

Oaks at Six Mile Creek

Ridgeway, Ontario

A practical guide to adult-oriented bungalow living, current-home discovery and the property records to review before you buy or sell.

Prepared September 1, 2026



THE SHORT ANSWER

Bungalow living in a conservation-edge Ridgeway setting

Oaks at Six Mile Creek is an adult-oriented community in Ridgeway with detached bungalows and condominium bungalow townhomes. The official builder identifies the townhomes as condominiums. The exact title, corporation, fees, rules and maintenance responsibilities for the specific home remain decisive.

Homes

Detached bungalows and condominium bungalow townhomes.

Ownership

Property-specific title; the townhomes are condominiums.

Setting

Ridgeway services, conservation lands and Lake Erie recreation.

Current Oaks at Six Mile Creek search

Browse Kevin Flaherty's current search, then verify the exact address, title, condominium corporation where applicable, costs, condition and current documents.

[VIEW CURRENT SEARCH](#)

adultcommunities.ca/oaks-at-six-mile-creek | 1-877-352-4378

Oaks at Six Mile Creek at a glance

A concise Ridgeway snapshot. Current title and property documents for the exact home remain decisive.

Community

Adult-oriented bungalow community in Ridgeway, within the Town of Fort Erie.

Home formats

Detached bungalows and condominium bungalow townhomes.

Ownership

Property-specific structure; the townhomes are condominiums.

Age wording

Adult-oriented positioning; no universal numerical age rule is asserted.

Setting

Landscaped residential setting near conservation lands and Ridgeway amenities.

Regional access

Lake Erie recreation, Niagara destinations and everyday Fort Erie services.

MAIN TRADE-OFF

One community, property-specific legal structures

The verified housing mix is clear, but buyers should not assume one title, fee package, maintenance boundary or restriction set applies to every property. Identify the exact home and review its current title and condominium documents where applicable.

Property-specific ownership is the starting point

Do not assume one title, expense, service, maintenance or restriction package applies to every Oaks at Six Mile Creek property.

What the current evidence supports

Official builder information confirms detached bungalows and bungalow townhomes and explicitly identifies the townhomes as condominiums. No authoritative source reviewed establishes one universal legal structure for every detached home. Confirm the exact title, unit or parcel, corporation where applicable, and current purchase documents for the specific address.

AT A GLANCE

Detached bungalows
Condominium townhomes
Exact documents control

Documents and questions to confirm

- The parcel register, legal description, unit or lot boundaries, easements and registered interests.
- For a condominium, the current status certificate, declaration, by-laws, rules, budget and reserve-fund information.
- The agreement of purchase and sale, schedules, addenda, adjustments, inclusions and closing conditions.
- Current fees, service inclusions, maintenance boundaries, insurance duties and any special-assessment disclosure.
- Current property taxes, utilities, insurance, repair duties and charges for the exact home.
- Parking, pets, landscaping, exterior alterations, access, occupancy and use restrictions.

Cost categories to separate

Purchase

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

Ongoing

Confirm taxes, fees, utilities, insurance, upkeep and shared costs.

Future

Review reserve planning, fee changes, assessments, repairs, resale and moving costs.

IMPORTANT

Condominium obligations can differ by corporation and unit, and a detached home can still carry registered obligations. Confirm current documents, costs and maintenance boundaries before relying on marketing language or another owner's experience.

A Ridgeway setting in Niagara Region

Oaks at Six Mile Creek combines bungalow living with conservation-edge scenery, Ridgeway services and Lake Erie recreation.

A mapped community point

The mapped point identifies the Oaks at Six Mile Creek community area in Ridgeway. Use it to plan a visit, then confirm the exact home, entrance, parking, showing and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community area and nearby routes.

[OPEN MAP](#)

Lifestyle considerations

Ridgeway

Shops, dining, services and community activity are available in and around historic Ridgeway.

Lake Erie

Beaches, waterfront outings and regional trails support outdoor recreation.

Niagara access

Healthcare, groceries, golf, wineries, markets and regional routes support daily life.

KNOW THE DISTINCTION

Adult-oriented wording describes relevance to mature buyers and downsizers; it does not prove a universal minimum-age rule. The townhomes are condominiums, but services, fees and maintenance responsibilities still require exact-document review. Conservation and golf proximity do not establish included access or membership.

Test the daily-life fit in person.

Visit the exact home and surrounding routes; assess layout, condition, stairs, parking, outdoor space and green-space context; and check travel to preferred healthcare, groceries, recreation and family connections.

Use live discovery, then verify the property

Availability, prices, fees, taxes and property-specific rights can change.

CURRENT HOMES SEARCH

Oaks at Six Mile Creek home search

[VIEW CURRENT HOMES](#)

Open Kevin's current search and verify that a result belongs to Oaks at Six Mile Creek and, where applicable, the correct condominium corporation. Search results can change, and a quiet search does not prove that resale is unavailable.

Verify an opportunity in five ways

- Community match: confirm the exact address is within Oaks at Six Mile Creek.
- Title match: verify the parcel or unit, legal description and registered interests.
- Cost match: confirm taxes, fees, utilities, insurance, upkeep and adjustments.
- Document match: review title, status certificate where applicable, rules and purchase documents.
- Lifestyle match: inspect the home, parking, outdoor areas, setting and daily routes.

HOW TO USE THE LIVE SEARCH

This guide intentionally avoids listing-specific details, fixed availability totals, prices, fees and tax amounts. The controlled search is a discovery tool; verify every result and its current condominium and property documents before relying on it.

THINKING OF SELLING AT OAKS AT SIX MILE CREEK?

Kevin Flaherty can help identify the exact title and condominium corporation where applicable, assemble current property records, document upgrades and obligations, 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 and property documents remain decisive.

For buyers

- Open the current search and verify the exact community address.
- Obtain title, status certificate where applicable, agreement and registered property records.
- Confirm taxes, fees, utilities, insurance, maintenance and obligations.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH CURRENT HOMES

For sellers

- Collect title, condominium, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about fees, rules, maintenance and shared obligations.
- 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 September 1, 2026 using the AdultCommunities.ca Niagara guide, Blythwood Homes' current Oaks material, current controlled property evidence, condominium-document principles, Kevin's controlled search and the mapped community point.

Information can change and is not legal, financial, condominium or real-estate advice. Confirm title, corporation, fees, maintenance, insurance, restrictions, condition and every property-specific obligation before relying on it.

Explore the Niagara adult-lifestyle community guide

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