

Iris Grove

Bobcaygeon, Ontario

A practical guide to adult-lifestyle bungalow living, conventional freehold ownership, current-home discovery and the details to verify before you buy or sell.

Prepared August 26, 2026



THE SHORT ANSWER

Freehold bungalow living near Bobcaygeon's lakes

Iris Grove is a conventional freehold development of detached bungalows in Bobcaygeon by Apex Development Group. Current official information identifies 61 homes, 49- and 55-foot single-family lots, and optional lofts or finished basements in selected plans. It serves retirees and families, so adult-lifestyle relevance should not be mistaken for a formal age restriction.

Homes

Detached bungalows with optional loft or basement plans.

Ownership

Conventional freehold home and land ownership.

Setting

Bobcaygeon near parks, downtown and two lakes.

Current Iris Grove search

Browse Kevin Flaherty's current search, then confirm that the address is within Iris Grove and verify the exact home, title, documents, costs and condition.

adultcommunities.ca/iris-grove | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Iris Grove at a glance

A concise Bobcaygeon snapshot. Current property documents remain decisive.

Community

A conventional freehold detached-home neighbourhood.

Homes

Detached bungalow plans with optional lofts or basements.

Lots

Official material identifies 49- and 55-foot singles.

Buyer fit

Retirees and families; bungalow living can suit downsizers.

Setting

Near Bobcaygeon parks, downtown, marinas and recreation.

Availability

Builder and resale opportunities can change.

MAIN TRADE-OFF

A familiar ownership model with property-specific obligations

Freehold ownership is straightforward, but the exact title, registered instruments, taxes, utilities, insurance, maintenance, easements, restrictions and property condition still require review. Do not assume every home or lot carries identical features or obligations.

Conventional freehold ownership

The agreement of purchase and sale, title and current property records control.

What the structure means

A conventional freehold purchase generally transfers ownership of the dwelling and land together. For a specific Iris Grove property, legal review should confirm the registered owner, legal description, lot boundaries, easements, restrictive covenants, municipal services and every agreement or instrument affecting title.

AT A GLANCE

Home and land
Registered title
Property records control

Documents and questions to confirm

- The agreement of purchase and sale, legal description, survey and title search.
- Property taxes, utilities, insurance and any registered easements or restrictions.
- Exact model, lot dimensions, parking, storage, grading and property boundaries.
- Home condition, systems, warranties, permits, renovations and inspection findings.
- Municipal water, wastewater, road and waste services for the exact address.
- Builder or resale closing requirements, adjustments and possession arrangements.

Keep three cost groups separate

Purchase

Confirm price, deposit, financing, legal costs, inspection and adjustments.

Ongoing

Confirm taxes, utilities, insurance and routine property upkeep.

Future

Plan for repairs, replacements, upgrades and eventual resale costs.

IMPORTANT

This guide does not publish a universal community charge or service package. Confirm every amount, inclusion and responsibility for the exact property before making a commitment.

Bungalow living in Bobcaygeon

Near Bobcaygeon parks, services and waterfront recreation.

A mapped community point

The owner-supplied point identifies Iris Grove in Bobcaygeon. Use it to plan a visit, then confirm the exact address, route, parking and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

OPEN MAP

Everyday lifestyle considerations

Bungalow options

Main-floor layouts may suit buyers planning for simpler daily routines.

Bobcaygeon setting

Pigeon Lake, Sturgeon Lake and local parks shape the area.

Local access

Check travel to preferred shopping, healthcare and recreation.

KNOW THE COMMUNITY

Iris Grove is included for adult-lifestyle buyers because its detached bungalows and main-floor living can suit downsizers. The official audience includes retirees and families, and no universal formal age restriction is established. Buyers should assess the exact home's layout, entrances, bathrooms, parking and maintenance needs.

Test the daily-life fit in person.

Visit at different times, inspect the exact home and lot, assess winter access and check travel to preferred healthcare, groceries, family, downtown Bobcaygeon, parks and waterfront recreation.

Use live discovery, then verify the property

Availability, prices and property details can change.

CURRENT HOMES SEARCH

Iris Grove home search

Open Kevin's current search and reconcile each result with the exact address, community identity, title, property records, condition and availability.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is within Iris Grove.
- Ownership match: verify the conventional freehold title and legal description.
- Cost match: confirm taxes, utilities, insurance and closing adjustments.
- Lifestyle match: inspect layout, condition, accessibility, parking and outdoor space.
- Document match: review title, survey, disclosures, permits and registered instruments.

NO FIXED LISTING COUNT

The search is a current discovery tool rather than a promise of availability. Its area may include nearby properties, so confirm the address, Iris Grove identity and complete property details before relying on a result.

THINKING OF SELLING IN IRIS GROVE?

Kevin Flaherty helps homeowners prepare title and property records, document upgrades and maintenance, position the home clearly and coordinate the sale with the next move.

[BOOK A SELLING CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial and property documents remain decisive.

For buyers

- Open the current search and verify the Iris Grove address.
- Confirm the title, legal description, lot and registered instruments.
- Review taxes, utilities, insurance, condition and ongoing upkeep.
- Inspect layout, accessibility, parking, grading and outdoor space.

For current-home sellers

- Collect title, survey, tax, permit, repair and upgrade records.
- Prepare clear answers about utilities and property responsibilities.
- Confirm disclosure, insurance and closing requirements early.
- Build the sale around your downsizing timing, not just a listing date.

SEARCH CURRENT HOMES

HOME EVALUATION

BOOK A CALL



YOUR ADULTCOMMUNITIES.CA GUIDE

Kevin Flaherty

Broker and Ontario adult-lifestyle community guide author. Kevin helps mature homeowners and buyers make clearer downsizing decisions.

PLAN YOUR MOVE

SOURCES AND IMPORTANT INFORMATION



Information reviewed August 26, 2026 using the locked AdultCommunities.ca Kawartha Lakes guide, current official Iris Grove information, City of Kawartha Lakes municipal records, Kevin's current search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the agreement, title, survey, taxes, utilities, insurance, condition, restrictions and every property-specific obligation before relying on them.

Explore the regional community guide

Version 1.0 | Updated 2026-08-26