

SIMCOE COUNTY

Adult Lifestyle Community Guide

Compare 24 communities from Lake Simcoe to Georgian Bay—ownership structures, current-listing links, age-rule cautions and buyer checks.

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The regional baseline

24	One region, several legal structures	Property-specific verification
communities in the controlled Simcoe inventory	Land lease, land-owned/freehold, condominium, association, co-operative and other occupancy formats cannot be treated as interchangeable.	Confirm title, lease or condominium documents, age and occupancy rules, current fees, services, amenity rights and resale requirements for the exact home.

How to use this guide

Start with the ownership or occupancy structure, not the marketing label. Use the current-listings link for each community, then review the exact property's documents before comparing price or monthly cost. Formal 55+ status is stated only where the controlled regional facts support it.

Prepared for buyers and downsizers by AdultCommunities.ca. Community details can change; this guide is informational and is not legal, financial, condominium, lease or tax advice.

Simcoe County communities 1–8

Use each current-listings link to review active inventory. Confirm all property-specific obligations before relying on a comparison.

Briar Hill	New Tecumseth
Adult-lifestyle community organized through multiple land-owned condominium corporations; no formal community-wide age restriction. Green Briar is its first and oldest phase.	Current listings • Community information
Blue Shores	Collingwood
Waterfront community with 117 freehold homes and 86 condominium units. Title, corporation, fees, marina access and amenity rights are property-specific.	Current listings • Community information
Oak Bay	Port Severn
Mixed golf- and waterfront-oriented property formats. Do not apply one freehold or condominium structure to every home.	Current listings
Braestone	Oro-Medonte
Conventional land-owned estate community with downsizer appeal and amenity obligations; no formal age restriction.	Current listings
Country Meadows	Wasaga Beach
Parkbridge residential retirement land-lease community; the homeowner owns the home and leases the site.	Current listings
Bayshore Village	Ramara Township
Individually owned residential lots in an adult-lifestyle waterfront community. Association membership and facility rights are property-specific.	Current listings
Big Cedar Estates	Oro-Medonte
Member-owned or co-operative community-specific occupancy structure. Confirm governing documents and do not treat it as an ordinary land lease.	Current listings
Lakepoint Village	Ramara Township
Land-lease adult-lifestyle community; the current lease, charges and resale approval govern the exact home.	Current listings

Simcoe County communities 9–16

Use each current-listings link to review active inventory. Confirm all property-specific obligations before relying on a comparison.

Raglan Village	Collingwood
Ownable condominium townhomes and apartments are separate from rental, assisted-living and care accommodations. MLS searches target ownable units only.	Current listings
Sandycove Acres	Innisfil
Parkbridge residential retirement land-lease community. Confirm the current lease, site charges, inclusions and resale process.	Current listings
Sophie's Landing	Orillia
Waterfront condominium community with downsizer appeal. Confirm the unit, corporation, fees, marina rights and amenity rights.	Current listings
Tecumseth Pines	New Tecumseth
55+ Parkbridge residential retirement land-lease community; current park rules and lease terms govern.	Current listings
Balmoral Village	Collingwood
Mixed master-planned land-owned and condominium formats with adult-lifestyle appeal; no blanket formal age restriction.	Current listings
Bramhall Community	Midland
Managed land-lease retirement community; current lease, charges and transfer terms govern the exact home.	Current listings
Georgian Glen	Wasaga Beach
Managed land-lease retirement community; property-specific lease terms, charges and optional amenities govern.	Current listings
Huron Meadows	Stayner
Adult-lifestyle community. Verify tenure, occupancy rights, fees and transfer terms for the exact property.	Current listings

Simcoe County communities 17–24

Use each current-listings link to review active inventory. Confirm all property-specific obligations before relying on a comparison.

