

# Hickory Hills

## Tillsonburg, Oxford County

A practical guide to mixed ownership, community amenities, Tillsonburg convenience and the records to review before you buy or sell.

Prepared September 10, 2026



### THE SHORT ANSWER

## Established adult-lifestyle living in Tillsonburg

Hickory Hills is an established adult-lifestyle community with detached homes, garden homes, condominium townhomes, mature streets and resident amenities. Ownership differs by property. Verify title, condominium status, association rules, costs and condition.

### Homes

Detached homes, garden homes and condominium townhomes are supported; verify the exact property.

### Ownership

Most homes are land-owned, while condominium townhomes have corporation documents and fees; exact title controls.

### Setting

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

## Explore Hickory Hills

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](#)

# Hickory Hills at a glance

A concise Tillsonburg snapshot. The exact title and current property documents remain decisive.

## Community

Established adult-lifestyle community in Tillsonburg, within Oxford County.

## Home formats

Detached homes, garden homes and condominium townhomes are supported; verify the exact home.

## Ownership

Mostly land-owned homes plus condominium townhomes; confirm exact title and obligations.

## Age wording

Adult-lifestyle positioning is supported; current documents control eligibility and occupancy.

## Setting

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

## Amenities

A community centre, heated pool, hot tub, shuffleboard, horseshoes and activity spaces are supported.

### MAIN TRADE-OFF

## Mixed ownership requires exact-title review

Most detached and garden homes are described as land-owned or freehold, while condominium townhomes have corporation documents and fees. Verify the exact title, association obligations, condominium status and future costs.

# Start with title and current documents

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

## What the current evidence supports

At Hickory Hills, identify freehold or condominium title first. Obtain the current PRRL covenant, Specification and Procedure Manual, cost information and—if applicable—the condominium status certificate and corporation records.

**AT A GLANCE**

- Freehold or condo
- Confirm exact title
- Current documents control

## Documents and questions to confirm

- The exact title, PRRL covenant, Specification and Procedure Manual, annual assessment and transfer fee.
- 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, association costs, condominium fees if applicable, utilities, insurance and repairs.
- 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 regulations page currently states a \$655 annual assessment and a \$2,000 one-time sales transfer fee. Both are subject to change; verify current amounts, applicability, condominium fees and property records before relying on them.

# Established community living in Tillsonburg

Hickory Hills combines varied one-level home formats, resident amenities and access to Tillsonburg services.

## A mapped community point

The owner-supplied mapped point identifies the Hickory Hills community area 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 community centre, heated outdoor pool, hot tub, shuffleboard, horseshoe pits and activity spaces support resident 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

Adult-lifestyle wording describes community positioning. Confirm current eligibility and occupancy requirements in the governing documents for the exact home.

### 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

### Hickory Hills search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Hickory Hills and confirm title, condominium status, current governing documents, costs, condition and obligations.

## Verify an opportunity in five ways

- Community match: confirm the exact address is within Hickory Hills.
- Title match: confirm freehold or condominium status and obtain current governing documents.
- Cost match: confirm association costs, condominium fees if applicable, taxes, utilities, insurance and upkeep.
- Document match: review PRRL, manual, condominium records if applicable, transfer steps 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, current Hickory Hills Residents Association pages, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm exact title, condominium status, current governing documents, eligibility, condition, costs, rules and every property-specific obligation.

Explore the Oxford County adult-lifestyle community guide

Version 1.0 | Updated 2026-09-10