

Gibbard District

Napanee, Ontario

A practical guide to adult-lifestyle waterfront condominium living in Napanee, 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 in Napanee

Gibbard District Riverside Residences is a waterfront condominium development at the historic Gibbard Furniture Factory site at 88 Dundas Street East in Napanee. Its condominium suites and garden villas have adult-lifestyle and downsizer appeal. The applicable building, unit, purchase and condominium documents control costs, duties and rights.

Homes

Modern condominium suites and garden villas.

Ownership

Condominium ownership; exact building and unit documents control.

Setting

Napanee River waterfront at the historic factory site.

Current Gibbard District search

Browse Kevin Flaherty's current search, then verify the exact building, unit, purchase or resale documents, expenses, rules, construction status and property-specific rights.
adultcommunities.ca/gibbard-district | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Gibbard District at a glance

A concise Napanee snapshot. Current purchase, title and condominium documents for the exact property remain decisive.

Community

Adult-lifestyle waterfront condominium option for downsizers.

Homes

Condominium suites and garden villas.

Ownership

Condominium ownership; exact building and unit documents control.

Age wording

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

Waterfront

Private kayak dock and riverside setting; verify exact rights.

Project status

Piazza, retail and trail features remain planned unless current documents confirm completion.

MAIN TRADE-OFF

Clear waterfront appeal; status and obligations require verification

The historic waterfront setting, condominium housing and walkable Napanee location are clear attractions. The buyer work is to verify the exact building and unit, construction or occupancy timing, common expenses, maintenance duties, rules, insurance and waterfront rights.

The applicable condo documents control

Do not assume every Gibbard District property has the same completion status, fee package, parking, storage, balcony, terrace or waterfront rights.

What ownership means

Gibbard District uses condominium ownership. Confirm the exact building, legal description, unit and level, applicable corporation, common elements, purchase or resale documents, expenses, maintenance allocation, insurance duties and rules. 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 purchase agreement, 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, storage, balcony or terrace, pet, kayak-dock and waterfront-access rights attached to the exact property.
- Construction, occupancy, deficiency and warranty status, including remaining work.

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

A waterfront setting does not make every planned feature complete or grant every property identical rights. Confirm construction and occupancy timing, current fees, parking, storage, balcony or terrace, dock access and waterfront rights in the exact purchase, title and condominium documents.

Napanee and the Napanee River

A waterfront Napanee setting shaped by condominium living, the historic factory site, downtown services and four-season recreation.

A mapped community point

The mapped point identifies Gibbard District at the Napanee waterfront site. Use it to plan a visit, then confirm the exact building, entrance, parking, sales or 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

Condominium suites and garden villas offer varied layout choices.

Waterfront setting

The Napanee River, private kayak dock and waterfront setting shape the lifestyle.

Daily services

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

KNOW THE DISTINCTION

Adult-lifestyle positioning describes Gibbard District's relevance to mature buyers and downsizers; it does not establish a formal minimum-age restriction. Construction status, fees, rules and property rights remain building- and unit-specific.

Test the daily-life fit in person.

Visit the exact building, unit and common areas, assess layout, condition, terrace or balcony, parking, storage, accessibility and construction activity, and check travel to preferred healthcare, groceries, recreation, family and services across Napanee and Lennox and Addington.

Use live discovery, then verify the property

Availability, construction status, prices, expenses, rules and property-specific rights can change.

CURRENT HOMES SEARCH

Gibbard District home search

Open Kevin's current search and reconcile each result with the exact building and unit, title, purchase or resale documents, expenses, responsibilities, rules and property-specific rights.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is actually within Gibbard District.
- Ownership match: verify the condominium unit, legal description and applicable corporation.
- Cost match: confirm taxes, common expenses, utilities, insurance and other charges.
- Document match: review title, disclosure or status-certificate material, declaration, bylaws, rules and financial records.
- Lifestyle match: inspect the unit, common areas, construction status, 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, construction dates and property-specific details. Verify every result and its current documents before relying on it.

THINKING OF SELLING AT GIBBARD DISTRICT?

Kevin Flaherty can help identify the exact building, unit and condominium records, assemble current purchase, title or 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, purchase and condominium documents remain decisive.

For buyers

- Open the current search and verify the exact address and property.
- Obtain the current disclosure or status-certificate material and all controlling condominium documents.
- Confirm expenses, duties, insurance, rules, construction status and property-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, construction status and property-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 Lennox and Addington guide, current official Gibbard District information, Town of Greater Napanee material, Condominium Authority of Ontario guidance, Kevin's current search and the mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the exact purchase or resale documents, title, disclosure or status-certificate material, declaration, bylaws, rules, expenses, duties, insurance, construction status and every property-specific right or obligation before relying on them.

Explore the Lennox and Addington adult-lifestyle community guide

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