

RiverBend Golf Community

Adult Lifestyle Living

Gated Land-Lease Golf Living in London

Explore one-floor homes, managed exterior services
and clubhouse, fitness and golf amenities.



**Adult
Communities.ca**



AdultCommunities.ca/riverbend-golf-community



1-877-352-4378



FREE PDF DOWNLOAD

[riverbend-golf-community-community-guide.pdf](#)

THE SHORT ANSWER

Adult-lifestyle living in a gated London golf community

RiverBend is a gated adult-lifestyle land-lease golf community in London. Residents own their homes and lease the land beneath them. The current lease and property documents control land rent, services, maintenance, golf arrangements, occupancy requirements, approvals and resale obligations for the exact home.

Homes

Detached bungalow-style homes designed around one-floor living.

Tenure

Own the home and lease the land beneath it.

Setting

Managed London golf community with shared amenities.

Current RiverBend search

Browse Kevin Flaherty's current search, then verify the exact home, land lease, charges, services, maintenance, golf arrangements, rules, approvals and resale terms.
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[VIEW CURRENT SEARCH](#)

RiverBend at a glance

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

Community

Gated adult-lifestyle land-lease golf community.

Homes

Detached bungalow-style homes designed around one-floor living.

Tenure

Residents own their homes and lease the land.

Eligibility

Adult-lifestyle positioning; current occupancy documents control.

Setting

Golf-course setting, clubhouse, fitness and indoor pool.

Location

Western London in Middlesex County.

MAIN TRADE-OFF

Golf-course living is clear; the lease controls obligations

The gated golf setting, one-floor homes, clubhouse and exterior services are clear attractions. Buyer work centres on the current land lease, charges, services, maintenance duties, golf arrangements, insurance, rules, approvals and resale requirements for the exact home.

Own the home; lease the land

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

What the structure means

At RiverBend, a resident owns the home and leases the land beneath it. The current land lease and related property documents govern rent, services, maintenance, golf arrangements, rules, occupancy, approvals and resale obligations. Confirm every term for the exact home.

AT A GLANCE

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

Documents and questions to confirm

- The current land lease, site description and ownership records for the exact home.
- Every current land-lease and maintenance charge, what it includes and how it may change.
- Utilities, roads, landscaping, snow, repairs, insurance and exterior-service boundaries.
- Current occupancy, guest, pet, parking, alteration, golf, clubhouse and amenity rules.
- Community approvals or notices required before purchase, occupancy, alterations or resale.
- 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 lease charges, maintenance, utilities, insurance and golf costs.

Future

Review future increases, repairs, approvals and resale steps.

IMPORTANT

No universal land-rent, maintenance or golf 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 golf-community living in London

One-floor homes, landscaped grounds, clubhouse amenities and golf shape the community experience.

A mapped community point

The mapped point identifies RiverBend Golf Community in western London. Use it to plan a visit, then confirm the exact home, gate access, 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 bungalow-style homes support one-floor living.

Outdoor spaces

Landscaped grounds and an 18-hole golf setting shape outdoor life.

Clubhouse

Dining, fitness, indoor pool, social and recreation spaces are described.

KNOW THE DISTINCTION

Current official marketing describes RiverBend as a 50-plus active-lifestyle community. This guide does not claim a formal numerical covenant. The current lease and community rules control enforceable occupancy requirements. Amenity and golf 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 London and Middlesex County.

Use live discovery, then verify the documents

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

CURRENT HOMES SEARCH

RiverBend home search

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

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within RiverBend Golf Community.
- Tenure match: verify ownership of the home and the exact leased land interest.
- Cost match: confirm taxes, lease charges, maintenance, utilities, insurance and golf costs.
- Document match: review the current lease, rules, services, golf terms and approvals.
- 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, lease or maintenance amounts and property features. Verify every result and its current documents before relying on it.

THINKING OF SELLING AT RIVERBEND?

Kevin Flaherty can help assemble the current home and land-lease records, document upgrades and responsibilities, confirm 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 lease, charges, services, golf terms and community rules.
- Confirm occupancy requirements, 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 land lease, charge schedules, golf terms 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 RiverBend and Sifton information, Kevin's current search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm the land lease, charges, services, maintenance, occupancy rules, golf terms, insurance, approvals, resale procedures, condition and every property-specific obligation before relying on them.

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