

Millcreek Country Club

Puslinch, Ontario

A practical guide to land-lease bungalow living, area services and the records to review before you buy or sell.

Prepared September 15, 2026



THE SHORT ANSWER

Land-lease bungalow living in Puslinch

Millcreek Country Club is an adult-lifestyle manufactured-home land-lease community in Puslinch with detached bungalow-style homes. Verify the home ownership, current site lease and property-specific obligations for the exact home.

Homes

Detached manufactured bungalow-style homes; verify the exact structure and additions.

Ownership

Manufactured-home land lease; the current site lease and property documents control.

Setting

Landscaped ponds, gardens and mature trees, with Guelph and Cambridge services in the wider area.

Explore Millcreek Country Club

Use Kevin Flaherty's community search as a discovery route, then verify the home ownership, site lease, condition, costs, maintenance responsibilities and current documents.

[VIEW COMMUNITY SEARCH](#)

Millcreek Country Club at a glance

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

Community

Adult-lifestyle manufactured-home land-lease community in Puslinch.

Home formats

Detached manufactured bungalow-style homes; verify the exact structure and additions.

Ownership

Manufactured-home land lease; verify the current site lease and property documents.

Age wording

Adult-lifestyle positioning; confirm current occupancy and approval rules in writing.

Setting

At 7513 Wellington County Road 34 in Puslinch, near Guelph and Cambridge services.

Lifestyle

Land-lease bungalow living near Guelph, Cambridge, healthcare and daily services.

MAIN TRADE-OFF

Manufactured-home land lease with property-specific obligations

Millcreek Country Club uses manufactured-home land lease ownership. Buyers should verify the home ownership evidence, current site lease, site rent, increases, included services, utilities, taxes, insurance, maintenance, rules, approvals and resale or transfer process.

Review the current site lease and home records

Do not infer boundaries, rights or responsibilities from marketing language or another owner's experience.

What the current evidence supports

Millcreek Country Club uses manufactured-home land lease ownership. Obtain the current site lease, home ownership records, rent and service schedule, rules, approvals, taxes, utilities, insurance and maintenance responsibilities for the exact home.

AT A GLANCE

Detached manufactured homes
Land lease
Exact documents control

Documents and questions to confirm

- Home ownership evidence, leased-site description, boundaries, additions and registered interests.
- Current site lease, rent schedule, increases, included services, rules and approval requirements.
- Current site rent, taxes, utilities, insurance, maintenance and future obligations.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, utilities, insurance, repairs and property-specific charges.
- Parking, pets, landscaping, exterior changes, occupancy, use and access restrictions.

Cost categories to separate

Purchase

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

Ongoing

Confirm taxes, utilities, insurance, upkeep and any property-specific shared costs.

Future

Review future repairs, site obligations, rent changes, capital needs and moving costs.

IMPORTANT

This guide intentionally avoids fixed cost claims. Obtain the current site lease and home records and professional advice before relying on any cost or responsibility estimate.

A landscaped Puslinch setting

Millcreek Country Club combines detached manufactured bungalows, landscaped ponds and access to Guelph and Cambridge services.

A mapped community point

The mapped point identifies the Millcreek Country Club area in Puslinch. 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

Landscaped setting

Landscaped ponds, gardens, mature trees and quiet internal streets frame the setting.

Outdoor setting

Ponds, gardens and nearby outdoor recreation broaden lifestyle choices; confirm shared-space access.

Puslinch

Guelph and Cambridge provide shops, healthcare, dining and daily services in the wider area.

KNOW THE DISTINCTION

The locked regional guide identifies an adult-lifestyle community, but this guide does not assert a fixed age threshold. Confirm current occupancy, approval and site-lease rules in writing.

Test the daily-life fit in person.

Inspect the exact home and site, including layout, condition, additions, accessibility and parking; then test routes to Guelph and Cambridge services.

Use live discovery, then verify the property

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

COMMUNITY HOME SEARCH

Millcreek Country Club search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Millcreek Country Club and confirm its home ownership, current site lease, condition, costs, boundaries and responsibilities.

Verify an opportunity in five ways

- Community match: confirm the exact address is within Millcreek Country Club.
- Ownership match: verify the home ownership evidence, leased-site description, boundaries and registered interests.
- Cost match: confirm taxes, utilities, insurance, upkeep, shared costs and adjustments.
- Document match: review the current site lease, rent schedule, services, rules, approvals and purchase documents.
- Lifestyle match: inspect the home, site, landscaped 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 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 site lease, home ownership, rent, service and property records.
- Confirm taxes, utilities, insurance, shared costs and maintenance responsibilities.
- Inspect the home, additions, accessibility, parking, site and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect site-lease, ownership, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about ownership, site rent, rules and 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 Compass Communities information, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm home ownership, the current site lease, costs, rights and maintenance, insurance, restrictions, condition and every property-specific obligation before relying on it.

Explore the Wellington County adult-lifestyle community guide

Version 1.0 | Updated 2026-09-15

