

55+ Adult Lifestyle Community in Lanark County

Explore Rockhaven in Carleton Place:
land-lease living, single-level
manufactured homes, community details
and current MLS listings.



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FREE LANARK COUNTY BUYER GUIDE

Rockhaven in Carleton Place

Answer first: Lanark County's featured adult lifestyle community is Rockhaven in Carleton Place. It is an established 55-plus land-lease community with single-level manufactured and mobile homes. A purchaser owns the home and leases the site, so the home, site lease, current fees, park approval, rules and resale process must be reviewed together.

What this guide helps you do

Understand Rockhaven's ownership model, compare the complete cost of a specific home, identify the documents that control the purchase and move directly to current listings.

[Explore the Lanark County page](#)

[View current Rockhaven listings](#)

Rockhaven at a glance

Rockhaven offers a quieter, established adult-lifestyle setting in Carleton Place. Its single-level homes can appeal to downsizers who value a smaller home, an established neighbourhood and access to the town's everyday services and recreation.

Question	Rockhaven answer
Where is it?	Carleton Place, Lanark County, Ontario.
What is the community model?	An established 55-plus land-lease adult lifestyle community.
What does a buyer own?	The home. The site is leased through the community operator.
What types of homes are found here?	Single-level manufactured and mobile homes. Confirm the exact construction and documents for each property.
What controls the purchase?	The agreement of purchase and sale, site lease, current park rules, management approval and property-specific documents.
How are fees handled?	Site fees, taxes, services, utilities, water testing, maintenance and other inclusions are confirmed for the exact home and current lease.

Open both controlled routes

Purpose	Destination
Community information	Open the Rockhaven section on the Lanark page
Current market inventory	View the dedicated TotalHomeSearch.ca listings

Availability changes

A dedicated listings search may sometimes show few or no results. That does not establish that future resale is impossible. Continue to use the Rockhaven search and confirm the current approval and resale pathway.

How Rockhaven land-lease ownership works

Land lease separates ownership of the home from occupancy of the site. This can create a different purchase price and maintenance profile than a conventional house with land, but it also makes the current lease and park rules central to the decision.

The home

The purchaser owns the home and is responsible for the obligations assigned to the homeowner. Confirm the home's condition, construction, insurance, financing, improvements and private maintenance requirements.

The site

The purchaser leases the site and follows the current community agreement and rules. Confirm the site fee, inclusions, increases, services, approvals, occupancy conditions and transfer process.

Documents to review before making a firm commitment

- The current site lease and complete fee schedule.
- Current park rules, occupancy requirements and management-approval process.
- The agreement of purchase and sale and any required community forms.
- Property-specific taxes, utilities, water testing, insurance and maintenance responsibilities.
- The inspection, construction information and records for additions or alterations.
- Resale, assignment, transfer, removal and termination provisions.

Use current property documents

Do not carry a fee or inclusion from another Rockhaven listing into a new purchase. The current home and lease determine the buyer's actual obligations.

[Land-lease communities guide](#)[Compare ownership models](#)

Lifestyle fit and the complete monthly cost

Rockhaven's Carleton Place location can appeal to buyers who want a quieter adult-lifestyle community while remaining close to parks, pathways, the Mississippi River, recreation, shopping and dining. Test that fit from the exact home rather than relying only on the community label.

Questions to test the location

- How convenient are groceries, healthcare, family and your regular appointments?
- Does the home provide the parking, storage, outdoor space and accessibility you need?
- Will the single-level layout continue to work if mobility needs change?
- Which services will you arrange privately, including snow, lawn, repairs or transportation?
- Does the quieter setting suit your preferred balance of privacy and community life?

Build one complete monthly figure

- Mortgage or purchase funding, home insurance and property-specific taxes.
- Current site fee and every service it does or does not include.
- Utilities, water testing and other recurring property costs.
- Home maintenance, repairs, improvements and a replacement reserve.
- Transportation, recreation and optional lifestyle spending.
- Expected future increases and the cost of a later sale or transfer.

[Understand monthly fees](#)[View current Rockhaven listings](#)

A practical Rockhaven buying plan

01

Start with the current listings

Use the controlled Rockhaven search to see what is available now.

02

Compare the exact home

Review layout, accessibility, parking, outdoor space, condition and private maintenance needs.

03

Read the controlling documents

Confirm the site lease, current fee, rules, approvals, inclusions and resale provisions.

04

Price the complete move

Include purchase costs, ongoing charges, repairs, moving, financing and the sale of your current property.

05

Coordinate both transactions

Align conditions, deposits, financing, possession and closing dates before committing to the move.

Selling before buying?

A realistic value range and preparation plan for your current home can clarify the Rockhaven budget and reduce the risk of mismatched dates.

[Request a home evaluation](#)

[Book a call with Kevin](#)

[Questions to ask before buying](#)

[Sell a home before buying](#)

Continue your Lanark County research

Purpose	Recommended destination
Lanark County overview	Rockhaven in Lanark County
Rockhaven information	Community information Current MLS listings
Buying questions	25 questions to ask before buying
Selling consultation	Request a home evaluation

Browse adult lifestyle communities across Ontario

Click the image below to compare communities by region, ownership, housing style and lifestyle fit.



Explore [AdultCommunities.ca](#)

Call 1-877-352-4378

Kevin Flaherty, Real Estate Broker

Kevin helps homeowners connect the sale of a long-held property with a confident move into a right-sized home or adult-lifestyle community. Call 1-877-352-4378 to discuss Rockhaven and the timing of your move.

Research sources and important information

Research reviewed July 29, 2026 using the owner-approved Lanark regional baseline, official Rockhaven and land-lease information, controlled community records and current listing evidence. Ownership, fees, taxes, services, rules, approvals, availability and property condition can change. The current agreement, site lease, park rules, inspection and advice from the appropriate professionals provide the final information for a specific purchase.

- Rockhaven community information - official operator research source
- Land-lease ownership information - official operator research source
- Current Rockhaven listing evidence - property-specific research source
- AdultCommunities.ca controlled community inventory - project source