

The Village at Listowel

Listowel, Perth County

A practical guide to manufactured and modular homes, Killam land-lease living, Listowel conveniences and the documents to review.

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THE SHORT ANSWER

Own the home and lease the site near Listowel

The Village at Listowel is a Killam manufactured-home community east of Listowel. Residents purchase or own a detached manufactured or modular home and lease the site from the operator. The current home purchase, site lease, charges, services, rules, approval and resale process require property-specific review.

Homes

Detached manufactured and modular homes designed for practical single-level living.

Tenure

Residents own the home and lease the site from Killam.

Setting

Ponds, walking trails, a clubhouse and convenient access to Listowel.

Explore The Village at Listowel

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

[VIEW COMMUNITY SEARCH](#)

The Village at Listowel at a glance

A concise land-lease snapshot. The current site lease and documents for the exact home remain decisive.

Community

Killam manufactured-home community in a rural setting just east of Listowel.

Home formats

Detached manufactured and modular homes, including newer single-level designs.

Tenure

The homeowner owns the structure and leases the site from Killam.

Age wording

Downsizer-relevant community; confirm any current occupancy criteria in writing.

Setting

A quiet landscaped setting with ponds and walking trails near Listowel amenities.

Amenities

Resident clubhouse, social activities, landscaped grounds, ponds and trails.

MAIN TRADE-OFF

Two separate interests: the home and the leased site

The home purchase and site lease create different rights and obligations. Verify the current purchase agreement, lease rent and increases, included services, taxes, utilities, rules, purchaser approval, maintenance and resale process.

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 The Village at Listowel, the buyer purchases the manufactured or modular home and leases the site from Killam. Obtain the current home purchase agreement, site lease, rent schedule, community rules, service details, purchaser approval requirements, home records, taxes, utilities and insurance.

AT A GLANCE

- Home ownership
- Leased site
- Current documents control

Documents and questions to confirm

- The current home purchase agreement, site lease, rent schedule and included services.
- Rent increases, other charges, taxes, utilities, insurance and adjustment dates.
- Responsibility for the home, site, yard, systems, roads and shared infrastructure.
- Community rules for occupancy, pets, parking, alterations, guests and use of shared space.
- Purchaser approval, financing, insurance, maintenance and closing requirements.
- The exact home's condition, foundation, appliances, systems, accessibility and outdoor space.

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, repairs, resale steps, commissions and moving costs.

IMPORTANT

This guide intentionally avoids fixed prices and lease amounts. Obtain the current purchase agreement, site lease, charge schedule, home records and professional advice before relying on any cost or responsibility estimate.

Community living near Listowel

The Village combines detached homes, landscaped outdoor space and access to everyday Listowel services.

A mapped community point

The owner-supplied mapped point identifies The Village at Listowel east of town. Killam lists the community at 5651 Perth Line 86 East. Use the map to plan a visit, then confirm the exact home, entrance, showing and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

Homes

Detached manufactured and modular homes support practical single-level living; inspect the exact property.

Outdoors

Two ponds and walking trails create a landscaped setting for everyday outdoor time.

Listowel

Shopping, dining, hospital access, golf, curling and arena recreation are nearby.

COMMUNITY LIFE

The resident clubhouse supports social activities and seasonal events. Confirm current access, programming, guest rules, hours, fees and any services included with the site lease.

Test the daily-life fit in person.

Inspect the exact home's layout, foundation, systems, accessibility, condition, parking and site; 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

The Village at Listowel search

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

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address and site are within The Village at Listowel.
- Agreement match: obtain the current home purchase agreement and site lease.
- Cost match: confirm purchase price, site rent, taxes, utilities, insurance and adjustments.
- Document match: review rules, purchaser approval, resale steps and purchase documents.
- Lifestyle match: inspect the home, site, 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 site lease and home 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 home purchase agreement, site lease, rules and home records.
- Confirm site rent, other charges, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, site, shared space, parking, accessibility and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the site lease, rules, charge, tax, utility and home 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 Killam and Pike Lake 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 purchase agreement, site lease, home condition, costs, services, rules, maintenance and every property-specific obligation.

Explore the Perth County adult-lifestyle community guide

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