

Golf Retirement Communities in Ontario: The Complete Guide

Compare 14 On-Course and Golf-Adjacent 55+ Communities Across Ontario

Ontario has 14 established adult lifestyle communities on AdultCommunities.ca where golf is part of daily life, from private on-site executive 9-holes to championship links designed by Doug Carrick and Thomas McBroom. Prices span roughly \$250,000 for land lease bungalows near a 27-hole course in Niagara to over \$1.5 million for freehold homes on Georgian Bay at Cobble Beach. This guide gives you the full comparison, a golf-specific touring checklist, a monthly budget worksheet that includes golf fees, and a step-by-step plan for selling your current home first.

What's Inside This Guide

- Page 2** Golf Community Comparison Table: all 14 communities with course type, holes, ownership model, and price range
- Page 3** Comparison table continued, plus how golf access models differ (on-site private, on-site public, adjacent, membership included)
- Page 4** Golf-Specific Touring Checklist: course condition, membership fees, tee time priority, cart storage, practice facilities
- Page 5** Monthly Budget Worksheet including golf fees, plus ownership model cost bands
- Page 6** Selling-First Action Plan: sequence your home sale and community purchase the right way, plus next steps

How to Use This Guide

1. Read the comparison table and shortlist 3 to 5 communities that match your budget and preferred golf access model.
2. Book tours and bring the Page 4 golf touring checklist to every visit. Walk the course, not just the model home.
3. Complete the Page 5 budget worksheet for each shortlisted community so you compare true monthly carrying costs, not just purchase prices.
4. Work through the Page 6 selling-first action plan before you commit to any purchase, so your equity is ready when the right home comes up.
5. Call or text Kevin Flaherty direct at 226-270-6433 for community introductions, resale alerts, and a free evaluation of your current home.

Why Golf Communities Are Different

A golf community is not just a house near a course. The course changes your ownership math. Some communities include golf in the monthly fee, others sell memberships separately, and a few give residents preferred rates at a neighbouring public course. Two homes with identical purchase prices can differ by \$400 or more per month once golf, sports fees, and amenity charges are counted. That is why this guide treats golf access as a line item in your budget, not a marketing bullet point.

About Kevin Flaherty: Kevin has been selling real estate since 1988, with 38 years of experience and over \$500M sold. He helps Ontario downsizers sell their current home for top dollar using Video Narrated VR Animated Online Showings, then coordinate the move into the right adult lifestyle community.

Golf Community Comparison: All 14 Ontario Communities (Part 1)

Every community below is featured on AdultCommunities.ca. Price ranges are approximate resale and new-build bands as of mid 2026 and will vary by model, lot, and season. Always verify current pricing before you tour.

Community	Location	Golf Course and Holes	Ownership Model	Approx. Price Range
Briar Hill	Alliston, New Tecumseth (Simcoe County)	Adjacent to Nottawasaga Resort: 45 holes (27-hole Nottawasaga plus 18-hole Ridge), resident discounts	Condominium-registered (land-owned units)	\$475K to \$1.05M
Westlinks	Port Elgin, Saugeen Shores (Bruce County)	On-site 12-hole links (The Club at Westlinks); sports fee includes golf for two	Condominium towns and freehold detached	\$550K to \$950K
RiverBend Community	Golf London (Middlesex County)	On-site 18-hole championship, Doug Carrick design, private club; gated 50+	Land lease (Sifton Properties)	\$700K to \$900K
Dover Coast	Port Dover (Norfolk County)	On-site championship links, The Links at Dover Coast, Darrell Huxham design	Freehold with common elements fee (POTL)	\$500K to \$1.25M
Black Creek	Stevensville, Fort Erie (Niagara)	At the entrance to a 27-hole golf course	Land lease (Parkbridge)	\$250K to \$600K
Legends on the Green	Chippawa, Niagara Falls	Backs onto Legends on the Niagara: 45 holes incl. Battlefield (Carrick) and Ussher's Creek (McBroom)	Freehold bungalow townhomes	\$900K to \$1.15M
Foxboro Green	Baden, Wilmot Township (Waterloo Region)	Backs onto Foxwood Golf Club (18 holes plus)	Condominium	\$750K to \$900K

Reading the Ownership Column

- Freehold:** You own the home and the land. Standard mortgage financing. Some golf communities add a monthly common elements or amenity fee.
- Condominium:** You own your unit; a condo corporation maintains shared elements for a monthly fee. Briar Hill is condominium-registered with land-owned units, so residents own their bungalow or bungalow within a condominium structure. It is not a land lease.
- Land lease:** You own the home and lease the lot. Lower purchase price, monthly lot fee of roughly \$500 to \$1,200. RiverBend, Black Creek, and Country Meadows use this model.

