

# Waterfront at Grandview

## Huntsville, Ontario

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

Prepared August 28, 2026



**FREE PDF DOWNLOAD**

[waterfront-at-grandview-community-guide.pdf](#)

### THE SHORT ANSWER

## Adult-lifestyle waterfront living on Fairy Lake

Waterfront at Grandview is a waterfront condominium community on Fairy Lake in Huntsville. The exact registered corporation, unit title, status certificate and governing documents control expenses, responsibilities, rules, parking, storage and waterfront or amenity rights.

### Homes

Waterfront condominium residences in three low-rise buildings.

### Ownership

Condominium ownership; exact unit and corporation documents control.

### Setting

Fairy Lake in Huntsville's Grandview area.

## Current Waterfront at Grandview search

Browse Kevin Flaherty's current search, then verify the exact Waterfront at Grandview address, registered corporation, unit title, status certificate, expenses, rules, waterfront rights and availability.  
[adultcommunities.ca/waterfront-at-grandview](#) | 1-877-352-4378

**[VIEW CURRENT SEARCH](#)**

# Waterfront at Grandview at a glance

A concise Fairy Lake snapshot. Current title and condominium documents for the exact property remain decisive.

## Community

Adult-lifestyle and downsizer-oriented waterfront community in Huntsville.

## Homes

Waterfront condominium residences in three low-rise buildings.

## Ownership

Waterfront condominium ownership; exact documents control.

## Age wording

Adult-lifestyle positioning; no blanket numerical age rule.

## Development

Confirm the exact corporation, unit title and current status certificate.

## Amenities

Beach, pool, dock and other access require current confirmation.

### MAIN TRADE-OFF

## Waterfront appeal; document-specific rights

The adult-lifestyle positioning, Fairy Lake setting and lower-maintenance condominium format are clear attractions. Buyers still need to verify the exact corporation, common expenses, repair duties, rules, insurance, parking, storage and waterfront or amenity rights.

# The exact unit documents control

Do not treat Waterfront at Grandview as ordinary fee-free freehold or assume every promoted waterfront feature is assigned or available to every unit.

## What ownership means

Waterfront at Grandview uses condominium ownership. Confirm the exact registered corporation, legal description, unit boundaries, common elements, expenses, maintenance allocation, insurance duties, parking, storage and waterfront or amenity rights. No universal responsibility package is claimed.

### AT A GLANCE

Waterfront condominium  
Shared maintenance  
Documents control

## Documents and questions to confirm

- The parcel register, legal description, registered corporation, unit boundaries and common elements.
- The current status certificate, declaration, description, bylaws, rules, budget, insurance and reserve information.
- Every current common expense, special assessment, inclusion, increase and management arrangement.
- Repair, maintenance, landscaping, snow, parking, utility and insurance responsibilities.
- The resale agreement, title conditions and any property-specific transfer obligations.
- The assignment, availability, access rules and costs attached to beach, pool, dock, boat-slip, guest-suite and other promoted facilities.

## 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 and special assessments.

### IMPORTANT

Waterfront and amenity marketing is not proof that every feature is assigned, included or currently available to every unit. Confirm current legal rights, restrictions, costs and maintenance obligations in the exact status certificate, purchase, title and condominium documents.

# Four-season waterfront living on Fairy Lake

An adult-lifestyle setting shaped by waterfront condominium living, Muskoka scenery and proximity to Huntsville services.

## A mapped community point

The mapped point identifies Waterfront at Grandview in Huntsville. Use it to plan a visit, then confirm the exact property, entrance, parking, seasonal access and appointment instructions before attending.

### MAPPED COMMUNITY POINT

Open the map to check the community and nearby routes.

OPEN MAP

## Lifestyle considerations

### Home design

Condominium layouts vary; confirm unit access, interior stairs and accessibility.

### Muskoka setting

Fairy Lake, granite shoreline and nearby four-season recreation shape the setting.

### Daily services

Confirm travel to shopping, healthcare, recreation and family.

### KNOW THE DISTINCTION

Adult-lifestyle positioning describes the community's relevance to mature buyers and downsizers; it does not by itself prove a formal minimum-age restriction. The current declaration and rules for the exact corporation control enforceable eligibility and occupancy provisions.

### Test the daily-life fit in person.

Visit the exact home and surroundings, assess layout, access, condition, parking, storage, outdoor space and seasonal access, and confirm travel to healthcare, groceries, recreation, family and services across Huntsville and Muskoka.

# Use live discovery, then verify the property

Availability, prices, expenses and property-specific waterfront or amenity rights can change.

## CURRENT HOMES SEARCH

### Waterfront at Grandview home search

Open Kevin's current search and reconcile each result with the exact Waterfront at Grandview address, registered corporation, title, status certificate, expenses, rules, waterfront rights and availability.

[VIEW CURRENT HOMES](#)

## Verify an opportunity in five ways

- Community match: confirm the address is actually within Waterfront at Grandview at 727 Grandview Drive.
- Ownership match: verify the registered corporation, unit and legal description.
- Cost match: confirm taxes, common expenses, utilities, insurance and assessments.
- Document match: review title, status certificate, declaration, by-laws and rules.
- Lifestyle match: inspect layout, condition, surroundings, services and actual waterfront or 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, incentives or completion dates. Verify every result and its current documents before relying on it.

## THINKING OF SELLING AT WATERFRONT AT GRANDVIEW?

Kevin Flaherty can help identify the exact corporation and current condominium records, assemble title and status-certificate documents, 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, condominium and property documents remain decisive.

## For buyers

- Open the current search and verify the exact address and property.
- Obtain the current status certificate and governing documents.
- Confirm expenses, duties, insurance, rules and waterfront or amenity 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, assessments and amenity 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 28, 2026 using the locked AdultCommunities.ca Muskoka guide, current Waterfront at Grandview material, Town of Huntsville planning evidence, Condominium Authority of Ontario guidance, Kevin's controlled search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm the registered corporation and unit, title, status-certificate details, expenses, assessments, duties, insurance, rules, parking, storage, waterfront or amenity rights, condition and every property-specific obligation before relying on them.

**Explore the Muskoka adult-lifestyle community guide**

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