

# Trinity Village

## Kitchener, Waterloo Region

A practical guide to 55-plus life-lease bungalow living, community services and the records to review before you buy or sell.

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### THE SHORT ANSWER

## 55-plus life-lease bungalow living in Kitchener

Trinity Village Terrace is a not-for-profit independent community with 60 bungalow townhomes for adults 55 and older. Buyers acquire a life-lease interest rather than conventional title. Confirm the current agreement, charges, services, transfer terms and property condition.

### Homes

One- and two-bedroom bungalow townhomes with full basements and private decks.

### Structure

Life-lease interest; the current agreement defines occupancy and transfer rights.

### Lifestyle

Independent living, seasonal maintenance, social activities and optional services.

### Explore Trinity Village

Use Kevin Flaherty's community search for discovery, then verify the exact Terrace home, life-lease documents, costs, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

# Trinity Village at a glance

A concise Kitchener snapshot. Current life-lease and home-specific records remain decisive.

## Community

Not-for-profit independent life-lease community for adults 55 and older.

## Home formats

60 one- and two-bedroom bungalow townhomes; verify the exact property.

## Structure

Life-lease interest with occupancy and transfer rights under the agreement.

## Eligibility

Adults 55-plus; confirm current approval and occupancy requirements.

## Location

Kingsway Drive in Kitchener, near shopping and essential services.

## Features

Full basements, private decks, seasonal maintenance and social activities.

## MAIN TRADE-OFF

### Life lease differs from conventional title

Confirm the purchased interest, occupancy rights, purchase price, monthly charges, reserve provisions, included services, maintenance, rules, transfer process and every property-specific obligation.

# Start with the current life-lease documents

Do not infer costs, services, rights or responsibilities from another home or an earlier resident's experience.

## What the current evidence supports

Trinity Village Terrace uses a life-lease structure. Buyers acquire an exclusive interest with occupancy and transfer rights described in the agreement, rather than conventional title. Obtain the current agreement, charges, reserve information, rules, service and maintenance details, eligibility requirements, home records, tax treatment and insurance requirements for the exact property.

**AT A GLANCE**

- Life-lease interest
- Occupancy rights
- Exact documents control

## Documents and questions to confirm

- The current life-lease agreement, governing documents and exact interest being purchased.
- Purchase price, monthly charges, reserve contributions, utilities, services and change provisions.
- Eligibility, insurance, maintenance boundaries, approvals, termination, transfer and resale requirements.
- The purchase agreement, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, fees, utilities, insurance, repairs and property-specific charges.
- The home's condition, systems, additions, warranties, permits and accessibility.

## Cost categories to separate

**Purchase**

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

**Ongoing**

Confirm monthly charges, reserve contributions, taxes, utilities, insurance and optional services.

**Future**

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

Important: This guide avoids fixed fee amounts. Obtain current home-specific legal and financial records and professional advice before relying on any estimate.

# Independent 55-plus living in Kitchener

The Terrace combines bungalow townhomes, seasonal maintenance and a supportive social setting.

## A mapped community point

The mapped community point is at 2711 Kingsway Drive in Kitchener. Use the map to plan a visit, then confirm the exact home, entrance, parking and appointment instructions.

### Mapped community point

Open the map and check nearby routes.

OPEN MAP

## Lifestyle considerations

### Seasonal maintenance

Confirm current lawn care, snow removal and all home-specific maintenance boundaries.

### Home-specific fit

Inspect layout, condition, accessibility, parking, storage and private outdoor areas.

### Kitchener access

Test routes to healthcare, groceries, recreation, transit, family and preferred services.

### KNOW THE DISTINCTION

Trinity Village Terrace is independent life-lease housing. Do not assume that one home's charges, services, obligations or transfer process applies to another home; confirm every item in current property-specific records.

### Test the independent-living fit in person.

The operator identifies social groups, outings, cards, theme dinners, coffee drop-ins and site-wide events, with optional services available for additional fees. Confirm current access, schedules, availability and charges.

# Use live discovery, then verify

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

## COMMUNITY HOME SEARCH

### Trinity Village search

Open Kevin's community search for discovery. Verify the address, Trinity Village Terrace identity, life-lease documents, condition, current costs, services and obligations.

[VIEW COMMUNITY SEARCH](#)

## Verify an opportunity in five ways

- Community match: confirm the exact address is within Trinity Village.
- Document match: obtain the current life-lease agreement and governing documents.
- Cost match: confirm purchase price, monthly charges, reserve contributions, taxes, utilities, insurance and adjustments.
- Process match: review eligibility, community rules, approvals, transfer and resale steps.
- Lifestyle match: inspect the home, neighbourhood setting and daily routes.

### HOW TO USE THE SEARCH

This guide intentionally avoids listing-specific details and changing prices, fees and tax amounts. The community 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 life-lease and home records, document improvements and responsibilities, and coordinate the sale with your next move.

[BOOK A CONSULTATION](#)

# Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial and home records remain decisive.

## For buyers

- Open the community search and verify the exact address and home.
- Obtain the current life-lease agreement, rules, charge schedule and home records.
- Confirm purchase price, monthly charges, reserve contributions, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, lot, parking, services and daily-life fit.

SEARCH THE COMMUNITY

## For sellers

- Collect the life-lease agreement, rules, charge, tax, utility and home records before marketing.
- Document improvements, repairs, approvals, inclusions and condition.
- Prepare accurate answers about costs, services, rules, transfer and resale steps.
- 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 22, 2026 using the official Trinity Village website, AdultCommunities.ca Waterloo Region guide, controlled search and mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the life-lease interest, current charges, reserve provisions, services, written rules, condition, transfer process and home-specific obligations.

Explore the Waterloo Region adult lifestyle community guide

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