

Martin Grove Village

Woolwich, Waterloo Region

A practical guide to adult-lifestyle land-lease living, detached modular bungalows and the records to review before you buy or sell.

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THE SHORT ANSWER

Adult lifestyle land-lease living in Woolwich

Martin Grove Village is an adult-lifestyle land-lease community with detached modular bungalows, paved roads, mature trees, open green space and professional community management. Review the current site tenancy, written rules, costs, services and exact property condition.

Homes

Detached modular bungalows; verify the exact layout, condition and accessibility.

Structure

Own the home and lease the site; current written documents control.

Lifestyle

Mature trees, green space, paved roads and a quiet community setting.

Explore Martin Grove Village

Use Kevin Flaherty's community search for discovery, then verify the exact home, site tenancy, written rules, costs, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Martin Grove Village at a glance

A concise Woolwich snapshot. Current land-lease and home-specific records remain decisive.

Community

Adult-lifestyle land-lease community in a quiet green setting.

Home formats

Detached modular bungalows; verify the exact property.

Structure

Own the home and lease the site; current documents control.

Eligibility

Adult-lifestyle positioning; confirm current written occupancy rules.

Location

Township of Woolwich near Waterloo and the St. Jacobs area.

Features

Paved roads, mature trees, open green space and community management.

MAIN TRADE-OFF

The site tenancy defines the obligations

Confirm the current tenancy, site rent and other charges, services, written rules, maintenance boundaries, approval process, transfer terms and every property-specific obligation.

Start with the current site tenancy

Do not infer costs, rules or responsibilities from another home or an earlier owner's experience.

What the current evidence supports

At Martin Grove Village, the resident owns the home and leases the site. Obtain and review the current site tenancy, written rules, rent and charge schedule, services, approval and transfer requirements, insurance, maintenance responsibilities and home records for the exact property.

AT A GLANCE

- Owned home
- Leased site
- Exact documents control

Documents and questions to confirm

- The current site tenancy, written rules, amendments and exact property being purchased.
- Purchase price, site rent, other charges, services, utilities, insurance and change provisions.
- Occupancy, maintenance boundaries, parking, pets, alterations, approvals and transfer 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 site rent, other charges, taxes, utilities, insurance, upkeep and services.

Future

Review rent changes, repairs, approvals, 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.

Adult lifestyle living in Woolwich

Martin Grove Village combines detached modular bungalows, mature trees and open green space.

A mapped community point

The mapped community point identifies Martin Grove Village in the Township of Woolwich near Waterloo. 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

Community services

Confirm lawn care, snow removal, garbage collection, landscaping and every maintenance boundary.

Home-specific fit

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

Woolwich access

Test routes to healthcare, groceries, the St. Jacobs area, recreation, family and preferred services.

KNOW THE DISTINCTION

Martin Grove Village is a land-lease community. Do not assume that one home's tenancy, rent, services, condition or obligations apply to another home; confirm every item in current written property and community records.

Test the independent-living fit in person.

Walk the community, inspect the home and site, and test daily routes. Confirm current services, community rules, responsibilities and charges before relying on them.

Use live discovery, then verify

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

COMMUNITY HOME SEARCH

Martin Grove Village search

Open Kevin's community search for discovery. Verify the address, Martin Grove Village identity, site tenancy, condition, current costs, rules and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Martin Grove Village.
- Document match: obtain the current site tenancy and written community rules.
- Cost match: confirm price, site rent, other charges, taxes, utilities, insurance and adjustments.
- Process match: review occupancy, community rules, approvals and transfer requirements.
- 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 tenancy 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 site tenancy, written rules and home records.
- Confirm purchase price, site rent, other charges, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, lot, parking, services and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the site tenancy, written rules, fee, 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 23, 2026 using the AdultCommunities.ca Waterloo Region guide, Ontario land-lease guidance, controlled search and mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the site tenancy, rent and charges, written rules, services, approvals, transfer terms, insurance, condition and home-specific obligations.

Explore the Waterloo Region adult lifestyle community guide

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