

Stone & South

Gananoque, Ontario

A practical guide to adult-lifestyle waterfront condominium living in Gananoque, current-home discovery and the documents to review before you buy or sell.

Prepared August 27, 2026



THE SHORT ANSWER

Adult-lifestyle waterfront condominium living

Stone & South is a waterfront condominium community at 129, 129A and 129B South Street in Gananoque. Its one-, two- and three-bedroom layouts have adult-lifestyle and downsizer appeal. The applicable condominium corporation, declaration, bylaws, rules and current status certificate control every suite's costs, duties and rights.

Homes

One-, two- and three-bedroom condominium suites.

Ownership

Conventional condominium suite ownership; exact documents control.

Setting

Gananoque waterfront on the St. Lawrence River.

Current Stone & South search

Browse Kevin Flaherty's current search, then verify the exact suite, status certificate, expenses, maintenance duties, rules and property-specific rights.

adultcommunities.ca/stone-and-south | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Stone & South at a glance

A concise Gananoque snapshot. Current title and condominium documents for the exact suite remain decisive.

Community

Adult-lifestyle and downsizer-oriented waterfront condominium.

Homes

One-, two- and three-bedroom condominium layouts.

Ownership

Conventional condominium suite ownership; exact documents control.

Age wording

Adult-lifestyle positioning; no formal age restriction is claimed.

Amenities

Fitness, social space and waterfront access; verify exact rights.

Suite-specific rights

Parking, locker, pet, balcony and marina rights vary by suite.

MAIN TRADE-OFF

Clear waterfront appeal; suite-specific obligations

The waterfront setting, condominium layouts and walkable Gananoque location are clear attractions. The buyer work is to verify the exact suite, current common expenses, maintenance duties, rules, insurance and any parking, locker, balcony, pet or marina rights.

The applicable condo documents control

Do not assume every Stone & South suite includes the same parking, locker, balcony, pet or marina rights.

What ownership means

Stone & South uses conventional condominium suite ownership. Confirm the exact legal description, unit and level, applicable corporation, common elements, expenses, maintenance allocation, insurance duties and rules for the suite. No universal fee, inclusion or rights package applies to every property.

AT A GLANCE

Condominium suite
Documents control
Verify exact rights

Documents and questions to confirm

- The parcel register, legal description, unit and level, registered title and applicable condominium corporation.
- The current status certificate, declaration, description, bylaws, rules, budget and reserve-fund information.
- Every current common expense, what it includes, how it may change and whether any special assessment applies.
- Repair, maintenance, utility, common-element and insurance responsibilities for the exact suite.
- Parking, locker, balcony, pet, kayak or canoe storage and waterfront-access rights attached to the suite.
- Any marina or boat-slip right, its legal basis, costs, restrictions and transfer treatment for the exact property.

Cost categories to separate

Purchase

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

Ongoing

Confirm common expenses, taxes, utilities, insurance and maintenance.

Future

Review reserve planning, fee changes, assessments and future obligations.

IMPORTANT

Waterfront proximity does not mean every suite includes marina access or a boat slip. Confirm the exact parking, locker, balcony, pet, storage, waterfront and marina rights in the listing, title and current condominium documents.

Gananoque and the St. Lawrence River

A waterfront Gananoque setting shaped by condominium living, river views, downtown services and four-season recreation.

A mapped community point

The mapped point identifies Stone & South on the Gananoque waterfront. Use it to plan a visit, then confirm the exact suite, entrance, parking, showing instructions and current access before attending.

MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

OPEN MAP

Lifestyle considerations

Home design

One-, two- and three-bedroom suites offer varied layout choices.

Waterfront setting

The St. Lawrence River, waterfront access and recreation shape the setting.

Daily services

Confirm travel to Gananoque services, healthcare, dining and family.

KNOW THE DISTINCTION

Adult-lifestyle positioning describes Stone & South's relevance to mature buyers and downsizers; it does not establish a formal minimum-age restriction. Waterfront, parking, locker, pet, balcony and marina rights remain suite-specific.

Test the daily-life fit in person.

Visit the exact suite and common areas, assess layout, condition, balcony, parking, locker, accessibility and seasonal access, and check travel to preferred healthcare, groceries, recreation, family and services across Gananoque and Leeds and Grenville.

Use live discovery, then verify the property

Availability, prices, expenses, rules and suite-specific rights can change.

CURRENT HOMES SEARCH

Stone & South home search

Open Kevin's current search and reconcile each result with the exact suite, title, status certificate, expenses, responsibilities, rules and property-specific rights.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within Stone & South.
- Ownership match: verify the condominium suite, legal description and applicable corporation.
- Cost match: confirm taxes, common expenses, utilities, insurance and other charges.
- Document match: review title, status certificate, declaration, bylaws, rules and financial records.
- Lifestyle match: inspect the suite, common areas, surroundings, services and actual amenity rights.

HOW TO USE THE LIVE SEARCH

Availability changes, so this guide intentionally avoids listing-specific details, fixed availability totals, prices, taxes, common-expense amounts and suite-specific details. Verify every result and its current documents before relying on it.

THINKING OF SELLING AT STONE & SOUTH?

Kevin Flaherty can help identify the exact suite and condominium records, assemble current title and status-certificate documents, document upgrades and responsibilities, market the property 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, title, condominium and suite-specific documents remain decisive.

For buyers

- Open the current search and verify the exact address and property.
- Obtain the current status certificate and all controlling condominium documents.
- Confirm expenses, duties, insurance, rules and suite-specific rights.
- Inspect the home, surroundings and daily-life fit in person.

SEARCH CURRENT HOMES

For sellers

- Collect current title, status-certificate and condominium records.
- Document upgrades, repairs, inclusions and maintenance duties.
- Prepare accurate answers about rules, expenses and suite-specific rights.
- 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 27, 2026 using the AdultCommunities.ca Leeds and Grenville guide, Town of Gananoque records, Condominium Authority of Ontario guidance, current REALTOR.ca evidence, Kevin's current search and the mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the exact title, status certificate, declaration, bylaws, rules, expenses, duties, insurance, condition and every suite-specific right or obligation before relying on them.

Explore the Leeds and Grenville adult-lifestyle community guide

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