

Baldwin Place

Tillsonburg, Oxford County

A practical guide to land-owned bungalow living, association responsibilities, Tillsonburg conveniences and the records to review before you buy or sell.

Prepared September 10, 2026



THE SHORT ANSWER

Established 55-plus bungalow living in Tillsonburg

Baldwin Place is a 55-plus adult-lifestyle community of land-owned detached brick bungalows, with mature streets, a residents recreation centre and an outdoor pool. Homes are land-owned and association membership is mandatory. Verify the current agreement, fee, rules, costs and property condition.

Homes

Detached brick bungalows are the locked regional starting point; verify the exact home.

Ownership

Homes are land-owned; mandatory Baldwin Place Residents Association membership and continuing obligations apply.

Setting

Established Tillsonburg streets near shops, healthcare, parks and Oxford County routes.

Explore Baldwin Place

Use Kevin Flaherty's community search as a discovery route, then verify the exact address, association agreement, annual fee, rules, costs, condition and current documents.

[VIEW COMMUNITY SEARCH](#)

Baldwin Place at a glance

A concise Tillsonburg snapshot. The current association agreement and property documents for the exact home remain decisive.

Community

55-plus adult-lifestyle community in Tillsonburg, within Oxford County.

Home formats

Detached brick bungalows are the regional starting point; verify the exact home.

Ownership

Homes are land-owned; every homeowner participates in the Baldwin Place Residents Association.

Age wording

The locked regional baseline identifies Baldwin Place as a 55-plus adult-lifestyle community; current documents control eligibility.

Setting

An established Tillsonburg community near shops, services, parks and Oxford County routes.

Amenities

A residents recreation centre, outdoor pool and community activities are supported.

MAIN TRADE-OFF

Land ownership with mandatory association membership

Baldwin Place homes are land-owned, but every homeowner participates in the residents association. Buyers should verify the current association agreement, annual fee, rules, eligibility, maintenance expectations, transfer requirements and future obligations.

Start with the association documents

Do not infer costs, rights or responsibilities from marketing language or another resident's experience.

What the current evidence supports

At Baldwin Place, residents own the home and participate in the Baldwin Place Residents Association. Obtain the current association agreement, fee information, rules, eligibility and transfer requirements, maintenance details, home records, taxes and insurance for the exact property.

AT A GLANCE

- Land-owned home
- Mandatory association
- Current documents control

Documents and questions to confirm

- The current association agreement, annual fee, what it supports and how it may change.
- Current rules for age eligibility, occupancy, pets, parking, landscaping, exterior changes and home use.
- Membership, transfer and resale steps, insurance duties and maintenance responsibilities.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, annual association fee, utilities, insurance, repairs and property-specific charges.
- The home's condition, systems, additions, warranties, permits and accessibility.

Cost categories to separate

Purchase

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

Ongoing

Confirm the association fee, taxes, utilities, insurance, upkeep and service charges.

Future

Review fee changes, association obligations, home repairs, resale steps and moving costs.

IMPORTANT

The official community FAQ currently states a \$500 annual household fee, subject to change. Obtain the current agreement, fee information, property records and professional advice before relying on any cost or responsibility estimate.

Established community living in Tillsonburg

Baldwin Place combines detached-bungalow living, shared recreation facilities and access to Tillsonburg services.

A mapped community point

The mapped point identifies Baldwin Place near its residents recreation centre at 142 Weston Drive in Tillsonburg. Use it to plan a visit, then confirm the exact home, entrance, parking, showing and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

On site

A residents recreation centre, outdoor pool and organized activities support social and outdoor life.

Outdoors

Nearby parks and Tillsonburg recreation expand daily-life options.

Tillsonburg

Shopping, healthcare, services and Oxford County routes are within the broader area.

KNOW THE DISTINCTION

The locked baseline identifies a 55-plus adult-lifestyle community. Confirm the current association agreement and exact eligibility and occupancy requirements before relying on that description.

Test the daily-life fit in person.

Inspect the exact home, layout, condition, parking and outdoor areas; then test routes to Tillsonburg healthcare, shopping, recreation and family connections.

Use live discovery, then verify the property

Search results, prices, fees, taxes and property-specific responsibilities can change.

COMMUNITY HOME SEARCH

Baldwin Place search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Baldwin Place and confirm its exact association agreement, annual fee, rules, condition, costs and obligations.

Verify an opportunity in five ways

- Community match: confirm the exact address is within Baldwin Place.
- Association match: obtain the current agreement, fee information, rules and included benefits.
- Cost match: confirm the association fee, taxes, utilities, insurance, upkeep and adjustments.
- Document match: review association rules, membership, transfer, resale and purchase documents.
- Lifestyle match: inspect the home, neighbourhood setting and daily routes.

HOW TO USE THE SEARCH

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

THINKING OF SELLING HERE?

Kevin Flaherty can help assemble the current association and property records, document upgrades and responsibilities, 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 community search and verify the exact address.
- Obtain the current association agreement, rules, fee information and property records.
- Confirm the association fee, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the association, fee, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about the fee, 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 10, 2026 using the locked AdultCommunities.ca Oxford County guide, the current Baldwin Place FAQ, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the current association agreement, eligibility, home form and condition, fee, costs, rules, maintenance and every property-specific obligation.

Explore the Oxford County adult-lifestyle community guide

Version 1.0 | Updated 2026-09-10