

Black Creek

Stevensville, Ontario

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

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THE SHORT ANSWER

Retirement-style land-lease living in Stevensville

Black Creek is a retirement-style adult-lifestyle community in Stevensville. Residents own their detached homes and lease the sites beneath them from Parkbridge. The exact site lease, charges, rules, service obligations and assignment terms control each purchase.

Homes

Detached homes with main-floor-living appeal.

Ownership

Residents own the home and lease the site.

Setting

Stevensville adult-lifestyle setting and city services.

Current Black Creek search

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

adultcommunities.ca/black-creek | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Black Creek at a glance

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

Community

Retirement-style adult-lifestyle community in Stevensville.

Homes

Detached homes in a landscaped community setting.

Ownership

Home ownership plus a lease of the site.

Age wording

Retirement positioning; exact documents control eligibility.

Development

Confirm the current lease, charges and included services.

Amenities

Pools, recreation centre, courts and social spaces; confirm current access.

MAIN TRADE-OFF

Active-lifestyle appeal; lease-specific obligations

The retirement-style 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

Black Creek 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.

Stevensville adult-lifestyle setting

A retirement-style setting shaped by detached homes, landscaped grounds, recreation and access to Niagara services.

A mapped community point

The mapped point identifies Black Creek in Stevensville. Use it to plan a visit, then confirm the exact property, entrance, 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

Detached homes include main-floor-living options.

Niagara area

Pools, courts, trails and the recreation centre support an active, social lifestyle.

Daily services

Stevensville and Fort Erie provide access to shopping, healthcare, dining and services.

KNOW THE DISTINCTION

Black Creek is positioned as a retirement-style adult-lifestyle community. Confirm current eligibility, occupancy and guest provisions in the site lease, application and community rules for the exact home; marketing positioning is not a substitute for enforceable documents.

Test the daily-life fit in person.

Visit the exact home and site, assess layout, condition, parking, outdoor space and community access, and check travel to preferred healthcare, groceries, recreation, family and services across Stevensville, Fort Erie and Niagara Region.

Use live discovery, then verify the property

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

CURRENT HOMES SEARCH

Black Creek 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 Black Creek.
- 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 BLACK CREEK?

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, site-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 28, 2026 using the AdultCommunities.ca Niagara guide, Parkbridge's current Black Creek and land-lease information, Tribunals Ontario land-lease guidance, Kevin's controlled 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 Niagara adult-lifestyle community guide

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