

Thames Valley

St. Marys, Perth County

A practical guide to land-lease living, community amenities, St. Marys conveniences and the records to review before you buy or sell.

Prepared September 10, 2026



THE SHORT ANSWER

Established land-lease living in St. Marys

Thames Valley is a Parkbridge residential retirement community in St. Marys with detached and modular bungalow-style homes, mature landscaping and a resident clubhouse. Residents own the home and lease the site. Verify the exact lease, services, rules, costs and property condition.

Homes

Detached and modular bungalow-style homes are the locked regional starting point; verify the exact property.

Ownership

Residents own the home and lease the site; the current lease and property documents control.

Setting

A mature St. Marys setting near local services, parks and Thames River trails.

Explore Thames Valley

Use Kevin Flaherty's community search as a discovery route, then verify the exact site lease, rules, services, costs, condition and current documents.

[VIEW COMMUNITY SEARCH](#)

Thames Valley at a glance

A concise St. Marys snapshot. The current site lease and property documents for the exact home remain decisive.

Community

Parkbridge residential retirement and adult-lifestyle community in St. Marys.

Home formats

Detached and modular bungalow-style homes are the regional starting point; verify the exact home.

Ownership

Residents own the home and lease the site through Parkbridge; verify the current agreement.

Age wording

Adult-lifestyle positioning; no universal numerical occupancy rule is asserted.

Setting

A mature St. Marys community near shops, healthcare, parks and the Thames River.

Amenities

Clubhouse, landscaped common areas and seasonal walking paths are supported.

MAIN TRADE-OFF

Home ownership with an ongoing site lease

Land-lease living separates ownership of the home from the land beneath it. Buyers should verify current site rent, included services, maintenance, rules, application and approval steps, resale requirements and future obligations.

Start with the current site lease

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

What the current evidence supports

At Thames Valley, residents own the home and lease the site. Obtain the current lease or site agreement, fee schedule, community rules, service and maintenance details, application requirements, home records, taxes and insurance for the exact property.

AT A GLANCE

- Own the home
- Lease the site
- Current agreement controls

Documents and questions to confirm

- The current site lease or agreement, rent schedule, term, renewal language and included services.
- Community rules for occupancy, pets, parking, landscaping, exterior changes and home use.
- Application or approval steps, insurance duties, maintenance boundaries and resale requirements.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, site rent, 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 site rent, taxes, utilities, insurance, upkeep and service charges.

Future

Review rent changes, lease terms, home repairs, resale steps and moving costs.

IMPORTANT

This guide intentionally avoids fixed site-rent and fee amounts. Obtain the current lease, fee schedule, property records and professional advice before relying on any cost or responsibility estimate.

Established community living in St. Marys

Thames Valley combines bungalow-style living, shared amenities and access to St. Marys services.

A mapped community point

The owner-supplied mapped point identifies Thames Valley near 30 Ann Street in St. Marys. 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

The clubhouse supports resident-organized gatherings, games, exercise groups and seasonal events.

Outdoors

Landscaped common areas, seasonal walking paths and nearby river trails support outdoor time.

St. Marys

Healthcare, groceries, shops, parks and heritage downtown services are within the broader area.

KNOW THE DISTINCTION

Retirement and adult-lifestyle wording describes community positioning; it does not prove a universal minimum-age rule. Confirm the current site lease, application process, rules and occupancy requirements 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 St. Marys healthcare, shopping, downtown, parks and family connections.

Use live discovery, then verify the property

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

COMMUNITY HOME SEARCH

Thames Valley search

Open Kevin's community search as a discovery route. Verify that every result belongs to Thames Valley and confirm its exact site lease, rules, condition, costs, services and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Thames Valley.
- Lease match: obtain the current site agreement, rent schedule and included services.
- Cost match: confirm site rent, taxes, utilities, insurance, upkeep and adjustments.
- Document match: review community rules, approvals, resale 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 site lease 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 site lease, rules, fee schedule and property records.
- Confirm site rent, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the site lease, rules, 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 10, 2026 using the locked AdultCommunities.ca Perth County guide, current Parkbridge information, 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 site lease, home form and condition, costs, services, rules, maintenance and every property-specific obligation.

Explore the Perth County adult-lifestyle community guide

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