



Maples Senior Living Community

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THE BROOK HOUSE at MAPLES



The Brook House at Maples is the second phase of the Maples Senior Living Community and was completed in 2016. The Brook House consists of 67 affordable and market apartments for independent seniors 55+ years of age.

Maples Senior Living community is made up of two buildings, with a total of 150 apartments. It is ideally located less than a quarter mile from the Rutland Regional Medical Center in Rutland, Vermont, with close proximity to grocery shopping, restaurants, other services, and Route 7.

The Community is situated such that there are mountain views and abundant natural light in many of the one- and two-bedroom apartments. Each apartment includes an open floor plan with a nicely appointed kitchen including GE appliances (4-burner stove, microwave, refrigerator, dishwasher), 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 free on-site parking.

Thoughtfully designed common spaces include the living and dining room for community parties, coffee hour, and monthly catered meals, as well as the screened-in back porch, and the library and game room for smaller gatherings.



THE SUGAR HOUSE at MAPLES



The Sugar House at Maples is the first phase of the Maples Senior Living Community. Completed in 2002, the Sugar House consists of 83 affordable and market apartments for those 55+ years of age.

The Sugar House, once known as the Main Building, is surrounded by mature trees, open meadows, and frequent wildlife sightings. The main dining room is located at the Sugar House, where residents enjoy catered meals and monthly 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. Garden plots are available free of charge on a first-come first serve basis.

Whether you prefer a north, south, east or west facing apartment, the Sugar House has it all. One- or two-bedroom apartments include a kitchen, bathroom, and living/dining room. The kitchens are equipped with white or Clean 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.

Maple's residents can be a part of the Resident Activity Committee or participate in the many activities put on in the community. The Visiting Nurse Association has an office here as well and provides services on an "as needed" basis, allowing seniors to continue to live independently at Maples.



RENTS & INCOME LIMITS

SUGAR HOUSE				
MONTHLY RENT		AFFORDABILITY	INCOME CANNOT EXCEED	
<i>One Bedroom</i>	<i>Two Bedroom</i>		<i>One Person</i>	<i>Two Person</i>
\$582	Not Available	LEVEL I	\$21,780	\$24,900
\$1,166	\$1,398	LEVEL II	\$43,560	\$49,800
Starting at \$1,835	Starting at \$2,100	MARKET	No Limit	No Limit

BROOK 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 \$1,835	Starting at \$2,100	MARKET	No Limit	No Limit

Updated February 2026

FOR LEASING INQUIRIES:

Phone. (802) 776-1000 ext. 2 | Fax. (802) 776-1002

Email. Maples@SummitPMG.com

5 General Wing Road | Rutland, VT 05701

www.SummitSeniorLiving.net





QUICK FACTS

WHAT IS MAPLES: Maples is a senior living community designed for independently living seniors age 55+. The neighborhood consists of two residence buildings (the Brook House built in 2007 and the Sugar House built in 2002) totaling 150 apartments.

LOCATION: 5 General Wing Road in Rutland, VT. Located on Stratton Road, just a ¼ mile north of the Rutland Regional Medical Center; Maples has convenient access to downtown shopping, grocery stores, and other services.

OPTIONAL HEALTH & LIVING SERVICES: It is our goal for all residents at Maples 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 housekeeping, and health care services. Low cost membership in Maples Wellness Club entitles residents to an individually designed wellness plan, regular visits with the on-site Visiting Nurse Association, 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 maples 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. Maples 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 Maples 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. Maples has conveniently located 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 Maples- *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

