



The Model Kit Lookbook



This Lookbook showcases a curated collection of model kits created for senior living and multifamily communities.

Each design balances comfort, functionality, and timeless style. Thoughtfully tailored to support daily living while creating beautiful, welcoming spaces.

The 2026 Issue

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Our Story

Streamlined. Customized. Elevated.

Model55 was founded in 2006 by Sharon MacDonald, who married her passion for interior design with her business and sales acumen.

Since then, we've expanded our business from solely senior living models to multifamily services and e-commerce solutions for clients from coast to coast.

From the very first phone call to the placement of the last accessory, Model55 manages every part of the process with efficiency and integrity.

By showcasing exceptional design and attention to detail, we are able to increase occupancy and revenue for our clients while saving them valuable time and resources.



The Linen



The Studio

"I also come in Memory Care!"



The One Bedroom



The Two Bedroom

The Olive



The Studio

"I also come in Memory Care!"



The One Bedroom



The Two Bedroom

The Sky



The Studio

"I also come in Memory Care!"



The One Bedroom



The Two Bedroom

The Tawny



The Studio

The One Bedroom

The Two Bedroom

The Apollo



The Studio



The One Bedroom



The Two Bedroom

The Artemis



The Studio



The One Bedroom

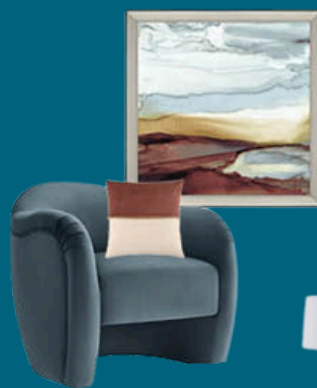


The Two Bedroom

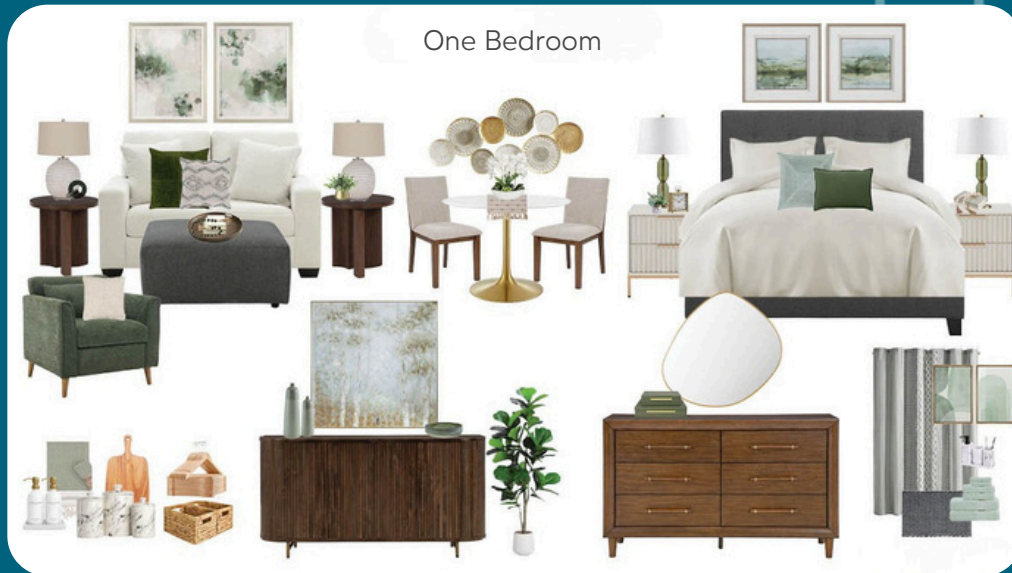
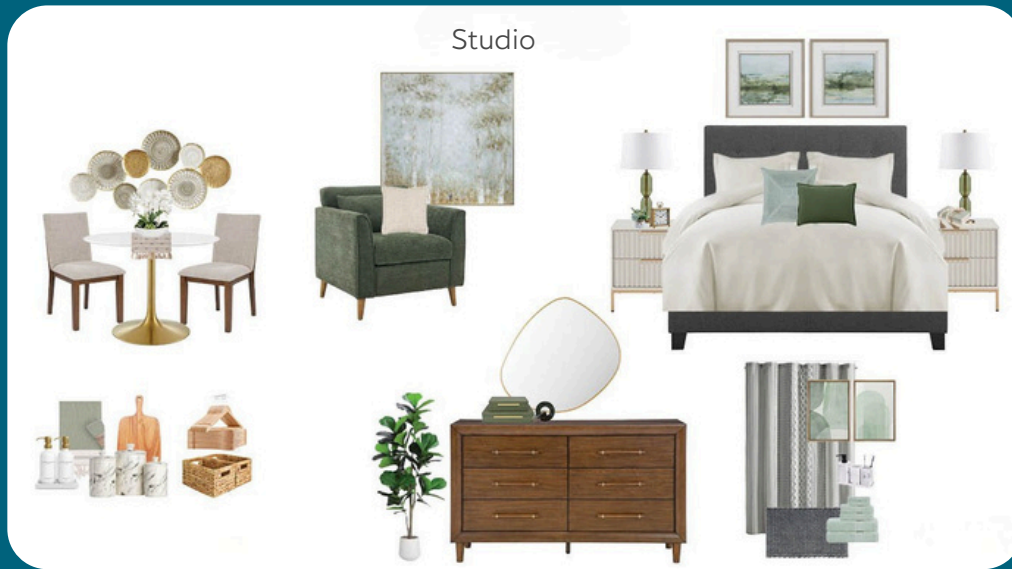
Elevated Signature Collection

