

55+ & Adult Lifestyle Communities in Frontenac County

Compare 2 Kingston communities:
Worthington Park and Walnut Grove Estates—
land-lease and freehold homes,
amenities and current MLS listings



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Two Kingston communities, two different ownership models

Answer first: Frontenac County's two featured adult lifestyle communities are both in Kingston, but they are not interchangeable. Worthington Park is a 55-plus land-lease community where residents own their manufactured or modular bungalow-style homes and lease the sites. Walnut Grove Estates uses freehold ownership within a homeowners association with shared assets, annual membership fees and deed-based covenants.

What this guide helps you do

Compare the ownership, home form, shared amenities, costs and resale pathway of each community, then move directly to its community information and controlled MLS search.

Explore the Frontenac County page

Start with current MLS searches

Frontenac County communities at a glance

The right choice begins with the legal and financial structure, not simply the style of bungalow or the adult-lifestyle label.

Community	Ownership	Housing and setting	Key documents
Worthington Park Kingston	Home ownership plus a leased site. Monthly land rent, taxes, utilities, approvals and maintenance responsibilities are property-specific.	Manufactured or modular bungalow-style homes in an established 55-plus community with resident facilities and organized activities.	Purchase agreement, site lease, current land rent, rules, approvals and property-specific responsibilities.
Walnut Grove Estates Kingston	Freehold title within a not-for-profit homeowners association. Owners share community assets and pay annual membership fees.	An established adult-lifestyle neighbourhood with a community centre, green areas and pathways.	Title, deed covenants, association handbook, annual fee, closing certificate and alteration rules.

Land lease at Worthington Park

You buy the home and lease the site beneath it. Confirm the current land rent, taxes, water and sewer charges, maintenance obligations, approval process and transfer terms for the exact property.

Freehold plus association at Walnut Grove

You own the home and land, while deed covenants and association documents govern shared assets, annual fees, alterations and the resale administration process.

Direct community and listings routes

Community	Community information	Current MLS listings
Worthington Park	Open Worthington Park information	View Worthington Park listings
Walnut Grove Estates	Open Walnut Grove information	View Walnut Grove listings

Worthington Park

Worthington Park is a 55-plus land-lease retirement community at 103 Worthington Way in Kingston. Residents purchase their bungalow-style homes and lease the sites beneath them.

How the ownership works

The home and site are separate interests. Buyers should confirm the purchase terms for the home, the site lease, monthly land rent, approval requirements, taxes, utilities, maintenance duties and future transfer conditions.

Community life and amenities

- A recreation centre and community centre support resident activities.
- Games, darts, dinners, exercise groups, dances and seasonal events help create a social setting.
- Green spaces contribute to the established neighbourhood environment; confirm current 55-plus occupancy and site rules before purchasing.

Dated fee evidence

A listing reviewed on July 29, 2026 showed monthly land rent of \$675, with taxes and metered water and sewer identified separately. This is a dated, property-specific observation, not a permanent community-wide fee. Confirm the current amounts for the exact home.

Questions to resolve before an offer

- What does the current site lease require and how can land rent change?
- Which taxes, utilities and community charges are separate from land rent?
- Who is responsible for exterior maintenance, landscaping, snow and major repairs?
- What approval, occupancy, pet, alteration, resale, inspection and financing requirements apply?

Worthington Park next steps

Use both routes before comparing a specific home.

[Worthington Park information](#)[View current Worthington listings](#)

Walnut Grove Estates

Walnut Grove Estates is a freehold adult lifestyle community in Kingston. Owners hold title to their properties and belong to the Walnut Grove Estates Community Association, a not-for-profit homeowners association.

How the ownership works

Freehold ownership is paired with permanent deed covenants, association membership, annual fees and rules governing shared assets and exterior alterations. Owners maintain their own properties subject to those documents.

Shared community features

- A community centre provides a gathering place for residents.
- Shared green areas and pathways contribute to the neighbourhood setting.
- Annual membership fees support shared community assets.
- Exterior and alteration rules help preserve the community's established character.

Resale administration

Resale is permitted. The association's handbook requires seller notification, a vendor package, a closing certificate and new-owner information for the community manager. These steps should be built into the listing and closing timeline.

Questions to resolve before an offer

- What covenants, restrictions and exterior rules are registered on title?
- What is the current annual association fee and what does it support?
- Which parts of the home, lot and landscaping remain the owner's responsibility?
- What approvals are required for exterior changes or additions?
- What seller and buyer documents are required before closing?

[Walnut Grove information](#)[View current Walnut Grove listings](#)

Which community may fit your priorities?

Worthington Park may fit if...

You are comfortable separating home ownership from the leased site, want an established 55-plus social setting and will carefully compare current land rent, rules and transfer terms.

Walnut Grove may fit if...

You prefer freehold title, accept association membership and deed covenants, and are comfortable maintaining your own property while supporting shared community assets.

Choose the structure that fits your move

Both communities can support a right-sized Kingston lifestyle. The decision should reflect how you want to own, budget, maintain and eventually resell the property.

01	Choose the ownership model Decide whether a leased-site home or freehold title within an association best matches your financing, control and long-term plans.
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, private responsibilities and proximity to the services you use.
04	Review the governing documents Have the appropriate professionals review the site lease or title, covenants, association documents, charges, rules and transfer obligations.
05	Coordinate your sale and purchase Align financing, conditions, deposits and closing dates with the sale of your current home.

Build the full cost comparison

Cost category	Worthington Park	Walnut Grove Estates
Ownership and financing	Price of the home plus financing suitable for a leased-site structure.	Freehold purchase price, financing and normal closing costs.
Recurring community costs	Current land rent, taxes, metered services and any other property-specific charges.	Annual association fee, taxes, utilities and any property-specific services.
Private maintenance	Confirm home, exterior, landscaping, snow and site responsibilities under the lease.	Owners maintain their properties subject to deed covenants and association rules.
Future resale	Confirm approvals, lease transfer terms and the current resale process.	Plan for association notification, vendor package, closing certificate and buyer information.

Selling before buying?

AdultCommunities.ca is designed to connect your search for a right-sized community home with the sale of your current property. [Request a selling consultation](#) before committing to a specialized purchase timeline.

[Request a selling consultation](#)

[Book a call with Kevin](#)

Continue your Frontenac County research

Purpose	Recommended destination
Frontenac comparison	Adult lifestyle communities in Frontenac County
Worthington Park	Community information Current MLS listings
Walnut Grove Estates	Community information Current MLS listings
Ownership guides	Land-lease communities Freehold communities
Buying and selling	Questions to ask before buying Connect your sale and purchase
Fees and budgeting	Understand monthly community costs

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 July 29, 2026 using the owner-approved Frontenac County regional baseline, official community and operator information, the Walnut Grove Estates residents handbook and dated listing evidence. Ownership, fees, inclusions, rules, amenities, availability and property condition can change. The current listing, site lease, title and association documents, inspection and advice from the appropriate professionals provide the final information for a specific purchase.

Worthington Park official operator information (research source)

Walnut Grove Estates official community information (research source)

Walnut Grove Estates residents handbook (research source)

Dated Worthington Park listing observation (research source)

[Dedicated TotalHomeSearch.ca Worthington Park route](#)

[Dedicated TotalHomeSearch.ca Walnut Grove 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](#)