

# CARLSBAD BY THE SEA

Retirement Community



*Somewhere between a sea and a village,  
simplicity and sophistication, privacy and community  
is home~Carlsbad By The Sea.*



Imagine a place where the beach is in your backyard, where a quaint town is next door and a sense of wellbeing is all around you. Some call it a natural paradise, some call it an elegant resort, and some are fortunate enough to call it home.

**Welcome to  
Carlsbad By The Sea  
Retirement Community.**

*The shore meets your  
doorstep, and reality  
exceeds expectations.*



The name says it all: Carlsbad By The Sea. Where you will splash in the Pacific. Feel the gentle breezes. Not to mention gaze at dramatic ocean views from the gracious terrace and courtyard, and for many, from your own living room window.

With private beach access, sweeping vistas and well-appointed residences, you might rightly conclude that such amenities are enough—perfect. Yet, there's more. Also nearby are the shops, galleries, cafes and boutiques of Carlsbad Village. A pleasant stroll brings you to the heart of it all.



*“A beach to run on,  
a town to walk to~  
Carlsbad By The Sea’s  
location just couldn’t  
be any better.”*



Welcome friends and family to your lovely home by the sea. Join them in an excursion to the Village Farmers’ Market. Take a train ride to San Diego. Or stay local and treat them to gourmet coffee and bakery delights at an intimate eatery in town—or at your new favorite gathering place, the coffee bar at Carlsbad By The Sea.

Show them all there is to see and do when your neighborhood is Carlsbad Village and your backyard is the blue Pacific.



*A history  
of easy-going refinement  
and personalized  
service continues.*



*“Out on the patio.  
On the beach.  
In my lovely apartment.  
Everywhere I go,  
I feel right at home.”*



Carlsbad By The Sea has a long tradition of offering comfortable, resort-style living, dating back to its first incarnation as a prestigious health resort and spa in the 30s and 40s. And when the community was completely rebuilt as a retirement resort in 2000 its dedication to total wellbeing, a commitment to quality and a focus on service, were reborn. This commitment, along with its natural beauty, intimate grace and casual elegance, has made Carlsbad By The Sea one of the nation's first-class retirement resorts.

Here you will find a state-of-the-art Wellbeing Center with indoor therapeutic pool, outdoor recreational pool and spa services, including massage. Supporting our focus on wellness of mind, body and spirit is our community chaplain, who offers guidance for spiritual growth. Our Front Porch Gallery located next door features art pieces created by talented artists including our residents. A well-stocked library with Internet access keeps you in touch with the world as well as with friends and family. Many social opportunities give you the chance to learn and improve your woodworking, painting, bridge, billiards and dancing. Our weekly social hour is among one of the best attended events at Carlsbad By The Sea.

Perhaps most importantly, you will have the time to savor all that living in a vibrant community has to offer, thanks to our courteous staff who will take care of your weekly housekeeping, all indoor and outdoor maintenance, and the preparation of delicious menus in our celebrated dining room. Even getting a haircut or picking up some items you need for you and your home is quick and convenient with our on-site beauty salon and sundry store.



*Spaces where you can  
relax, entertain,  
learn, play  
~ and enjoy life.*



Beautiful to look at and inviting to be in, Carlsbad By The Sea makes you and your guests feel right at home. After all, who wouldn't be seduced by the ocean panoramas; who wouldn't be tempted to take a stroll in the lushly landscaped courtyards; and who wouldn't be proud to entertain in a spacious and well-appointed residence.

Carlsbad By The Sea is an intimate community with fewer than 160 residences, including six premier oceanfront apartments built right into the bluff. Choose from more than 20 floor plans, with styles ranging from studios to penthouses and sizes ranging from more than 800 to 1,787 square feet, most with amenities such as fully equipped kitchens and washers and dryers. Patios or balconies expand your living space to take in the beautiful vistas and fresh ocean breezes.



*“When you live at  
Carlsbad By The Sea,  
you are surrounded by  
natural beauty and  
wonderful friends.”*



If you can pull yourself away, head for our inviting common areas, situated and furnished to take full advantage of Carlsbad By The Sea’s idyllic setting. If you are feeling energetic, work out in our specially designed fitness center, or take a dip in our sparkling pool. For a relaxing afternoon, find a shady spot on our patio and do some reading. Should you find yourself in the mood for lunch or a sunset walk, meet friends on our oceanfront terrace, where you can barbecue and have access to the most expansive and impressive common area of all, the beach.





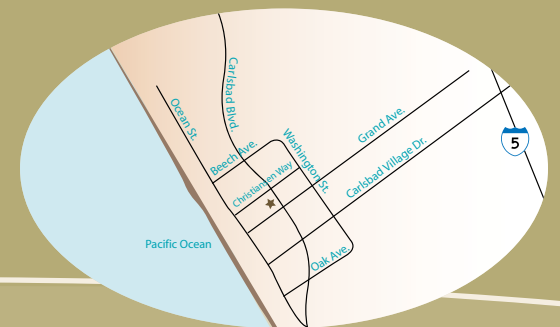
# *The search for your retirement community begins with a search of your heart...*

Choosing the place—the right place—to retire can take some thoughtful consideration. Certain criteria are easy to evaluate. Freedom from home maintenance and household chores, the convenience of scheduled transportation, engaging neighbors and festive social events, the peace of mind of continuing care, the flexibility of preparing your own meals, eating out, or dining in the community's exceptional restaurant-style dining room—these are all, unquestionably, the appealing benefits of retirement living.

Other criteria, though less tangible, are nonetheless important to assess. Do you picture yourself remaining strong in body, mind and spirit? Do you appreciate culture and the arts? Do you want to forge new friendships and become involved with the community beyond the grounds of home? Do you find comfort in having access to three levels of care, including independent, assisted living, and skilled nursing? Do you like the idea of being part of a charming and vibrant village, far enough away from the big city to relish the peace and quiet, but close enough to stay connected and entertained?



**Then perhaps  
Carlsbad By The Sea  
Retirement Community is for you.**



2855 Carlsbad Boulevard • Carlsbad, CA 92008 • 800-255-1556 • [www.carlsbadbythesea.org](http://www.carlsbadbythesea.org)



**CARLSBAD BY THE SEA**  
a front porch community

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Carlsbad By The Sea is a Continuing Care Retirement Community featuring independent living, assisted living and skilled nursing. The community is licensed by the State of California. License #374600799. Certificate of Authority #194.

**We are an equal opportunity housing provider.**

# Carlsbad By The Sea

## Fee Schedule

Carlsbad By The Sea Retirement Community offers residences in a wide variety of sizes and styles. Within the following fee schedule, location, view and floor plans vary and are considered in individual residence pricing.

