



MARGARET PRATT COMMUNITY

Be at home here

Welcome



Welcome to Margaret Pratt Community.

A caring place in a scenic setting in Bradford, Vermont, serving Vermont's older adults and their families. Margaret Pratt Community offers private and shared apartments, beautiful gathering areas and an unparalleled variety of services and healthcare. Carefully planned levels of care, including a special memory care program, allow residents seamless transitions within the community should their needs change. We take pride in our not-for-profit local ownership and professional management to offer peace of mind for you and your loved ones. Margaret Pratt Community offers accommodations for: 31 Assisted Living Residents and 17 Assisted Living Memory Care Residents.

AMENITIES:

- Bright and Spacious Dining Room
- Country Kitchens
- Screened Porch
- TV Lounge/Game Room with Mountain Views
- Hair Salon & Nail Service
- Walking Paths
- Secure Memory Care Garden

SERVICES:

- 24-Hour Staffing
- Transportation Services
- Three Daily Meals plus Snacks
- Daily Activity Schedule
- Housekeeping and Laundry
- Assistance with Medications
- Personal Care Services

Our History



Margaret Pratt was born on the Lower Plain in Bradford in 1905 on her parents farm. Her father was known as the “King of Strawberries” throughout the area. She lived all but 2 of her 98 years in Bradford when she went away to college. Margaret married George Pratt and together they raised 5 children on the farm.

Margaret lived a simple life, devoted to her family, the land and the mountains. Arriving on her porch, you were greeted by planters full of pink and white petunias, and the most perfect view of Mt. Moosilauke in the White Mountains. She was often heard saying that she “got her strength from the mountains.”

After raising a family, Margaret went back to work as a first-grade teacher in Bradford and influenced the lives of countless young children through the years. Margaret also volunteered in town, serving on the Library Board and volunteering at the Congregational Church. She was devoted to her faith, and had a thirst for knowledge, reading and taking correspondence courses throughout her life, while passing on the importance of learning to others.



Margaret and George lived a full life in Bradford, always with a house full of children, grandchildren, friends and family. There was always enough food to go around, and always room for one more person at their table. She tended her vegetable gardens with pride and spent most of the late summer canning food for each winter. Margaret opened her heart and her home to everyone.

When a nursing home in Bradford closed in the early 2000's, a group of local people led by Dr. Jim Barton formed Enhanced Living, Inc., a non-profit organization whose purpose was to develop an assisted living community to serve the local senior population. One of those people, George Pratt Jr., of Bradford brought the support of his family and their resources to back the project, in honor of their mother. Dr. Jim and the Board of Directors were tenacious in their efforts to develop and fund the community, eventually securing financing through USDA and Wells River Savings Bank. Today, Enhanced Living, Inc. owns Margaret Pratt Community and has contracted with Grand Senior Living of Shelburne, Vermont to provide professional management services.

Life at Margaret Pratt Community



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Life at Margaret Pratt Community is about making the most of each day. Count on us to handle the chores so you can focus on what's enjoyable.

Our dining services team works with local farmers to source as much food locally as possible. Enjoy 3 meals daily from our restaurant-style dining room and relax in the Country Kitchen with your neighbors over a cup of coffee or some fresh baked goods anytime of the day or night.



Connect with family and friends over our high-speed wireless internet service or keep up to date on news and favorite shows in our TV Lounge. Looking for a quiet nook to read a book or the newspaper, we've got plenty of those as well.

If pampering is what you need, enjoy a soak in our whirlpool tub or schedule a haircut or pedicure in our on-site salon. We also have a variety of fitness classes, from chair exercises to dance classes to guided outdoor walks. Our staff will help coordinate the appropriate wellness routine for each individual's abilities.

Margaret Pratt Community, be at home here.

Assisted Living

At Margaret Pratt Community extra assistance also means enjoying a comfortable and fulfilling lifestyle. We offer a variety of apartment sizes and styles, and the services are designed for keeping residents healthy and active. Three meals per day, personal care assistance with tasks such as bathing, dressing and toileting, housekeeping and medication management are just a few of the services included.

