

St. Alban's Village

Brockville, Ontario

A practical guide to adult-lifestyle bungalow-townhome living in Brockville, freehold ownership with a shared community interest, current-home discovery and the documents to review before you buy or sell.

Prepared August 27, 2026



THE SHORT ANSWER

Adult-lifestyle bungalow townhomes in Brockville

St. Alban's Village is an adult-lifestyle and downsizer-oriented community of freehold bungalow townhomes in Brockville. Current evidence describes 57 homes, with each owner holding a 1/57 shared interest connected to a planned clubhouse. Exact registered title and shared-interest documents control rights, costs, maintenance duties and resale obligations.

Homes

Freehold bungalow townhomes with main-floor-living appeal.

Ownership

Freehold with a shared 1/57 community interest.

Setting

Brockville in Leeds and Grenville.

Current St. Alban's Village search

Browse Kevin Flaherty's current search, then verify the exact address, freehold title, shared-interest documents, expenses, responsibilities, rules and current development status.
adultcommunities.ca/st-albans-village | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

St. Alban's Village at a glance

A concise Brockville snapshot. Current title and shared-interest documents for the exact property remain decisive.

Community

Adult-lifestyle and downsizer-oriented community in Brockville.

Homes

Attached bungalow townhomes designed around main-floor living.

Ownership

Freehold title with a shared 1/57 community interest.

Age wording

Adult-lifestyle positioning; not legally age-restricted.

Development

57-home community; confirm the exact property and current phase.

Amenities

Planned clubhouse; completion and access are not confirmed.

MAIN TRADE-OFF

Clear lifestyle appeal; shared-interest obligations

The adult-lifestyle positioning, bungalow-townhome format and Brockville setting are clear attractions. The buyer work is to verify the freehold title, 1/57 shared interest, current costs, maintenance duties, rules, insurance and legal rights connected to the planned clubhouse.

Freehold title and shared-interest records

Freehold ownership does not remove the need to verify shared-interest costs, duties, rules and transfer requirements.

What ownership means

St. Alban's Village uses freehold ownership with a shared 1/57 community interest. Confirm the exact parcel register, legal description, registered shared-interest instruments, expenses, maintenance allocation, insurance duties and transfer terms for the property. Public information does not establish one universal current cost or responsibility package.

AT A GLANCE

Freehold title
Shared interest
Documents control

Documents and questions to confirm

- The parcel register, legal description, registered freehold title and every instrument governing the 1/57 shared interest.
- The current shared-interest, association, clubhouse, cost-sharing, maintenance and insurance documents that bind the property.
- Every current shared expense or contribution, what it covers, how it may change and whether any additional obligation applies.
- Repair, maintenance, landscaping, snow, road, utility, clubhouse and insurance responsibilities.
- The current builder or seller, phase, disclosure materials, construction status and closing conditions when applicable.
- The completion, access, cost and registered legal rights attached to the planned clubhouse and shared interest.

Cost categories to separate

Purchase

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

Ongoing

Confirm shared costs, taxes, utilities, insurance and maintenance.

Future

Review cost changes, future obligations and clubhouse status.

IMPORTANT

The clubhouse remains planned and is not confirmed complete. Do not assume completion, timing, access or cost. Confirm current construction status and every legal right in the exact title, shared-interest, disclosure and purchase documents before relying on it.

Brockville bungalow-townhome living

An adult-lifestyle setting shaped by bungalow townhomes, main-floor living and access to Brockville services.

A mapped community point

The mapped point identifies St. Alban's Village in Brockville. Use it to plan a visit, then confirm the exact property, entrance, construction conditions, parking and showing or sales instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

[OPEN MAP](#)

Lifestyle considerations

Home design

Bungalow townhomes support main-floor-living preferences.

Brockville setting

Brockville services and regional connections shape daily life.

Daily services

Confirm travel to shopping, healthcare, recreation and family.

KNOW THE DISTINCTION

Adult-lifestyle positioning describes the community's relevance to mature buyers and downsizers. St. Alban's Village is not legally age-restricted, and the applicable title and community documents control enforceable property obligations.

Test the daily-life fit in person.

Visit the exact home and surrounding streets, assess layout, condition, parking, outdoor space and construction activity, and check travel to preferred healthcare, groceries, recreation, family and services across Brockville and Leeds and Grenville.

Use live discovery, then verify the property

Availability, prices, expenses, phases and property-specific obligations can change.

CURRENT HOMES SEARCH

St. Alban's Village home search

Open Kevin's current search and reconcile each result with the exact address, freehold title, shared-interest documents, expenses, responsibilities, rules, phase and clubhouse status.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within St. Alban's Village.
- Ownership match: verify the freehold title, legal description and shared 1/57 interest.
- Cost match: confirm taxes, shared expenses, utilities, insurance and every additional obligation.
- Document match: review title, shared-interest instruments, property agreements and disclosure materials.
- Lifestyle match: inspect layout, condition, surroundings, services and actual clubhouse rights.

HOW TO USE THE LIVE SEARCH

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

THINKING OF SELLING AT ST. ALBAN'S VILLAGE?

Kevin Flaherty can help identify the exact freehold title and shared-interest records, assemble current property documents, 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, title, shared-interest and property documents remain decisive.

For buyers

- Open the current search and verify the exact address and property.
- Obtain the current title and shared-interest documents.
- Confirm shared expenses, duties, insurance, rules and clubhouse status.
- Inspect the home, surroundings and daily-life fit in person.

SEARCH CURRENT HOMES

For sellers

- Collect current title, shared-interest and property records.
- Document upgrades, repairs, inclusions and maintenance duties.
- Prepare accurate answers about rules, shared costs and clubhouse 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 27, 2026 using the AdultCommunities.ca Leeds and Grenville guide, City of Brockville planning records, current builder and development information, current property evidence, Kevin's current search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm title, shared-interest details, expenses, duties, insurance, rules, clubhouse status, condition and every property-specific obligation before relying on them.

Explore the Leeds and Grenville adult-lifestyle community guide

Version 1.0 | Updated 2026-08-27