

# Young's Cove

## Near Brighton & Weller's Bay

A practical guide to freehold waterfront living, home designs, nearby services and the records to review before you buy or sell.

Prepared September 15, 2026



### THE SHORT ANSWER

## Freehold waterfront living near Weller's Bay

Young's Cove is a multigenerational waterfront development near Brighton and Weller's Bay with detached homes, including bungalow and main-floor-oriented designs. Verify the registered title, restrictions and property-specific obligations for the exact home.

### Homes

Detached homes, including bungalow, bungalow and main-floor-oriented designs.

### Ownership

Conventional freehold; the exact registered title and property documents control.

### Setting

Weller's Bay, shoreline, trails and everyday services near Brighton and Trenton.

### Explore Young's Cove

Use Kevin Flaherty's community search as a discovery route, then verify the exact title, restrictions, condition, costs, maintenance responsibilities and current documents.

[VIEW COMMUNITY SEARCH](#)

# Young's Cove at a glance

A concise Near Brighton snapshot. Current title and property documents for the exact home remain decisive.

## Community

Multigenerational waterfront development near Brighton with downsizer appeal.

## Home formats

Detached homes with bungalow, bungalow and main-floor-oriented layouts.

## Ownership

Conventional freehold; verify the exact registered title and property documents.

## Age wording

Multigenerational community; no formal adult-only or 55-plus restriction is asserted.

## Setting

Near Weller's Bay, wetlands, green space and the Millennium Trail.

## Lifestyle

Waterfront-community living near Brighton, Trenton, healthcare and daily services.

### MAIN TRADE-OFF

## Conventional freehold with property-specific obligations

Young's Cove uses conventional freehold ownership, but buyers should verify the exact registered title, subdivision obligations, easements, services, taxes, insurance, maintenance and any waterfront interest for the specific property.

# Start with the registered freehold title

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

## What the current evidence supports

Young's Cove uses conventional freehold ownership. Obtain the parcel register, legal description, subdivision obligations, easements, taxes, utilities, insurance and maintenance responsibilities for the exact home.

### AT A GLANCE

Detached homes  
Conventional freehold  
Exact documents control

## Documents and questions to confirm

- The parcel register, legal description, lot boundaries, easements and registered interests.
- Current subdivision obligations, covenants, restrictions, easements and shared arrangements.
- Current taxes, utilities, insurance duties, maintenance boundaries and future obligations.
- 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 access restrictions.

## Cost categories to separate

### Purchase

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

### Ongoing

Confirm taxes, utilities, insurance, upkeep and any property-specific shared costs.

### Future

Review future repairs, shoreline or drainage issues, capital needs and moving costs.

### IMPORTANT

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

# A Weller's Bay waterfront setting

Young's Cove combines detached homes, shoreline and trail connections, and access to Brighton and Trenton services.

## A mapped community point

The mapped point identifies the Young's Cove area in Near Brighton. 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

### Waterfront setting

Weller's Bay, shoreline landscapes, wetlands and green space frame the setting.

### Trails and nature

Trails, shoreline access, nearby marinas and outdoor recreation broaden lifestyle choices.

### Near Brighton

Brighton, Trenton and Prince Edward County destinations provide shops, healthcare and daily services.

### KNOW THE DISTINCTION

Young's Cove can appeal to downsizers, but it is multigenerational rather than formally adult-only or 55-plus. Confirm current title, restrictions and occupancy documents for the exact property.

## Test the daily-life fit in person.

Inspect the exact home, layout, condition, accessibility, parking and outdoor areas; then test routes to Brighton, Trenton, healthcare, groceries, 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

### Young's Cove search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify that every result belongs to Young's Cove and confirm its exact freehold title, restrictions, condition, costs, boundaries and obligations.

## Verify an opportunity in five ways

- Community match: confirm the exact address is within Young's Cove.
- Title match: verify the freehold parcel, legal description, boundaries, easements and registered interests.
- Cost match: confirm taxes, utilities, insurance, upkeep, shared costs and adjustments.
- Document match: review title, subdivision obligations, easements and purchase documents.
- Lifestyle match: inspect the home, waterfront setting, trail access and daily routes.

## HOW TO USE THE SEARCH

This guide intentionally avoids listing-specific details and changing 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 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 the title, subdivision obligations, easements and property records.
- Confirm taxes, utilities, insurance, shared costs and maintenance responsibilities.
- Inspect the home, accessibility, parking, outdoor areas, waterfront setting and daily-life fit.

SEARCH THE COMMUNITY

## For sellers

- Collect title, restriction, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about title, costs, 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 15, 2026 using the AdultCommunities.ca Prince Edward County guide, current Young's Cove and Briarwood information, current property evidence, Kevin's controlled search and the owner-supplied mapped point.

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

Explore the Prince Edward County adult-lifestyle community guide

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