



## Market-Rate, Age-Eligible Housing

Age-eligible Communities, sometimes called 55+ Communities, Independent Senior Housing, Retirement Communities, Active Adult Housing, are communities with an age restriction for residence (ages vary - sometimes as low as age 50, up to age 65+). These communities range from apartment complexes, condos, single-family homes in a gated community, to continuing care communities. They are often designed for the needs of aging residents.

Costs range widely, often with options to buy, rent or lease. The housing listed here are priced at “**market-rate**” meaning that monthly rents will be typical for that geographic region or type of facility. This type housing is not subsidized by the government and not licensed or monitored by government housing agencies.

Prices generally start around \$900/mo. (some studio apartments can start at about \$700) and, in many instances, the cost of living in an independent living community with services can range between \$1,500 and \$8,000/mo.

(Note: In addition to the resources below, refer to the **Eldercare Resource Lists page on the Lifespan website** <https://www.lifespan-roch.org/resource-lists> for information on Affordable Housing, Independent Adult Housing with Services, Cottages and Patio Homes, Family Type Homes, as well as various levels of care for older adults.)

Housing Units/Complexes	Age Eligible	Apartments	Townhouse	Patio/Villa	High Rise	Owned/Managed
<b>Chateau at Heritage Square</b> 100 Isla Way Brockport, New York 14420 (585) 431-3474  <a href="https://www.after55.com/ny/brockport/chat-eau-at-heritage-square/nqz63yn">https://www.after55.com/ny/brockport/chat-eau-at-heritage-square/nqz63yn</a>	55+	x		x		Chateau Senior Life
<b>Erie Harbor</b> 275 Mt. Hope Avenue Rochester, NY 14620 (585) 324-0587 <a href="https://liveaterieharbor.com/">https://liveaterieharbor.com/</a>	Varies Mixed	x	x			Conifer
<b>Ellen’s Place</b> 65 Brower Rd. Rochester, NY 14622 (585) 546-8400 <b>*Opening Fall 2024</b> <a href="https://www.episcopalseniorlife.org">https://www.episcopalseniorlife.org</a>	55+	x				Episcopal Senior Life
<b>Fielding Gardens</b> 293-A Alden Rd. Rochester, NY 14626 (585) 225-5990 <a href="https://www.after55.com/search/ny/rochester">https://www.after55.com/search/ny/rochester</a>	55+	x				Family Owned

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Housing Units/Complexes	Age Eligible	Apartments	Townhouse	Patio/Villa	High Rise	Owned/ Managed
<b>Gateway Senior Apartments</b> 345 Spencerport Rd Rochester, NY 14606 (585) 426-0440  <a href="https://www.after55.com/ny/rochester/gateway-senior-independent-living-50/jegbft6">https://www.after55.com/ny/rochester/gateway-senior-independent-living-50/jegbft6</a>	55+	x				Privately Owned
<b>Georgetown Park</b> 510 DeGeorge Circle Rochester, NY 14626 <a href="https://www.georgetownparkapartmenthomes.com/">https://www.georgetownparkapartmenthomes.com/</a>	55+	x				DBI Properties
<b>Greenwood Townhomes</b> 31 Mulcahy Blvd Rochester, NY 14624 (585) 889-5550 <a href="http://www.greenwoodth.com/">http://www.greenwoodth.com/</a>	55+			x		Midland Management
<b>Hickory Hollow</b> 33 Hickory Lane Spencerport, NY 14559 (585) 340-7783 <a href="https://www.morgan-properties.com/apartments/ny/spencerport/hickory-hollow/">https://www.morgan-properties.com/apartments/ny/spencerport/hickory-hollow/</a>	55+			x		Morgan properties
<b>Landmark at Sibley Square</b> 25 Franklin St Rochester, NY 14604 (585) 229-6274 <a href="https://www.livelandmarkroc.com/">https://www.livelandmarkroc.com/</a>	55+	x			x	Winn Residential
<b>Legends at North Ponds</b> 830 Holt Rd Webster, NY 14580 (585) 872-9166 <a href="https://legendsatnorthponds.com/">https://legendsatnorthponds.com/</a>	55+	x				The Cabot Group

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<b>Legend at Whitney – Fairport</b> 100 Clear Spring Trl Fairport, NY 14450 585-421-7321 <a href="https://legendsatwhitney.com/">https://legendsatwhitney.com/</a>	55+	x				Landers Communiti es
<b>Long Pond Gardens Senior Apartments</b> 49 Demeter Dr Rochester, NY 14626 (832) 734-7688 <a href="https://www.morgan-properties.com/apartments/ny/rochester/long-pond-gardens-senior-apartments/">https://www.morgan-properties.com/apartments/ny/rochester/long-pond-gardens-senior-apartments/</a>	55+	x				Morgan Properties
<b>Madison Place</b> 604 N Greece Rd Hilton, NY 14468 (585) 392-2177 <a href="http://www.madisonplacecommunity.com/">http://www.madisonplacecommunity.com/</a>	55+	x		x		Tra-Mac Group

