

Adult Lifestyle Communities in Oxford County

Compare 3 Tillsonburg communities:
Baldwin Place, Hickory Hills
and Wood Haven.
Homes, ownership, amenities
and current MLS access.



Adult
Communities.ca



AdultCommunities.ca/oxford-county



1-877-352-4378



FREE PDF DOWNLOAD

oxford-county-community-guide.pdf

FREE OXFORD COUNTY BUYER GUIDE

Compare three Tillsonburg communities without overlooking fees or title structure

Answer first: Oxford County's three governed communities are all in Tillsonburg, but they do not share one ownership structure. Baldwin Place has land-owned homes with mandatory residents-association membership and an annual fee. Hickory Hills includes land-owned homes and condominium townhomes. Wood Haven is a condominium residence with downsizer appeal. Current rules, fees and maintenance responsibilities must be confirmed for the exact property.

What this guide helps you do

Compare the governed communities, identify the documents and recurring obligations that matter, avoid assumptions based on broad labels and open each controlled community-information and TotalHomeSearch.ca route.

Explore the Oxford County page

Start with current MLS searches

Oxford County communities at a glance

The ownership wording below is a research starting point. The exact title, lease, association or condominium documents and current property evidence provide the final answer.

Community	Location	Ownership starting point	Housing
Baldwin Place	Tillsonburg	Land-owned with mandatory association	Detached brick bungalows
Hickory Hills	Tillsonburg	Land-owned homes and condominium townhomes	Detached, garden and townhome formats
Wood Haven	Tillsonburg	Condominium	Luxury condominium residences

Direct information and listings routes

Community	Community information	Current MLS search
Baldwin Place	Open community information	View current MLS search
Hickory Hills	Open community information	View current MLS search
Wood Haven	Open community information	View current MLS search

Current inventory needs a live check

An empty search does not prove that future resale is unavailable. Search feeds can also occasionally include an unrelated property. Open the controlled route, confirm every result is inside the intended community and investigate official or internal resale processes where relevant.

Three Tillsonburg options with different obligations

Compare title, association or condominium obligations and maintenance boundaries before relying on broad labels such as freehold, maintenance-free or adult lifestyle.

Baldwin Place

Tillsonburg

Ownership: Land-owned with mandatory association

Housing: Detached brick bungalows

A 55-plus adult-lifestyle community with land-owned detached bungalows and a resident recreation centre. Membership in the Baldwin Place Residents Association is mandatory. The association currently states a \$500 annual fee, subject to change. Verify the current fee, rules and transfer requirements before buying.

Hickory Hills

Tillsonburg

Ownership: Land-owned homes and condominium townhomes

Housing: Detached, garden and townhome formats

An established adult-lifestyle community with mostly land-owned detached and garden homes plus condominium townhomes. The ownership and obligations depend on the exact property. Confirm title, association requirements, condominium status, current fees and maintenance responsibilities.

Wood Haven

Tillsonburg

Ownership: Condominium

Housing: Luxury condominium residences

A condominium option with downsizer appeal. No universal formal age covenant is assumed. Review the current declaration, status certificate, fees and inclusions, reserve-fund information, insurance, rules and unit-specific maintenance obligations.

Compare ownership models

Questions before buying

Oxford County ownership is property-specific

The exact title, association records and condominium documents determine obligations. The community name alone is not enough.

For Baldwin Place

Confirm mandatory Baldwin Place Residents Association membership, the current annual fee, rules, transfer requirements and which responsibilities remain with the homeowner.

For Hickory Hills

Determine whether the property is a land-owned home or a condominium townhome, then review the applicable title, association obligations, status certificate and fees.

For Wood Haven

Review the condominium declaration, status certificate, current budget and fees, reserve-fund information, insurance, rules and unit-specific responsibilities.

For age and lifestyle wording

Do not infer one formal numerical age covenant across all three communities. Verify the current governing documents and property-specific rules.

The exact property documents control

Use the regional page to narrow the search, then rely on the current listing, registered title or lease, agreements, status certificate where applicable, inspection, insurance information and advice from the appropriate professionals.

[Compare monthly obligations](#)

[Questions before buying](#)

Compare the home and the everyday location

All three communities are in Tillsonburg. Compare access to healthcare, groceries, downtown services, recreation and family, then test the exact home's layout, parking, storage and maintenance needs.

01	Test the layout Check main-floor living, stairs, door widths, bathrooms, storage, parking, outdoor access and future mobility needs.
02	Map regular destinations Measure realistic travel to healthcare, groceries, family, recreation, transit and the services you expect to use.
03	Price the complete home Combine purchase price, taxes, insurance, utilities, property maintenance and every lease, association or condominium charge.
04	Inspect the exact property Review structure, systems, water and drainage, exterior elements, renovations and property-specific condition.
05	Check current availability Open the controlled MLS route, confirm each result belongs to the intended community and ask about other resale pathways.
06	Plan the eventual resale Consider title, obligations, location, home condition and the likely future buyer before making the purchase.

[Explore Oxford County](#)

[Call 1-877-352-4378](tel:1-877-352-4378)

Coordinate the sale and purchase as one move

A specialized purchase should be coordinated with the sale of the home you already own. Build a realistic value and timing plan before committing to deposits, conditions or closing dates.

- 01 Estimate net sale proceeds**
Begin with a property-specific value range and likely selling costs for your current home.
- 02 Set the complete housing budget**
Include the purchase, taxes, insurance, utilities, maintenance, recurring obligations and likely improvements.
- 03 Shortlist communities and homes**
Use the regional information and controlled MLS routes before arranging visits.
- 04 Review documents before waiving conditions**
Coordinate title, lease or status-certificate review, financing, inspection and insurance with the appropriate professionals.
- 05 Align dates and contingencies**
Plan preparation, listing, deposit, financing, sale conditions and closing dates together.

Kevin Flaherty, Broker

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

[Request a home evaluation](#)

[Book a call with Kevin](#)

[Sell before buying guide](#)

[Call 1-877-352-4378](#)

Continue your Oxford County research



Find adult-lifestyle communities across Ontario at AdultCommunities.ca.

Sources and important information

This guide uses the governed three-community Oxford County inventory, the current AdultCommunities.ca regional baseline, the official Baldwin Place FAQ, Town of Tillsonburg resale-community information and the controlled TotalHomeSearch.ca routes.

[Baldwin Place official FAQ](#)

[Town of Tillsonburg resale-home information](#)

[AdultCommunities.ca Oxford County regional page](#)

Research reviewed August 21, 2026. Community positioning, ownership details, fees, services, rules, amenities, availability and property condition can change. The current listing and governing property documents provide the final answer for a specific purchase. Kevin Flaherty is an independent real estate broker and is not presented as the developer or operator of any community in this guide.

[Explore Ontario communities](#)

[Explore Oxford County](#)

[Questions before buying](#)

[Book a call with Kevin](#)