

Bluewater Country

Sarnia, Ontario

A practical guide to 55-plus adult-lifestyle land-lease living in Sarnia, current-home discovery and the documents to review before you buy or sell.

Prepared August 26, 2026



THE SHORT ANSWER

55-plus land-lease living in Sarnia

Bluewater Country is an adult-lifestyle detached-home community in Sarnia. Residents own their homes and lease their sites. Park-model and custom homes offer main-floor-living appeal, while the exact site lease, current charges, rules and service obligations control each purchase.

Homes

Park-model and custom homes with main-floor-living appeal.

Ownership

Residents own the home and lease the site.

Setting

Sarnia adult-lifestyle setting and city services.

Current Bluewater Country search

Browse Kevin Flaherty's current search, then verify the exact address, home title, site lease, charges, responsibilities, rules and resale process.

adultcommunities.ca/bluewater-country | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Bluewater Country at a glance

A concise Sarnia snapshot. The current title, site lease and community documents for the exact property remain decisive.

Community

Gated 55-plus adult-lifestyle community in Sarnia.

Homes

Park-model and custom detached homes.

Ownership

Home ownership plus a lease of the site.

Age wording

55-plus positioning; confirm the current eligibility rules.

Development

Confirm the current lease, charges and included services.

Amenities

Established recreation facilities; confirm current access and rules.

MAIN TRADE-OFF

Active-lifestyle appeal; lease-specific obligations

The gated 55-plus setting, detached-home format and extensive recreation are clear attractions. The buyer work is to verify ownership of the home, the current site lease, charges and inclusions, increase provisions, rules, insurance, maintenance duties and resale or assignment process.

The home and land are separate interests

Residents own their homes and lease their sites; the current lease and property documents control.

What ownership means

Bluewater Country uses home ownership plus a lease of the site. Confirm the home's title, the current site lease, charges and inclusions, increase provisions, taxes, insurance, rules, maintenance allocation and every property-specific obligation before purchasing.

AT A GLANCE

- Own the home
- Lease the site
- Verify current terms

Documents and questions to confirm

- The home's title, legal description, site identification and current site tenancy.
- The current site lease, community rules, fee schedule, service inclusions and increase provisions.
- Every current site charge, what it covers, how it may change and when other charges apply.
- Home repair, landscaping, snow, roads, utilities, taxes, services and insurance responsibilities.
- The current operator, purchaser-approval steps, tenancy assignment, disclosure materials and closing conditions.
- Current access, costs, rules and responsibilities attached to the recreation centre and shared facilities.

Cost categories to separate

Purchase

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

Ongoing

Confirm site charges, taxes, utilities, insurance and maintenance.

Future

Review charge increases, lease renewal terms and future obligations.

IMPORTANT

Community-level amenity descriptions do not establish the exact access, hours, rules, cost or service package for every home. Confirm these points in the current lease, fee schedule and community documents before relying on them.

Sarnia adult-lifestyle setting

A gated 55-plus setting shaped by detached homes, recreation and access to Sarnia services.

A mapped community point

The mapped point identifies Bluewater Country at 5700 Blackwell Sideroad in Sarnia. Use it to plan a visit, then confirm the exact property, gate access, parking and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

[OPEN MAP](#)

Lifestyle considerations

Home design

Park-model and custom homes include main-floor-living options.

Lake Huron area

The recreation centre supports an active, social lifestyle.

Daily services

Sarnia provides shopping, healthcare, dining and services.

KNOW THE DISTINCTION

Bluewater Country is positioned as a gated 55-plus community. Confirm the current eligibility, occupancy and guest provisions in the documents that apply to the exact home; community positioning is not a substitute for the enforceable rules.

Test the daily-life fit in person.

Visit the exact home and site, assess layout, condition, parking, outdoor space and gate access, and check travel to preferred healthcare, groceries, recreation, family and services across Sarnia and Lambton County.

Use live discovery, then verify the property

Availability, prices, expenses, phases and property-specific rights can change.

CURRENT HOMES SEARCH

Bluewater Country home search

Open Kevin's current search and reconcile each result with the exact address, home title, site lease, charges, responsibilities, rules and resale process.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within Bluewater Country.
- Ownership match: verify title to the home and the exact leased site.
- Cost match: confirm site charges, taxes, utilities, insurance and other obligations.
- Document match: review title, the site lease, community rules and disclosure materials.
- Lifestyle match: inspect layout, condition, surroundings, services and recreation access.

HOW TO USE THE LIVE SEARCH

Availability changes, so this guide intentionally avoids listing-specific details, fixed availability totals, prices, taxes, site-charge amounts, incentives and property-specific dates. Verify every result and its current documents before relying on it.

THINKING OF SELLING AT BLUEWATER COUNTRY?

Kevin Flaherty can help identify the exact home and site documents, clarify the current resale and assignment process, document upgrades and responsibilities, market the home accurately and coordinate the sale with your next move.

[BOOK A SELLING CONSULTATION](#)

Buyer and seller checklist

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

For buyers

- Open the current search and verify the exact address and property.
- Obtain the current site lease, fee schedule and community rules.
- Confirm charges, inclusions, duties, insurance, rules and assignment terms.
- Inspect the home, surroundings and daily-life fit in person.

SEARCH CURRENT HOMES

For sellers

- Collect current home-title, site-lease and community records.
- Document upgrades, repairs, inclusions and maintenance duties.
- Prepare accurate answers about rules, charges, services and recreation access.
- Build the sale around your downsizing timing, not only a listing date.

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 AdultCommunities.ca Lambton guide, Parkbridge's current Bluewater Country page, Sarnia-Lambton Economic Partnership, Tribunals Ontario land-lease guidance, Kevin's current search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm home title, site-lease terms, charges, duties, insurance, rules, eligibility, assignment requirements, recreation access, condition and every property-specific obligation before relying on them.

Explore the Lambton adult-lifestyle community guide

Version 1.0 | Updated 2026-08-26