The Elevated Signature Collection represents our most elevated designs offering a curated series of four distinctive kits that embody refined style, layered textures, and thoughtful detailing. Each collection delivers a sophisticated, hospitality-inspired aesthetic while maintaining the comfort and liveability essential to senior living.

Designed for communities seeking a higher-touch presentation, these kits create memorable spaces that feel intentional, modern, and beautifully complete.



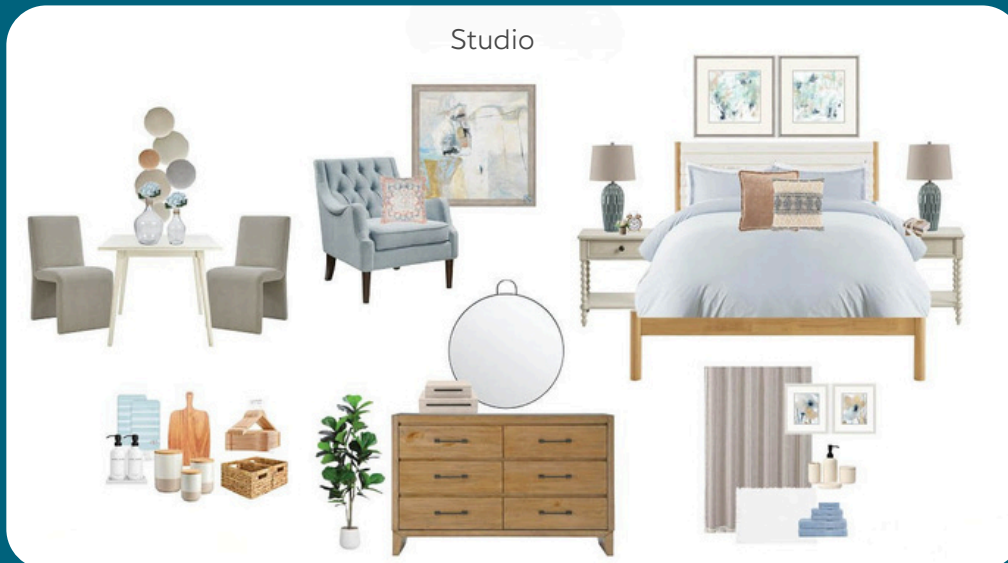
Elevated Signature Collection- **The Willow**



Designed for communities seeking a higher-touch presentation, these kits create memorable spaces that feel intentional, modern, and beautifully complete.

