INDEPENDENT LIVING CHOICE PLAN 2026 MONTHLY RATES

Independent Living is ideal for older adults who want to enjoy a vibrant, maintenance-free lifestyle with the comforts of home and the benefits of community living. Here, you'll find the perfect balance of independence, convenience, and privacy.

Residents who enroll in the **Choice Plan** pay a monthly rental rate determined by their selected apartment, along with a one-time, non-refundable Community Fee of $7,500. This fee supports capital improvements that enhance the building and surrounding grounds.

The monthly rental rate covers all utilities, including basic cable and Wi-Fi, daily lunch and dinner, weekly housekeeping, life enrichment programs, access to the gym and fitness classes, and additional amenities.

Every apartment in the Independent Living Community includes a full kitchen and an in-unit washer and dryer, except for efficiency units, which feature kitchenettes and access to a community laundry room.

One Bedroom Efficiency	Square Footage	Baths	Monthly Rate
Water Lily	254	1	$3,160
Aspen	340	1	$4,820
Pine	392	1	$5,380
Oak	394	1	$5,380
Maple	429	1	$5,715
One Bedroom	**Square Footage**	**Baths**	**Monthly Rate**
Columbine	655	1	$6,040 - $6,380
Huckleberry	682	1	$6,280
Indian Paintbrush	704	1	$6,485
Larkspur	724	1	$6,665
One Bedroom + Den	**Square Footage**	**Baths**	**Monthly Rate**
Lily	962	1	$8,555 - $8,725
Lupine	982	1	$8,860
Orchid	1036	1	$9,100
Primrose	1167	1.5	$10,505 - $10,695
Two Bedroom Efficiency	**Square Footage**	**Baths**	**Monthly Rate**
Dragonfly	464	1	$4,435
Spruce	590	1	$6,250
Two Bedroom + Den	**Square Footage**	**Baths**	**Monthly Rate**
Sunflower	1170	2	$10,250
Wild Flower	1306	2	$10,490 - $10,600
Wild Rose	1308	2	$10,610

One-time, non-fundable Community Fee due upon moving in: $7,500
Second person fee: $950 per month

Prices effective January 1, 2026. Prices subject to change. Accommodations and services subject to availability.

2855 Owl Hoot Trail
Steamboat Springs, CO 80487
970.879.8855 | caseyspond.org

CASEY'S POND
A Northwest Colorado Health Community