FLOOR PLAN	ENTRANCE FEE	MONTHLY FEE
Studio 300 - 400 sq. ft.	Starting at \$130,000	Starting at \$5,400
One Bedroom, One Bath <i>Floor plan "A" 682 - 812 sq. ft.</i> <i>Floor plan "B" 861 sq. ft.</i>	Starting at \$273,000	Starting at \$6,200
One Bedroom, Den, One and One Half Baths <i>Floor plan "D" 825 sq. ft.</i>	Starting at \$324,000	Starting at \$6,700
Deluxe One Bedroom, One and One Half Baths <i>Floor plan "H" 985 sq. ft.</i>	Starting at \$391,000	Starting at \$7,800
One Bedroom, Den, Two Baths <i>Floor plan "G" 1088 sq. ft.</i>	Starting at \$449,000	Starting at \$7,700
Two Bedrooms, Two Baths <i>Floor plan "J" 955 - 1058 sq. ft.</i> <i>Floor plan "L" 1100 - 1258 sq. ft.</i>	Starting at \$429,000 Starting at \$499,000	Starting at \$7,700 Starting at \$8,800
Two Bedrooms, Den, Two Baths <i>Floor plan "P" 1200 sq. ft.</i>	Starting at \$599,000	Starting at \$8,200
Two Bedrooms, Den, Two Baths <i>Floor plan "A3" 1442 sq. ft.</i> <i>Floor plan "K" 1579 sq. ft.</i>	Starting at \$762,000 Starting at \$762,000	Starting at \$9,400 Starting at \$9,900
One Bedroom, Den, One and One Half Baths <i>Oceanfront Floor plan "F" 1171 sq. ft.</i>	Starting at \$875,000	Starting at \$9,750
One Bedroom, Den, One and One Half Baths <i>Penthouse Floor plan "Q1" 1000 sq. ft.</i>	Starting at \$654,000	Starting at \$7,800
Two Bedrooms, Two Baths <i>Floor plan "N" 1519 sq. ft.</i> <i>Floor plan "Q2" 1236 sq. ft.</i> <i>Floor plan "T" 1667 sq. ft.</i> <i>Penthouse Floor plan "U" 1214 sq. ft.</i>	Starting at \$764,000 Starting at \$714,000 Starting at \$799,000 Starting at \$836,000	Starting at \$12,000 Starting at \$8,600 Starting at \$12,000 Starting at \$9,900
Three Bedrooms, Two Baths <i>Penthouse Floor plan "M" 1678 sq. ft.</i>	Starting at \$789,000	Starting at \$12,000
Two Bedrooms, Den, Two Baths <i>Oceanfront Floor plan "R" 1370 sq. ft.</i> <i>Oceanfront Floor plan "S" 1432 sq. ft.</i> <i>Penthouse Floor plan "W" 1425 sq. ft.</i>	Starting at \$875,000 Starting at \$900,000 Starting at \$875,000	Starting at \$10,490 Starting at \$10,900 Starting at \$10,900

There is a second person fee of \$1,760 per month.

Assisted Living and Personal Services (P.S.) available in all accommodations for an additional fee. Please inquire.

Square footage is approximate.

Fees listed are as of April 1, 2025 and are subject to change.

Repayable entrance fee options available. Please contact our Sales Representatives for details.

# Included Services and Amenities

## COMMUNITY FEATURES

Beach access  
Oceanfront terrace with a barbecue  
Billiards  
Clubrooms for bridge and games  
Art studio  
Craft and sewing room  
Library  
Resource center  
Gift shop  
Front Porch Gallery  
Beauty salon\*  
Chapel  
Secured underground parking and storage  
Guest rooms\*  
Rooftop and courtyard gardens  
Walking paths

## LIFESTYLE

Lifelong learning opportunities  
Cultural explorations  
Spiritual support  
Recreational programs  
Resident run programs  
Social events  
Philanthropic and volunteer opportunities

## DINING

Flexible dining with points  
Casual dining  
Meal delivery\*  
Bistro 7 am to 7 pm  
Coffee bar  
Ocean view patio  
Private party dining services\*

## SERVICES

24-hour security staff  
Access to 24-hour on-site care  
Wellness monitoring  
Weekly housekeeping and linen service  
Interior and exterior maintenance  
Groundskeeping  
Most utilities (local telephone, extended cable, water, electricity, trash and basic Wi-Fi)  
Notification pendant  
Full-time Technology Assistant  
Scheduled transportation  
Concierge

## WELLNESS AND FITNESS CENTER

Gym with strength training equipment (Keiser)  
Brain and Balance Center with SMARTfit and Rapid rehab technology and S3 Balance System  
Outdoor heated exercise/lap pool  
Jacuzzi  
Full-time Fitness Director  
Instructor led fitness classes  
Personal training\*

## HEALTH SERVICES

Wellness clinic  
Regularly scheduled on-site physicians  
Personalized assisted living services delivered to your accommodation\*  
Care Center with rehabilitation and therapy services and 24-hour skilled nursing services

\* Additional fees may apply



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# Carlsbad By The Sea

## Assisted Living and Personal Services

Welcome to personal assistance services delivered in the privacy of your home whenever practicable at Carlsbad By The Sea. Assisted Living and Personal Services (**P.S.**) plans are based on a comprehensive assessment of your specific needs and service requirements.

### PERSONAL SERVICES PLAN

### MONTHLY SERVICES FEE\*

P.S. "TLC Package"	\$700
P.S. Plan 1	\$1,750
P.S. Plan 2	\$3,075
P.S. Plan 3	\$4,217
P.S. Plan 4	\$4,560
Any Services exceeding Plan 4	\$100 per additional point

Onetime service or short-term service packages are available. Some services, like escort services and medication management, might require separate fees. Please ask for details.

\* Personal Services fees are added to your basic monthly fee.

Fees listed are as of April 1, 2025 and are subject to change.



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# Sample Menu at Carlsbad By The Sea

## Breakfast

Scrambled Eggs  
Waffles  
Hash Browns  
Bacon  
Fresh Fruit  
Pastry of the Day

## Lunch

Salad Bar  
Chicken Barley Soup  
Kale Salad  
Chicken Cordon Bleu  
Crab Quiche  
Roasted Potato Wedges  
Balsamic Glazed Vegetables  
Lemon Rice  
Sautéed Radicchio

## Dinner

Salad Bar  
Red Pepper Bisque Soup  
Greek Chicken Salad  
Pecan Crusted Salmon  
Cherry Chipotle Roast Pork Tenderloin  
Roasted Garlic Mashed Potatoes  
Sautéed Beet Greens  
Grilled Vegetables

## Alternate Dinner Entrée Choices

Grilled Chicken  
Filet Mignon  
Poached or Grilled Salmon  
Omelet  
Daily Menu Specials

Our dining experience is California Casual and overseen by our executive chef. To perfectly complement your meal, we offer a wide variety of wine selections. All can be enjoyed with your friends in the dining room or in the privacy of your home.