Golf Community Comparison: All 14 Ontario Communities (Part 2)

Community	Location	Golf Course and Holes	Ownership Model	Approx. Price Range
Rosedale Village	Brampton (Peel Region)	Private on-site 9-hole executive course, included in community fees; gated with 24/7 gatehouse	Condominium (incl. POTL)	\$700K to \$1M+
Legacy Pines	Palgrave, Caledon (Peel Region)	On-site walkable 9-hole par 34, owned by a resident co-operative since 2022	Condominium	\$1.1M to \$1.4M
Cobble Beach	Georgian Bluffs, near Owen Sound (Grey County)	On-site 18-hole Doug Carrick links on Georgian Bay; priority tee times and preferred rates	Freehold and condo towns, monthly amenity fee	\$500K to \$1.5M+
Marina View Heights	Owen Sound (Grey County)	Golf membership at nearby Legacy Ridge Golf Club (18-hole semi-private, est. 1920) included	Condominium suites	\$950K to \$1.1M
Country Meadows / Hometown	Wasaga Beach (Simcoe County)	Shared private on-site 9-hole par-3 course for residents of both communities	Land lease (Parkbridge)	\$400K to \$600K
eQuinelle	Kemptville, North Grenville (near Ottawa)	On-site 18-hole par-72 links, Darrell Huxham design; Resident Club preferred pricing	Freehold	\$500K to \$1.25M
Domaine du Golf	Rockland, Clarence-Rockland (near Ottawa)	Frontage on Club de Golf de Rockland, 27-hole championship layout	Condominium	\$400K to \$525K

The Four Golf Access Models, and What Each Means for You

On-site private or resident course

RiverBend, Rosedale Village, Country Meadows. Golf is included in or bundled with community fees. Best value for frequent golfers; verify what happens to fees if you stop playing.

On-site public or semi-private course

Westlinks, Dover Coast, Legacy Pines, Cobble Beach, eQuinelle. You live on the course and typically get resident rates. Green fee revenue from outside players helps keep the course funded.

Adjacent or backing onto a course

Briar Hill, Black Creek, Legends on the Green, Foxboro Green, Domaine du Golf. Course views and walkable access without course upkeep in your fees. You pay as you play or buy a separate membership.

Nearby membership included

Marina View Heights includes membership at Legacy Ridge a few minutes away. Confirm in writing how long the included membership lasts and whether it transfers on resale.

Golf-Specific Community Touring Checklist

Print one copy per community you tour. The model home tells you about the house; the course and clubhouse tell you about the lifestyle you are actually buying.

Course Condition and Playability

- Walk at least three holes: check fairway turf, green speed and health, tee deck condition, and bunker maintenance
- Ask how many rounds the course hosts per year and whether tee sheets fill on weekday mornings
- Confirm who owns and maintains the course (community, resident co-operative, operator, or third party)
- Ask about course improvement plans and any special assessments levied for course work in the past five years
- Check the irrigation and drainage: play a shoulder-season round if you can, spring wetness reveals a lot

Membership, Fees, and Tee Time Priority

- Get the full fee schedule in writing: green fees, annual membership, sports fee, cart fees, and guest rates
- Confirm exactly what is included in the monthly community fee versus billed separately
- Ask whether residents get priority or reserved tee times, and how far ahead residents can book
- Ask if membership is mandatory with the home or optional, and whether it transfers when you sell
- Confirm how fee increases are set and what the increases were in each of the last three years
- Ask about spousal, couples, and trial memberships, and any age-based or twilight discounts

Cart Storage, Practice Facilities, and Clubhouse

- Ask whether private golf carts are permitted on community roads and on the course
- Confirm cart storage options: garage charging, dedicated cart barns, and any storage fees
- Inspect the practice facilities: driving range, putting green, chipping area, and simulator access in winter
- Tour the clubhouse and pro shop: restaurant hours, league boards, and locker availability
- Ask about men's, ladies', and mixed leagues, and how new residents typically join

Beyond the Golf

- Verify the ownership model on title (freehold, condominium, land lease) and have your lawyer review documents
- Talk to at least two current residents without a salesperson present
- Check winter life: snow removal standards, indoor amenities, and how many residents stay year-round
- Confirm distance to hospital, pharmacy, groceries, and family

Monthly Budget Worksheet: True Cost of Golf Community Living

Complete one column per community you are considering. Enter monthly amounts. Divide annual golf memberships by 12 so every community compares on the same basis.

