

Village By The Arboretum

Guelph, Ontario

A practical guide to 55-plus living, University-land subleases, leasehold condominiums, amenities and the records to review before you buy or sell.

Prepared September 15, 2026



THE SHORT ANSWER

55-plus living with a distinctive ownership structure

Village By The Arboretum is an established 55-plus active-adult community in Guelph. Houses are owned on University of Guelph land through sublease, while leasehold condominium units also exist. Confirm the exact property component and documents before relying on a general description.

Homes

Single-family homes, townhomes and leasehold condominium units.

Ownership

Home ownership on University-subleased land; leasehold condominium units also exist.

Setting

An established Guelph community beside the University of Guelph Arboretum.

Explore Village By The Arboretum

Use Kevin Flaherty's community search as a discovery route, then verify the exact sublease or leasehold-condominium documents, charges, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Village By The Arboretum at a glance

A concise Guelph snapshot. The exact sublease or leasehold-condominium documents remain decisive.

Community

Established 55-plus active-adult community in Guelph, Wellington County.

Home formats

Single-family homes, townhomes and mid-rise leasehold condominium units.

Ownership

Houses on University-subleased land; leasehold condominium units also exist.

Age wording

55-plus community; verify current occupancy provisions for the exact property.

Setting

Inside Guelph beside the University of Guelph Arboretum and city services.

Lifestyle

Village Centre amenities, organized activities, walking routes and nearby healthcare.

MAIN TRADE-OFF

Community scale and amenities come with layered documents

The community offers substantial recreation and services, but the legal documents, charges and transfer process differ by component. Review the exact property rather than assuming ordinary freehold or a simple park land lease.

Match the documents to the property component

Do not treat the community as ordinary freehold or a simple park land lease.

What the current evidence supports

For a house or townhome, obtain the University-land sublease and related ownership records. For a condominium unit, obtain the leasehold-condominium status certificate, declaration and rules. In every case, confirm charges, consent requirements, taxes, insurance and transfer steps.

AT A GLANCE

University land
Sublease homes
Leasehold condos

Documents and questions to confirm

- The exact sublease or leasehold-condominium documents, parcel description and registered interests.
- Current term, renewal framework, landlord or condominium consent requirements and transfer process.
- Current land, maintenance or condominium charges; included services; increase mechanisms; reserve planning.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, utilities, insurance, repairs, maintenance boundaries and property-specific charges.
- Occupancy, parking, pets, landscaping, exterior changes, use and access restrictions.

Cost categories to separate

Purchase

Confirm price, deposit, financing eligibility, legal review and adjustments.

Ongoing

Confirm taxes, land or condo charges, utilities, insurance and upkeep.

Future

Review increases, reserve planning, assessments, repairs and moving costs.

IMPORTANT

This guide intentionally avoids fixed fee amounts. Obtain current property-specific legal and financial records and professional advice before relying on any cost or responsibility estimate.

An established Guelph community

Village By The Arboretum combines resident amenities with access to city, university and healthcare services.

A mapped community point

The mapped point identifies Village By The Arboretum in Guelph. Use it to plan a visit, then confirm the exact home or building, entrance, gate access, parking, showing and appointment instructions.

MAPPED COMMUNITY POINT

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

OPEN MAP

Lifestyle considerations

Village Centre

Indoor pool, fitness, gymnasium, auditorium, activity rooms and gathering spaces.

Outdoors

Tennis, pickleball, bocce, shuffleboard, putting green, ponds and walkways.

Guelph

University, shopping, restaurants, healthcare and the Arboretum are nearby.

KNOW THE DISTINCTION

Current community information describes a 55-plus occupancy restriction and a two-person limit, subject to document wording and permitted exceptions. Confirm the exact current provisions before relying on them.

Test the daily-life fit in person.

Inspect the exact home or unit, layout, condition, accessibility, parking and outdoor areas; then test routes to Guelph healthcare, groceries, shopping, recreation and family connections.

Use live discovery, then verify the property

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

COMMUNITY HOME SEARCH

Village By The Arboretum search

Open Kevin's community search as a discovery route. Verify every result's exact community component, sublease or leasehold-condominium structure, condition, charges and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Village By The Arboretum.
- Component match: identify a sublease house or townhome versus a leasehold condominium unit.
- Cost match: confirm taxes, land or condominium charges, utilities, insurance and adjustments.
- Document match: review the sublease or condominium documents, restrictions and purchase agreement.
- Lifestyle match: inspect the home, Village Centre access, outdoor areas 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 current sublease or condominium records, document upgrades and responsibilities, market the property 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 applicable sublease or leasehold-condominium records.
- Confirm taxes, land or condo charges, utilities, insurance and maintenance responsibilities.
- Inspect the home, Village Centre access, parking, outdoor areas and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect sublease or condominium, restriction, 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 15, 2026 using the locked AdultCommunities.ca Wellington County guide, current VBA resident information, University of Guelph 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 exact sublease or condominium documents, costs, rights, maintenance, insurance, restrictions, condition and obligations before relying on it.

Explore the Wellington County adult-lifestyle community guide

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