# *Frequently Asked Questions About Carlsbad By The Sea Retirement Community*

## **Q: What type of community is Carlsbad By The Sea?**

A: Carlsbad By The Sea is a non-profit continuing care retirement community designed for seniors age 60 and over. Carlsbad By The Sea is licensed by the state of California. We're an equal opportunity housing provider.

## **Q: What size is Carlsbad By The Sea?**

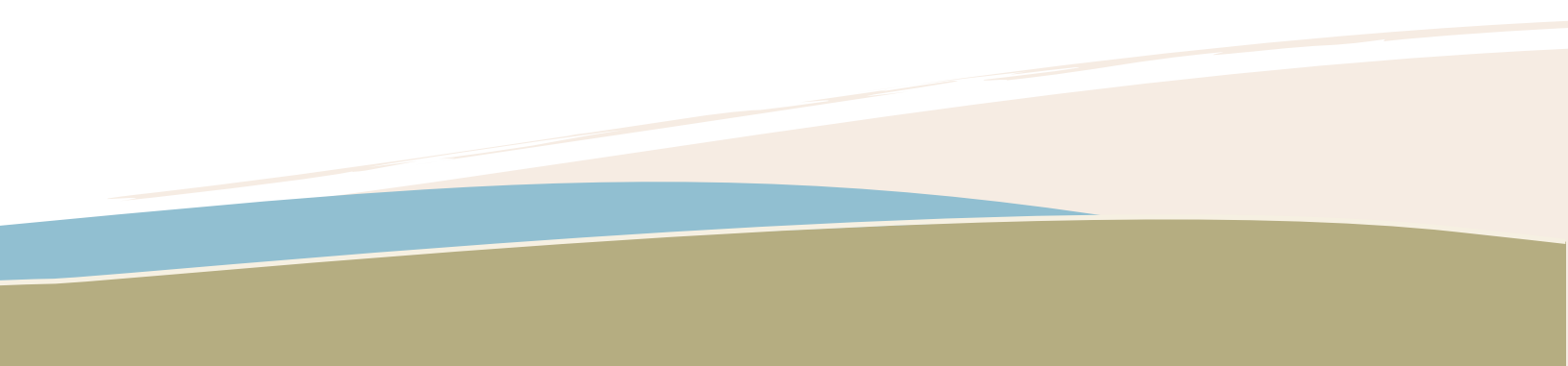
A: Carlsbad By The Sea houses 160 residences, that include six premier oceanfront accommodations, a 33-bed Skilled Nursing and Rehabilitation Center on-site and provides personal services available in all Carlsbad By The Sea residences. Carlsbad By The Sea offers spacious residences with 21 different floorplans ranging in size from approximately 400 to 1800 square feet. The three-story community is located on 3.8 acres of oceanfront property in Carlsbad Village. The intimate scale of the community allows our staff to provide personal service and care to the residents, including concierge services. In addition, there are nine elevators located conveniently throughout the community.

## **Q: What are the standard features in my residence?**

A: Most residences have fully equipped kitchens including a refrigerator, dishwasher, garbage disposal, oven and microwave. Residences are also equipped with stacked washers and dryers and central air conditioning and heating. Notification response system and grab bars in the baths are standard in every residence. In addition, residences have high ceilings, crown molding and a private balcony or patio for residents to enjoy a variety of views including the beautifully landscaped courtyard gardens or magnificent ocean views.

## **Q: What are some common areas and activities?**

A: Carlsbad By The Sea's focus is on healthy living and wellness. We have a fitness area. Our outdoor exercise/lap pool is heated for residents to participate in regularly scheduled aqua fitness classes. Surrounding the fitness area are the clubrooms for painting, billiards, bridge and games. We also offer a well-stocked library, educational courses and a resource center with computer access to the Internet. A unique feature of Carlsbad By The Sea is the ocean front terrace, a rooftop garden area overlooking the ocean where all residents are able to enjoy sitting areas, a barbecue and private access to the beach. It's a perfect place to enjoy the beautiful sunsets of Southern California and entertain guests.





**Q: What health and wellness services are available within my regular monthly fee?**

A: Carlsbad By The Sea has a clear focus on wellness. Our staff is trained to help you live a healthful lifestyle. Among the benefits of living at Carlsbad By The Sea are the services of a nutrition expert who plans the meal service, an executive chef, a resident relations director, who among other things, will help you find resources in the community if desired, a care coordinator who will assist with temporary care needs and who will help with long-term insurance billing, a wellness nurse to monitor your blood pressure and weight if you wish, a recreation and leisure coordinator who will plan trips, events, concerts and cultural experiences both on site and off, a fitness expert, a concierge and a spiritual advisor (chaplain). All of these services are provided to you through your regular monthly fee.

**Q: What are the fees?**

A: At Carlsbad By The Sea, a Front Porch continuing care retirement community, you have the flexibility to choose the agreement and financial plan that is best for you. With our Continuing Care Agreement, you pay an entrance fee and an ongoing monthly fee, based on the size, location and view of your accommodation. If you need to use our Care Center, you may receive a discounted market rate and receive priority access over those not already living at Carlsbad By The Sea. There are three contract options for you to choose from when becoming a resident:

**Classic Continuing Care Agreement-** This option provides a refund based on amortizing the entrance fee over the first 67 months of your residency.

**50% Repayable-** This option provides for a repayment of 50% of your original entrance fee, regardless of the length of time you have lived in the community.

**90% Repayable-** This option provides for a repayment of 90% of your original entrance fee, regardless of the length of time you have lived in the community.

**Q: How do the refundable options for my entrance fee work?**

A: Under all options, the entrance fee is refundable for the first 90 days of residency. This gives you the opportunity to make sure Carlsbad By The Sea is right for you. The refund under the “standard entrance fee” option quoted in your information packet decreases at a rate of 1.5 percent per month for 67 months down to zero. If you leave the community for any reason within that period of time, the entrance fee refund is calculated based on the amount of time you have lived in the community, in accordance with terms of your contract.

**Q: What does my monthly service fee cover?**

A: Your monthly service fee includes weekly housekeeping with change of linen service, a flexible meal credit program, most utilities (local telephone, extended cable, water, electricity, trash and basic Wi-Fi), indoor and outdoor maintenance, scheduled transportation, planned social and recreational activities including art studio, a fitness and

wellness program, chaplaincy services, concierge service, secured underground parking and storage, care management and benefit coordination, notification response system, full-time resident technology assistant and 24-hour security staff.

**Q: What does my entrance fee cover?**

A: Under the contract, we provide you with a home at Carlsbad By The Sea and access to continuing levels of care in exchange for your payment of the entrance fee and monthly service fee. An important aspect of the Carlsbad By The Sea Continuing Care Agreement is the on-site availability of care and service, including personal services delivered in your residence, hospice care and access to 24-hour in-patient rehabilitative or skilled care in our Medicare-certified Carlsbad By The Sea Care Center. The contract also includes use of all common areas such as our dining rooms, activity centers, oceanfront terrace, courtyard gardens and complete wellness and fitness areas.

**Q: How does the dining service work?**

A: Dining in our full-service casual dining room is based on a bank of meal points. These points will include more meals if used at lunch or breakfast. The dining program is designed to offer residents varied menu choices and flexible dining room hours. Residents also have the option of using their meal points for visiting guests. If more meals are desired, residents may opt to be billed each month.

**Q: Do I pay for higher levels of care even if I don't need them?**

A: The monthly fee quoted in your package refers to independent living services. At Carlsbad By The Sea, a resident pays only for the extra personal care they need, from 30 minutes to 24 hours, rather than paying an inclusive monthly fee when you are not receiving care. Customized personal services can be delivered within the privacy of your residence at Carlsbad By The Sea. If you need the services of our Care Center, there are additional costs; however, the rates are reduced for our residents. The care that you receive at Carlsbad By The Sea may be covered by your health insurance or long term care insurance plan.

**Q: Am I allowed to have short-term guests in the community?**

A: Absolutely. You may have friends or family stay with you or in our beautifully designed guest suites. Complimentary underground parking is also available for your guests.

**Q: Do you allow pets?**

A: Yes. We accept pets, however, the pet must be quiet, 35 pounds or under, well behaved and in accordance with our pet policy, and there is a maximum number allowed.



**Q: What does the Village of Carlsbad have to offer?**

A: Located in Carlsbad Village, Carlsbad By The Sea is within walking distance to local shops, restaurants, the Coaster train station, parks and medical offices. In addition, residents can enjoy leisurely walks along the miles of coastline while taking advantage of the year-round moderate climate. There are also many community activities including the bi-annual Carlsbad Street Faire, the world-renowned Flower Fields, the “Jazz in the Park” series and many other exciting cultural and entertainment events throughout the year.

**Q: Can I sublet my residence at Carlsbad By The Sea?**

A: No. Because we have signed a contract with you, the entitlements of the contract apply only to you, and cannot be sublet to anyone else. You can share a residence with another person, as long as they are qualified and enter into a continuing care contract with Carlsbad By The Sea.

**Q: How do I know that Carlsbad By The Sea and Front Porch will be around to take care of me well into the future, and how do I know they will have my refund available to me?**

A: Carlsbad By The Sea has been providing continuing care contracts for over 25 years. Carlsbad By The Sea is licensed by the California Department of Social Services, which provides oversight of our operation and helps assure that we are able to meet our responsibilities to you. Our chief financial officer is available to answer additional questions.

**Q: Will you help me figure out whether I qualify financially for residency at Carlsbad By The Sea?**

A: Yes. Our Sales Representatives are always willing to answer any of your questions pertaining to the qualification process and the guidelines for acceptance to Carlsbad By The Sea. A simple formula you can use is this: you should have at least three times the amount of the entrance fee on your selected residence in your asset base, plus a monthly income equal to or greater than two times the estimated monthly service fee. Please call our Sales Representative if you have questions about your own circumstances and how they fit within these guidelines.

As a continuing care retirement community, Carlsbad By The Sea is governed by California law in how we qualify and execute continuing care contracts. These laws are established to protect you and the community so that we are able to meet our commitments to you now and in the future.

Please call 760-720-4580 or 800-255-1556 to schedule an appointment or to contact our Sales Representatives for more information about Carlsbad By The Sea.

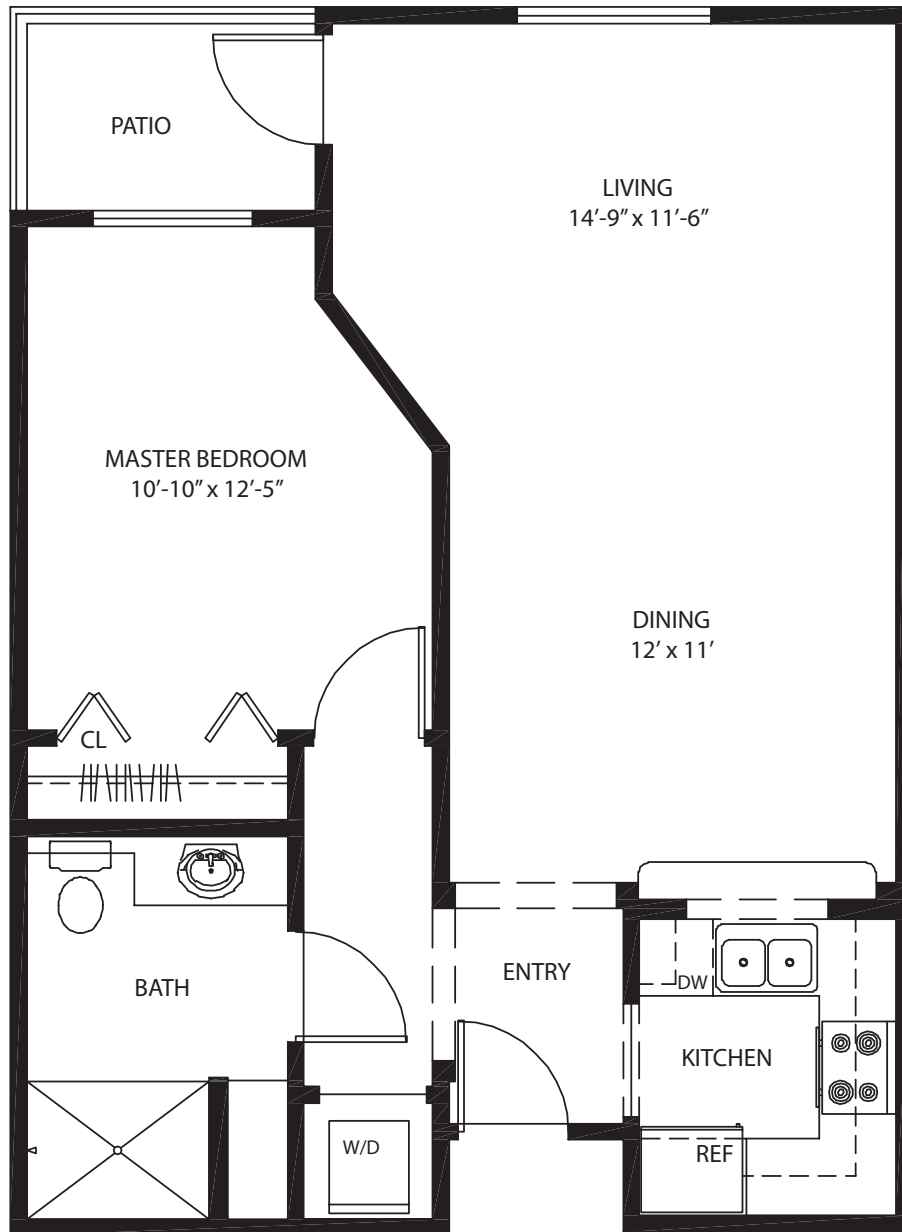


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# Popular Floorplans at Carlsbad By The Sea

