

Village At Bay Moorings

Penetanguishene, Simcoe County

A practical guide to managed land-lease living, community features and the records to review before you buy or sell.

Prepared September 18, 2026



THE SHORT ANSWER

Land-lease adult lifestyle living in Penetanguishene

Village At Bay Moorings is a managed retirement and adult-lifestyle land-lease community with custom bungalow and luxury townhome formats overlooking Penetanguishene Bay. Confirm the exact home, lease, charges, services, rules and property condition.

Homes

Custom bungalow and luxury townhome formats; verify the exact home.

Structure

Managed land lease; current lease and property documents control.

Lifestyle

Recreation hall, mature green space and seasonal walking paths.

Explore Village At Bay Moorings

Use Kevin Flaherty's community search for discovery, then verify the exact home, lease, charges, rules, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Village At Bay Moorings at a glance

A concise Penetanguishene snapshot. The current lease and home-specific records remain decisive.

Community

Managed retirement and adult-lifestyle land-lease community.

Home formats

Custom bungalow and luxury townhome formats; verify the exact home.

Structure

Home ownership with a leased site; the current lease governs.

Documents

Lease, charges, services, rules, transfer terms and home records.

Location

Penetanguishene, overlooking Penetanguishene Bay.

Features

Recreation hall, paved roads, green space and seasonal walking paths.

MAIN TRADE-OFF

Land-lease terms and costs are property-specific

Confirm the exact home, lease, purchase price, site charges, included services, parking, rules, transfer terms, financing and every property-specific obligation.

Start with the current land lease

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

What the current evidence supports

Village At Bay Moorings is a managed land-lease community. Obtain the current lease, schedule of charges, included services, rules, transfer terms, insurance requirements, home records, taxes and utilities for the exact property.

AT A GLANCE

- Home ownership
- Leased site
- Exact records control

Documents and questions to confirm

- The current land lease, renewals, assignment, default and termination provisions.
- Purchase price, site charges, included services, utilities and change provisions.
- Community rules, eligibility, occupancy, insurance and maintenance responsibilities.
- The purchase agreement, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, recurring charges, utilities, insurance, repairs and financing.
- The home and site condition, systems, alterations, approvals and accessibility.

Cost categories to separate

Purchase

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

Ongoing

Confirm site charges, taxes, utilities, insurance and home upkeep.

Future

Review charge changes, repairs, transfer requirements, resale and moving costs.

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

Living near Penetanguishene Bay

The community combines a managed setting, bay views and access to Penetanguishene and Midland services.

A mapped community point

The mapped community point is in Penetanguishene near Penetanguishene Bay. 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

Managed services

Confirm road snow removal, waste pickup and common-area maintenance in the current lease.

Home-specific fit

Inspect layout, condition, accessibility, parking, outdoor areas and lot boundaries.

Regional access

Test routes to healthcare, groceries, parks, recreation, Midland and family.

KNOW THE DISTINCTION

Village At Bay Moorings is a managed land-lease community. Do not assume that one home's site charges, services, parking, rules, approvals or transfer terms apply to another home; confirm every item in current property-specific records.

Test the daily-life fit in person.

Walk the paved roads and seasonal paths, inspect the recreation hall, view the bay outlook from the exact home and drive the routes to healthcare, groceries, parks and family.

Use live discovery, then verify

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

COMMUNITY HOME SEARCH

Village At Bay Moorings search

Open Kevin's community search for discovery. Verify the address, Village At Bay Moorings identity, lease, condition, current costs, rules and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Village At Bay Moorings.
- Document match: obtain the current land lease, charge schedule and community rules.
- Cost match: confirm purchase price, site charges, taxes, utilities, insurance and adjustments.
- Rules match: review occupancy, parking, pets, rentals, guests and exterior-change provisions.
- Lifestyle match: inspect the home, site, bay outlook, common areas 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 the current lease and home records, document improvements and approvals, 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, lease and home records remain decisive.

For buyers

- Open the community search and verify the exact address and home.
- Obtain the current land lease, charge schedule, rules and home records.
- Confirm purchase price, site charges, taxes, utilities, insurance and responsibilities.
- Inspect the home, site, parking, outdoor areas, bay outlook and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the current lease, rules, charge, service, tax, utility and home records.
- Document improvements, repairs, approvals, inclusions, parking and condition.
- Prepare accurate answers about charges, services, rules, approvals and transfer 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 18, 2026 using the AdultCommunities.ca Simcoe County guide, controlled community search and mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the exact home, lease, charges, services, rules, condition, financing and obligations.

Explore the Simcoe County adult lifestyle community guide

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