Elevated Signature Collection- The Cypress

Studio



One Bedroom

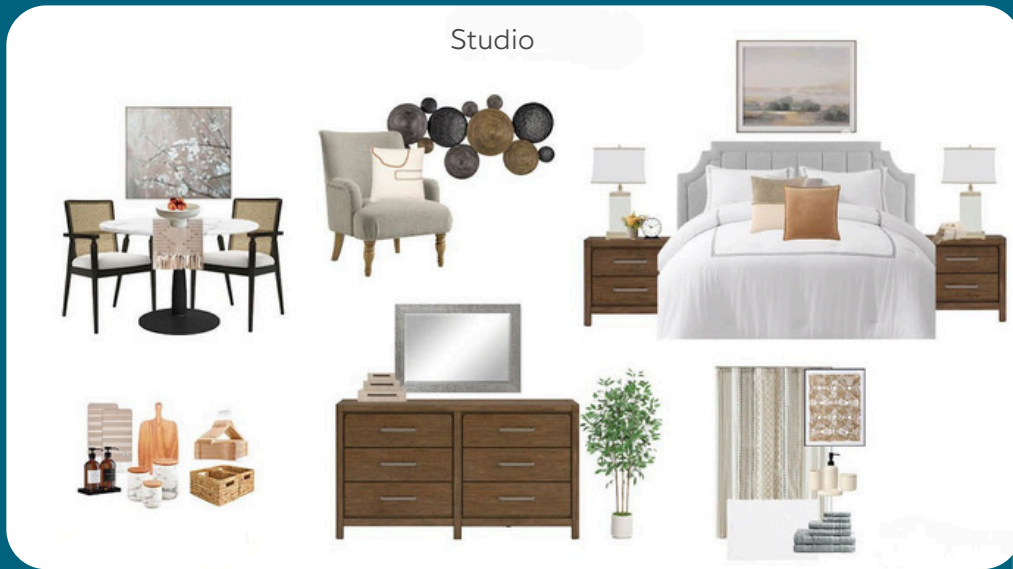


Two Bedroom

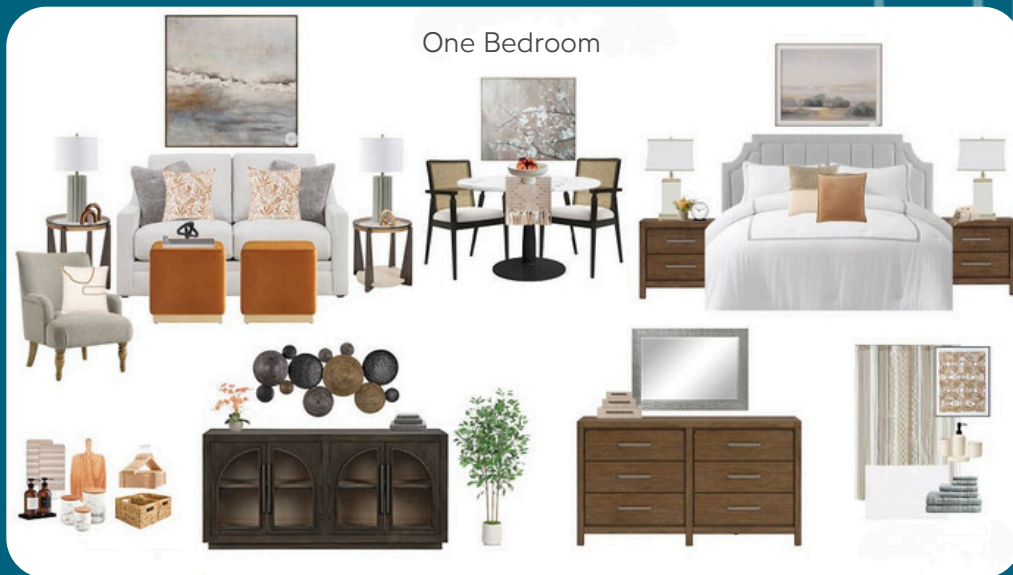


Elevated Signature Collection- The Maple

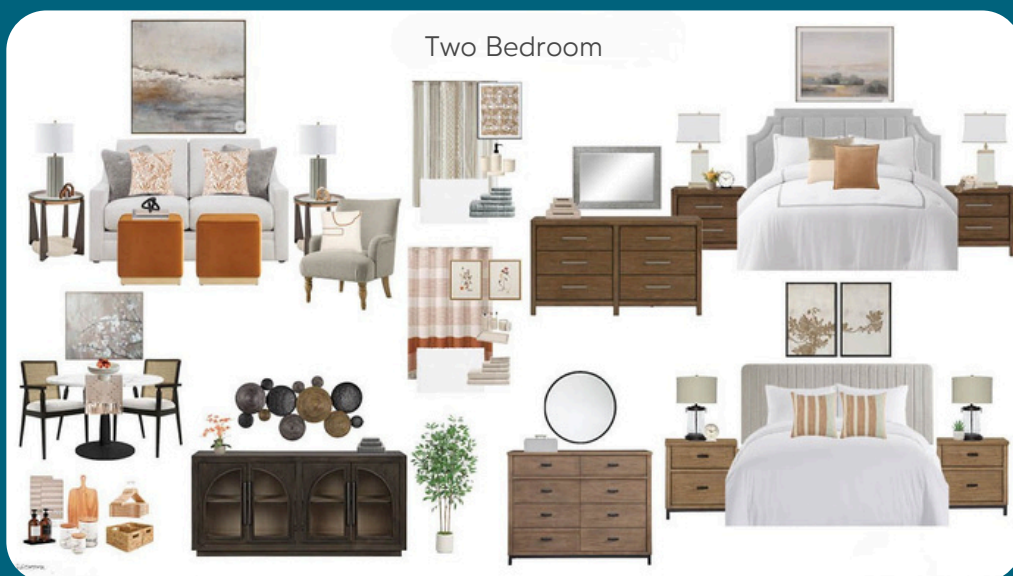
Studio



One Bedroom

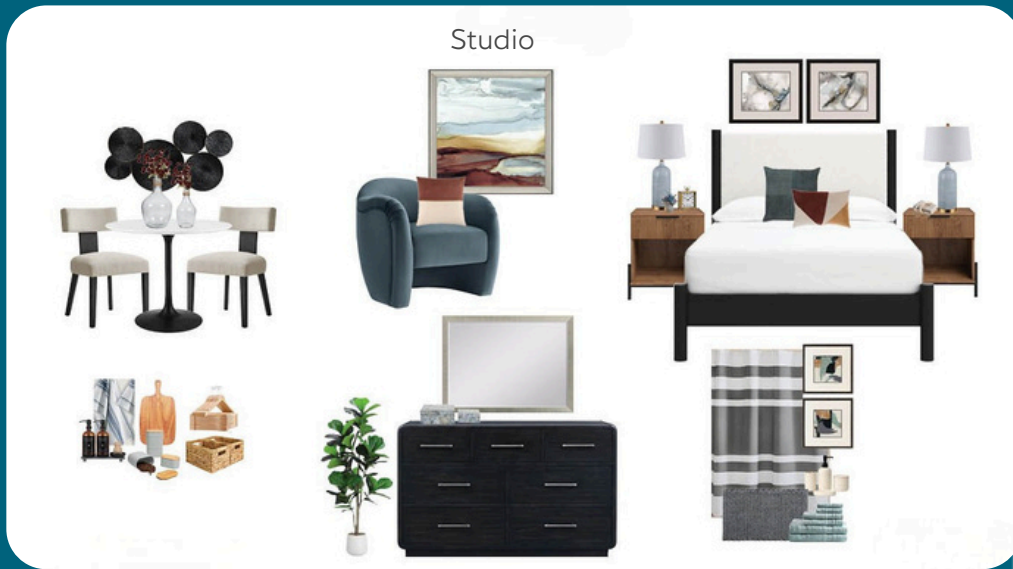


Two Bedroom

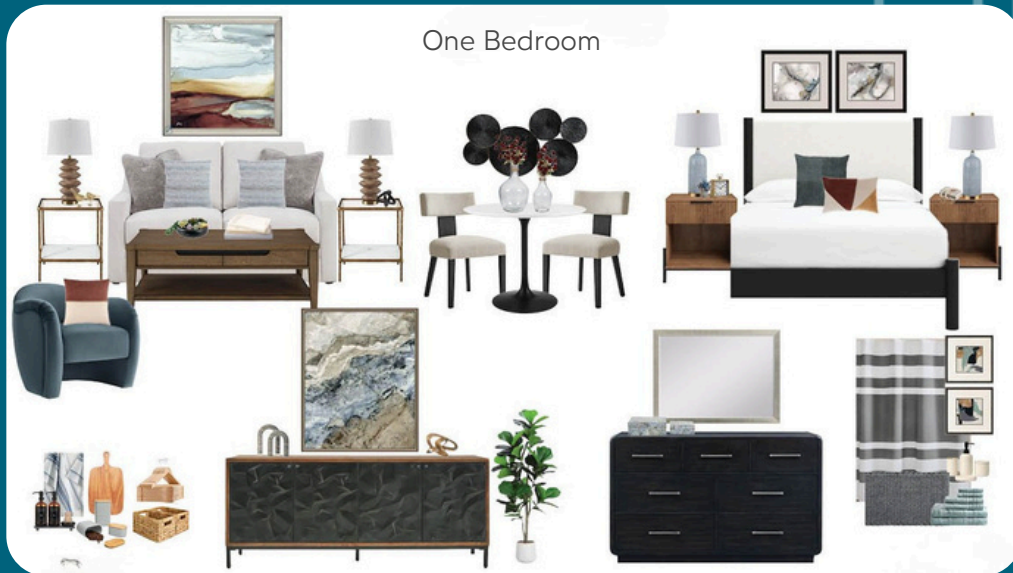


Elevated Signature Collection- The Ash

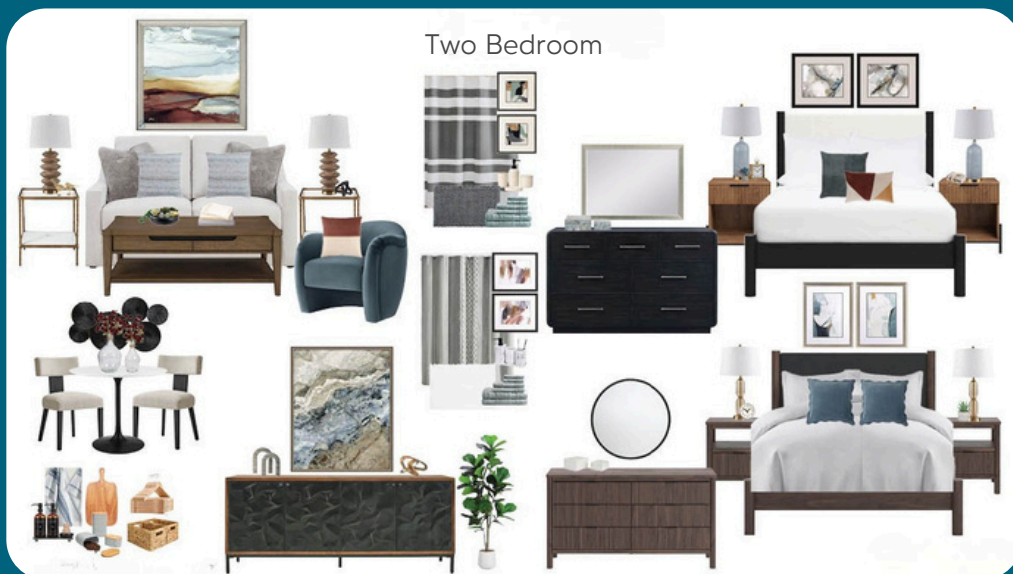
Studio



One Bedroom



Two Bedroom



Kit Pricing Summary

Kit	Unit Size	Price	10-30 kits 10% discount/ 30+ kits 20% discount