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<b>Marquis at the Woods</b> 1010 Hazelnut Bend Webster, NY 14580 (585) 484-7944 <a href="https://www.morgan-properties.com/apartments/ny/webster/marquis-at-the-woods/">https://www.morgan-properties.com/apartments/ny/webster/marquis-at-the-woods/</a>	55+	x		x		Morgan Properties
<b>Orchard View Senior Apartments</b> 1 Orchard View Dr Rochester, NY 14612 (585) 484-0690 <a href="https://orchardviewapartments.com/">https://orchardviewapartments.com/</a>	55+	x				Frontier Management of NY Inc.
<b>Park at Hickory Commons</b> 100 Green Tree Lane Rochester, NY 14606 (585) 697-1770 <a href="https://www.after55.com/ny/rochester/the-park-at-hickory-commons/6tq3vqv">https://www.after55.com/ny/rochester/the-park-at-hickory-commons/6tq3vqv</a>	55+	x				Reidman
<b>Parkside Villas</b> 500 Elmgrove Rd Rochester, NY 14606 (585) 270-0436 <a href="https://www.apartmenthomeliving.com/apartment-finder/Parkside-Villas-Rochester-NY-14606-1909150">https://www.apartmenthomeliving.com/apartment-finder/Parkside-Villas-Rochester-NY-14606-1909150</a>	55+		x	x		Basset Properties
<b>Ramsdell Park</b> Fairport NY 14450 <a href="https://resource1realty.com/property-management/ramsdell-park/">https://resource1realty.com/property-management/ramsdell-park/</a>	55+			x		Resource One Realty
<b>Riverview Highrise</b> 60 River St Rochester, NY 14612 (585) 621-4890 <a href="https://www.apartments.com/riverview-highrise-rochester-ny/z99m4cy/">https://www.apartments.com/riverview-highrise-rochester-ny/z99m4cy/</a>	55+	studio			x	Housing Maintenance Resources (HMR)
<b>Totiakton Manor</b> 200 Pine Trail Honeoye Falls NY 14472 (585) 624-1970 <a href="https://www.after55.com/ny/honeoye-falls/totiakton-manor/36h1zxd">https://www.after55.com/ny/honeoye-falls/totiakton-manor/36h1zxd</a>	62+	x				Conifer Realty



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<b>Unionville Station Senior Townhomes</b> 28-80 Stothard St Hilton, NY 14468 (585) 381-1922 <a href="https://www.unionvillestationtownhomes.com/">https://www.unionvillestationtownhomes.com/</a>	55+			x		The Cabot Group
<b>Village Heights Senior Apartments</b> 134 High St Fairport, NY 14450 (585) 425-9547 <a href="https://villageheightsapartments.com/">https://villageheightsapartments.com/</a>	55+	x				Transform Property Management
<b>Villa Capri Senior Apartments</b> 200 Frank Dimino Way Roch, NY 14624 (585) 666-7571 <a href="https://www.morgan-properties.com/apartments/ny/rochester/villa-capri-apartments/">https://www.morgan-properties.com/apartments/ny/rochester/villa-capri-apartments/</a>	55+	x				Morgan Properties
<b>The Village Townhomes</b> 100 Mill Landing Rochester, NY 14626 (585) 326-1541 <a href="https://www.leisurecare.com/our-communities/village-townhomes">https://www.leisurecare.com/our-communities/village-townhomes</a>	55+		x			Leisure Care

The inclusion or exclusion of an entity does not constitute an endorsement or disapproval by Lifespan. We do not assume responsibility for the quality of services provided. Staff shall review the inclusion/exclusion policy on a regular basis to ensure the policy meets the needs of Lifespan. We reserve the right to exclude and/or remove any entity from the Lifespan.

Last Update: 4/10/2024

How much does it cost to rent an apartment in Monroe County?

Bedrooms	Average Rent	<u>Cheapest Rent</u>	<u>Highest Rent</u>
<a href="#">Studio Apartments</a>	\$938	\$363	\$2,674
<a href="#">1 Bedroom Apartments</a>	\$1,050	\$425	\$3,686
<a href="#">2 Bedroom Apartments</a>	\$1,307	\$435	\$5,570
<a href="#">3 Bedroom Apartments</a>	\$1,580	\$750	\$3,700

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024\\_code/2024summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn)