

Independent Living



RATES EFFECTIVE JAN. 1, 2026

Heritage Court
3401 Schuetzen Ln
Davenport, IA 52804
(563) 210-3401

good-sam.com
[Click here](#) to schedule a tour.

PRE MOVE-IN FEE:

Non-refundable administrative processing fee
(Due at time of approved application) \$50.00

MOVE-IN FEE:

Non-refundable community fee \$1,000.00

MONTHLY FEES:

Apartment Name	Square Footage	Number of Bedrooms/ Bathrooms	Monthly Fee
One-bedroom east and north wing	642	1 Bed/1 Bath	\$1,875.00
Two-bedroom east and north wing	798	2 Bed/1 Bath	\$2,137.00
One-bedroom west wing	621	1 Bed/1 Bath	\$2,160.00
Two-bedroom west wing	792	2 Bed/1 Bath	\$2,396.00
Additional Person Base Services Fee			\$90.00

SERVICES AND AMENITIES INCLUDED IN MONTHLY FEE

- Private Apartment with lockable door that may be personally furnished and decorated
- Furnished appliances (refrigerator, range, dishwasher, microwave, mini-blinds
 - West wing units only, stackable washer and dryer, heating and air conditioning unit.
- Utilities (water, sewer, refuse collection, electricity, heating, and cooling)
- Designated storage area in store room on each wing
- Controlled security access
- Maintenance of grounds, building and furnished appliances
- Off-street parking
- Outdoor sitting area
- Community laundry room (North and East Wings)
- Use of common areas:
 - fireplace
 - billiards room
 - library
 - community room with exercise equipment
 - private dining room
- Basic satellite TV

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- Public wireless Internet access
- Coffee self-service in dining room (24 hours a day)
- Planned social, recreational and religious activities
- Access to amenities at Rehabilitation and Skilled Care Center
 - therapy gym
 - coffee shop
 - worship services
- Priority access to the Rehabilitation and Skilled Care Center based on qualifications, level of care and availability

ANCILLARY SERVICES

Enhanced services package (monthly)	\$470.00
Second person enhanced services package (monthly)	\$235.00
Enhanced services package includes:	
<ul style="list-style-type: none"> • Noon meal • Bi-Weekly housekeeping • Scheduled transportation to local shopping, medical appointments and recreational outings 	
Meals	
Guest meal	\$12.00
Guest meal (holiday)	\$15.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days)	\$5.00
Garage space (monthly)	\$65.00
Guest suite – short term stay, upon availability (per night)	\$85.00
Beauty/barber services	rates posted
Pet fee (monthly)	\$40.00
Apartment transfer fee	\$500.00

****Telephone hook-up is available. Services must be arranged by Resident through local phone company.***

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE

[Click here](#) or call (563) 210-3401 to schedule a tour.



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