

Oriole Park

Adult Lifestyle Living

Gated 55+ Land-Lease Homes in Komoka

Explore single-storey living, landscaped grounds
and resort-style community amenities.



**Adult
Communities.ca**



AdultCommunities.ca/oriole-park



1-877-352-4378



FREE PDF DOWNLOAD

[oriole-park-community-guide.pdf](#)

THE SHORT ANSWER

Active adult living in a gated Komoka community

Oriole Park is an active 55-plus gated land-lease community in Komoka. Residents own their manufactured homes and lease the sites beneath them. The current site lease and community rules control rent, services, eligibility, approvals, responsibilities and resale obligations for the exact home.

Homes

Detached manufactured or modular bungalow-style homes.

Tenure

Own the home and lease the site beneath it.

Setting

Gated Komoka community with shared recreation.

Current Oriole Park search

Browse Kevin Flaherty's current search, then verify the exact address, home, site lease, charges, services, rules, approvals and resale terms.

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VIEW CURRENT SEARCH

Oriole Park at a glance

A concise Komoka snapshot. The current site lease and exact property documents remain decisive.

Community

Active 55-plus gated adult-lifestyle community.

Homes

Detached manufactured or modular bungalow-style homes.

Tenure

Residents own their homes and lease their sites.

Eligibility

Officially positioned for 55-plus living; current documents control.

Setting

Landscaped grounds, clubhouse and outdoor recreation.

Location

Komoka in Middlesex County, west of London.

MAIN TRADE-OFF

The lifestyle is clear; the lease controls obligations

The gated setting, single-storey homes and broad amenity mix are clear attractions. Buyer work centres on the current site lease, site charges, services, rules, maintenance duties, insurance, approvals and resale or transfer requirements for the exact home.

Own the home; lease the site

Do not treat Oriole Park as condominium ownership or ownership of the land beneath the home.

What the structure means

At Oriole Park, a resident owns the manufactured home and leases the site beneath it. The current site lease and related community documents govern site rent, services, approvals, rules, maintenance responsibilities, occupancy and resale obligations. Terms must be confirmed for the exact home.

AT A GLANCE

- Own the home
- Lease the site
- Current documents control

Documents and questions to confirm

- The current site lease, site description and records for the exact home.
- Every current site charge, what it includes, when it may change and how payment works.
- Water, sewer, utilities, roads, landscaping, snow, repairs and insurance responsibilities.
- Current eligibility, occupancy, guest, pet, parking, alteration and amenity rules.
- Operator or community approvals required before purchase, occupancy, changes or resale.
- Site-lease assignment or replacement, disclosure, fee, closing and transfer procedures.

Cost categories to separate

Purchase

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

Ongoing

Confirm site charges, utilities, insurance and maintenance.

Future

Review charge changes, repairs, approvals and resale steps.

IMPORTANT

No universal site-rent amount or service package is stated in this guide. Confirm all current charges, included services, increase provisions, approvals and obligations in the exact lease and property documents before relying on them.

Gated adult living in Komoka

Single-storey homes, landscaped grounds and shared recreation shape the community experience.

A mapped community point

The mapped point identifies Oriole Park at 22790 Amiens Road in Komoka. Use it to plan a visit, then confirm the exact home, entrance, parking, showing instructions and community access before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

OPEN MAP

Lifestyle considerations

Home design

Detached single-storey homes support main-floor living.

Outdoor spaces

Pool, patios, gardens, dog park and outdoor games are described.

Clubhouse

Social, dining, games, wellness and recreation spaces are described.

KNOW THE DISTINCTION

Current official information positions Oriole Park as an active 55-plus community. The current site lease and community rules control enforceable eligibility and occupancy. Amenity availability, access, hours, charges and guest rules also require current confirmation.

Test the daily-life fit in person.

Visit the exact home and shared areas, assess layout, condition, accessibility, parking and outdoor space, and check travel to preferred healthcare, shopping, recreation, family and services across Komoka, London and Middlesex County.

Use live discovery, then verify the documents

Availability, prices, charges and property-specific terms can change.

CURRENT HOMES SEARCH

Oriole Park home search

Open Kevin's current search and reconcile each result with the exact address, manufactured home, site lease, charges, services, rules, approvals and resale terms.

VIEW CURRENT HOMES

Verify an opportunity in five ways

- Community match: confirm the address is actually within Oriole Park.
- Tenure match: verify ownership of the home and the exact leased site.
- Cost match: confirm taxes, site charges, utilities, insurance and maintenance.
- Document match: review the current site lease, rules, services and approval requirements.
- Lifestyle match: inspect the home, surroundings, accessibility and actual amenity 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 and property features. Verify every result and its current documents before relying on it.

THINKING OF SELLING AT ORIOLE PARK?

Kevin Flaherty can help assemble the current home and site-lease records, document upgrades and responsibilities, explain the community process, 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 home.
- Obtain the current site lease, charges, services and community rules.
- Confirm eligibility, approvals, duties, insurance and resale terms.
- Inspect the home, shared areas and daily-life fit in person.

[SEARCH CURRENT HOMES](#)

For sellers

- Collect the current site lease, charge schedule and community rules.
- Document upgrades, repairs, inclusions and maintenance duties.
- Confirm approval, disclosure, assignment and transfer steps early.
- 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 locked AdultCommunities.ca Middlesex County guide, current official Oriole Park information, current municipal records, Kevin's current search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm the site lease, charges, services, eligibility, rules, duties, insurance, approvals, resale or transfer procedures, condition and every property-specific obligation before relying on them.

Explore the Middlesex County adult-lifestyle community guide Version 1.0 | Updated 2026-08-27