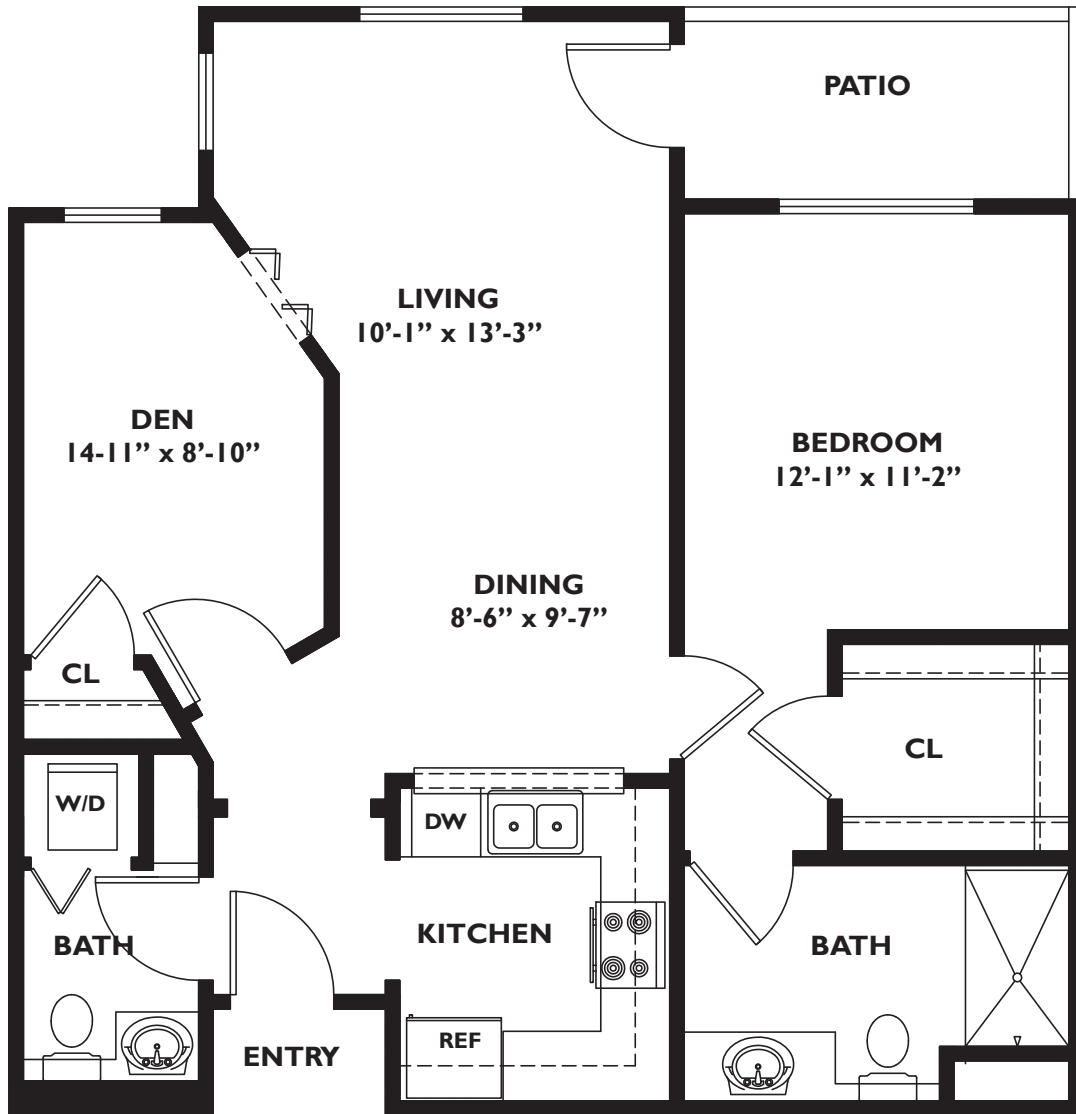
Floor Plan A



1 Bedroom/1 Bath  
682 Sq.Ft  
Patio: 56 Sq.Ft

Not to Scale

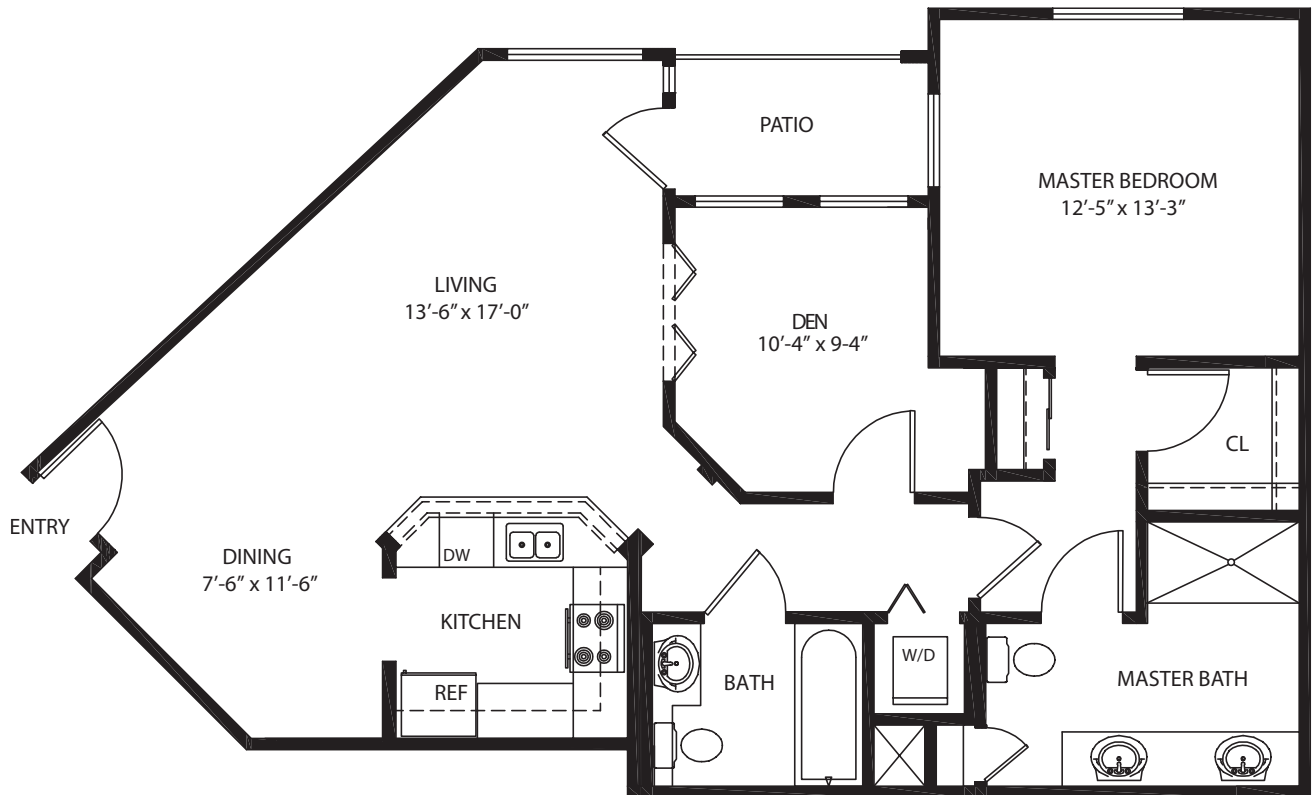
Floor Plan D



1 Bedroom/Den/1.5 Bath  
825 Sq.Ft  
Patio: 58 Sq.Ft

Not to Scale

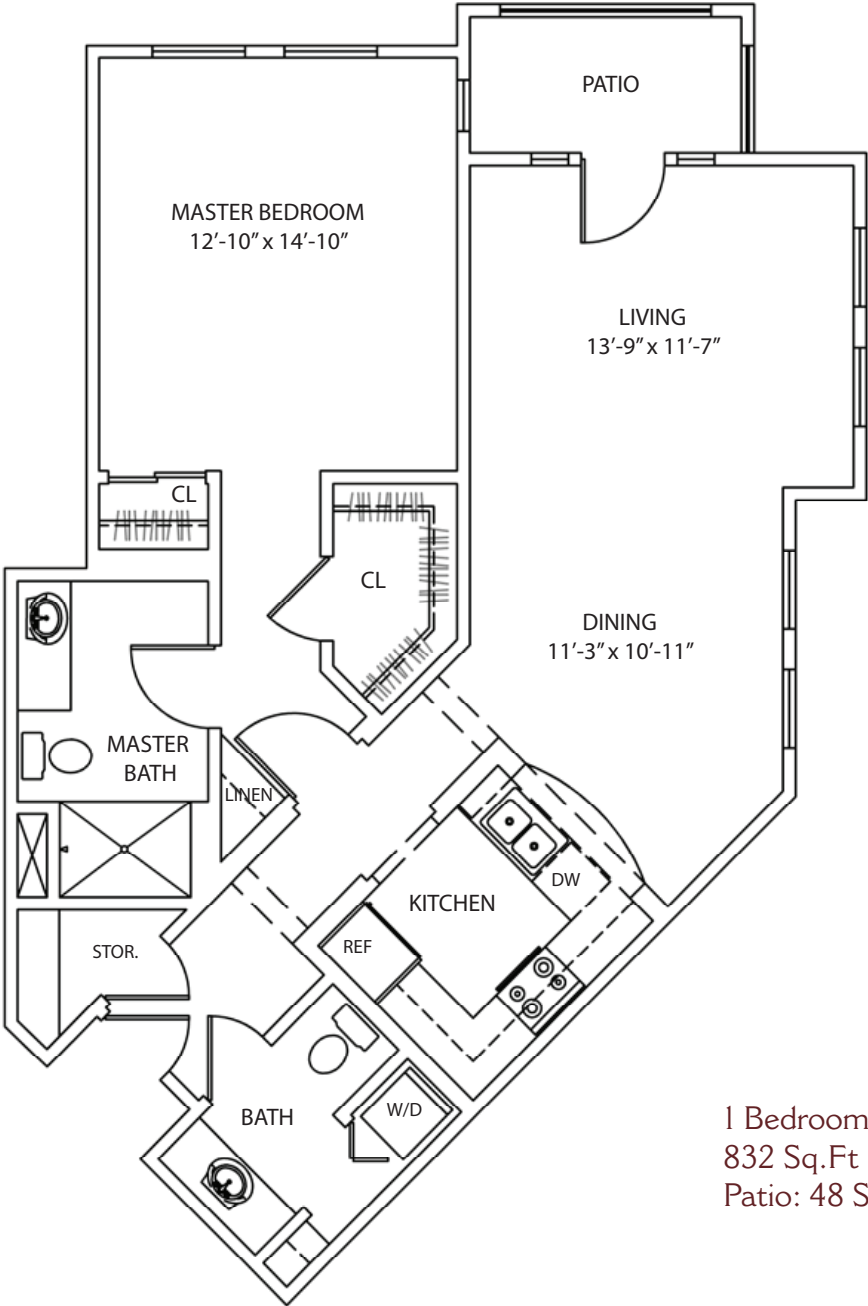
## Floor Plan G



1 Bedroom/Den/2 Bath  
