

Villages of Long Point Bay

Port Rowan, Ontario

A practical guide to land-owned bungalow living, association and club obligations, park-and-pond amenities, and the records to review before you buy or sell.

Prepared September 1, 2026



THE SHORT ANSWER

Land-owned bungalow living around a central park and pond

Villages of Long Point Bay is an established adult-lifestyle community in Port Rowan. Homeowners hold title, while protective restrictions and mandatory homeowners-association and club obligations support the shared facilities and community program. It is not ordinary fee-free freehold.

Homes

Detached, comfortable one-floor bungalow living in an established setting.

Ownership

Land-owned with mandatory association and club obligations.

Setting

Port Rowan, an 8-acre central park and pond, and nearby Lake Erie.

Explore Villages of Long Point Bay

Use Kevin Flaherty's community search as a discovery route, then verify the exact title, restrictions, HOA and club records, dues, condition and property documents.

[VIEW COMMUNITY SEARCH](#)

Villages at a glance

A concise Port Rowan snapshot. Current title, protective restrictions and association documents for the exact home remain decisive.

Community

Established adult-lifestyle bungalow community in Port Rowan, Norfolk County.

Home format

Detached bungalows and comfortable one-floor living.

Ownership

Land-owned with mandatory homeowners-association and club obligations.

Age wording

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

Setting

An 8-acre central park and pond near the Lake Erie shoreline and Long Point.

Community life

Private clubhouse, social activities, indoor recreation and outdoor common amenities.

MAIN TRADE-OFF

Land ownership with continuing shared obligations

Homeowners hold title, but this is not ordinary fee-free freehold. Protective restrictions and mandatory HOA and club obligations support shared grounds, facilities and community programs. Review the current documents and dues for the exact property.

Start with title and association records

Do not assume ordinary fee-free freehold or rely on another owner’s experience. Current documents for the exact property control.

What the current evidence supports

The signed Norfolk County baseline and official community material support land-owned ownership with mandatory HOA and club obligations. Confirm the exact title, legal description, protective restrictions, transfer steps, bylaws, policies, dues, maintenance responsibilities and current purchase documents.

AT A GLANCE

Detached bungalows
Land-owned title
Mandatory HOA and club obligations

Documents and questions to confirm

- The parcel register, legal description, easements, protective restrictions and registered interests.
- Current HOA and club bylaws, policies, rules, operating records and transfer procedures.
- Current mandatory dues, service inclusions, grounds and facility responsibilities, and change procedures.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing steps.
- Current property taxes, utilities, insurance, repairs, exterior work and every property-specific charge.
- Parking, pets, landscaping, alterations, occupancy, use, resale and access requirements.

Cost categories to separate

Purchase

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

Ongoing

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

Future

Review dues changes, repairs, resale procedures and moving costs.

IMPORTANT

The community’s current published fee amount is intentionally not reproduced here because it can change. Obtain the current amount and governing records directly before relying on any cost estimate.

Park-and-pond living near Long Point

Villages of Long Point Bay combines one-floor homes, a private clubhouse and outdoor common amenities in Port Rowan.

A mapped community point

The mapped point identifies the community area at 26 Long Point Boulevard in Port Rowan. Use it to plan a visit, then confirm the exact home, entrance, parking, showing and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

Clubhouse

Indoor pool, hot tub, sauna, exercise, billiards, crafts, library lounge, great hall and woodworking.

Outdoor space

Central park and pond, walking trail, pickleball, shuffleboard, bocce, gardens and RV lot.

Port Rowan

Everyday services and access to Long Point beaches, birding and Lake Erie recreation.

KNOW THE DISTINCTION

Adult-lifestyle wording describes the community's positioning; it does not establish a universal numerical minimum-age rule. Confirm current governing documents, occupancy terms and every property-specific restriction.

Test the daily-life fit in person.

Inspect the exact home, layout, condition, parking and outdoor space; then test routes to preferred healthcare, groceries, Port Rowan services, recreation and family connections.

Use live discovery, then verify the property

Search results, prices, dues, taxes and property-specific responsibilities can change.

COMMUNITY HOME SEARCH

Villages of Long Point Bay search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Villages of Long Point Bay and confirm its exact title, restrictions, HOA and club obligations, condition and current documents.

Verify an opportunity in five ways

- Community match: confirm the exact address is within Villages of Long Point Bay.
- Title match: verify the parcel, legal description, restrictions and registered interests.
- Cost match: confirm taxes, dues, utilities, insurance, upkeep and adjustments.
- Document match: review title, HOA and club records, rules and purchase documents.
- Lifestyle match: inspect the home, parking, outdoor areas, setting and daily routes.

HOW TO USE THE SEARCH

This guide intentionally avoids listing-specific details, fixed availability totals, prices, dues 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 HERE?

Kevin Flaherty can help assemble current title, restriction, association and property records, 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 and property documents remain decisive.

For buyers

- Open the community search and verify the exact address.
- Obtain title, restrictions, HOA and club records for the property.
- Confirm taxes, dues, utilities, insurance, maintenance and obligations.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect title, association, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about dues, rules, maintenance and 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 September 1, 2026 using the AdultCommunities.ca Norfolk guide, the official Villages of Long Point Bay site, Kevin's controlled community search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm title, restrictions, dues, amenities, maintenance, insurance, condition and every property-specific obligation before relying on it.

Explore the Norfolk adult-lifestyle community guide

Version 1.0 | Updated 2026-09-01