



Quail Hollow Senior Living Community



THE RIDGE at QUAIL HOLLOW



The Ridge at Quail Hollow is the final phase of the Quail Hollow Senior Living Community and was completed in August of 2015. The Ridge consists of 62 affordable and market apartments for those 62+ years of age.

While the majority of the Community is nestled into the Hollow, The Ridge sits atop the hill overlooking the private 39-acre valley. Ideally located just 2 miles south of Dartmouth College on Route 10 in West Lebanon, NH, Quail Hollow Senior Living Community is close to grocery shopping, restaurants, Dartmouth-Hitchcock Hospital, and Interstate-89.

Long range vistas provide beautiful views and abundant natural light in nearly all of the one- and two-bedroom apartments. Each apartment includes an open floor plan with a nicely appointed kitchen including stainless steel GE appliances (4-burner stove, microwave, refrigerator, dishwasher) and maple cabinets, breakfast bar, living and dining area, spacious bathroom with walk-in shower, large closets with extra storage, and individually controlled heat. In addition, there is on-site laundry, air conditioning for an additional cost, and optional heated parking.

Thoughtfully designed common spaces include the Ridge Dining Room for monthly catered meals and parties; the Vista Living Room where residents can cozy up by the fireplace for movie night or a good book; the Quail Bar and Lounge for a small gathering of friendly neighbors; and the Peak Library and Game Room.



THE RIVER HOUSE at QUAIL HOLLOW



The River House at Quail Hollow is the first phase of the Quail Hollow Senior Living Community. Completed in 2001, the River House consists of 114 affordable and market apartments for those 55+ years of age.

The River House, once known as the Main Building, is nestled into the 39-acre Hollow. It is surrounded by mature trees, walking paths, and frequent wildlife sightings. The main dining room is located at the River House, where residents enjoy monthly catered meals and parties. 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.

Whether you prefer a north, south, east or west facing apartment, the River House has it all. One- or two-bedroom apartments include a kitchen, bathroom, and living/dining room. The kitchens are equipped with white or stainless-steel GE appliances: 4-burner stove, refrigerator and dishwasher. Other features include maple cabinets, breakfast bar, spacious bathrooms with tub showers, and individually controlled heat. Laundry machines are available on each floor, as well as storage lockers and air conditioning for an additional fee. No smoking and no pets.

The River House is also home to the Salon at Quail Hollow where residents and outsiders can come to get their hair cut and colored. The Visiting Nurse Association has an office here as well and provides services on an "as needed" basis to the independent seniors that live at Quail Hollow. The chapel and exercise room are also located in the River House.



THE WILDER HOUSE at QUAIL HOLLOW



The Wilder House at Quail Hollow is the second phase of the Quail Hollow Senior Living Community. Completed in 2006, the Wilder House consists of 56 market rate apartments for those 55+ years of age.

The Wilder House, once known as Building Three, is nestled into the 39-acre Hollow. It is surrounded by mature trees, walking paths, and frequent wildlife sightings. The Wilder House has its own dining and living room, as well as many game tables to play a round of cards. The screened in porch and computer room also have frequent visitors.

Similar to the River House, the Wilder House has one or two-bedroom apartments that include a kitchen, bathroom, and living/dining room. The kitchens are equipped with white or stainless-steel GE appliances: 4-burner stove, refrigerator, dishwasher, and microwave. Other features include maple cabinets, breakfast bar, spacious bathrooms with walk-in showers, and individually controlled heat.

Laundry machines are available on each floor, as well as storage lockers, indoor heated parking, and air conditioning for an additional fee. No smoking/no pets.



THE COTTAGES at QUAIL HOLLOW



The Cottages at Quail Hollow include fifty independently owned townhome-style residences for seniors 55+ years of age. With many unique designs, traditional architecture and clapboard siding, the neighborhood has a true New England feel. Sidewalks connect the entire 39-acre Hollow and are great for walking, spotting wildlife, and visiting with neighbors. All Cottage residents have the opportunity to utilize the optional services within the larger residence buildings and everyone is encouraged to partake in community parties, gatherings, and meals.

