

Huron Meadows

Stayner, Simcoe County

A practical guide to resident-owned life-lease living, garden homes, community amenities and the records to review before you buy or sell.

Prepared September 17, 2026



THE SHORT ANSWER

Resident-owned life-lease living in Stayner

Huron Meadows is an adult-lifestyle community with 58 garden homes, a clubhouse, landscaped grounds and organized activities. The community website describes it as resident owned and life lease for adults 50 and older. Confirm the exact title, occupancy right, agreement, costs and property condition.

Homes

A community of 58 garden homes; verify the exact property.

Structure

Resident-owned life lease; the current home-specific documents control.

Lifestyle

Clubhouse amenities, landscaped grounds, walking paths and activities.

Explore Huron Meadows

Use Kevin Flaherty's community search for discovery, then verify the exact home, life-lease documents, costs, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Huron Meadows at a glance

A concise Stayner snapshot. Current life-lease and home-specific records remain decisive.

Community

Resident-owned adult-lifestyle life-lease community in Stayner.

Home formats

A community of 58 garden homes; verify the exact home.

Structure

Life lease; confirm the exact title, occupancy right and documents.

Eligibility

The community website describes residents aged 50 and older; confirm current rules.

Location

275 Huron Street in Stayner, with Georgian Triangle access.

Features

Clubhouse, fitness area, library, kitchen, gardens and walking paths.

MAIN TRADE-OFF

Life lease differs from conventional ownership

Confirm the legal interest, lifetime occupancy right, upfront payment, monthly fees, included services, maintenance, rules, transfer and resale process, sponsor involvement, valuation and estate treatment.

Start with the current life-lease documents

Do not infer costs, services, rights or responsibilities from another home or an earlier resident's experience.

What the current evidence supports

The community website describes Huron Meadows as resident owned and life lease. Obtain the current life-lease and governing documents, fee schedule, rules, service and maintenance details, eligibility requirements, home records, taxes and insurance for the exact property.

AT A GLANCE

Resident owned
Life lease
Exact documents control

Documents and questions to confirm

- The current life-lease agreement, governing documents, legal interest and lifetime occupancy right.
- Upfront payment, monthly fee schedule, utilities, services and change provisions.
- Eligibility, insurance, maintenance boundaries, approvals, transfer and resale requirements.
- The purchase agreement, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, fees, utilities, insurance, repairs and property-specific charges.
- The home's condition, systems, additions, warranties, permits and accessibility.

Cost categories to separate

Purchase

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

Ongoing

Confirm monthly fees, taxes, utilities, insurance, upkeep and service charges.

Future

Review fee changes, capital work, repairs, transfer, resale 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.

Garden-home living in Stayner

The community combines a private setting, shared amenities and access to the Georgian Triangle.

A mapped community point

The mapped community point is at 275 Huron Street in Stayner. Use the map 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

Shared amenities

Confirm clubhouse access, activity schedules, services and maintenance responsibilities.

Home-specific fit

Inspect layout, condition, accessibility, parking, storage and private outdoor areas.

Regional access

Test routes to healthcare, groceries, recreation, Collingwood, Wasaga Beach and family.

KNOW THE DISTINCTION

Huron Meadows is a life-lease community. Do not assume that one home's fees, services, obligations, transfer process or estate treatment applies to another home; confirm every item in current property-specific records.

Explore the clubhouse and activity calendar.

Published features include a multi-function room, fitness area, library, kitchen, common garden and walking paths. Confirm current access, schedules, availability and guest rules.

Use live discovery, then verify

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

COMMUNITY HOME SEARCH

Huron Meadows search

Open Kevin's community search for discovery. Verify the address, Huron Meadows identity, life-lease documents, condition, current costs, services and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Huron Meadows.
- Document match: obtain the current life-lease agreement and governing documents.
- Cost match: confirm upfront payment, monthly fees, taxes, utilities, insurance and adjustments.
- Process match: review eligibility, community rules, approvals, transfer and resale steps.
- Lifestyle match: inspect the home, neighbourhood setting and daily routes.

HOW TO USE THE SEARCH

This guide intentionally avoids listing-specific details and changing prices, fees and tax amounts. The community 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 life-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 life-lease agreement, rules, fee schedule and home records.
- Confirm upfront payment, monthly fees, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, lot, parking, services and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the life-lease agreement, rules, fee, tax, utility and home records before marketing.
- Document improvements, repairs, approvals, inclusions and condition.
- Prepare accurate answers about costs, services, rules, transfer and resale steps.
- 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 17, 2026 using the AdultCommunities.ca Simcoe County guide and the Huron Meadows community website.

Information can change and is not legal, financial or real-estate advice. Confirm the exact title, occupancy right, life-lease documents, costs, services, rules, condition and home-specific obligations.

Explore the Simcoe County adult lifestyle community guide

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