

AquaZul

Grimsby, Ontario

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

Prepared August 31, 2026



THE SHORT ANSWER

Waterfront condominium living in Grimsby

AquaZul is an age-neutral waterfront condominium with strong downsizer and adult-lifestyle appeal. The building at 16 Concord Place combines Lake Ontario access, contemporary suites and resort-style shared amenities. The exact title, status certificate and governing documents control every purchase.

Homes

Condominium suites with waterfront and main-floor-living appeal.

Ownership

Condominium ownership; exact unit and documents control.

Setting

Lake Ontario waterfront in Grimsby, Niagara Region.

Current AquaZul search

Browse Kevin Flaherty's current search, then verify 16 Concord Place, the exact unit, title, status certificate, expenses, parking, locker, rules and amenity rights.

adultcommunities.ca/aquazul | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

AquaZul at a glance

A concise Grimsby snapshot. Current title and condominium documents for the exact unit remain decisive.

Community

Waterfront condominium with adult-lifestyle and downsizer appeal.

Address

AquaZul is the condominium at 16 Concord Place in Grimsby.

Ownership

Condominium ownership; confirm the exact legal interest.

Age wording

Age-neutral positioning; no formal numerical restriction is asserted.

Amenities

Pool, courtyard, fitness and social spaces; confirm current access.

Location

Lake Ontario setting near Grimsby services and the QEW.

MAIN TRADE-OFF

Lifestyle appeal is clear; obligations are unit-specific

The waterfront setting, lock-and-leave format and shared amenities are clear attractions. Buyers still need the current status certificate, declaration, bylaws, rules, budget, reserve information, common expenses, unit boundaries, parking and locker records for the exact property.

Condominium documents control

Do not assume one fee, inclusion, rule or responsibility package applies to every AquaZul unit.

What ownership means

AquaZul uses condominium ownership. Current property evidence identifies the 16 Concord Place building with Niagara North Standard Condominium Corporation No. 321, but the exact legal description, corporation, unit, parking, locker and appurtenant interests must be confirmed from title and the current status certificate.

AT A GLANCE

Condominium title
Status certificate
Documents control

Documents and questions to confirm

- The parcel register, legal description, unit boundaries and registered condominium corporation.
- The current status certificate, declaration, description, bylaws, rules, budget and reserve-fund information.
- Every current common expense, what it covers, how it may change and whether any special assessment applies.
- The legal ownership, use and maintenance terms for parking spaces, lockers, balconies and other appurtenant interests.
- Repair, alteration, insurance, pet, occupancy, moving, parking and amenity rules.
- Current management, resale disclosure, approval, closing and move-booking procedures.

Cost categories to separate

Purchase

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

Ongoing

Confirm expenses, taxes, utilities, insurance and service costs.

Future

Review reserve planning, fee changes and special assessments.

IMPORTANT

A listing-platform ownership subtype is not a substitute for the property's legal records. Confirm the exact condominium interest and every current cost, inclusion and responsibility from the documents for the unit before relying on marketing information.

Lake Ontario living in Grimsby

AquaZul combines a waterfront setting, shared recreation and convenient access to Niagara services.

A mapped community point

The mapped point identifies AquaZul at 16 Concord Place in Grimsby. Use it to plan a visit, then confirm the exact unit, building entrance, parking, showing and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the building and nearby routes.

[OPEN MAP](#)

Lifestyle considerations

Waterfront setting

Lake Ontario and waterfront-trail access shape daily recreation.

Shared amenities

Pool, courtyard, fitness and social rooms support resort-style living.

Grimsby access

Nearby shops, dining, services and the QEW support daily needs.

KNOW THE DISTINCTION

Adult-lifestyle wording describes AquaZul's relevance to mature buyers and downsizers. It does not prove a formal minimum-age rule. Confirm occupancy, guest, pet and amenity provisions in the current declaration and rules for the exact unit.

Test the daily-life fit in person.

Visit the exact suite and shared areas, assess layout, condition, view, noise, parking, locker access and mobility needs, and check travel to preferred healthcare, groceries, recreation, family and services across Grimsby and Niagara Region.

Use live discovery, then verify the unit

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

CURRENT HOMES SEARCH

AquaZul home search

Open Kevin's current search and verify that a result is at 16 Concord Place. The search area may also show nearby buildings, so confirm AquaZul before relying on the property details.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Building match: confirm the address is 16 Concord Place and not a nearby condominium.
- Ownership match: verify the unit, legal description, corporation, parking and locker interests.
- Cost match: confirm taxes, common expenses, utilities, insurance and assessments.
- Document match: review title, status certificate, governing documents and current disclosures.
- Lifestyle match: inspect the suite, view, condition, shared areas, access and daily services.

HOW TO USE THE LIVE SEARCH

This guide intentionally avoids listing-specific details, fixed availability totals, prices, taxes and common-expense amounts. The controlled search is a discovery tool; verify every result and its current documents before relying on it.

THINKING OF SELLING AT AQUAZUL?

Kevin Flaherty can help identify the exact condominium records, assemble current property documents, document upgrades and responsibilities, market the suite 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 16 Concord Place and the exact unit.
- Obtain the current status certificate and governing documents.
- Confirm expenses, duties, insurance, rules, parking and locker interests.
- Inspect the suite, view, shared areas and daily-life fit in person.

SEARCH CURRENT HOMES

For sellers

- Collect current title, status-certificate and condominium records.
- Document upgrades, repairs, inclusions and parking or locker interests.
- Prepare accurate answers about rules, expenses and amenity 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 31, 2026 using the AdultCommunities.ca Niagara guide, DeSantis Homes' AquaZul information, municipal and regional records, 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 title, status-certificate details, expenses, duties, insurance, rules, amenity rights, condition and every property-specific obligation before relying on them.

Explore the Niagara adult-lifestyle community guide

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