Cottages are individually owned and sold.



RENTS & INCOME LIMITS

RIVER HOUSE				
MONTHLY RENT		AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
Starting at \$1,035	Not Available	LEVEL I	\$38,700	\$44,200
Starting at \$1,242	Starting at \$1,491	LEVEL II	\$46,440	\$53,040
Starting at \$1,850	Starting at \$2,175	MARKET	No Limit	No Limit

WILDER HOUSE				
MONTHLY RENT		AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
Starting at \$2,100	Starting at \$2,500	MARKET	No Limit	No Limit

THE RIDGE					
MONTHLY RENT			AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>	<i>Two Bedroom/ Two Bathroom</i>		<i>One Person</i>	<i>Two Person</i>
\$1,035	\$1,242	N/A	LEVEL I	\$38,700	\$44,200
\$1,242	N/A	N/A	LEVEL II	\$46,440	\$53,040
\$1,035	\$1,242	N/A	LOW HOME	\$38,700	\$44,200
\$1,242	\$1,491	N/A	HIGH HOME	\$45,480	\$51,960
Starting at \$1,850	Starting at \$2,175	Starting at \$2,900	MARKET	No Limit	No Limit

Updated May 2025

FOR LEASING INQUIRIES:

Assistant Leasing Manager

Phone. (603) 653-3002

Email. QuailAsstMgr@SummitPMG.com



QUICK FACTS

WHAT IS QUAIL HOLLOW: Quail Hollow is a senior living community designed for independently living seniors age 55+ (NOTE: must be 62+ years old to live at The Ridge). The neighborhood consists of three residence buildings (The Ridge built in 2015, The River House completed in 2001, and The Wilder House completed in 2006) totaling 232 apartments, and 50 individually owned Cottages.

LOCATION: 69 Lily Lane in West Lebanon, NH. Located just 1.8 miles south of the Dartmouth Green and 2.6 miles north of West Lebanon on Route 10; Quail Hollow has convenient access to downtown shopping, grocery stores, and both the Dartmouth Hitchcock Medical Center and the Veterans Administration Hospital.

OPTIONAL LIVING SERVICES: It is our goal for all residents at Quail Hollow 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 an on-site beauty salon, fitness studio, and yoga studio.

APARTMENTS: All apartments are one and two bedrooms, with complete kitchens, a bathroom, and living/dining room. The kitchens are equipped with white or stainless-steel GE appliances: stove, refrigerator, dishwasher, and some have microwaves. Each apartment has neutral colored carpeting, a sprinkler system and hardwired smoke detectors. Some have bathtubs, and some 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, and trash/recycling. Quail Hollow 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 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 Quail Hollow 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: Indoor heated parking is available at the Wilder House and the Ridge for an additional fee. Quail has conveniently located card-operated laundry facilities on every floor. 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 two different levels of affordability at Quail Hollow- *Level I* and *Level II*. Level I is more affordable but has a greater limitation on income. Market rate apartments have no limitation on income.