The sense of community, security and neighborhood found at Margaret Pratt Community is deliberate and an important part of life here. Each resident's independence and individuality are valued through thoughtfully designed services and programs. A Registered Nurse develops an individual care plan for each resident. This plan incorporates all aspects of a healthy and fulfilling life, while respecting personal preferences. Quality of life is as important a goal as longevity.



The decision to move into assisted living is often not an easy one. These changes may be difficult for all members of the family, particularly those who live at a distance. Good communication with each resident's family is a priority for our staff. We share the common objective of providing the best possible care and lifestyle.

ASSISTED LIVING INCLUDES:

- Spacious apartment including all utilities
- Three meals a day plus snacks
- Daily personal care assistance
- Medication management and nursing oversight
- Housekeeping and laundry service
- A robust and engaging schedule of social, cultural, and spiritual programs
- Registered Nurse on staff
- 24-hour emergency response system
- 24-hour staffing
- Scheduled transportation

ASSISTED LIVING APARTMENTS INCLUDE:

- Kitchenettes with cabinets, sink, refrigerator and microwave
- Accessible bathrooms with walk-in shower
- Carpeting
- Individually controlled heat and air conditioning
- Emergency response system (pull cords and wearable pendants)
- Telephone, cable television and internet

Memory Care

The Gardens Memory Care

The Gardens memory care program at Margaret Pratt Community is inspired by the idea that we are all capable of continued growth if properly nurtured and provided the right environment. The Gardens is named for both the literal garden, the outside space that is an important part of our memory care program, and for the figurative elements that a garden provides, which are incorporated into the daily routines of this special program.

The Gardens is purpose built and planned specifically to assist both staff and residents who work and live in the space. It is an “open” design that provides staff with maximum visibility and residents with the ability to navigate the space without finding themselves in a dead-end corridor, eliminating potential frustrations. The core of the open plan has programmed spaces for dining, activities, entertainment, an internal walking path, and our Greenhouse which leads to the secure outdoor garden.

The Gardens at Margaret Pratt Community provides the most innovative care available in a state-of-the-art setting. Utilizing the widely accepted practices for care published by The Alzheimer’s Association, The Gardens program will care for your loved one with the respect and dignity they deserve.

While memory loss creates difficult changes, life can still be enjoyed. Our caregivers have been carefully selected and trained in the care of individuals with memory disorders. Structured daily programs help residents stay active and socially connected. By focusing on their abilities, rather than their disabilities, each resident’s self-esteem and a sense of dignity are renewed.



MEMORY CARE INCLUDES:

- Private or semi-private apartment with private bathroom
- 3 meals/day plus snacks, scheduled to meet resident needs
- Comprehensive 24-hour daily therapeutic activity program
- Daily personal care and medication management
- Housekeeping and personal laundry services
- Scheduled transportation (personal escorts available)
- 24-hour staffing and emergency response
- Secure indoor and outdoor environment

Schedule of Fees

Margaret Pratt Community is a rental community with no buy-in required. A refundable \$1,000 Reservation Deposit secures your place on the waitlist. Upon move-in, this deposit will be credited toward your one-time Community Fee.

The monthly fee covers all basic living expenses, utilities, daily meals, housekeeping, scheduled transportation, activities and the use of all common area amenities. In addition, Level 1 personal care services are included consistent with your program selection. In Assisted Living, enjoy 45 daily minutes of 1:1 personal services, and in The Gardens, 90 daily minutes of 1:1 personal care—all seamlessly integrated into the rates listed below.

The rates listed are for 2026 and are subject to change.

Assisted Living Program

| | |
|--------------------------------|----------------------|
| Shared Suite | \$6,320 to \$6,860 |
| One Bedroom | \$9,430 to \$10,230 |
| Two Bedroom | \$10,260 to \$10,530 |
| 2nd person occupancy fee | \$1,750 |

The Gardens Memory Care Program

| | |
|--------------------------|----------------------|
| Semi-Private Suite | \$9,910 |
| Private Suite | \$13,240 to \$13,580 |
| Admission Fee | \$1,500 one-time fee |

Frequently Asked Questions

- **Who is eligible to live at Margaret Pratt Community?**

Individuals or couples age 55 and over.

- **How long must I commit to being at Margaret Pratt Community?**

Most residents stay on a long-term basis. However, a one-year lease is signed by all residents or their Power of Attorney.