Park Place Wasaga	Wasaga Beach
Parkbridge residential retirement land-lease community. Confirm current eligibility rules rather than assuming a universal age covenant.	Current listings
Rupert's Landing	Collingwood
Waterfront condominium community; the exact unit, corporation, fees, marina rights and amenity rights govern.	Current listings
Village at Bay Moorings	Penetanguishene
Managed land-lease retirement community with bungalow and townhome formats; current lease and charges govern.	Current listings
Wasaga Meadows	Wasaga Beach
55+ Parkbridge residential retirement land-lease community. Neighbouring amenities are optional or separate unless current documents state otherwise.	Current listings
Wycliffe Cove	Victoria Harbour
Land-owned townhomes with a registered maintenance agreement; no formal 55+ restriction has been verified.	Current listings
Hometown Wasaga	Wasaga Beach
55+ Parkbridge residential retirement land-lease community; current lease and park rules govern.	Current listings
Village at Wasaga Meadows	Wasaga Beach
Managed adult community. Confirm the exact home's lease or tenure, charges and included services.	Current listings
Villages of Leacock Point	Orillia
Adult-lifestyle community; property-specific title, condominium documents and fees govern the exact home.	Current listings

Buyer due-diligence checklist

1	Confirm whether the exact property is land-owned/freehold, condominium, land lease, co-operative, association-governed or another occupancy format.
2	Review the current lease, status certificate, declaration, rules, association documents and title as applicable.
3	Compare site rent or condominium fees, taxes, utilities, services, memberships, reserve obligations and special assessments.
4	Verify age and occupancy rules from current governing documents; do not rely on a regional or marketing label alone.
5	Confirm pets, parking, exterior changes, rentals, transfer approvals, resale procedures and financing or insurance requirements.
6	Confirm exactly which amenities are included, optional, separate, seasonal or tied to a specific corporation or membership.
7	For Raglan Village, distinguish ownable condominiums from rental, assisted-living and care accommodations.
8	For waterfront communities, verify marina, dock, storage, harbour and facility rights for the exact property.

Age and cost guardrails

Tecumseth Pines, Wasaga Meadows and Hometown Wasaga are presented as 55+ Parkbridge retirement communities. Other communities may be adult-lifestyle or retirement-oriented without the same formal rule. Monthly costs are property-specific; do not apply one regional fee range or one inclusion list across Simcoe County.

Frequently asked questions

What are the best 55+ adult lifestyle communities in Simcoe County?

The best fit depends on budget, ownership, location and lifestyle priorities. Briar Hill and Balmoral Village offer established condominium or land-owned formats, while Sandycove Acres and Park Place Wasaga are land-lease retirement communities. Sophie's Landing and Blue Shores provide waterfront choices. Verify the exact property's title, rules, fees and amenity rights before deciding.

What is the difference between land-lease and freehold ownership in Simcoe County?

In a land-lease community, the homeowner owns the home and leases the site; the lease, site charges and resale process matter. In a land-owned or freehold property, the buyer holds title to the land, but condominium, association or maintenance obligations may still apply. Confirm the exact legal structure from current property documents.

What should downsizers compare before choosing a Simcoe County community?

Compare the ownership or occupancy structure, current monthly charges, taxes and utilities, resale and transfer rules, age or occupancy rules, pets, maintenance responsibilities, reserve-fund or association obligations, amenity rights and access to healthcare, shopping and family.

Are there strict age restrictions in these communities?

Age and occupancy rules differ by community. Tecumseth Pines, Wasaga Meadows and Hometown Wasaga are presented as 55+ Parkbridge retirement communities. Other land-lease, condominium and land-owned developments may be retirement-oriented or adult-lifestyle without the same formal rule. Review the current lease, bylaws or governing documents for the exact community before buying.

Are pets allowed in Simcoe County adult lifestyle communities?

Pet policies vary by community, condominium corporation and lease. Confirm the current rules for number, size, breed, registration and outdoor use before purchasing.

What transit and commute options are available to residents?

Options vary by municipality. Barrie, Orillia and Collingwood have local transit, GO service is available from Barrie-area stations, and Highways 400 and 11 connect much of the county. Verify the exact home's access to transit, healthcare and daily services.

What are the monthly costs of living in a Simcoe County adult lifestyle community?

Ongoing costs depend on the exact property, lease, condominium corporation, association and optional amenity arrangements. Compare current site rent or condominium fees, taxes, utilities, services, reserve-fund obligations and memberships from the listing and governing documents. Do not apply a regional fee range or one inclusion list to every Simcoe community.

How can I view active listings and tour these communities?

Use the current-listings link for each community, then contact Kevin Flaherty to confirm MLS and non-MLS availability and arrange tours. Always verify community-specific rules and documents before making an offer.

**NEXT
STEP**

Call 1-877-352-4378

[Compare communities and current listings](#)

Last reviewed: August 11, 2026. Information is subject to change and must be verified for the exact property before purchase.