Signature Turnkey Kits	Studio	\$10,300	\$9,270 / \$8,240
	1 BR	\$15,500	\$13,950 / \$12,400
	2 BR	\$20,500	\$18,450 / \$16,400
Elevated Signature Turnkey Kits	Studio	\$14,500	\$13,050 / \$11,600
	1 BR	\$18,000	\$16,200 / \$14,400
	2 BR	\$23,500	\$21,150 / \$18,800
Custom Curated Models	Studio	starting at \$17,000	N/A
	1 BR	starting at \$20,000	N/A
	2 BR	starting at \$24,000	N/A
Design to Ship	Studio	\$7,000	\$6,300 / \$5,600
	1 BR	\$10,000	\$9,000 / \$8,000
	2 BR	\$13,500	\$12,150 / \$10,800

Pricing does **not** include sales tax. Sales tax is variable by state.

Our model kits are turnkey solutions that simplify the design process for operators and developers. From coordinated furniture, to artwork and accessories, each package is intentionally designed to enhance livability, durability, and aesthetic appeal.

These collections reflect the evolving expectations of today's senior residents, prioritizing warmth, sophistication, and a true sense of home. Whether modern and refined, classic and traditional, or soft and transitional, each look offers flexibility while maintaining cohesion and brand integrity.

With ready-to-implement design packages, clients can streamline installation, control budgets, and confidently deliver spaces that feel elevated, comfortable, and move-in ready.

