

Harbourtown Village

Fort Erie, Ontario

A practical guide to freehold lakeside adult-lifestyle living, current-home discovery and the property records to review before you buy or sell.

Prepared August 31, 2026



THE SHORT ANSWER

Freehold lakeside living near Waverly Beach

Harbourtown Village is a Fort Erie adult-lifestyle and downsizer community with freehold bungalow townhomes and detached-home choices in bungalow and two-storey designs. Waverly Beach and the Friendship Trail shape the setting. The exact title, purchase agreement and registered property obligations control each purchase.

Homes

Bungalow townhomes plus detached bungalow and two-storey designs.

Ownership

Freehold starting point; confirm the exact title and obligations.

Setting

Waverly Beach, Friendship Trail and Fort Erie services.

Current Harbourtown Village search

Browse Kevin Flaherty's current search, then verify the exact address, title, property records, taxes, utilities, condition and any continuing obligations.

adultcommunities.ca/harbourtown-village | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Harbourtown Village at a glance

A concise Fort Erie snapshot. Current title and property documents for the exact home remain decisive.

Community

Lakeside adult-lifestyle and downsizer community in Niagara.

Home formats

Freehold bungalow towns, detached homes and two-storey choices.

Ownership

Freehold or land-owned baseline; confirm the exact title.

Age wording

Adult-lifestyle positioning; no numerical age rule is asserted.

Beach

Waverly Beach is described as a short three-minute walk away.

Trail access

Nearby access to the 24-kilometre Friendship Trail.

MAIN TRADE-OFF

Freehold ownership does not mean obligation-free

The freehold starting point supports land ownership and day-to-day independence, but buyers still need the exact parcel register, survey, easements, restrictive covenants, municipal records, purchase agreement, adjustment statement and any shared or continuing property obligations before relying on a listing summary.

Freehold is the starting point

Do not assume one expense, service, maintenance or restriction package applies to every Harbourn Village property.

What the current evidence supports

Current builder and property records identify Harbourn Village townhomes and detached homes as freehold. That classification is a useful starting point, not a substitute for the exact parcel register and purchase documents. Confirm the legal description, lot boundaries and every registered or contractual obligation for the specific address.

AT A GLANCE

Freehold starting point
Property-specific duties
Exact documents control

Documents and questions to confirm

- The parcel register, legal description, survey, lot boundaries, easements and registered covenants.
- The agreement of purchase and sale, schedules, addenda, adjustments, inclusions and closing conditions.
- Any subdivision, architectural-control, shared-service or continuing maintenance obligations.
- Current property taxes, utilities, insurance, repair duties and charges for the exact home.
- Parking, fencing, landscaping, exterior alteration, drainage, access and use restrictions.
- For a new home, builder licensing, warranty materials, deposit protection and current registration steps.

Cost categories to separate

Purchase

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

Ongoing

Confirm taxes, utilities, insurance, upkeep and shared costs.

Future

Plan for repairs, replacements, resale preparation and moving costs.

IMPORTANT

A freehold home can still be subject to easements, covenants, architectural controls or other registered obligations. Confirm the exact records and current costs with qualified advisers before relying on marketing language or another owner's experience.

A Fort Erie lakeside setting

Harbourtown Village combines modern residential design with beach, trail and everyday-service access.

A mapped community point

The mapped point identifies the Harbourtown Village community area in Fort Erie. Use it to plan a visit, then confirm the exact home, entrance, parking, showing and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community area and nearby routes.

OPEN MAP

Lifestyle considerations

Beach access

Waverly Beach supports walking, sand and Lake Erie recreation nearby.

Trail access

The Friendship Trail connects Fort Erie and Port Colborne routes.

Daily access

Fort Erie services, the QEW and border connections support daily life.

KNOW THE DISTINCTION

Adult-lifestyle wording describes Harbourtown Village's relevance to mature buyers and downsizers. It does not prove a formal minimum-age rule. Freehold and lower-maintenance marketing also do not establish that every exterior task, cost or restriction is the same for every property.

Test the daily-life fit in person.

Visit the exact home and surrounding routes, assess layout, condition, stairs, parking, outdoor space, beach and trail access, and check travel to preferred healthcare, groceries, recreation, family and cross-border connections.

Use live discovery, then verify the property

Availability, prices, taxes, incentives and property-specific rights can change.

CURRENT HOMES SEARCH

Harbourtown Village home search

Open Kevin's current search and verify that a result belongs to Harbourtown Village. Search results can change, and a quiet search does not prove that resale is unavailable.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Harbourtown Village.
- Title match: verify the freehold parcel, legal description, boundaries and registered interests.
- Cost match: confirm taxes, utilities, insurance, upkeep, adjustments and any shared costs.
- Document match: review the agreement, schedules, disclosures, warranty materials and title records.
- Lifestyle match: inspect the home, outdoor areas, parking, beach and trail access and daily routes.

HOW TO USE THE LIVE SEARCH

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

THINKING OF SELLING AT HARBOURTOWN VILLAGE?

Kevin Flaherty can help confirm the exact title and registered interests, assemble current property records, document upgrades and obligations, 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 and property documents remain decisive.

For buyers

- Open the current search and verify the exact Harbourtown Village address.
- Obtain title, survey, agreement, schedules and registered property records.
- Confirm taxes, utilities, insurance, maintenance and continuing obligations.
- Inspect the home, outdoor areas, beach and trail access and daily-life fit.

SEARCH CURRENT HOMES

For sellers

- Collect title, survey, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about easements, covenants and shared obligations.
- 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, Silvergate Homes' current Harbourtown Village material, Town of Fort Erie subdivision records, current controlled property evidence, HCRA and Tarion guidance, Kevin's controlled search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm title, agreement terms, taxes, utilities, insurance, restrictions, condition and every property-specific obligation before relying on them.

Explore the Niagara adult-lifestyle community guide

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