

Adult Lifestyle Communities in Perth County

Compare 4 Perth County communities:
Thames Valley, Perth Meadows,
West Perth Village and
The Village at Listowel.
Land lease, life lease,
independent living and care.



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Compare four Perth County communities without confusing tenure, care or current availability

Answer first: Perth County's four governed communities use different housing structures. Thames Valley is a Parkbridge residential retirement land-lease community in St. Marys. Perth Meadows is a not-for-profit 55-plus equity life-lease community in Listowel now owned and managed by United Housing. West Perth Village is a Mitchell continuing-care campus with independent-living options, including Thames River Place life-lease bungalows. The Village at Listowel is a Killam manufactured-home community with land-lease modular housing near Listowel.

What this guide helps you do

Compare the governed communities, identify the documents and recurring obligations that matter, avoid assumptions based on broad labels and open each controlled community-information and TotalHomeSearch.ca route.

[Explore the Perth County page](#)

[Start with current MLS searches](#)

Perth County communities at a glance

The ownership wording below is a research starting point. The exact title, lease, association or condominium documents and current property evidence provide the final answer.

Community	Location	Ownership starting point	Housing
Thames Valley	St. Marys	Parkbridge land lease	Detached and modular bungalow-style homes
Perth Meadows	Listowel	Equity life lease	One- and two-bedroom suites and two-bedroom townhomes
West Perth Village	Mitchell	Mixed seniors campus	Non-profit apartments, life-lease bungalows and care
The Village at Listowel	Listowel	Killam land lease	Manufactured and modular detached homes

Direct information and listings routes

Community	Community information	Current MLS search
Thames Valley	Open community information	View current Thames Valley search
Perth Meadows	Open community information	Check current Perth Meadows search
West Perth Village	Open community information	Check current Mitchell property search
The Village at Listowel	Open community information	Check current Village at Listowel search

Current inventory needs a live check

An empty search does not prove that future resale is unavailable. Search feeds can also occasionally include an unrelated property. Open the controlled route, confirm every result is inside the intended community and investigate official or internal resale processes where relevant.

Four Perth County options across St. Marys, Listowel and Mitchell

Compare the exact site lease, life-lease agreement, independent-living program or care arrangement before comparing price or amenities. Current documents and the selected housing program control.

Thames Valley

St. Marys

Ownership: Parkbridge land lease

Housing: Detached and modular bungalow-style homes

A residential retirement community where residents own their homes and lease their sites. Parkbridge lists a clubhouse, professional management, landscaped common areas and seasonal walking paths. Verify the current site lease, rent, services, application process, resale terms and exact home condition.

Perth Meadows

Listowel

Ownership: Equity life lease

Housing: One- and two-bedroom suites and two-bedroom townhomes

A not-for-profit 55-plus adult-lifestyle community now owned and managed by United Housing. Residents acquire a life-lease occupancy interest rather than conventional freehold or condominium title. Review the current agreement, monthly charges, services, transfer process and redemption terms.

West Perth Village

Mitchell

Ownership: Mixed seniors campus

Housing: Non-profit apartments, life-lease bungalows and care

A not-for-profit continuing-care campus with two independent-living options. Ritz Manor has 25 secured-access apartment units, while Thames River Place has 25 seniors life-lease bungalow units. Confirm the exact housing or care program, current availability, agreement, charges, services and transfer process.

The Village at Listowel

Listowel

Ownership: Killam land lease

Housing: Manufactured and modular detached homes

Killam portfolio and current Pike Lake sales material identify a manufactured-home and modular-housing land-lease community. Confirm the exact home purchase, site lease, current rent and charges, services, rules, purchaser approval, resale process and availability.

[Compare ownership models](#)

[Questions before buying](#)

Perth County housing uses four distinct community pathways

Two land-lease communities, an equity life lease and a mixed seniors campus create different rights, charges, transfer processes and professional-review needs.