Common Space Services

10% Discount	Annual Spend \$200,000+
20% Discount	Annual Spend \$500,000+

Turnkey - Complete delivery and installation with white glove delivery and staging services.

Design to Ship - Furnishings ship direct to the community and the community team is responsible for the set up. All design materials and instructions are provided by Model55.

The Mini Models

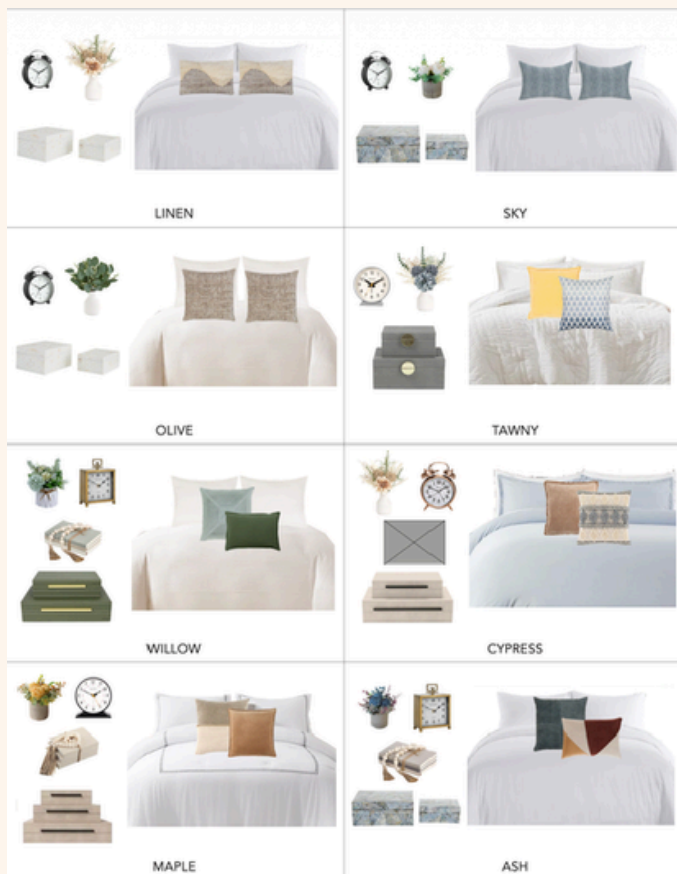
Loving the kits but need something more budget friendly? Say hello to our new Mini Models.

