

Flats at Black Creek

Port Dover, Ontario

A practical guide to Craftsman-style homes, the condominium baseline, Black Creek parkland and the records to review before you buy or sell.

Prepared September 1, 2026



THE SHORT ANSWER

Condominium living beside Black Creek parkland

Flats at Black Creek is a 55+ friendly adult-lifestyle community in Port Dover with detached Craftsman-style bungalows, bungalow-with-loft and two-storey designs. The locked baseline is condominium; verify the registered title, corporation, unit and common-element boundaries for the exact property.

Homes

Craftsman-style detached bungalows, bungalow-with-loft and two-storey designs.

Ownership

Condominium baseline; exact title, corporation and boundaries require verification.

Setting

Wooded Port Dover parkland, Black Creek waterfront and resident trails.

Explore Flats at Black Creek

Use Kevin Flaherty's community search as a discovery route, then verify the exact title, status certificate, fees, maintenance boundaries, waterfront rights and current documents.

[VIEW COMMUNITY SEARCH](#)

Flats at Black Creek at a glance

A concise Port Dover snapshot. Current title and condominium documents for the exact home remain decisive.

Community

55+ friendly adult-lifestyle community in Port Dover, Norfolk County.

Home formats

Detached bungalows, bungalow-with-loft and two-storey Craftsman-style designs.

Ownership

Condominium baseline with property-specific title, corporation and boundary verification.

Age wording

55+ friendly positioning; no universal numerical occupancy rule is asserted.

Setting

A wooded Black Creek setting with preserved parkland, waterfront and trails.

Lifestyle

Covered porches, open-concept living and resident access to creekside recreation.

MAIN TRADE-OFF

Nature-oriented living with condominium obligations

Marketing may use freehold condominium language, but buyers should verify the exact registered ownership, corporation, unit and common-element boundaries, fees, maintenance, reserve information, rules and waterfront-use rights for the specific property.

Start with the exact condominium documents

Do not infer boundaries, rights or responsibilities from marketing language or another owner's experience.

What the current evidence supports

The signed Norfolk baseline supports a condominium structure and requires property-specific verification. Obtain the parcel register, legal description, unit and common-element boundaries, corporation details, status certificate, declaration, rules, fees, reserve information, insurance and maintenance responsibilities.

AT A GLANCE

Detached homes
Condominium baseline
Exact documents control

Documents and questions to confirm

- The parcel register, legal description, unit, common-element boundaries, easements and registered interests.
- The current condominium corporation, status certificate, declaration, bylaws, rules, budget and reserve information.
- Current fees, services, maintenance boundaries, insurance duties and any special-assessment disclosure.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, utilities, insurance, repairs and property-specific charges.
- Parking, pets, landscaping, exterior changes, occupancy, use and waterfront-access rules.

Cost categories to separate

Purchase

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

Ongoing

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

Future

Review reserve planning, fee changes, assessments, repairs and moving costs.

IMPORTANT

This guide intentionally avoids fixed fee amounts. Obtain current condominium and property records and professional advice before relying on any cost or responsibility estimate.

A wooded Black Creek setting

Flats at Black Creek combines Craftsman-style homes, preserved parkland, waterfront and Port Dover convenience.

A mapped community point

The mapped point identifies the community near Bluenose Drive and Beechnut Lane in Port Dover. 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

Wooded parkland

Preserved private parkland and walking or hiking trails shape the community setting.

Black Creek

Private waterfront, boat-slip access, kayak launch and fishing platform; confirm current rights.

Port Dover

Dining, shopping, healthcare routes and Lake Erie recreation support daily life.

KNOW THE DISTINCTION

55+ friendly and adult-lifestyle wording describes community positioning; it does not prove a universal minimum-age rule. Confirm current condominium, title and occupancy documents for the exact property.

Test the daily-life fit in person.

Inspect the exact home, stairs, layout, condition, parking and outdoor areas; then test routes to healthcare, groceries, Port Dover services, recreation and family connections.

Use live discovery, then verify the property

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

COMMUNITY HOME SEARCH

Flats at Black Creek search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Flats at Black Creek and confirm its exact title, condominium documents, condition, fees, boundaries and rights.

Verify an opportunity in five ways

- Community match: confirm the exact address is within Flats at Black Creek.
- Title match: verify the legal description, unit, common elements and registered interests.
- Cost match: confirm taxes, fees, utilities, insurance, upkeep and adjustments.
- Document match: review the status certificate, declaration, rules and purchase documents.
- Lifestyle match: inspect the home, parking, waterfront setting and daily routes.

HOW TO USE THE SEARCH

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

THINKING OF SELLING HERE?

Kevin Flaherty can help assemble current title, condominium 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, status certificate, declaration and corporation records.
- Confirm taxes, fees, utilities, insurance, maintenance and waterfront rights.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect title, condominium, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about fees, rules, maintenance 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 September 1, 2026 using the AdultCommunities.ca Norfolk guide, current community information, Kevin's controlled search and the owner-supplied mapped point.

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

Explore the Norfolk adult-lifestyle community guide

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