

Adult Lifestyle Communities in Niagara Region

Compare 11 Niagara communities: land-lease, condominium and land-owned homes from Grimsby to Niagara-on-the-Lake. Ownership, amenities and current MLS access.



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Eleven communities with three very different ownership paths

Answer first: Niagara's featured inventory spans Parkbridge land lease, condominium and land-owned / freehold options. The regional adult-lifestyle label does not create one universal age rule, fee structure or resale process. Begin with legal ownership, then compare the home, recurring costs, documents, lifestyle and current availability.

What this guide helps you do

Compare all 11 Niagara communities, identify which documents govern each ownership model, avoid treating WaterCrest as a separate community, and open both the regional community information and dedicated TotalHomeSearch.ca route.

Explore the Niagara Region page

Start with current MLS searches

Niagara communities at a glance

The ownership labels below are practical starting points, not a substitute for the exact title, lease, status certificate, agreement or other governing documents. Formal age eligibility is community-specific and must not be inferred from the regional page title.

Community	Location	Ownership starting point	Housing
Vintages	St. Davids / Niagara-on-the-Lake	Land-owned / freehold baseline; confirm title and any association obligations	Detached bungalow homes
Black Creek	Stevensville / Fort Erie	Parkbridge land lease; homeowners own the home and lease the site	Detached retirement-style homes
Cherry Hill	Vineland / Lincoln	Parkbridge land lease; homeowners own the home and lease the site	Detached bungalow-style homes
Shores	Crystal Beach / Fort Erie	Condominium baseline; confirm the exact corporation and unit	Coastal homes and townhomes
Aquazul	Grimsby	Condominium	Waterfront apartment condominium suites
Beach Walk	Crystal Beach / Fort Erie	Condominium baseline; verify the exact registered title	Bungalow and townhome designs

Direct information and listings routes

Community	Community information	Current MLS search
Vintages	Open community information	View current MLS search
Black Creek	Open community information	View current MLS search
Cherry Hill	Open community information	View current MLS search
Shores	Open community information	View current MLS search
Aquazul	Open community information	View current MLS search
Beach Walk	Open community information	View current MLS search

No listings does not mean no resale

Inventory changes, and community, builder, assignment or other transfer routes may exist outside an empty MLS result. Open the dedicated search and confirm the current sales or resale pathway before ruling out a community.

Niagara communities at a glance - continued

Community	Location	Ownership starting point	Housing
Arbour Vale	St. Catharines	Land-owned / condominium baseline; verify the exact property	Detached homes, bungalow-lofts and townhomes
Harbourtown Village	Fort Erie	Land-owned / freehold baseline; confirm property-specific obligations	Bungalows and townhomes
Legends on the Green	Chippawa / Niagara Falls	Condominium baseline; confirm corporation and club obligations	Bungalow townhomes
Oaks at Six Mile Creek	Ridgeway / Fort Erie	Land-owned / condominium baseline; verify exact title and documents	Detached bungalows and bungalow townhomes
Riverside At Hunters Point	Welland	Land-owned / freehold baseline; confirm shared obligations	Detached bungalows and bungalow townhomes

Direct information and listings routes

Community	Community information	Current MLS search
Arbour Vale	Open community information	View current MLS search
Harbourtown Village	Open community information	View current MLS search
Legends on the Green	Open community information	View current MLS search
Oaks at Six Mile Creek	Open community information	View current MLS search
Riverside At Hunters Point	Open community information	View current MLS search

One community, not two

Riverside At Hunters Point is the community. WaterCrest is a release within that broader community and is not counted as a separate twelfth Niagara community.

Black Creek and Cherry Hill: understand land lease

Both communities are operated by Parkbridge and use a land-lease structure. Buyers purchase the home but lease the site. The purchase price is only one part of the decision; the current lease, charges, services and transfer rules matter just as much.

Black Creek

Black Creek is a Parkbridge retirement-style land-lease community in Stevensville. Buyers need to separate the home purchase from the site lease, then review the current land rent, other charges, services, park rules, approval process, transfer terms and home condition.

Cherry Hill

Cherry Hill is a Parkbridge residential retirement land-lease community in Vineland. Review the exact site lease, land rent, maintenance or service charges, inclusions, occupancy rules, purchase approval, resale process and the property-specific condition before making a decision.

