

Rockhaven

Carleton Place, Ontario

A practical guide to established 55-plus adult-lifestyle land-lease living in Carleton Place, current-home discovery and the documents to review before you buy or sell.

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THE SHORT ANSWER

55-plus land-lease living in Carleton Place

Rockhaven is an established 55-plus adult-lifestyle land-lease community in Carleton Place. Residents own their single-level manufactured or mobile home and lease the site. The current site lease and community rules control fees, responsibilities, approval, occupancy provisions and transfer steps.

Homes

Single-level manufactured or mobile homes.

Ownership

The resident owns the home and leases the site.

Setting

Carleton Place near parks, pathways and services.

Current Rockhaven search

Browse Kevin Flaherty's current search, then verify the exact address, site lease, community rules, fees, responsibilities, approval and transfer process.

adultcommunities.ca/rockhaven | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Rockhaven at a glance

A concise Carleton Place snapshot. The current site lease, community rules and property-specific documents remain decisive.

Community

Established 55-plus adult-lifestyle community.

Homes

Single-level manufactured or mobile homes.

Ownership

Home ownership with a leased site; exact documents control.

Age wording

55-plus positioning; current lease and rules control eligibility.

Development

Confirm the current site lease, fee and approval process.

Amenities

Nearby parks, pathways, recreation, shopping and dining.

MAIN TRADE-OFF

Clear lifestyle fit; lease-specific obligations

The established mature-lifestyle setting, single-level homes and Carleton Place location are clear attractions. The buyer work is to verify the exact site lease, current site fee and inclusions, maintenance duties, rules, insurance, eligibility and community-management approval process.

The site lease and rules control

Do not treat Rockhaven as conventional freehold or as a rental-only community.

What ownership means

At Rockhaven, the resident owns the home and leases the site from the community owner. The exact site description, lease term, fee, inclusions, maintenance allocation, taxes, utilities and insurance duties must be confirmed for the property. Public information does not establish one universal fee or responsibility package.

AT A GLANCE

- Home owned
- Site leased
- Verify current terms

Documents and questions to confirm

- The current site lease, exact site and home description, ownership records and community owner.
- The current community rules, fee schedule, service inclusions and any required disclosure information.
- Every current site fee and other charge, what each covers, how it may change and when it applies.
- Home, site, landscaping, snow, road, water, septic, utility, tax and insurance responsibilities.
- The purchaser application, community-management approval, financing, paperwork and closing conditions.
- Current access, costs and rights attached to any common property or shared service represented for the home.

Cost categories to separate

Purchase

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

Ongoing

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

Future

Review fee changes, lease renewal terms and future obligations.

IMPORTANT

A general community or portfolio description does not establish the exact services, maintenance responsibilities, inclusions or common-area rights for every home. Confirm them in the current site lease and property-specific documents before relying on them.

Carleton Place in Lanark County

An established adult-lifestyle setting shaped by single-level homes, mature surroundings and access to Carleton Place services.

A mapped community point

The mapped point identifies Rockhaven in Carleton Place. Use it to plan a visit, then confirm the exact home, site, 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

Single-level homes support comfortable main-floor living.

Parks and pathways

Nearby parks and pathways support outdoor activity.

Daily services

Carleton Place offers shopping, healthcare, dining and recreation.

KNOW THE DISTINCTION

Rockhaven is positioned as an established 55-plus adult-lifestyle community. Confirm the enforceable eligibility, occupancy, guest and caregiver provisions in the current site lease and community rules that apply to the exact home.

Test the daily-life fit in person.

Visit the exact home and site, assess layout, condition, parking, outdoor space and seasonal access, and check travel to preferred healthcare, groceries, recreation, family and services across Carleton Place and Lanark County.

Use live discovery, then verify the property

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

CURRENT HOMES SEARCH

Rockhaven home search

Open Kevin's current search and reconcile each result with the exact address, home ownership, site lease, fees, responsibilities, rules and approval process.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within Rockhaven.
- Ownership match: verify the home ownership and exact leased-site description.
- Cost match: confirm site fees, taxes, utilities, insurance and other charges.
- Document match: review the site lease, community rules, fee schedule and disclosure materials.
- Lifestyle match: inspect layout, condition, surroundings, services and access rights.

HOW TO USE THE LIVE SEARCH

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

THINKING OF SELLING AT ROCKHAVEN?

Kevin Flaherty can help identify the exact home and site-lease records, coordinate current community paperwork, 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, land-lease and property documents remain decisive.

For buyers

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

SEARCH CURRENT HOMES

For sellers

- Collect current home-ownership, site-lease and community records.
- Document upgrades, repairs, inclusions and maintenance duties.
- Prepare accurate answers about rules, fees, services and access rights.
- 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 Lanark guide, Parkbridge's current Rockhaven page and 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 ownership, the site lease, fees, duties, insurance, rules, approval, transfer steps, access rights, condition and every property-specific obligation before relying on them.

Explore the Lanark adult-lifestyle community guide

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