

Wood Haven

Tillsonburg, Oxford County

A practical guide to condominium ownership, refined layouts, Tillsonburg convenience and the records to review before you buy or sell.

Prepared September 10, 2026



THE SHORT ANSWER

Luxury condominium living in Tillsonburg

Wood Haven is a downsizer-oriented condominium community with chateau-inspired residences, one-level and bungalow layouts, open principal rooms and attached garage space. Condominium ownership applies. Verify the corporation, unit boundaries, fees, rules, reserve planning, insurance and condition.

Homes

Chateau-inspired condominium residences with bungalow, bungalow and single-level layouts are supported; verify the exact unit.

Ownership

Condominium ownership is the locked baseline; current corporation and unit documents control exact obligations.

Setting

Wood Haven Drive in Tillsonburg, near local services and Oxford County routes.

Explore Wood Haven

Use Kevin Flaherty's community search as a discovery route, then verify the exact address, corporation, status certificate, fees, rules, condition and current unit documents.

[VIEW COMMUNITY SEARCH](#)

Wood Haven at a glance

A concise Tillsonburg snapshot. The current status certificate and exact unit documents remain decisive.

Community

Downsizer-oriented condominium community on Wood Haven Drive in Tillsonburg.

Home formats

Chateau-inspired condominium residences include bungalow, bungalow and single-level formats; verify the exact unit.

Ownership

Condominium ownership; confirm the corporation, unit boundaries and exact obligations.

Age wording

Downsizer-oriented positioning; no universal formal age covenant is assumed.

Setting

A ground-oriented condominium enclave near Tillsonburg services and Oxford County routes.

Amenities

Open principal rooms, attached garage space and one-level convenience are supported; verify the unit.

MAIN TRADE-OFF

Condominium ownership requires document review

The status certificate, declaration, rules, budget, reserve-fund information and insurance documents determine the exact obligations for the corporation and unit.

Start with the current status certificate

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

What the current evidence supports

At Wood Haven, obtain the current status certificate and review it with the declaration, bylaws, rules, budget, reserve-fund information, insurance documents, title and unit-specific records.

AT A GLANCE

- Condominium title
- Confirm exact unit
- Current documents control

Documents and questions to confirm

- The current status certificate, declaration, bylaws, rules and exact unit boundaries.
- Current rules for occupancy, pets, parking, leasing, landscaping, exterior changes and home use.
- Budget, fees and inclusions, reserve-fund information, insurance and maintenance responsibilities.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current condominium fees, taxes, 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 condominium fees and inclusions, taxes, utilities, insurance and upkeep.

Future

Review reserve planning, special assessments, repairs, resale steps and moving costs.

IMPORTANT

This guide intentionally avoids fixed condominium-fee amounts. Obtain the current status certificate, budget, fee schedule, reserve-fund information and professional advice before relying on any cost estimate.

Condominium living in Tillsonburg

Wood Haven combines chateau-inspired architecture, practical one-level or bungalow layouts and access to Tillsonburg services.

A mapped community point

The owner-supplied mapped point identifies the Wood Haven 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

Bungalow, bungalow and single-level formats can provide open principal rooms and attached garage space; verify the exact unit.

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

Wood Haven is downsizer-oriented, but no universal formal age covenant is assumed. Verify current occupancy rules in the governing documents for the exact unit.

Test the daily-life fit in person.

Inspect the exact unit, layout, condition, parking, outdoor areas and accessibility; 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

Wood Haven search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Wood Haven and confirm the corporation, unit boundaries, status certificate, fees, rules, condition and obligations.

Verify an opportunity in five ways

- Community match: confirm the exact address is within Wood Haven.
- Corporation match: confirm the exact condominium corporation and obtain a current status certificate.
- Cost match: confirm condominium fees and inclusions, taxes, utilities, insurance and upkeep.
- Document match: review the declaration, rules, budget, reserve fund, insurance 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 condominium 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 status certificate, declaration, rules, budget and unit records.
- Confirm fees and inclusions, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the condominium, fee, tax, utility and unit records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about fees, rules, maintenance, insurance 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, a current Wood Haven development profile, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the exact corporation, unit boundaries, status certificate, declaration, rules, fees and inclusions, reserve-fund information, insurance, condition, maintenance and every property-specific obligation.

Explore the Oxford County adult-lifestyle community guide

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