

Adult Lifestyle Community in Lennox & Addington

Explore Gibbard District in Napanee:
Waterfront condominium ownership, development status, amenities and current MLS access.



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FREE LENNOX AND ADDINGTON BUYER GUIDE

One waterfront condominium option in Napanee

Answer first: This regional guide currently features one owner-approved adult-lifestyle option: Gibbard District Riverside Residences. It is a condominium redevelopment at the historic Gibbard Furniture Factory site with condo suites and garden villas. The project remained underway in the Town's January 2026 material, and no formal community-wide 55-plus restriction has been verified.

What this guide helps you do

Understand the verified ownership and development position, separate planned features from completed reality, identify the documents that control fees and rules, and open the community, map and current MLS research routes.

[Explore the regional page](#)

[Open the current MLS search](#)

Gibbard District at a glance

Gibbard District is the only community in the controlled Lennox and Addington inventory. Adult-lifestyle positioning describes its relevance to downsizers; it does not create a verified age covenant or replace the current condominium and purchase documents.

Item	Verified guidance
Community	Gibbard District Riverside Residences
Location	88 Dundas Street East, Napanee, Ontario K7R 1J1
Ownership	Condominium ownership; the exact building and unit documents govern.
Housing	Modern condominium suites and garden villas in two waterfront-oriented buildings.
Age wording	Adult-lifestyle option for downsizers; no formal community-wide 55-plus restriction verified.
Project status	The Town's January 2026 budget material identified the development as underway. Confirm exact building, completion and occupancy timing.
Current project team	Doornekamp Construction with Studio JCI as the architecture firm.

Direct research routes

Purpose	Destination
Regional community section	Open Gibbard District information
Current MLS search	View the controlled Gibbard District search
Verified map	Open 88 Dundas Street East in Google Maps
Official project	Open the official Gibbard District website

Listings observation - July 29, 2026

The dedicated TotalHomeSearch.ca route loaded and displayed zero MLS properties when tested. The official project continued to accept appointments. A zero-result MLS search does not prove that purchasing or future resale is impossible; recheck both routes.

Housing and waterfront setting

The official project material supports two housing formats and a waterfront redevelopment concept, but property rights, timing and inclusions still depend on the exact unit and current documents.

Condominium suites

The official project describes modern, bright suites designed for natural light, high-quality finishes and optional enclosed-balcony upgrades. Confirm the exact plan, exposure, balcony treatment, parking, locker, finish schedule and accessibility for the unit being considered.

Garden villas

The official project describes garden villas with high ceilings, engineered hardwood flooring and private garden terraces. Confirm the exact legal unit, exclusive-use areas, exterior obligations, construction status and unit-specific specifications.

Waterfront and community features

- The official concept includes a private kayak dock; confirm current completion, access rights and operating rules.
- A central piazza is planned as a gathering space for residents and neighbours.
- Retail or restaurant space is potential future mixed-use activity, not a guaranteed resident service.
- The waterfront location and planned trail connection may support outdoor living; confirm what is complete and legally accessible.
- Illustrations on the official project site are artist concepts, not proof that every feature is built or included.

Do not treat planned as completed

Construction and occupancy timing, the piazza, trail connection, retail or restaurant space, waterfront-access rights and shared amenities must be verified for the exact building and purchase date.

[Review official suite information](#)

[Review the planned piazza](#)

Let the condominium documents answer the details

There is no approved universal condominium-fee amount or inclusion list for this guide. Use the current documents for the exact unit rather than a regional estimate or inherited template wording.

Document or evidence	What it should answer
Agreement of purchase and sale	Price, deposits, conditions, adjustments, assignment rights, construction obligations, closing and occupancy timing.
Declaration, rules and bylaws	Occupancy, pets, parking, storage, terraces or balconies, alterations, rentals and use of common elements.
Budget, fees and reserve information	Current monthly charges, included services, utilities, insurance, future increases and long-term repair planning.
Status certificate when available	The corporation's current financial, legal and operational position for a resale unit.
Unit schedule, title and plans	What is owned, common, exclusive use or separately titled, including parking, lockers and outdoor areas.
Construction and warranty records	Completion stage, deficiencies, warranties, occupancy approvals and responsibility for outstanding work.
Insurance and maintenance terms	Corporation and owner coverage, deductibles, exterior work, snow, landscaping and waterfront responsibilities.

Questions for the exact property

Which building and phase is this unit in? What is complete now? What remains planned? What does the monthly fee include? Which parking, locker, terrace, balcony, dock or waterfront rights are attached to this unit? Which restrictions affect pets, occupants, rentals, renovations and resale?

Questions before buying

Understand monthly fees

A practical Gibbard District buying plan

01	Confirm current availability Open the controlled MLS route and the official project contact route. An empty MLS search is not the final answer for an active development.
02	Verify building and occupancy timing Identify the phase, current construction stage, occupancy date, closing date, remaining work and warranty process for the exact unit.
03	Compare the housing format Choose between a condominium suite and garden villa using layout, stairs, outdoor space, accessibility, parking, storage and maintenance needs.
04	Build the complete cost picture Separate purchase price, taxes, condominium fees, utilities, insurance, parking or locker costs, upgrades, closing adjustments and future increases.
05	Review waterfront and amenity rights Confirm what is complete, included, optional, exclusive use, shared or planned, and identify any operating restrictions.
06	Coordinate the current-home sale Plan valuation, preparation, financing, deposits, conditions and closing dates as one connected downsizing move.

Independent buyer guidance

Kevin Flaherty provides independent real estate representation and is not the developer or official sales representative for Gibbard District. Property, construction and condominium details should be confirmed through the current documents and appropriate professionals.

[Request a home evaluation](#)[Book a call with Kevin](#)[Plan a sale before buying](#)[Call 1-877-352-4378](#)

Continue your Lennox and Addington research

Purpose	Recommended destination
Regional guide	Lennox and Addington regional page
Gibbard information	Regional community section Official project website
Listings and project contact	Current MLS search Official project contact
Official project details	Suites and villas Planned piazza Project team
Condominium comparison	Regular condo vs 55-plus community
Selling consultation	Connect the sale of your current home with the move

Browse adult lifestyle communities across Ontario

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



Explore [AdultCommunities.ca](#)

Call 1-877-352-4378

Sources and important information

Research completed July 29, 2026 and the official project pages rechecked August 20, 2026 using the owner-approved AdultCommunities.ca regional baseline, Gibbard District official project information, Town of Greater Napanee material and the controlled TotalHomeSearch.ca route. The Town's January 2026 material identified the development as underway. Ownership documents, fees, inclusions, rules, completion timing, amenities, availability and property details can change.

This guide provides general real estate information. The current listing, agreement of purchase and sale, condominium declaration, rules, budget, status certificate when available, title records, warranty and construction documents, inspection, insurance information and advice from the appropriate professionals provide the final answer for a specific purchase.

Kevin Flaherty, Real Estate Broker

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