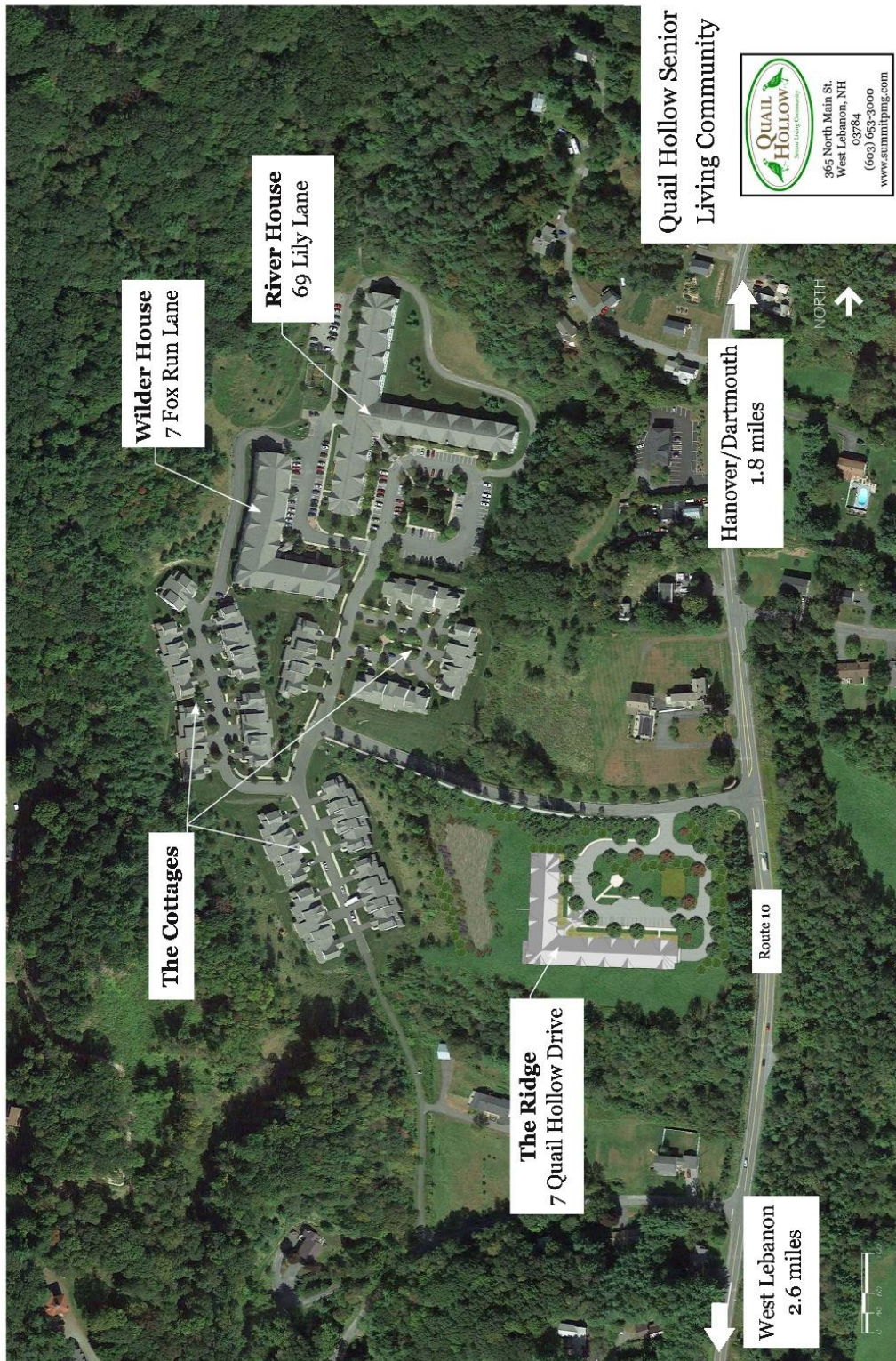


OPTIONAL HEALTH & LIVING SERVICES

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	\$47.00/month \$28.00/month	See the <i>Phone & Cable Sheet</i> for more detailed information on monthly charges and activation fees.
Transportation provided by Grafton County Senior Center	Donations appreciated.	9:30 and 10:30am pick up Mon-Fri. Call (603) 448-4213 for reservations.
Air Conditioners 5-month lease (May-Sept)	\$50.00 per month Free installation and winter storage.	Air conditioners are installed in May, removed and stored for the winter in September.
Storage Lockers	\$55.00 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	\$77.00 per month	Heated, underground assigned garage spaces are available.
Beauty Salon and Barber Shop	The Salon at Quail Hollow: Visit the Salon for details.	Beauty Salon is located in Quail Hollow.

Prices and availability are subject to change without prior notice. (05/2025)



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