Ask for the complete current land-lease package

- The site lease and all schedules, community rules and application requirements.
- Current land rent, maintenance or service charges, taxes, utilities and included services.
- Rent-adjustment provisions, administration or transfer charges and any capital obligations.
- Owner, occupant, guest, pet, parking, alteration, insurance and maintenance rules.
- The resale, approval, financing and closing process for the exact home.

[Black Creek information](#)

[Cherry Hill information](#)

[Black Creek MLS search](#)

[Cherry Hill MLS search](#)

Beach, waterfront and lock-and-leave choices

The Shores, Beach Walk, Aquazul and Harbourn town Village share waterfront or coastal appeal, but they do not share one legal structure. Compare the exact title and maintenance responsibilities before comparing amenities.

Shores

The Shores is a Crystal Beach community with low-maintenance, coastal-lifestyle appeal and shared amenities. Confirm the exact legal ownership, condominium corporation, unit boundaries, status certificate, fees, reserve information, amenity rights and current occupancy rules.

Aquazul

Aquazul is a waterfront condominium in Grimsby with lock-and-leave appeal and shared building amenities. It is not presented as a blanket formal 55-plus community. Review the status certificate, declaration, rules, fees, reserve information, parking, storage and unit-specific details.

Beach Walk

Beach Walk is a Crystal Beach bungalow and townhome community with a coastal-village setting. Confirm the registered ownership, condominium documents where applicable, fees, maintenance boundaries, parking, pet and occupancy rules, and the exact home's construction and warranty status.

Harbourn town Village

Harbourn town Village is a Fort Erie lakeside community with bungalow and townhome options. The baseline is land-owned / freehold, but freehold does not prove fee-free or obligation-free ownership. Review title, any shared-service or maintenance arrangements, charges and property-specific restrictions.

Water nearby is not the same as a registered waterfront right

Confirm whether beach, shoreline, marina, club or other amenity access is public, privately owned, exclusive-use, common-element, separately contracted or simply nearby. The current documents for the exact property control.

Arbour Vale and Legends on the Green

Both can appeal to buyers seeking an upgraded, low-maintenance setting, but their property documents and shared obligations must be evaluated independently. Marketing language does not establish legal ownership or included services.

Arbour Vale

Arbour Vale is a residential adult-lifestyle community in St. Catharines with several home formats. Independent residential ownership should not be confused with care, rental or retirement-home accommodation. Verify the exact title, condominium status if any, fees, maintenance boundaries and current rules.

Legends on the Green

Legends on the Green is a golf-oriented bungalow-townhome community in the Chippawa area. Confirm the current condominium corporation, unit and maintenance boundaries, fees, reserve information, amenity rights, any golf-related obligations and the rules that apply to the exact property.

Confirm before treating a home as maintenance-free

- Who maintains the roof, exterior, windows, driveway, landscaping and snow removal?
- Which fees are mandatory, what do they include, and how can they change?
- Are gardens, paths, golf access or other amenities included, optional or separately charged?
- What do the status certificate, declaration, bylaws, rules, title and insurance actually provide?
- Are there restrictions on pets, parking, guests, rentals, alterations or occupancy?

Arbour Vale information

Legends community information

Arbour Vale MLS search

Legends MLS search

Bungalow-focused adult-lifestyle choices

Vintages, Oaks at Six Mile Creek and Riverside At Hunters Point emphasize bungalow or main-floor-oriented living. That practical housing fit does not prove the same title, fee, age rule, amenity package or maintenance responsibility.

Vintages

St. Davids / Niagara-on-the-Lake

Ownership: Land-owned / freehold baseline; confirm title and any association obligations

Housing: Detached bungalow homes

Positioning: Adult-lifestyle; confirm any current age rules

The Vintages at Four Mile Creek offers detached, main-floor-oriented bungalow living in the St. Davids area. It is presented as a land-owned adult-lifestyle option, but the exact title, shared obligations, charges and current rules must be confirmed for the property being considered.

Oaks at Six Mile Creek

Ridgeway / Fort Erie

Ownership: Land-owned / condominium baseline; verify exact title and documents

Housing: Detached bungalows and bungalow townhomes

Positioning: Adult-oriented; no blanket formal age covenant claimed

Oaks at Six Mile Creek is an adult-oriented Ridgeway community with detached bungalows and bungalow townhomes. The property form does not establish the legal structure. Review the exact title, condominium documents where applicable, fees, maintenance responsibilities and current occupancy rules.

Riverside At Hunters Point

Welland

Ownership: Land-owned / freehold baseline; confirm shared obligations

Housing: Detached bungalows and bungalow townhomes

Positioning: Active-adult community; confirm current rules

Riverside At Hunters Point is the community in Welland. WaterCrest is a release within the broader community rather than a separate twelfth community. Review the exact title, any shared-service or amenity obligations, maintenance boundaries, fees and current rules for the property.

Vintages MLS search

Oaks current MLS search

Riverside community information

Riverside current MLS search

Compare ownership before comparing price

Model	Niagara examples	Core documents	Primary question
Land lease	Black Creek, Cherry Hill	Home title or bill of sale, site lease, schedules, rules, charge history and transfer requirements	What do I own, lease, pay and need approval to transfer?
Condominium	Aquazul plus property-specific condominium options	Title, status certificate, declaration, bylaws, rules, budget, reserve information and insurance	What is private, shared, maintained and included in the fee?
Land-owned / freehold	Vintages, Harbourn town and other property-specific options	Title, subdivision or association documents, shared-service agreements, charges and restrictions	Does freehold carry any additional obligations or costs?

Avoid universal Niagara fee ranges

Charges and inclusions vary by community, property, lease, corporation, association, development phase and date. Use the current listing and governing documents for the exact home rather than an undated regional estimate.

01

Confirm the entity

Match the exact property to its community, legal ownership and current governing documents.

02

Price the complete obligation

Include mortgage, taxes, insurance, utilities, land rent, condominium fees, service charges and planned work.

03

Test the rules

Review age or occupancy eligibility, pets, parking, guests, rentals, alterations and resale approval.

04

Verify the lifestyle

Tour the area, test regular driving, healthcare and shopping, and confirm every advertised amenity.

05

Protect the transaction

Use appropriate legal, financing, insurance, inspection and status-certificate or lease review conditions.

Compare ownership models

Questions before buying

Plan the sale and Niagara purchase together

A successful downsizing move begins with a realistic value range for the home you already own, followed by a complete comparison of the new property's ownership, recurring costs, documents and everyday location.

01	Estimate net sale proceeds Start with a property-specific value range and likely selling costs.
02	Choose the ownership model Decide whether land lease, condominium or land-owned / freehold obligations fit your goals.
03	Open both routes Use each community section for context and TotalHomeSearch.ca for current inventory.
04	Tour for everyday fit Test healthcare, groceries, family access, traffic, parking and regular destinations.
05	Review exact documents Include legal, financing, insurance and inspection review before committing.
06	Coordinate timing Align preparation, deposits, conditions and closing dates with the sale of your present home.

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[Book a call with Kevin](#)

[Sell before buying guide](#)

[Call 1-877-352-4378](#)

The right shortlist is personal

A larger home, lower purchase price or longer amenity list is not automatically the best fit. Start with location and ownership, then compare total costs, mobility, maintenance, social preferences and resale flexibility.

Local guidance for a coordinated move

Kevin Flaherty, Broker

Kevin helps homeowners connect the sale of a long-held property with a move into a right-sized home or adult-lifestyle community. Call 1-877-352-4378 to discuss Niagara Region options and the timing of your move.



Find information on adult-lifestyle communities across Ontario at AdultCommunities.ca.

Sources and important information

Information in this guide is based on the AdultCommunities.ca Niagara Region page and direct community routes, official Parkbridge information for Black Creek and Cherry Hill, and current community and property descriptions used to distinguish the 11 featured communities.

This guide provides general real estate information. Ownership documents, charges, services, rules, amenities, inventory and property details can change. The current listing, title, site lease, status certificate, declaration, agreement, inspection, insurance information and advice from the appropriate professionals provide the final answer for a specific purchase.

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[Monthly-fees guide](#)

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