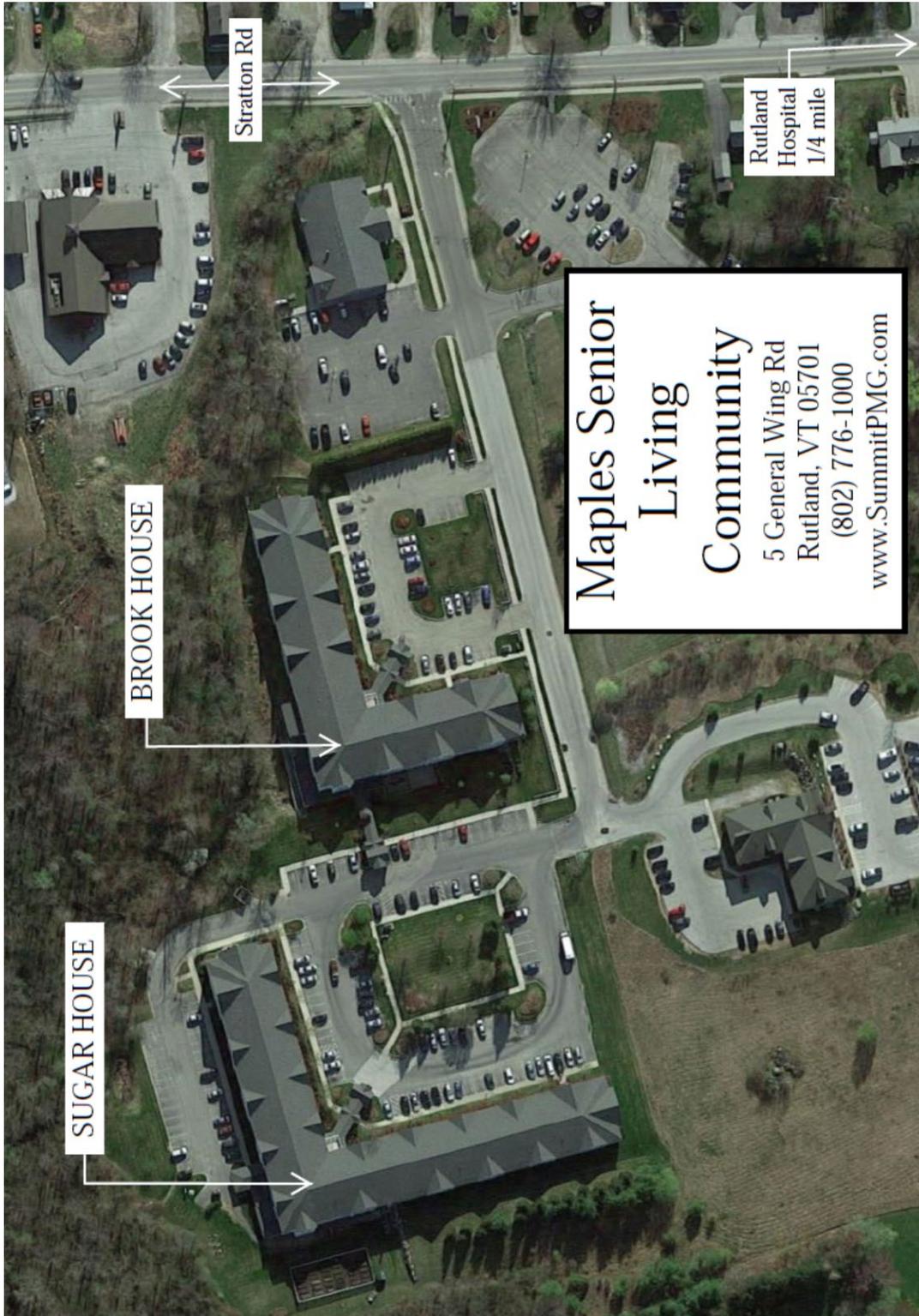
Pricing Information

SERVICE	RESIDENT PRICING	MORE DETAILS
Meals Monthly Theme Meal	Varies	Meal vouchers are for purchase at the Management Office.
Visiting Nurse Association (VNA)	Wellness Club*: Visit the VNA office for details.	VNA has an office in Maples that provides health services to residents.
Discounted Services Cable Television Telephone	\$48.00/month \$28.00/month	See the Phone & Cable Sheet for more detailed information on monthly charges and activation fees.
Transportation provided by the City of Rutland	25 cents	The City Bus stops at Maples every 30 minutes. Additionally, Hannaford's bus takes residents shopping every Thursday at 11am.
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.
Car Snow Removal		Contact the Management Office for more information.

Updated April 2025

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

~ Prices are subject to change without prior notice ~



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