Our Mini Models are curated accessory, art, and furniture sets designed to complement an existing model or stand beautifully on their own. These scaled solutions offer a flexible, cost-effective way to refresh and elevate senior living spaces without committing to a complete redesign.

Each Mini Model is thoughtfully assembled around cohesive color stories. From soft Linen and airy Sky to grounded Olive and warm Maple, ensuring visual consistency across communities. Sets include coordinated artwork, bedding accents, decorative accessories, bath essentials, or select furniture pieces, all chosen to create an intentional, move-in-ready look.

Designed with simplicity in mind, Mini Models streamline procurement, installation, and budgeting while maintaining the elevated aesthetic today's residents expect. They allow communities to quickly refresh vacant units, enhance inventory models, or introduce seasonal or phased updates with minimal disruption.

Bedroom Accessory Sets



Wall Art Sets



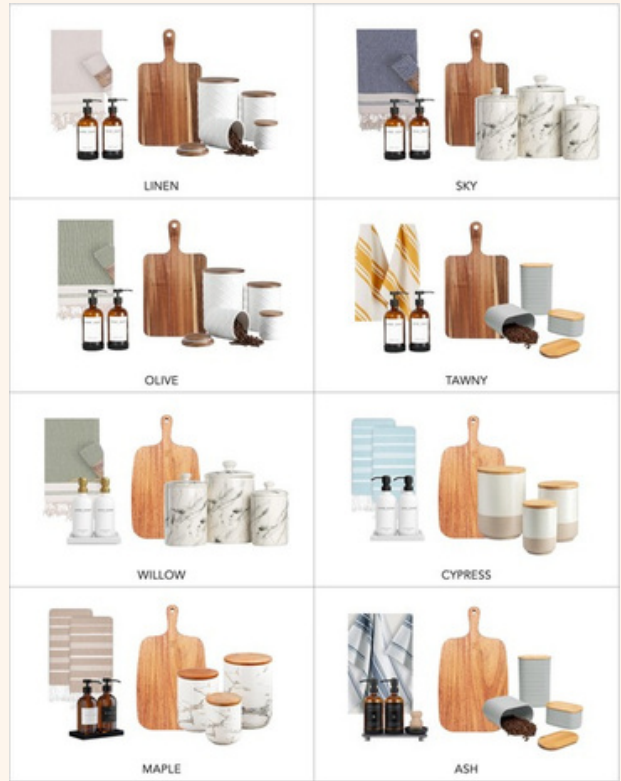
Whether used as finishing layers or standalone styling solutions, Mini Models provide an efficient path to polished, welcoming environments that feel complete, cohesive, and thoughtfully designed.

