

Eastern Gate Village

Stouffville, Ontario

A practical guide to formal 55+ independent bungalow living, the life-lease structure, Village Square amenities and the records to review before you buy or sell.

Prepared September 16, 2026



THE SHORT ANSWER

Formal 55+ life-lease living in Stouffville

Eastern Gate Village is an established formal 55+ life-lease community offering independent bungalow-townhome living in Stouffville. Village Square and the landscaped Village Green support an active, neighbourly setting.

Homes

Bungalow townhomes; confirm the exact plan, condition, accessibility and responsibilities.

Ownership

A resident purchases a life-lease occupancy interest rather than condominium title.

Lifestyle

Formal 55+ independent living with community facilities near Stouffville services.

Explore Eastern Gate Village

Use Kevin Flaherty's community search as a discovery route, then verify the exact home, life-lease agreement, monthly costs, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Eastern Gate Village at a glance

A concise Stouffville snapshot. The current life-lease agreement and home-specific records remain decisive.

Community

Established formal 55+ life-lease community for independent seniors in Stouffville.

Home formats

Bungalow townhomes; verify the exact layout, condition, accessibility and responsibilities.

Ownership

Residents purchase a contractual occupancy interest rather than condominium title.

Age wording

Formal 55+ community; confirm current resident, spouse and co-occupant provisions.

Location

36 Eastern Gate Crescent in Stouffville, near shopping, healthcare and GO Transit.

Lifestyle

Village Square gathering spaces and the landscaped Village Green support community life.

MAIN TRADE-OFF

A life lease is a contractual occupancy interest

It is not condominium title. Review the exact life-lease agreement, upfront payment, monthly occupancy fee, included services, eligibility, sponsor process and resale or transfer provisions together.

Read the life-lease records together

The governing agreement defines the occupancy interest, costs, services, approvals and transfer process.

What the current evidence supports

Obtain the current life-lease agreement, disclosure package, fee schedule, rules and home records. Confirm the upfront payment, monthly occupancy fee, eligibility, services, insurance, maintenance, approval and transfer requirements.

AT A GLANCE

Occupancy interest
Monthly fee
Verify current terms

Documents and questions to confirm

- The current life-lease agreement, disclosure package and rights attached to the exact home.
- Formal 55+ eligibility, application, approval, spouse, co-occupant and occupancy provisions.
- Current monthly occupancy fee, included services, utilities, parking, storage and increase mechanisms.
- The agreement of purchase and sale, schedules, conditions, adjustments and closing requirements.
- Home condition, insurance, repairs, maintenance boundaries, capital planning and separate charges.
- Resale, transfer, valuation, sponsor involvement, administrative fees and estate treatment.

Cost categories to separate

Purchase

Confirm the upfront payment, deposit, financing eligibility, legal review and adjustments.

Ongoing

Confirm occupancy fees, utilities, insurance, parking, services and personal expenses.

Future

Review fee changes, capital work, home repairs, resale administration and moving costs.

IMPORTANT

This guide intentionally avoids fixed fee amounts. Obtain current home-specific legal and financial records and professional advice before relying on any cost or responsibility estimate.

Independent senior living in Stouffville

The community combines bungalow living, shared gathering spaces and landscaped outdoor areas.

A mapped community point

The owner-supplied point identifies Eastern Gate Village at 36 Eastern Gate Crescent. Use it to plan a visit, then confirm the exact home, entrance, parking and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

Village Square

The community centre includes a grand hall and kitchen, library, coffee lounge, craft, billiards and exercise rooms.

Village Green

Lit pathways, rock gardens and a gazebo support outdoor time and social connection.

Stouffville access

Shopping, dining, healthcare and GO Transit are available in the wider Stouffville area.

KNOW THE DISTINCTION

This guide concerns the independent life-lease bungalow community at 36 Eastern Gate Crescent. Do not assume that health, personal-care or long-term-care services are included. Confirm every service arrangement and cost directly with management.

Test the daily-life fit in person.

Inspect the exact home, accessibility, condition, parking and shared spaces; then test routes to healthcare, groceries, transit, recreation and family.

Search live opportunities, then verify

Search results, prices, charges and home-specific responsibilities can change.

COMMUNITY HOME SEARCH

Eastern Gate Village search

[VIEW COMMUNITY SEARCH](#)

Open Kevin's community search as a discovery route. Verify every result's exact address, community identity, life-lease agreement, condition, charges and obligations.

Verify an opportunity in five ways

- Community match: confirm the exact address and Eastern Gate Village identity.
- Ownership match: obtain the life-lease agreement and rights attached to the exact home.
- Cost match: confirm the upfront payment, occupancy fee, utilities, insurance and adjustments.
- Document match: review eligibility, approvals, rules, services and the purchase agreement.
- Lifestyle match: inspect the home, shared spaces, accessibility 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 the life-lease and home records, document improvements and responsibilities, market the interest 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 home records remain decisive.

For buyers

- Open the community search and verify the exact address and home.
- Obtain the current life-lease agreement, disclosure package and fee records.
- Confirm eligibility, monthly costs, services, insurance and responsibilities.
- Inspect the home, shared spaces, accessibility, parking and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect life-lease, fee, rule, insurance and home records before marketing.
- Document improvements, repairs, approvals, inclusions and condition.
- Prepare accurate answers about fees, services, rules and transfer terms.
- 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 16, 2026 using the locked AdultCommunities.ca York Region guide, current Eastern Gate Village information, Ontario's life-lease guide, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial, medical or real-estate advice. Confirm the exact life-lease agreement, eligibility, costs, services, rights, restrictions, condition and obligations before relying on it.

Explore the York Region adult-lifestyle community guide

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