

# Meadows of Aurora

## Aurora, Ontario

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

Prepared September 16, 2026



### THE SHORT ANSWER

## Christian 55+ life-lease living in Aurora

Meadows of Aurora is a Christian 55+ community offering independent life-lease suites on a landscaped campus. Assisted-living and memory-care accommodations are separate options within the broader community.

### Homes

Independent one- and two-bedroom suites; confirm the exact plan, exposure and accessibility.

### Ownership

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

### Lifestyle

Christian 55+ independent living with nature, wellness and activity amenities.

### Explore Meadows of Aurora

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](#)

# Meadows of Aurora at a glance

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

## Community

Christian 55+ adult-lifestyle campus for independent residents in Aurora.

## Home formats

Independent one- and two-bedroom 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

440 William Graham Drive in Aurora, on a 25-acre campus with protected greenspace.

## Lifestyle

Indoor pickleball, games, exercise rooms, concert hall, boardwalk and pond trail.

### 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 Aurora

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

## A mapped community point

The mapped community point identifies Meadows of Aurora at 440 William Graham Drive. 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

Stay active

Indoor pickleball, games, exercise and activity rooms, and a concert hall support daily activity.

Nature campus

Protected forest, a natural pond, paved trail, gardens and a lower-level boardwalk provide outdoor connection.

Wellness access

An on-site Wellness Centre supports residents; confirm every service, arrangement and separate cost.

KNOW THE DISTINCTION

This guide concerns the independent life-lease suites. Assisted living and memory care are separate accommodation options, and personal-care services should not be assumed to be included with an independent suite. Confirm every arrangement and cost directly.

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 Aurora.

# Search live opportunities, then verify

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

## COMMUNITY HOME SEARCH

### Meadows of Aurora 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.

[VIEW COMMUNITY SEARCH](#)

## Verify an opportunity in five ways

- Community match: confirm the exact address and Meadows of Aurora 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 16, 2026 using the AdultCommunities.ca York Region guide, current Meadows of Aurora information, Kevin's community search and the mapped community 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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