

Perth Meadows

Listowel, Perth County

A practical guide to 55+ equity life-lease living, accessible suites and townhomes, Listowel conveniences and the records to review.

Prepared September 10, 2026



THE SHORT ANSWER

Accessible equity life-lease living in Listowel

Perth Meadows is a financially self-supporting 55+ adult-lifestyle community operated by United Housing. It includes one- and two-bedroom apartment suites and two-bedroom townhomes. Residents acquire an equity life-lease occupancy interest rather than conventional freehold or condominium title.

Homes

One- and two-bedroom apartment suites plus two-bedroom townhomes.

Occupancy

An equity life-lease agreement sets the occupancy and redemption terms.

Setting

Independent living near groceries, pharmacy, recreation and other Listowel services.

Explore Perth Meadows

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

[VIEW COMMUNITY SEARCH](#)

Perth Meadows at a glance

A concise Listowel snapshot. The current life-lease agreement and documents for the exact residence remain decisive.

Community

Financially self-supporting 55+ adult-lifestyle community operated by United Housing.

Home formats

A 36-unit apartment facility and 18 two-bedroom townhomes.

Occupancy

Residents purchase an equity life-lease occupancy interest; verify the current agreement.

Age wording

The operator describes Perth Meadows as an adult living facility for residents 55+.

Setting

Independent living within walking or driving distance of everyday Listowel amenities.

Amenities

Accessible residences, secure apartment entrance, outdoor parking and shared common area.

MAIN TRADE-OFF

A contractual occupancy interest, not conventional title

A life lease is governed by the occupancy agreement and redemption provisions. Buyers should verify the current purchase amount, monthly occupancy fee, included services, taxes, utilities, rules, transfer process and equity-refund terms.

Start with the current life-lease agreement

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

What the current evidence supports

At Perth Meadows, residents enter an equity life-lease occupancy agreement. Obtain the current agreement, purchase and redemption terms, monthly charge schedule, community rules, service details, application requirements, residence records, taxes, utilities and insurance for the exact unit.

AT A GLANCE

Occupancy interest
Equity redemption terms
Current agreement controls

Documents and questions to confirm

- The current life-lease occupancy agreement, purchase amount, monthly charges and included services.
- Redemption value, administrative fee, payment timing and transfer responsibilities.
- Different utility and tax responsibilities for apartment suites and townhomes.
- Community rules for occupancy, pets, parking, alterations, guests and use of shared space.
- Application or approval steps, insurance duties, maintenance boundaries and closing requirements.
- The exact residence's condition, appliances, systems, accessibility, parking and outdoor space.

Cost categories to separate

Purchase

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

Ongoing

Confirm occupancy fees, taxes, utilities, insurance, upkeep and service charges.

Future

Review fee changes, redemption terms, repairs, transfer steps and moving costs.

IMPORTANT

This guide intentionally avoids fixed purchase and fee amounts. Obtain the current occupancy agreement, charge schedule, redemption terms, residence records and professional advice before relying on any cost or responsibility estimate.

Independent community living in Listowel

Perth Meadows combines accessible residences, shared space and access to everyday Listowel services.

A mapped community point

The owner-supplied mapped point identifies Perth Meadows at 710 Nelson Avenue South in Listowel. Use it to plan a visit, then confirm the exact residence, entrance, parking, showing and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

Apartment suites

One- and two-bedroom layouts include kitchens, laundry, individual climate control and, in most units, a covered balcony.

Townhomes

Two-bedroom townhomes include a single-car garage and access to the shared common area.

Listowel

Groceries, pharmacy, recreation and other daily services are within walking or driving distance.

KNOW THE DISTINCTION

Perth Meadows provides independent living rather than health care or assisted-living services. Residents may arrange outside support providers when needed. Confirm the current agreement, rules and service boundaries.

Test the daily-life fit in person.

Inspect the exact residence, layout, accessibility, condition, parking and outdoor areas; then test routes to Listowel 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

Perth Meadows search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Perth Meadows and confirm its exact life-lease agreement, rules, condition, costs, services and obligations.

Verify an opportunity in five ways

- Community match: confirm the exact address and unit are within Perth Meadows.
- Agreement match: obtain the current occupancy agreement and redemption terms.
- Cost match: confirm purchase amount, monthly charges, taxes, utilities, insurance and adjustments.
- Document match: review community rules, approvals, transfer steps and purchase documents.
- Lifestyle match: inspect the residence, shared areas, accessibility 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 life-lease and residence records, document upgrades and responsibilities, market the occupancy interest accurately and coordinate the transfer 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 life-lease agreement, rules, charge schedule and residence records.
- Confirm monthly charges, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the residence, shared space, parking, accessibility and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the life-lease, rules, charge, tax, utility and residence records before marketing.
- Document upgrades, repairs, warranties, inclusions and accessibility features.
- Prepare accurate answers about charges, rules, maintenance and transfer 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 United Housing 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 life-lease agreement, residence form and condition, costs, services, rules, maintenance and every unit-specific obligation.

Explore the Perth County adult-lifestyle community guide

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