

Twin Elm Estates

Adult Lifestyle Living

Land-Lease Community in Strathroy

Explore detached one-storey homes, a welcoming clubhouse
and a quiet, park-like community setting.



**Adult
Communities.ca**



AdultCommunities.ca/twin-elm-estates



1-877-352-4378



FREE PDF DOWNLOAD

[twin-elm-estates-community-guide.pdf](#)

THE SHORT ANSWER

Adult-lifestyle land-lease living in Strathroy

Twin Elm Estates is an established residential retirement and adult-lifestyle land-lease community in Strathroy. Residents own their detached manufactured homes and lease the sites beneath them. The current site lease and community documents control charges, services, occupancy requirements, approvals, responsibilities and resale obligations for the exact home.

Homes

Detached manufactured homes designed around one-storey living.

Tenure

Own the home and lease the site beneath it.

Setting

Park-like Strathroy community with a shared clubhouse.

Current Twin Elm Estates 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

Twin Elm Estates at a glance

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

Community

Residential retirement and adult-lifestyle land-lease community.

Homes

Detached manufactured homes designed around one-storey living.

Tenure

Residents own their homes and lease their sites.

Eligibility

Adult-lifestyle positioning; current eligibility documents control.

Setting

Park-like setting, clubhouse and organized resident activities.

Location

Strathroy in Middlesex County, west of London.

MAIN TRADE-OFF

The lifestyle is clear; the site lease controls obligations

The park-like setting, one-storey homes, clubhouse and organized activities are clear attractions. Buyer work centres on the current site lease, charges, included services, maintenance duties, insurance, rules, approvals and resale or assignment requirements for the exact home.

Own the home; lease the site

Do not treat Twin Elm Estates as condominium ownership or ownership of the land beneath the home.

What the structure means

At Twin Elm Estates, a resident owns the manufactured home and leases the site beneath it. The current site lease and related community documents govern charges, services, maintenance responsibilities, occupancy, approvals and resale obligations. Confirm every term 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 ownership 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, clubhouse 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.

Park-like adult-lifestyle living in Strathroy

One-storey homes, landscaped grounds, a clubhouse and resident activities shape the community experience.

A mapped community point

The mapped point identifies Twin Elm Estates in Strathroy. 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 manufactured homes support one-storey living.

Outdoor spaces

Landscaped grounds and maintained common areas shape outdoor life.

Clubhouse

Kitchen, multipurpose, games, craft and gathering spaces are described.

KNOW THE DISTINCTION

Current official information describes Twin Elm Estates as a residential retirement community. This guide does not claim a formal numerical age restriction. The current site lease and community rules control enforceable eligibility and occupancy requirements. Amenity 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 Strathroy and Middlesex County.

Use live discovery, then verify the documents

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

CURRENT HOMES SEARCH

Twin Elm Estates 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 Twin Elm Estates.
- 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 TWIN ELM ESTATES?

Kevin Flaherty can help assemble the current home and site-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 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 28, 2026 using the locked AdultCommunities.ca Middlesex County guide, current official Parkbridge 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 assignment procedures, condition and every property-specific obligation before relying on them.

Explore the Middlesex County adult-lifestyle community guide Version 1.0 | Updated 2026-08-28