

Sutton By The Lake

Sutton, Ontario

A practical guide to detached bungalow living, the 55+ land-lease structure, community amenities and records to review before you buy or sell.

Prepared September 16, 2026



THE SHORT ANSWER

55+ land-lease bungalow living in Sutton

Sutton By The Lake is an established formal 55+ community with detached modular bungalow-style homes. Residents own the home and lease the site, while current documents govern costs, services, eligibility, approval and resale.

Homes

Detached bungalow-style homes; confirm layout, condition, accessibility and parking.

Ownership

Residents own the home and lease the site.

Lifestyle

Clubhouse, pool, social activities and outdoor recreation.

Explore Sutton By The Lake

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

[VIEW COMMUNITY SEARCH](#)

Sutton By The Lake at a glance

A concise Sutton snapshot. The current land-lease agreement and home-specific records remain decisive.

Community

Formal 55+ land-lease community for independent residents.

Home formats

Detached bungalow-style homes; verify exact layout, condition and accessibility.

Ownership

Resident-owned home on a leased site.

Age wording

Confirm current resident, spouse, co-occupant and guest provisions.

Location

Sutton, Ontario; use the mapped point to plan a visit.

Lifestyle

Clubhouse, pool, social activities and outdoor recreation.

MAIN TRADE-OFF

A land lease separates ownership of the home from occupancy of the site

Residents own the home and lease the site. Review the current agreement, home purchase terms, monthly site rent and maintenance charges, included services, eligibility, operator approval process and resale or transfer provisions together.

Read the site-lease records together

The current agreement defines the site term, charges, services, approvals and resale process.

What the current evidence supports

Residents own the home and lease the site. Obtain the current site agreement, fee schedule, rules and records for the exact home. Confirm the purchase terms, land rent, maintenance charges, eligibility, services, insurance, approval and resale requirements.

AT A GLANCE

- Own the home
- Lease the site
- Verify current terms

Documents and questions to confirm

- The current site lease, fee schedule, rules and rights attached to the exact home.
- Formal 55+ eligibility, application, approval, spouse, co-occupant and guest provisions.
- Current land rent and maintenance charges, included services, utilities and increase mechanisms.
- Home condition, insurance, repairs, site boundaries and home, site and service responsibilities.
- Resale, site-lease assignment, operator involvement, administrative requirements and estate implications.

Cost categories to separate

Purchase

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

Ongoing

Confirm land rent, maintenance charges, utilities, insurance, taxes and services.

Future

Review charge changes, repairs, resale administration and moving costs.

Important: This guide avoids fixed fee amounts. Obtain current home-specific legal and financial records and professional advice before relying on any estimate.

Independent senior living in Sutton

The community combines single-level homes, shared community responsibilities and a residential Sutton setting.

A mapped community point

The mapped point identifies Sutton By The Lake in Sutton. Use it to plan a visit, then confirm the exact home, entrance, parking and appointment instructions.

Mapped community point

Open the map and check nearby routes.

OPEN MAP

Lifestyle considerations

Clubhouse life

Confirm current pool, billiards, fitness, social-program and outdoor-recreation access.

Home-specific fit

Inspect layout, condition, accessibility, garage, parking, site boundaries and outdoor space.

Sutton access

Test routes to healthcare, groceries, recreation, Lake Simcoe, family and local services.

KNOW THE DISTINCTION

Sutton By The Lake is a land-lease community. Do not assume that a listed home, fee package, service inclusion or transfer term applies to another home; confirm every item in current home-specific records.

Test the daily-life fit in person.

Inspect the exact home, accessibility, condition, parking, storage and shared areas; then test the routes that matter to your day-to-day life.

Search live opportunities, then verify

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

COMMUNITY HOME SEARCH

Sutton By The Lake search

Use Kevin Flaherty's search for discovery, then verify the address, community identity, agreement, condition and current costs.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address and Sutton By The Lake identity.
- Ownership match: obtain the current site lease and confirm rights attached to the home.
- Cost match: confirm price, land rent, maintenance charges, utilities, insurance and taxes.
- Document match: review eligibility, approvals, rules, services and the purchase agreement.
- Lifestyle match: inspect the home, site boundaries, accessibility, parking and daily-life 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 land-lease and home records, document improvements and responsibilities, and coordinate the sale with your next move.

[BOOK A 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 site lease, fee schedule, rules and home records.
- Confirm eligibility, costs, services, insurance and responsibilities.
- Inspect the home, shared areas, accessibility, parking and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect land-lease, 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 AdultCommunities.ca York Region guide, Sutton By The Lake community-search route and mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm current land-lease terms, costs, services, eligibility, restrictions, condition and home-specific obligations.

Explore the York Region adult-lifestyle community guide

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