATION:** Located on Main Street in the heart of St. Johnsbury's historic district, St. Johnsbury house offers convenient access to downtown retailers, financial and health care services.

**OPTIONAL HEALTH & LIVING SERVICES:** It is our goal for all residents at St. Johnsbury House 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.

**APARTMENTS:** All apartments are one two bedroom, 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. St. Johnsbury House 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 television service is offered exclusively for residents at the St. Johnsbury House 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. St. Johnsbury House 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 St. Johnsbury House- *Level 0, Level I, and Level II*. Level 0 is more affordable, but has a greater limitation on income. See Rent & Income Limits for more information.



# OPTIONAL HEALTH & LIVING SERVICES

## Pricing Information

SERVICE	RESIDENT PRICING	MORE DETAILS
<b>Meals</b> Breakfast Lunch	Suggested Donation \$3.50	Meals are served by an on-site caterer in the community dining room at St. Johnsbury House 5 days per week.
<b>Evergreen Advantage</b>  Direct Satellite TV	\$35.00/month	See the <i>Phone Rate Sheet</i> for more detailed information on monthly charges and activation fees.
<b>Transportation</b>	Fee nominal, depending on distance. Most local runs are free.	RCT – Rural Community Transport.
<b>Air Conditioners</b> 5 month lease (May-Sept)	\$50.00 per month	Air conditioners are installed in May, removed and stored for the winter in September.
<b>Storage Lockers</b>	\$50.00 per month	On-site storage lockers are available.
<b>Parking Spaces</b>	\$14.50/space per month	Parking is available to all residents on a first-come first serve basis.
<b>Lock-out Fee</b>	Up to \$25.00 per incident	Depending on frequency of lock-outs.

Updated 01/2023

*~ Prices are subject to change without prior notice ~*



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