- **Can I bring my own furniture?**

Yes, this is your home, and we encourage you to bring your own furnishings and mementos.

- **What if my health changes?**

If you or your spouse/companion experience changes which require more intensive health care, we will do our best to accommodate your needs. The staff at Margaret Pratt Community can provide additional care, which can also be supplemented with care by other specialized outside providers.

- **Can I bring my dog/cat?**

Margaret Pratt Community residents can have pets. As long as you are able to take care of the pet, such as walking a dog outdoors and cleaning up after them, you can have your pet here with you. Ask to see the pet policy for complete details.

- **Does my health care provider need to be involved in the application process?**

We do ask that your doctor or health care provider complete a health assessment form for our staff. Our Health Services Director will also meet with you to help determine the appropriate level of care for you, and upon admission will complete your individual care plan.

- **I don't drive anymore, how will I get to the store and medical appointments?**

Margaret Pratt Community has its own vehicle and has partnered with local transportation provider Tri-Valley Transit. We will have scheduled weekly trips to local stores and restaurants, and you can schedule transportation for personal appointments when the car is available.

- **What levels of care are offered at Margaret Pratt Community?**

We offer assisted living and assisted living memory care.

- **Can my spouse live with me if they don't need Assisted Living?**

Yes, we often have couples residing together, where one person is receiving personal care services and the other is not. Everyone benefits from meals, housekeeping and socialization.

How to Become a Resident

Quick Checklist

- Contact our Sales and Marketing Director at (802) 222-5554 to arrange for an appointment and tour.
- Obtain a Priority Number by completing the Reservation Agreement, General Information form, and submitting a fully refundable deposit of \$1,000.00. This will secure you a spot on our waitlist. As apartments become available, they are offered to people on our waitlist first.
- Once a move-in date is scheduled, complete the Application for Residency packet, including Financial and Medical Information forms. (Contact our office.)
- Complete and submit the Release for Medical Information form to your health care provider.
- Follow up with your health care provider to be sure the Medical Information form is completed and received by Margaret Pratt Community.
- Schedule an appointment for a medical assessment with our Health Services Director.
- Review our Residency Agreement and Resident Handbook and write down any questions.
- Upon financial and medical approval, set up an appointment with the Admissions Director to sign Residency Agreements. At this time the security deposit and first month's rent are due.



Welcome to Margaret Pratt Community!

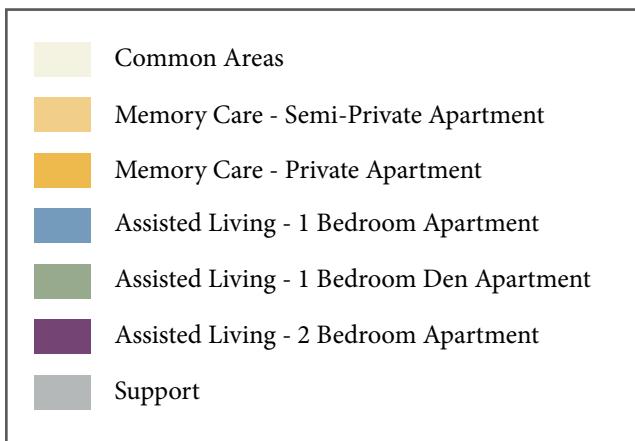
Cost Comparison Worksheet

Are you wondering if you can afford to live in an assisted living community? This worksheet is provided for you to evaluate some of the current and future expenses of living in your own home or apartment, compared with the expenses of living at Margaret Pratt Community.