1,088 Sq.Ft  
Patio: 46 Sq.Ft

Not to Scale

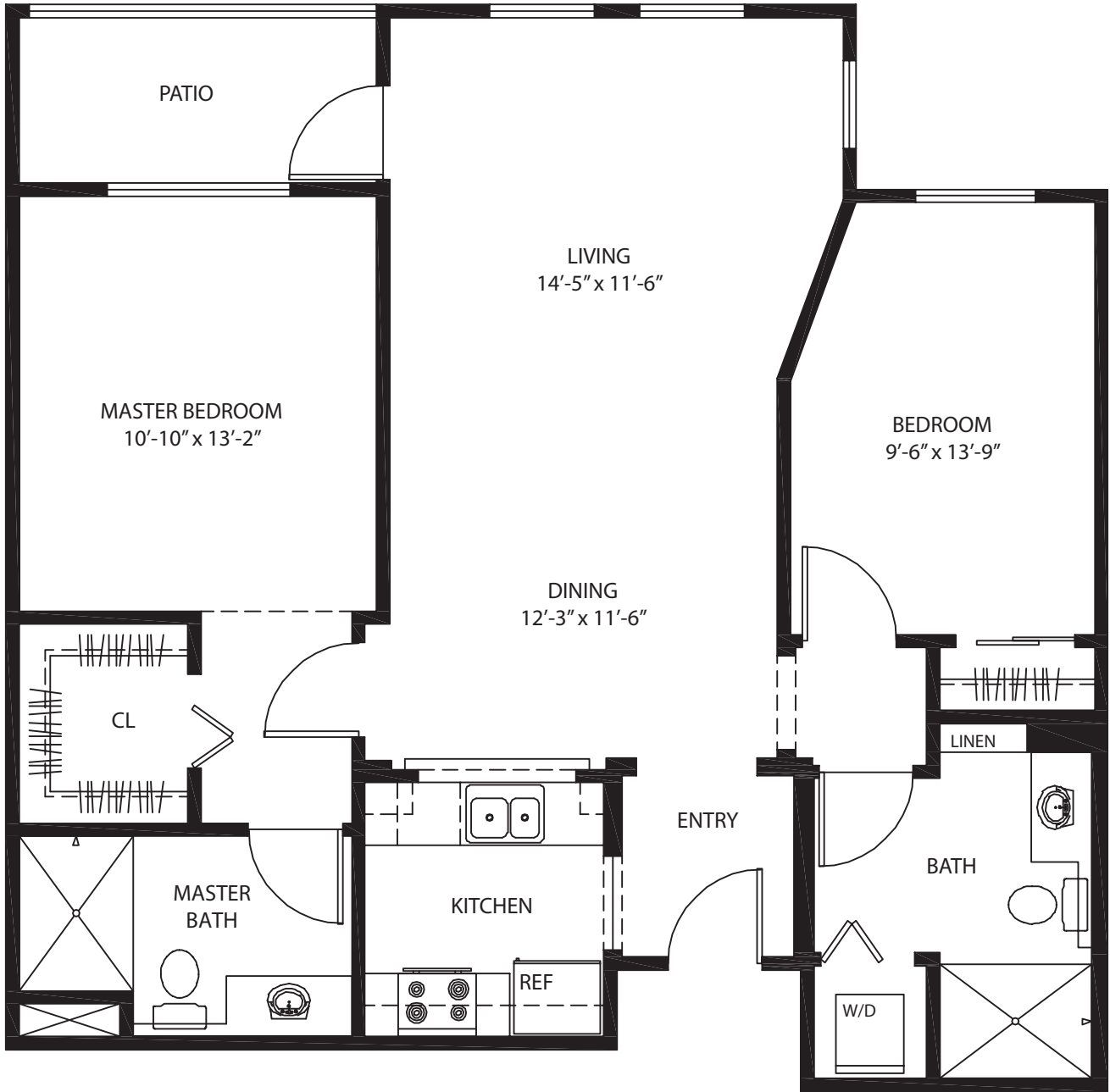
Floor Plan H



1 Bedroom/1.5 Bath  
832 Sq.Ft  
Patio: 48 Sq.Ft

Not to Scale

Floor Plan J

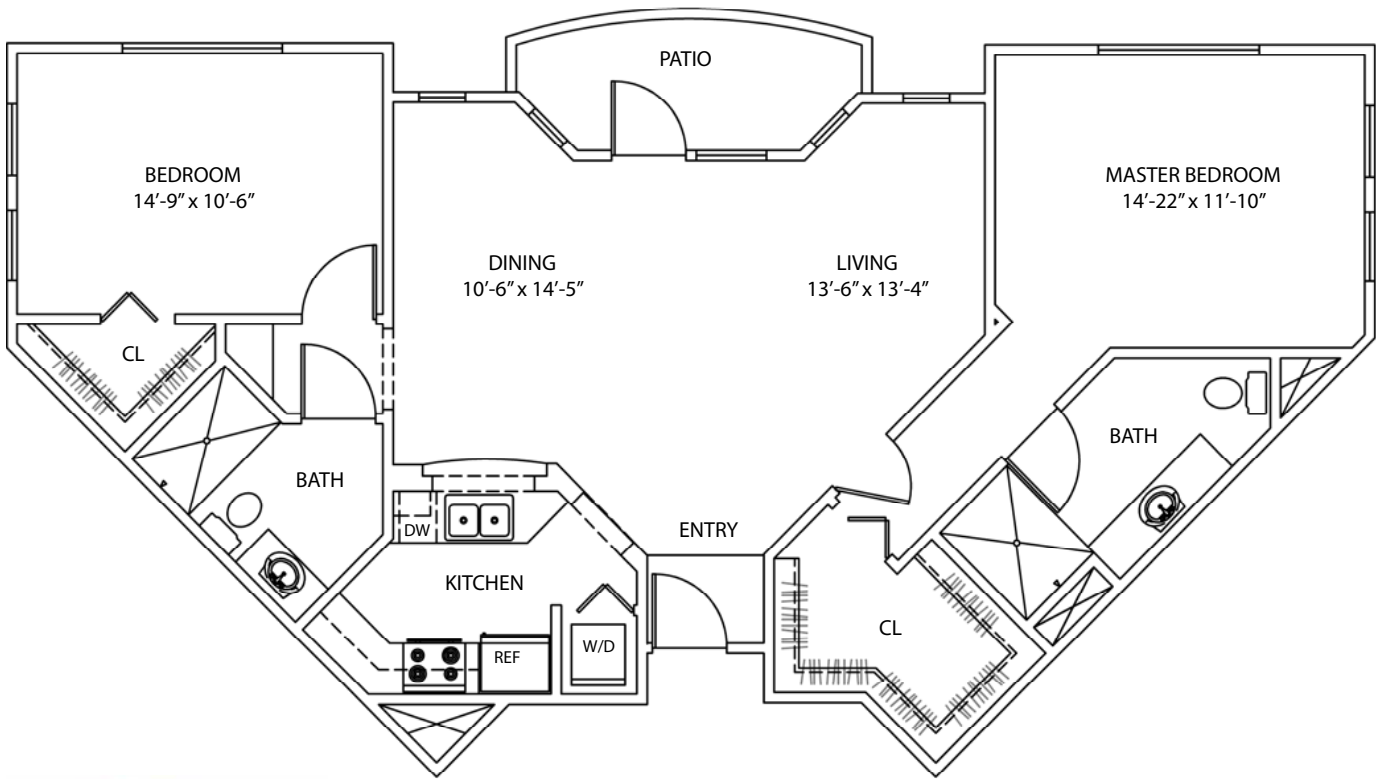


2 Bedroom/2 Bath  
955 Sq.Ft  
Patio: 60 Sq.Ft

Not to Scale



