



Adult Lifestyle Communities in Brant & Haldimand

A practical regional guide to Smokey Hollow Estates in Brantford, Brant County.

Current inventory

One featured resale community

Ownership model

Home owned; site leased

Community size

Approximately 120 homes

Featured community: Smokey Hollow Estates
Address: 114-118 Powerline Rd., Brantford, ON N3T 5L8

[Explore Ontario communities at AdultCommunities.ca](https://AdultCommunities.ca)

Prepared for buyers, homeowners and families comparing an adult-lifestyle move. Information reviewed July 28, 2026.

What this regional guide covers

This combined regional page currently features one adult-lifestyle resale community: Smokey Hollow Estates in Brantford, Brant County. No Haldimand County community is currently included in the AdultCommunities.ca inventory.

Smokey Hollow Estates is intended for retired and retirement-minded adults who want detached, low-maintenance living in a land-lease setting. Residents own their factory-built modular homes and lease the sites beneath them.

Smokey Hollow Estates at a glance

Topic	Regional information
Location	114-118 Powerline Rd., Brantford, ON N3T 5L8
Housing	Approximately 120 detached factory-built modular homes
Tenure	Homeowner owns the home and leases the site
Lease term	The operator states the lease remains open-ended until the homeowner sells
Minimum age	The operator states there is no specific minimum-age rule
Occupancy	Rentals and short-term stays are not permitted

Age positioning: This is an adult-lifestyle community, not a strict minimum-age community. School-age or young children are not accommodated long-term; grandchildren are welcome for short visits.

Read community information	View current MLS listings
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Ownership, fees and resale

Understanding the land-lease structure is the first step. The homeowner owns the detached modular home. The site beneath it is leased from the community operator, so buyers should review both the purchase documents and the current site agreement before making a decision.

What you own	What you lease	What to verify
The detached factory-built modular home.	The site beneath the home. The operator states the lease remains open-ended until the homeowner sells.	Current service fees, inclusions, rules, transfer requirements and the documents for the specific home.

Fees and inclusions

Monthly service fees and their inclusions are property-specific and may change. Current sale documents should confirm the amount and exactly what is included. Lawn maintenance and snow removal were identified in the reviewed listings, but buyers should not assume every fee or inclusion is universal.

How resale works

Resales are permitted. A home may appear on MLS when listed, and some homes may be marketed directly through the community. A search showing no active MLS listings does not establish that resale is unavailable. AdultCommunities.ca retains the dedicated TotalHomeSearch.ca destination and invites buyers to ask Kevin about both channels.

Buyer due-diligence checklist

- Review the site agreement. Confirm term, transfer requirements, fee-change provisions and community rules.
- Confirm the current monthly cost. Use the documents for the specific home rather than a regional estimate.
- Ask how the home may be resold. Clarify MLS listing options and any community transfer process.
- Confirm financing and insurance. Land-lease homes can require property-specific lender and insurer review.
- Inspect the home and site. Verify condition, permitted alterations and maintenance responsibilities.

[Search Smokey Hollow Estates MLS listings](#)

Amenities, rules and everyday fit

Smokey Hollow Estates combines detached housing with shared amenities and organized activities. The regional information identifies the following features:

Community centre	Indoor pool
Fitness area	Landscaped outdoor spaces
Shuffleboard	BBQ and picnic areas
Organized activities and social events	Lawn care and snow removal services

Community rules to confirm

Topic	What to know
Exterior changes	Require community approval and a building permit.
Pets	Allowed subject to suitability and control/clean-up rules; the community is not suited to large animals.
Rentals	Not permitted.
Short-term stays	Not permitted.
Children	School-age or young children are not accommodated long-term; grandchildren are welcome for short visits.

Location: 114–118 Powerline Rd., Brantford, ON N3T 5L8
Open the address in Google Maps

Plan your next step

Use the links below to compare current information, check MLS availability and plan the sale of your present home if downsizing is part of the move.

Community information	Read the Smokey Hollow Estates regional section
Current MLS search	View the dedicated Smokey Hollow Estates listings search
Selling before moving	Request a confidential home evaluation



Explore Ontario communities

Compare Ontario regions, ownership models and listings.

AdultCommunities.ca

About Kevin Flaherty

Kevin Flaherty, Broker, eXp Realty, Brokerage, helps buyers compare adult-lifestyle housing and helps homeowners prepare for a downsizing move. Use the community information and MLS links above to start your comparison, then confirm the documents and current costs for the specific home before making a decision.

Sources and important information. Information was reviewed July 28, 2026 using the AdultCommunities.ca regional page, current community information, the dedicated TotalHomeSearch.ca destination and a Government of Ontario property notice. Community rules, fees, services, amenities and availability may change. Confirm current documents and obtain appropriate legal, financing, insurance and inspection advice for the specific property.