

WATERLOO REGION Adult Lifestyle Communities

4 Communities

Morningside • Trinity Village
Foxboro Green • Martin Grove Village
Homes • Ownership
Amenities • MLS Access



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Waterloo Region Community Guide

YOUR WATERLOO REGION COMMUNITY GUIDE

Four communities. A clearer plan for your next move.

Compare adult-lifestyle living in New Hamburg, Kitchener, Baden and Woolwich. Morningside and Martin Grove Village offer home ownership on leased sites; Foxboro Green offers detached condominium bungalows; Trinity Village Terrace offers independent life-lease homes.

Begin with three questions

Which ownership arrangement suits you? What is the complete monthly obligation? Does the actual home and location support the life you want? Use this guide to turn those questions into a shortlist.

Inside: community profiles; ownership and budget checks; a home-visit checklist; current-search links and useful resources.

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Explore Waterloo Region

Plan the sale of your home

Find your starting point

Four different communities, with different documents, costs and ways of living.

Morningside

New Hamburg | Owned home on a leased site

An established bungalow community described by its operator as 50+. Indoor swimming, fitness, library, crafts, woodworking, social activities and outdoor recreation support an active lifestyle.

Before you decide: Request the current site tenancy, rent and other charges, included services and home/site transfer terms. Confirm the written age and occupancy rules for your household.

[Community details](#) | [Current MLS search](#)

Trinity Village

Kitchener | Independent life-lease homes

Trinity Village Terrace offers 60 independent bungalow homes for adults 55+. Buyers acquire a life-lease interest with occupancy and transfer rights described in the agreement.

Before you decide: Review the life-lease agreement, monthly schedule, optional services and resale or termination terms. Terrace homes are separate from the campus's long-term-care and adult-day services.

[Community details](#) | [Current MLS search](#)

Foxboro Green

Baden | Detached condominium bungalows

An adult-lifestyle community of 215 detached bungalows, with green surroundings, trails and a recreation centre. Amenities include an indoor pool, fitness and hobby facilities, plus outdoor activities.

Before you decide: Review the status certificate, declaration, rules, budget and reserve-fund information. Confirm maintenance responsibilities, current charges and restrictions. Nearby Foxwood Golf Course does not establish an included membership.

[Community details](#) | [Current MLS search](#)

Martin Grove Village

Woolwich, near Waterloo | Owned home on a leased site

An adult-lifestyle community with mature trees, open green space, paved roads and community management. Confirm the services and upkeep included for the particular home.

Before you decide: Review the current site tenancy and written rules alongside the home purchase. Confirm the transfer process and responsibilities; do not assume a uniform 55+ restriction.

[Community details](#) | [Current MLS search](#)

Age criteria differ. Morningside is described as 50+ and Trinity Village Terrace as 55+; verify current written occupancy rules for each property.

Compare the full commitment

Purchase price is only one part of the decision. Set the ownership documents beside the monthly budget.

Arrangement	What to establish
Land lease	Morningside and Martin Grove Village: distinguish ownership of the home from the rented site. Review tenancy, assignment or transfer terms, charges and rules together.
Condominium	Foxboro Green: clarify the unit and common elements, corporation finances, restrictions, insurance and the boundary between owner and corporation maintenance.
Life lease	Trinity Village Terrace: establish the occupancy interest, eligibility, monthly charges, resale/transfer method, termination terms and treatment of the interest on death.

Build a like-for-like monthly budget

Budget line	Written information to obtain
Regular charges	Current site rent, condominium fees or life-lease charges, with the date and proposed effective terms.
Taxes and utilities	What is included, reimbursed or paid separately? Confirm water, heating, electricity and any equipment rentals.
Maintenance	Who handles the roof, windows, heating/cooling, interior repairs, yard work and snow removal?
Insurance and reserves	Obtain a property-specific insurance quote and allow for the repairs that remain your responsibility.
Purchase and move	Confirm financing, legal costs, moving costs, transfer-related charges and any overlap with your current home.

Count each cost once

An included item must not also be added as a separate charge. Ask for a current, dated schedule and compare it with the governing documents. This guide does not quote a standard regional monthly fee.

Budget worksheet

Home/community: _____ Schedule date: _____

Recurring charges: \$ _____ Other monthly costs: \$ _____

Repair reserve: \$ _____ Total monthly plan: \$ _____

Test the fit before you commit

Use your visits, documents and regular journeys to check the lifestyle you would actually have.

Walk through the exact home

Check entrance steps, door widths, bathrooms, bedroom and laundry locations, storage and heating/cooling. Some bungalow homes have basements or other level changes. A bungalow label does not establish step-free access.

Ask about the activities you will use

Confirm facility access, hours, charges and seasonal arrangements. Ask for the current pet, visitor, parking and alteration rules. Community recreation or nearby golf is not a promise of an included golf membership.

Plan healthcare and weekly travel

Waterloo Regional Health Network includes WRHN @ Midtown, formerly Grand River Hospital's KW Campus, and WRHN @ Queen's Blvd., formerly St. Mary's General Hospital. Check the service location and your primary-care arrangements. Test the routes to shopping, family and activities from the actual home.

Check transit for the actual address

Kitchener, Waterloo and the townships have different travel options. Confirm current routes, operating times and eligibility for any specialized service before relying on it for regular journeys.

Coordinate your sale and purchase

Plan home preparation, realistic net proceeds, financing, legal review, conditions, closing and moving dates. Allow for any period of overlapping costs. Kevin can help compare property options and organise the real estate sequence.

Keep independent housing and care separate

The regulator records that Trinity Village Studios surrendered its retirement-home licence on December 22, 2025. This is distinct from the active Terrace life-lease homes and the campus's separate care services. Buying a Terrace home does not guarantee admission to care.

Before an offer: review the agreement, eligibility, complete costs, maintenance boundaries, financing and the resale or exit process with the appropriate professionals.

[Discuss your home sale](#)

[Call Kevin Flaherty](#)

Keep exploring, with a useful shortlist

Return to the regional page for the community descriptions and dedicated property searches.



[Explore Ontario's adult-lifestyle community directory](#)

Current community searches

[Morningside](#) | [Trinity Village](#) | [Foxboro Green](#) | [Martin Grove Village](#)

Listings change. Verify each result's address, community, tenure and status. A search may be empty or include a home already under contract; neither situation establishes that resale is unavailable.

Your next-step checklist

Shortlisted community/home: _____

Documents still needed: _____

Questions for the visit: _____

Preferred move date and next action: _____

Useful sources and review notes

[Ontario Landlord and Tenant Board: land lease](#) | [Ontario: life-lease housing](#) | [Condominium Authority of Ontario: buying a condo](#)

[Waterloo Regional Health Network](#) | [RHRA: Trinity Village Studios record](#) | [Grand River Transit: township services](#)

Reviewed September 18, 2026 using the regional community baseline, current community/operator information, association material, public authority guidance and property-search checks. The cover is an illustrative regional scene. Confirm current terms in the documents for the actual property.

Kevin Flaherty, Broker, eXp Realty, Brokerage, provides independent real estate guidance and is not affiliated with or endorsed by the featured communities or their operators. This guide is general information, not legal, financial, tax or care advice. Fees, availability, rules and services can change.

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