

Adult Lifestyle Communities in Elgin County

Compare Kokomo Beach Club in Port Stanley: single-family homes and condominiums, ownership, resort amenities and current MLS listings.



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FREE ELGIN COUNTY BUYER GUIDE

Kokomo Beach Club: understand the exact property

Answer first: Elgin County's featured adult-lifestyle community is Kokomo Beach Club in Port Stanley. The neighbourhood includes both single-family homes and condominiums, so ownership, fees, maintenance obligations and accessibility must be confirmed for the exact home or suite rather than assumed from the community name.

What this guide helps you do

Compare Kokomo's home formats, understand its mixed ownership model, review the resident Beach Club and move directly to the community information and controlled MLS search.

[Explore the Elgin County page](#)

[View current Kokomo listings](#)

One community with more than one ownership experience

Kokomo should not be described as uniformly freehold, detached-only or universally maintenance-free. Official developer and municipal records establish both single-family and condominium components.

Product	What is established	What to confirm
Single-family homes	Detached and bungalow-style homes are marketed within the coastal community.	Exact title, lot obligations, Beach Club charges, exterior maintenance and accessibility.
Condominiums	Official Kokomo material markets condominiums, and Elgin County approved a phased 68-unit condominium at 100 The Promenade.	Status certificate, condominium fees, inclusions, reserve fund, parking, rules and unit-specific details.

Adult-lifestyle positioning

Kokomo is confidently presented as a resort-style adult-lifestyle community. The controlled research does not establish one formal development-wide numerical age covenant.

Low-maintenance, not one universal promise

Services and responsibilities can differ by product and phase. Confirm lawn care, snow removal, exterior work, condominium and Beach Club obligations for the exact property.

Direct research routes

Purpose	Destination
Community information	Open the Kokomo Beach Club section
Current market inventory	View the dedicated TotalHomeSearch.ca route
Housing and ownership context	Review Kokomo community information Check current inventory

The Kokomo lifestyle and Port Stanley setting

The community's appeal combines private resident amenities with access to Port Stanley's beach, shops, restaurants and recreation. Buyers should distinguish shared lifestyle features from property-specific ownership and service obligations.

Private resident Beach Club

- Outdoor pool and lounge areas.
- Fitness room and party room.
- A walking path within the community setting.
- Official Wastell material also identifies a community park, playground, pickleball courts and trails.

Confirm access and charges

An amenity may be available to residents without every cost or obligation being identical across all homes. Confirm Beach Club membership, current charges, access terms and condominium or property documents before purchasing.

Location questions that matter

- How often will you use Port Stanley's beach, downtown shops and restaurants?
- What is the drive to healthcare, groceries, family and other regular destinations?
- Does the exact home provide the stairs, parking, outdoor space and accessibility you need?
- How will seasonal traffic, visitors and the lakeside setting affect your preferred routine?
- Which responsibilities remain private, and which are handled through a condominium or community arrangement?

[Kokomo community information](#)[View current Kokomo listings](#)

Current inventory and fees: use dated evidence carefully

Current listings help explain what is being offered now, but one listing does not establish permanent community-wide fees, inclusions, restrictions or amenities.

Detached-home observation

On August 4, 2026, the controlled MLS route displayed eight results. The inspected 74 The Promenade listing was an active detached bungalow and displayed an \$80 monthly total fee.

Condominium observation

The official Kokomo condominium page displayed a current two-bedroom, two-bathroom unit at 100 The Promenade, confirming an active condominium component.

What the listing remarks supported

The inspected detached listing referenced Beach Club membership, pool, fitness/yoga, owner lounge, pickleball, playground and a short walk to the beach. Treat these as dated, property-specific observations and confirm the current documents.

Build the full monthly-cost picture

- Mortgage or purchase funding, property taxes, insurance and utilities.
- Condominium fees, Beach Club or community charges and what each amount includes.
- Private lawn, snow, exterior, repair and replacement responsibilities.
- Expected future fee changes and condominium reserve-fund information where applicable.
- Optional recreation, transportation and lifestyle spending.
- Selling, legal, inspection, moving and financing costs.

[View current Kokomo listings](#)[Understand monthly fees](#)

A practical Elgin County buying plan

01

Choose the product first

Decide whether a single-family home or condominium best matches your control, maintenance, fee and accessibility priorities.

02

Open both controlled routes

Use the regional community section for context and TotalHomeSearch.ca for current inventory.

03

Compare the exact property

Review layout, stairs, parking, outdoor space, condition, responsibilities and distance to the services you use.

04

Review the controlling documents

Have the appropriate professionals review title, status certificate where applicable, fees, rules, inclusions and restrictions.

05

Coordinate the sale and purchase

Align financing, conditions, deposits and closing dates with the sale of your current home.

Selling before buying?

AdultCommunities.ca is designed to connect a move into an adult-lifestyle community with the sale of a current property. [Request a selling consultation](#) before committing to a specialized purchase timeline.

[Request a selling consultation](#)[Book a call with Kevin](#)

Continue your Elgin County research

Purpose	Recommended destination
Elgin County comparison	Adult lifestyle communities in Elgin County
Kokomo information	Community information Current MLS search
Buying questions	25 questions to ask before buying
Selling and buying	Connect the sale and purchase
Selling consultation	Request a home evaluation

Browse adult lifestyle communities across Ontario

Click the image below to compare communities by region, ownership, housing style and lifestyle fit.



[Explore AdultCommunities.ca](#)

Call 1-877-352-4378

Sources and important information

Research reviewed August 4, 2026 using the owner-approved Elgin regional baseline, official Kokomo and Wastell material, an Elgin County planning record and current controlled listing evidence. Ownership, fees, inclusions, rules, amenities, availability and property condition can change. The current listing, title or condominium documents, inspection and advice from the appropriate professionals provide the final information for a specific purchase.

[Official Kokomo Beach Club information \(research source\)](#)

[Official Kokomo condominium information \(research source\)](#)

[Official Beach Club amenities \(research source\)](#)

[Official Wastell Kokomo community information \(research source\)](#)

[Elgin County condominium approval report](#)

[Dedicated TotalHomeSearch.ca Kokomo route](#)

Kevin Flaherty, Broker

Licensed since 1988, Kevin helps homeowners connect the sale of a long-held property with a confident move into a right-sized home or adult lifestyle community. [Book a call](#) | [Request a home evaluation](#)