The Mini Models

Bathroom Accessory Sets



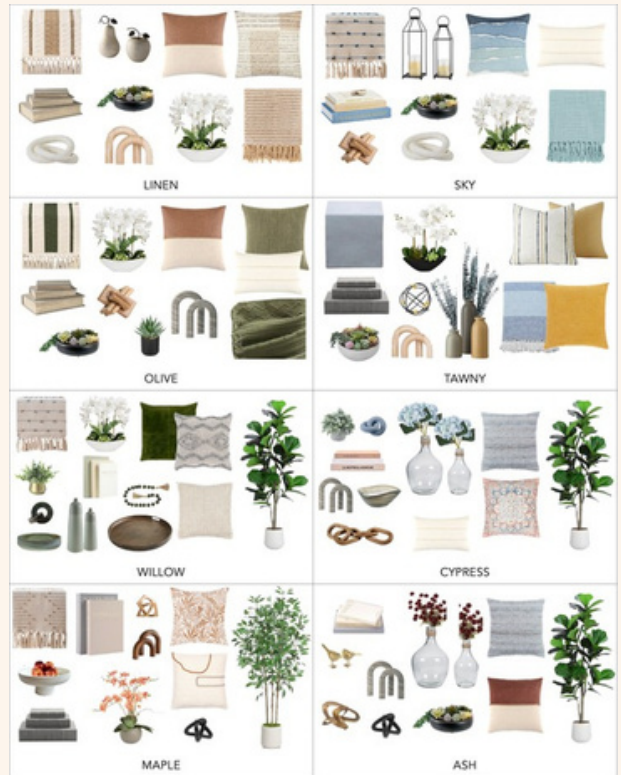
Kitchen Accessory Sets



Furniture Sets



Dining & Living Room Accessory Sets



The Mini Models Pricing

Mini Models offer a more budget-conscious alternative to our Full Model Kits. By focusing on curated accessories, art, textiles, and select furnishings rather than fully outfitted spaces, Mini Models deliver meaningful visual impact at a lower overall investment. They provide a cost-efficient way to elevate interiors while maintaining design cohesion and quality.

	STANDARD	ELEVATED
KITCHEN ACCESSORY SETS Standard & elevated sets include: Kitchen towel set, cutting board, canister set, and dish soap/ hand soap dispenser set	\$300.00 *per kit *plus tax	\$350.00 *per kit *plus tax
BATHROOM ACCESSORY SETS Standard set includes: Shower curtain, curtain hooks, towels set of 6, bath rug, accessory set, and hangers. Elevated set includes: Shower curtain, curtain hooks, towels set of 6, bath rug, accessory set, hangers, and baskets.	\$400.00 *per kit *plus tax	\$600.00 *per kit *plus tax
DINING & LIVING ROOM ACCESSORY SETS Standard set includes: Assortment of 7 different decorative accessories, 2-3 decorative pillows, and 1 throw blanket. Elevated set includes: Assortment of 8-9 decorative accessories, 2-3 decorative pillows, and 1 5ft faux floor plant.	\$1,200.00 *per kit *plus tax	\$1,500.00 *per kit *plus tax
BEDROOM ACCESSORY SETS Standard set includes: Alarm clock, floral, set of decorative boxes, 2 decorative pillows, full bedding set with inserts and sheets. Elevated set includes: Alarm clock, floral, set of faux books, set of decorative boxes, 2 decorative pillows, full bedding set with inserts and sheets.	\$800.00 *per kit *plus tax	\$1,000.00 *per kit *plus tax
WALL ART SETS Includes: 5 pieces of wall art/decor and 1 mirror.	\$1,600.00 *per set *plus tax	
DINING & LIVING ROOM FURNITURE SETS Includes: 1 dining table, set of 2 dining chairs, 1 loveseat, 2 end tables, 1 coffee table, 1 accent chair, 2 table lamps, and 1 TV stand	\$5,800.00 *per kit *plus tax	
BEDROOM FURNITURE SETS Includes: 2 nightstands, 2 table lamps, 1 long dresser, 1 full upholstered bed, 1 full mattress 10" or 12", 1 full 5" boxspring (if required)	\$3,000.00 *per kit *plus tax	

Standard Sets include Linen, Sky, Olive, and Tawny.
 Elevated Sets include Willow, Cypress, Maple, and Ash.

We want to hear from you. Get in touch and tell us more about your project.
We look forward to speaking with you!

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MODEL55

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