

Northville Estates

Lambton Shores, Ontario

A practical guide to 55-plus adult-lifestyle land-lease living near Port Franks, current-home discovery and the documents to review before you buy or sell.

Prepared August 26, 2026



THE SHORT ANSWER

55-plus land-lease living near Port Franks

Northville Estates is an established 55-plus adult-lifestyle community in Lambton Shores near Port Franks. Residents own modular or manufactured homes and lease their sites. Its tree-lined 130-plus-acre setting supports year-round living, while the exact site lease, current charges, rules and service obligations control each purchase.

Homes

Modular and manufactured homes.

Ownership

Residents own the home and lease the site.

Setting

Lambton Shores near Port Franks and Lake Huron.

Current Northville Estates search

Browse Kevin Flaherty's current search, then verify the exact address, home title, site lease, charges, responsibilities, rules and resale process.

adultcommunities.ca/northville-estates | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Northville Estates at a glance

A concise Lambton Shores snapshot. The current title, site lease and community documents for the exact property remain decisive.

Community

Established 55-plus land-lease community on 130-plus acres.

Homes

Modular and manufactured homes.

Ownership

Home ownership plus a lease of the site.

Age wording

55-plus positioning; confirm the current eligibility rules.

Lease terms

Confirm the current lease, charges and included services.

Amenities

Established recreation facilities; confirm current access and rules.

MAIN TRADE-OFF

Active-lifestyle appeal; lease-specific obligations

The 55-plus setting, modular and manufactured-home format and established recreation are clear attractions. The buyer work is to verify ownership of the home, the current site lease, charges and inclusions, increase provisions, rules, insurance, maintenance duties and resale or assignment process.

The home and land are separate interests

Residents own their homes and lease their sites; the current lease and property documents control.

What ownership means

Northville Estates uses home ownership plus a lease of the site. Confirm the home's title, the current site lease, charges and inclusions, increase provisions, taxes, insurance, rules, maintenance allocation and every property-specific obligation before purchasing.

AT A GLANCE

- Own the home
- Lease the site
- Verify current terms

Documents and questions to confirm

- The home's title, legal description, site identification and current site tenancy.
- The current site lease, community rules, fee schedule, service inclusions and increase provisions.
- Every current site charge, what it covers, how it may change and when other charges apply.
- Home repair, landscaping, snow, roads, utilities, taxes, services and insurance responsibilities.
- The current operator, purchaser-approval steps, tenancy assignment, disclosure materials and closing conditions.
- Current access, costs, rules and responsibilities attached to the recreation hall, pools and shared facilities.

Cost categories to separate

Purchase

Confirm price, deposit, financing, legal costs and adjustments.

Ongoing

Confirm site charges, taxes, utilities, insurance and maintenance.

Future

Review charge increases, lease renewal terms and future obligations.

IMPORTANT

Community-level amenity descriptions do not establish the exact access, hours, rules, cost or service package for every home. Confirm these points in the current lease, fee schedule and community documents before relying on them.

Lambton Shores adult-lifestyle setting

A 55-plus setting shaped by modular and manufactured homes, recreation and access to Port Franks, Grand Bend and Lambton Shores services.

A mapped community point

The mapped point identifies Northville Estates near Northville Crescent in Lambton Shores. Use it to plan a visit, then confirm the exact property, community entrance, parking and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

[OPEN MAP](#)

Lifestyle considerations

Home design

Modular and manufactured homes include main-floor-living options.

Lake Huron area

The recreation hall, pools, trails and activity program support an active, social lifestyle.

Daily services

Port Franks, Grand Bend and Lambton Shores provide access to shopping, healthcare, dining and services.

KNOW THE DISTINCTION

Northville Estates is positioned as an established 55-plus community. Confirm the current eligibility, occupancy and guest provisions in the documents that apply to the exact home; community positioning is not a substitute for the enforceable rules.

Test the daily-life fit in person.

Visit the exact home and site, assess layout, condition, parking, outdoor space and entrance access, and check travel to preferred healthcare, groceries, recreation, family and services across Port Franks, Grand Bend and Lambton Shores.

Use live discovery, then verify the property

Availability, prices, charges, services and property-specific rights can change.

CURRENT HOMES SEARCH

Northville Estates home search

Open Kevin's current search and reconcile each result with the exact address, home title, site lease, charges, responsibilities, rules and resale process.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within Northville Estates.
- Ownership match: verify title to the home and the exact leased site.
- Cost match: confirm site charges, taxes, utilities, insurance and other obligations.
- Document match: review title, the site lease, community rules and disclosure materials.
- Lifestyle match: inspect layout, condition, surroundings, services and recreation access.

HOW TO USE THE LIVE SEARCH

Availability changes, so this guide intentionally avoids listing-specific details, fixed availability totals, prices, taxes, site-charge amounts, incentives and property-specific dates. Verify every result and its current documents before relying on it.

THINKING OF SELLING AT NORTHVILLE ESTATES?

Kevin Flaherty can help identify the exact home and site documents, clarify the current resale and assignment process, document upgrades and responsibilities, market the home accurately and coordinate the sale with your next move.

[BOOK A SELLING CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial, lease and property documents remain decisive.

For buyers

- Open the current search and verify the exact address and property.
- Obtain the current site lease, fee schedule and community rules.
- Confirm charges, inclusions, duties, insurance, rules and assignment terms.
- Inspect the home, surroundings and daily-life fit in person.

SEARCH CURRENT HOMES

For sellers

- Collect current home-title, site-lease and community records.
- Document upgrades, repairs, inclusions and maintenance duties.
- Prepare accurate answers about rules, charges, services and recreation access.
- Build the sale around your downsizing timing, not only a listing date.

HOME EVALUATION

BOOK A CALL



YOUR ADULTCOMMUNITIES.CA GUIDE

Kevin Flaherty

Broker and Ontario adult-lifestyle community guide author. Kevin helps mature homeowners and buyers make clearer downsizing decisions.

PLAN YOUR MOVE

SOURCES AND IMPORTANT INFORMATION



Information reviewed August 26, 2026 using the AdultCommunities.ca Lambton regional guide, the official Northville Estates/Oakridge community information, Ontario and Tribunals Ontario land-lease guidance, Kevin's current search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm home title, site-lease terms, charges, duties, insurance, rules, eligibility, assignment requirements, recreation access, condition and every property-specific obligation before relying on them.

Explore the Lambton adult-lifestyle community guide

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