| | Vermont Average Monthly Budget for One Person | Enter Your Current Budget Expenses | MARGARET PRATT COMMUNITY |
|---|---|---------------------------------------|--------------------------------|
| HOUSING | | | |
| Rent or mortgage payment | \$1,500.00 | _____ | monthly fee |
| Building insurance | \$60.00 | _____ | included |
| Tenant's insurance (belongings, etc) | \$30.00 | _____ | _____ |
| Utilities: | | | |
| Heat/A/C | \$145.00 | _____ | included |
| Electricity/Gas | \$120.00 | _____ | included |
| Water / Sewer | \$100.00 | _____ | included |
| Telephone | \$75.00 | _____ | included |
| HOME MAINTENANCE: | | | |
| General maintenance & servicing | \$100.00 | _____ | included |
| Major repairs & replacement | \$90.00 | _____ | included |
| Trash collection, yard care, snow removal | \$150.00 | _____ | included |
| Housecleaning & linen laundering weekly | \$100.00 | _____ | included |
| Redecoration & replacement | \$50.00 | _____ | included |
| TAXES: | | | |
| Real estate | \$350.00 | _____ | included |
| Other | _____ | _____ | _____ |
| FOOD (3 meals/day): | \$750.00 | _____ | included |
| PERSONAL CARE: | | | |
| Care required for short & long-term illnesses | \$900.00 | _____ | included* |
| TRANSPORTATION: | | | |
| Car Payment | \$450.00 | _____ | available |
| Car Maintenance (gas, repairs, insurance) | \$240.00 | _____ | _____ |
| ENTERTAINMENT & RECREATION: | \$120.00 | _____ | _____ |
| OTHER PERSONAL EXPENSES: | \$120.00 | _____ | _____ |
| TOTAL: | \$5,450.00 | _____ | _____ |

* For assisted living residents, approximately 45 minutes/day of personal care services are included in the monthly fee.
For memory care residents, approximately 90 minutes/day of personal care services are included in the monthly fee.

Floor Plans



First Floor



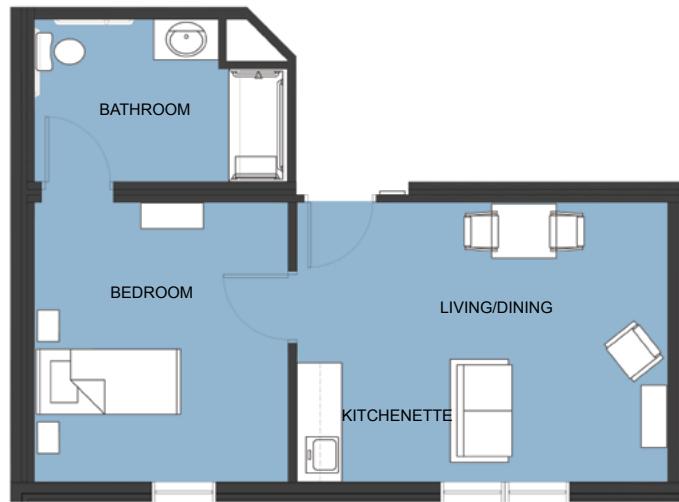
Margaret Pratt Community



Second Floor

Apartment Styles

Unit A – 1 Bedroom
470 square feet



Unit B – 1 Bedroom
510 square feet



Unit C – 1 Bedroom Den
630 square feet

Margaret Pratt Community

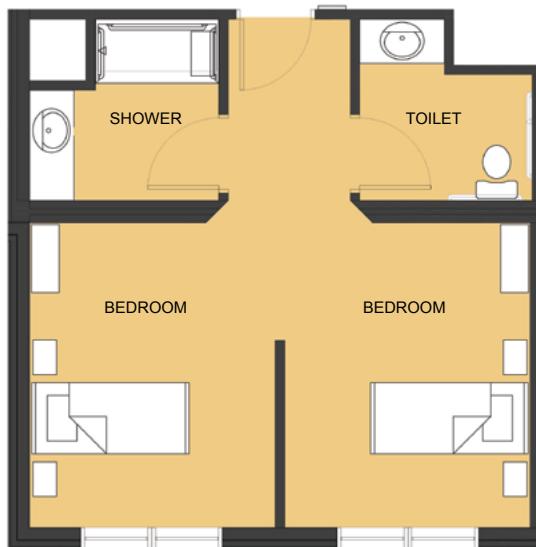
Unit D – 2 Bedroom
660 square feet



Unit E – 2 Bedroom
710 square feet

Memory Care Suite

Semi-Private - 315 square feet
Private - 450 square feet





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If you would like to learn more, contact us at
802-222-5554 to schedule an appointment.

Follow us on Facebook
@MargaretPrattCommunity to keep up with
the latest news about our community.



Address: 210 Plateau Acres, Bradford, VT 05033
Phone: 802-222-5554 Email: info@margaretpratt.org
Website: www.margaretpratt.org