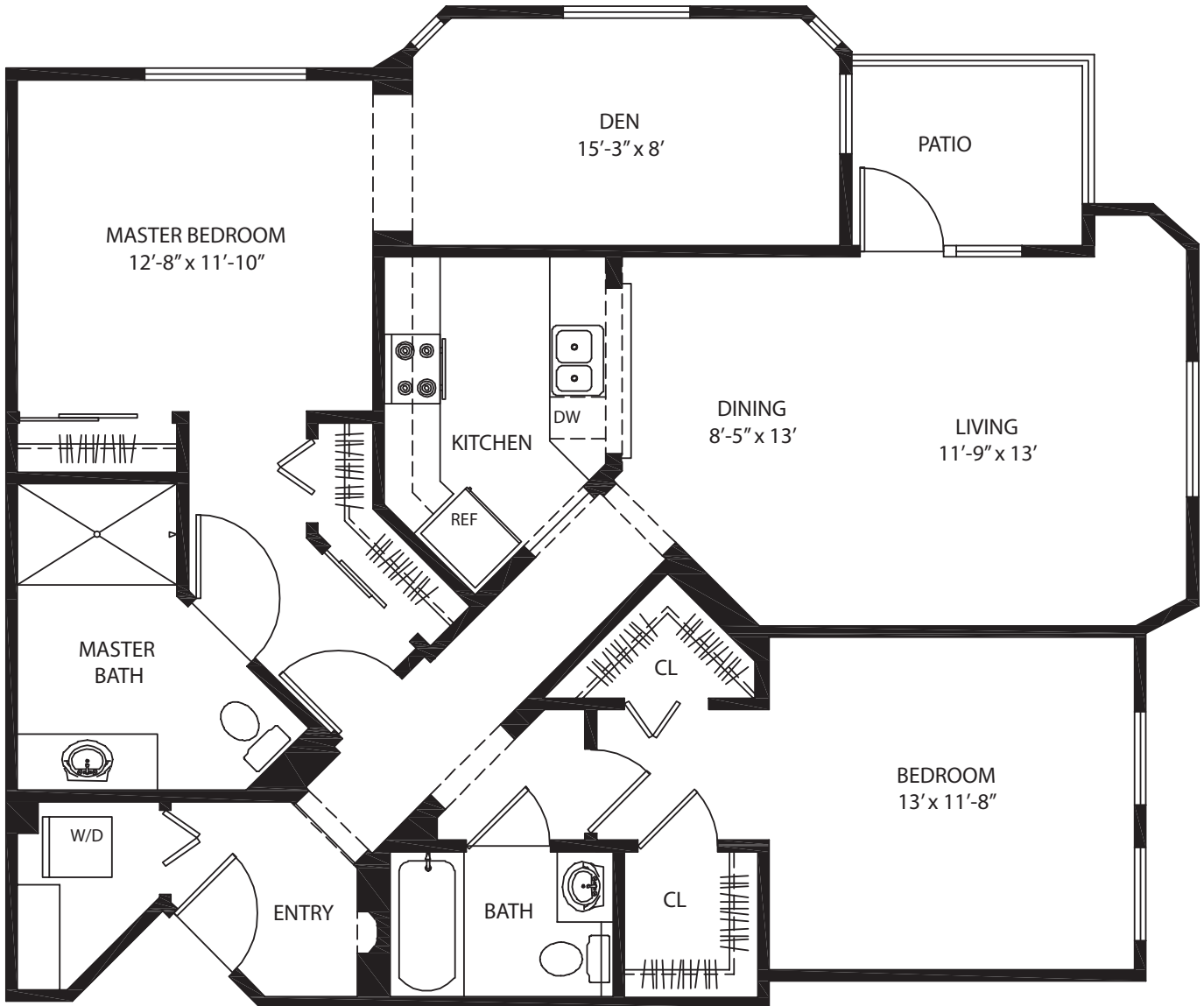
## Floor Plan L



2 Bedroom/2 Bath  
1,100 Sq.Ft  
Patio: 60 Sq.Ft

Not to Scale

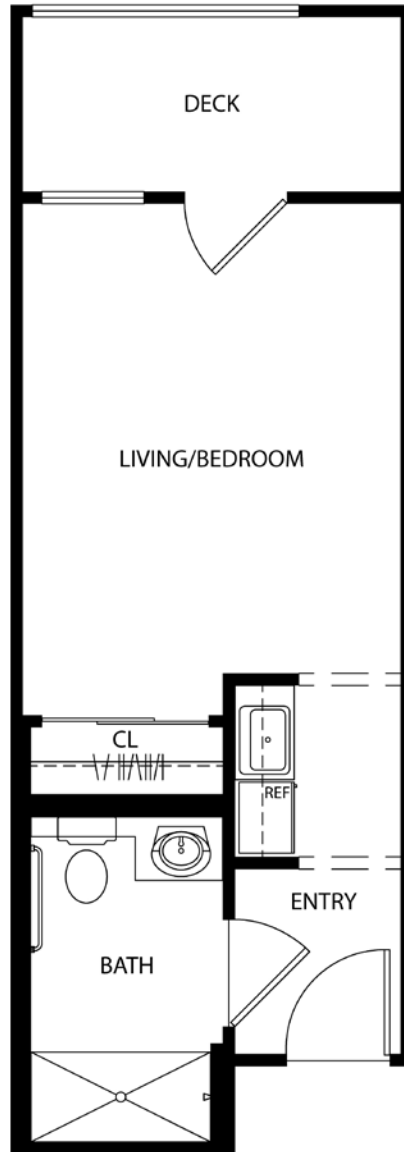
Floor Plan P



2 Bedroom/Den/2 Bath  
1,200 Sq.Ft  
Patio: 52 Sq.Ft

Not to Scale

Floor Plan A-Studio



Studio/1 Bath  
300 Sq.Ft  
Deck: 18 Sq.Ft

Not to Scale