Monthly Expense Item	Community 1	Community 2	Community 3
Mortgage or financing payment	\$	\$	\$
Property taxes (monthly)	\$	\$	\$
Condo / common elements fee	\$	\$	\$
Land lease lot fee (if applicable)	\$	\$	\$
Golf membership (annual divided by 12)	\$	\$	\$
Sports or amenity fee	\$	\$	\$
Golf cart fees and storage	\$	\$	\$
Green fees for guests	\$	\$	\$
Utilities (hydro, gas, water)	\$	\$	\$
Home insurance	\$	\$	\$
Internet, TV, phone	\$	\$	\$
Lawn, snow, exterior (if not in fees)	\$	\$	\$
Clubhouse dining minimums (if any)	\$	\$	\$
Contingency and repairs	\$	\$	\$
TOTAL MONTHLY COST	\$	\$	\$

Typical Cost Bands by Ownership Model

Land lease golf communities

Purchase \$250K to \$600K. Monthly lot fee \$500 to \$1,200, often covering amenities. Examples: Black Creek, Country Meadows, RiverBend (premium land lease with golf and concierge included).

Condominium golf communities

Purchase \$400K to \$1.4M. Condo fees roughly \$300 to \$800 per month. Examples: Rosedale Village (golf included in fees), Legacy Pines, Foxboro Green, Domaine du Golf, Briar Hill (condominium-registered, land-owned units).

Freehold golf communities

Purchase \$500K to \$1.5M+. No condo fee on pure freehold, though many golf communities add an amenity or common elements fee of \$100 to \$400. Examples: eQuinelle, Cobble Beach, Legends on the Green, Dover Coast (POTL).

Budget tip: If you plan to golf 40 or more rounds per year, a community with golf included in the monthly fee (like Rosedale Village or RiverBend) often beats paying green fees at an adjacent public course. Under 15 rounds per year, an adjacent-course community usually costs less overall.

Selling-First Action Plan: Fund Your Move the Smart Way

Most golf community purchases are funded by the equity in your current home. Sequencing the sale correctly protects your negotiating position and prevents carrying two properties or rushing into a discounted sale.

1. Get a professional evaluation of your current home

Know your realistic net proceeds before you fall in love with a community. Kevin provides free, no-obligation evaluations: flaherty.ca/homeeval

2. Set your total budget including golf costs

Use the Page 5 worksheet. Your purchase budget is net sale proceeds plus savings, minus a reserve for moving, legal fees, and the first year of community and golf fees.

3. Shortlist and tour 3 to 5 communities

Use the Page 4 checklist on every tour. Revisit your favourite in a different season if possible.

4. Prepare your current home for market

Declutter, complete minor repairs, and stage. Homes marketed with Video Narrated VR Animated Online Showings reach buyers across Ontario who tour the home and the surrounding area online before booking a visit.

5. List, sell, and negotiate closing dates that fit your move

A longer closing or a rent-back clause gives you time to secure the right resale or new build in your chosen community without bridge financing.

6. Buy your golf community home and close in sequence

Your lawyer reviews the status certificate, lease agreement, or title, depending on the ownership model. Then coordinate movers, address changes, and membership transfers.

Your Next Steps This Week

- Shortlist your top 3 golf communities from the comparison table on Pages 2 and 3
- Book your free current-home evaluation at flaherty.ca/homeeval
- Book a call with Kevin at flaherty.ca/kevinscalendar or a Zoom at flaherty.ca/kevinscalendar-zoom
- Text or call Kevin direct at 226-270-6433 with the communities on your shortlist
- Browse live listings in every Ontario golf community at adultcommunities.ca

Ready to Trade Yard Work for Tee Times?

Kevin Flaherty, Broker | eXp Realty Brokerage | Selling Ontario homes since 1988, over \$500M sold

Reach Kevin direct: 226-270-6433 | Toll-free call or text: 1-877-352-4378

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