

Wyndham Gardens

Markham, Ontario

A practical guide to formal 55+ independent apartment living, the life-lease structure, community amenities and the records to review before you buy or sell.

Prepared September 15, 2026



THE SHORT ANSWER

Formal 55+ life-lease living in Unionville

Wyndham Gardens is a formal 55+ life-lease community offering independent apartment living in historic Unionville. Its shared indoor and outdoor spaces support an established, neighbourly retirement setting.

Homes

Independent senior apartment suites; confirm the exact plan, exposure and accessibility.

Ownership

A resident purchases a life-lease occupancy interest rather than condominium title.

Lifestyle

Formal 55+ independent living with shared amenities near historic Unionville.

Explore Wyndham Gardens

Use Kevin Flaherty's community search as a discovery route, then verify the exact suite, life-lease agreement, monthly costs, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Wyndham Gardens at a glance

A concise Unionville snapshot. The current life-lease agreement and suite-specific records remain decisive.

Community

Established formal 55+ life-lease community for independent seniors in Unionville.

Home formats

Independent senior apartment suites; verify the exact layout, exposure and accessibility.

Ownership

Residents purchase a contractual occupancy interest rather than condominium title.

Age wording

Formal 55+ community; confirm current resident, spouse and co-occupant provisions.

Location

100 Anna Russell Way in Unionville, close to shops, parkland and public transit.

Lifestyle

Lounges, activity spaces, a library, games room, garden and outdoor patio.

MAIN TRADE-OFF

A life lease is a contractual occupancy interest

It is not condominium title. Review the exact life-lease agreement, upfront payment, monthly occupancy fee, included services, eligibility, sponsor process and resale or transfer provisions together.

Read the life-lease records together

The governing agreement defines the occupancy interest, costs, services, approvals and transfer process.

What the current evidence supports

Obtain the current life-lease agreement, disclosure package, fee schedule, rules and suite records. Confirm the upfront payment, monthly occupancy fee, eligibility, services, insurance, maintenance, approval and transfer requirements.

AT A GLANCE

Occupancy interest
Monthly fee
Verify current terms

Documents and questions to confirm

- The current life-lease agreement, disclosure package and rights attached to the exact suite.
- Formal 55+ eligibility, application, approval, spouse, co-occupant and occupancy provisions.
- Current monthly occupancy fee, included services, utilities, parking, storage and increase mechanisms.
- The agreement of purchase and sale, schedules, conditions, adjustments and closing requirements.
- Suite condition, insurance, repairs, maintenance boundaries, capital planning and separate charges.
- Resale, transfer, valuation, sponsor involvement, administrative fees and estate treatment.

Cost categories to separate

Purchase

Confirm the upfront payment, deposit, financing eligibility, legal review and adjustments.

Ongoing

Confirm occupancy fees, utilities, insurance, parking, services and personal expenses.

Future

Review fee changes, capital work, suite repairs, resale administration and moving costs.

IMPORTANT

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

Independent senior living in Unionville

The community combines apartment living, shared social spaces and landscaped outdoor areas.

A mapped community point

The owner-supplied point identifies Wyndham Gardens at 100 Anna Russell Way. Use it to plan a visit, then confirm the exact suite, entrance, parking and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

Indoor spaces

A central lounge, activity rooms, library, billiards and games room support community life.

Outdoor areas

A community garden and large outdoor patio support time outside and social connection.

Unionville access

The building is close to shops, parkland, public transit and historic Main Street Unionville.

KNOW THE DISTINCTION

This guide concerns the independent life-lease apartments at 100 Anna Russell Way. Do not assume that health, personal-care or long-term-care services are included. Confirm every service arrangement and cost directly with management.

Test the daily-life fit in person.

Inspect the exact suite, accessibility, condition, parking, storage and shared spaces; then test routes to healthcare, groceries, transit, recreation, family and Main Street Unionville.

Search live opportunities, then verify

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

COMMUNITY HOME SEARCH

Wyndham Gardens search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify every result's exact address, community identity, life-lease agreement, condition, charges and obligations.

Verify an opportunity in five ways

- Community match: confirm the exact address and Wyndham Gardens identity.
- Ownership match: obtain the life-lease agreement and rights attached to the exact suite.
- Cost match: confirm the upfront payment, occupancy fee, utilities, insurance and adjustments.
- Document match: review eligibility, approvals, rules, services and the purchase agreement.
- Lifestyle match: inspect the suite, shared spaces, 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 life-lease and suite records, document improvements and responsibilities, market the interest 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 suite records remain decisive.

For buyers

- Open the community search and verify the exact address and suite.
- Obtain the current life-lease agreement, disclosure package and fee records.
- Confirm eligibility, monthly costs, services, insurance and responsibilities.
- Inspect the suite, shared spaces, accessibility, parking and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect life-lease, fee, rule, insurance and suite records before marketing.
- Document improvements, repairs, approvals, inclusions and condition.
- Prepare accurate answers about fees, services, rules and transfer terms.
- 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 York Region guide, current Unionville Home Society information, its resident handbook, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial, medical or real-estate advice. Confirm the exact life-lease agreement, eligibility, costs, services, rights, restrictions, condition and obligations before relying on it.

Explore the York Region adult-lifestyle community guide

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