For Thames Valley land lease

Confirm who owns the home, the site-lease term, current site rent and services, increase rules, community application process, resale requirements and exit obligations.

For Perth Meadows equity life lease

Review the current life-lease agreement, occupancy right, pre-set redemption terms, monthly charges, services, transfer process, operator requirements and estate or exit provisions.

For West Perth Village

Identify the exact program first. Ritz Manor is non-profit seniors housing, Thames River Place is life-lease bungalow housing, and the campus also provides continuing and long-term care.

For The Village at Listowel land lease

Review the exact home purchase, site lease, monthly rent and other charges, included services, rules, purchaser approval, resale process, financing, insurance and property condition.

The exact property documents control

Use the regional page to narrow the search, then rely on the current listing, registered title or lease, agreements, status certificate where applicable, inspection, insurance information and advice from the appropriate professionals.

Compare monthly obligations

Questions before buying

Compare the home and the everyday location

The communities are in St. Marys, Listowel and Mitchell. Compare everyday travel to healthcare, groceries, family and recreation, then test whether the exact home, housing agreement and service level suit the move.

01	Test the layout Check main-floor living, stairs, door widths, bathrooms, storage, parking, outdoor access and future mobility needs.
02	Map regular destinations Measure realistic travel to healthcare, groceries, family, recreation, transit and the services you expect to use.
03	Price the complete home Combine purchase price, taxes, insurance, utilities, property maintenance and every lease, association or condominium charge.
04	Inspect the exact property Review structure, systems, water and drainage, exterior elements, renovations and property-specific condition.
05	Check current availability Open the controlled MLS route, confirm each result belongs to the intended community and ask about other resale pathways.
06	Plan the eventual resale Consider title, obligations, location, home condition and the likely future buyer before making the purchase.

[Explore Perth County](#)

[Call 1-877-352-4378](tel:1-877-352-4378)

Coordinate the sale and purchase as one move

A specialized purchase should be coordinated with the sale of the home you already own. Build a realistic value and timing plan before committing to deposits, conditions or closing dates.

01	Estimate net sale proceeds Begin with a property-specific value range and likely selling costs for your current home.
02	Set the complete housing budget Include the purchase, taxes, insurance, utilities, maintenance, recurring obligations and likely improvements.
03	Shortlist communities and homes Use the regional information and controlled MLS routes before arranging visits.
04	Review documents before waiving conditions Coordinate title, lease or status-certificate review, financing, inspection and insurance with the appropriate professionals.
05	Align dates and contingencies Plan preparation, listing, deposit, financing, sale conditions and closing dates together.

Kevin Flaherty, Broker

Kevin helps homeowners connect the sale of a long-held property with a move into a right-sized home or adult-lifestyle community. Call 1-877-352-4378 to discuss Perth County options and the timing of your move.

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[Sell before buying guide](#)

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Continue your Perth County research



Find adult-lifestyle communities across Ontario at AdultCommunities.ca.

Sources and important information

This guide uses the governed four-community Perth County inventory, the current AdultCommunities.ca regional baseline, official Parkbridge land-lease and Thames Valley information, Municipality of North Perth and United Housing transition evidence, current West Perth Village independent-living information, Killam portfolio and project evidence for The Village at Listowel, current Pike Lake sales information and the controlled TotalHomeSearch.ca routes.

[Parkbridge - Thames Valley](#)

[Parkbridge - why land lease](#)

[Municipality of North Perth - Perth Meadows transition](#)

[West Perth Village - about the campus](#)

[West Perth Village - independent living](#)

[Killam REIT - 2025 Annual Information Form](#)

[The Village at Listowel - 2025 expansion certificate](#)

[The Village at Listowel - current sales information](#)

Research reviewed August 31, 2026. Community positioning, ownership details, fees, services, rules, amenities, availability and property condition can change. The current listing and governing property documents provide the final answer for a specific purchase. Kevin Flaherty is an independent real estate broker and is not presented as the developer or operator of any community in this guide.

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Questions before buying

Book a call with Kevin