

Wycliffe Cove

Victoria Harbour, Simcoe County

A practical guide to land-owned townhome living, the registered maintenance agreement and the records to review before you buy or sell.

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THE SHORT ANSWER

Land-owned adult lifestyle townhomes in Victoria Harbour

Wycliffe Cove is an adult-lifestyle and downsizer-oriented community of land-owned townhomes in a quiet Victoria Harbour setting. A registered maintenance agreement applies. No formal 55-plus restriction has been verified.

Homes

Land-owned townhomes; confirm title and the exact home.

Structure

Freehold ownership with a registered maintenance agreement.

Lifestyle

Georgian Bay access near parks, trails, marinas and services.

Explore Wycliffe Cove

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

[VIEW COMMUNITY SEARCH](#)

Wycliffe Cove at a glance

A concise Victoria Harbour snapshot. Title, the registered agreement and home-specific records remain decisive.

Community

Adult-lifestyle and downsizer-oriented townhome community.

Home formats

Land-owned townhomes; confirm the exact title and property.

Structure

Freehold ownership subject to a registered maintenance agreement.

Documents

Title, agreement, charges, services, insurance and home records.

Location

Victoria Harbour, near Georgian Bay, parks, trails and services.

Age rule

No formal community-wide 55-plus restriction has been verified.

MAIN TRADE-OFF

Maintenance terms and costs are property-specific

Confirm the exact home, title, registered agreement, purchase price, charges, included services, parking, financing and every property-specific obligation.

Start with title and the registered agreement

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

What the current evidence supports

Wycliffe Cove contains land-owned townhomes subject to a registered maintenance agreement. Obtain title, the current agreement, charge and service records, insurance requirements, home records, taxes and utilities for the exact property.

AT A GLANCE

Land-owned home
Registered agreement
Exact records control

Documents and questions to confirm

- Current title, the registered maintenance agreement and any schedules or amendments.
- Purchase price, maintenance charges, included services and change provisions.
- Pets, rentals, parking, insurance, exterior work and maintenance responsibilities.
- The purchase agreement, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, recurring charges, utilities, insurance, repairs and financing.
- The home, lot and common-area boundaries, systems, alterations, approvals and accessibility.

Cost categories to separate

Purchase

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

Ongoing

Confirm maintenance charges, taxes, utilities, insurance and upkeep.

Future

Review charge changes, capital work, repairs, resale and moving costs.

Important: This guide avoids fixed fee amounts. Obtain title, the registered maintenance agreement, current legal and financial records and professional advice before relying on any estimate.

Independent living in Victoria Harbour

The community combines land-owned townhomes, a quieter Georgian Bay setting and access to Victoria Harbour services.

A mapped community point

The mapped community point identifies Wycliffe Cove in Victoria Harbour. 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

Maintenance agreement

Confirm landscaping, snow, road, waste and common-area responsibilities in the current agreement.

Home-specific fit

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

Regional access

Test routes to healthcare, groceries, parks, trails, golf, dining and family.

KNOW THE DISTINCTION

Wycliffe Cove is a land-owned townhome community subject to a registered maintenance agreement. No formal community-wide 55-plus restriction has been verified.

Test the daily-life fit in person.

Walk the neighbourhood, inspect the exact home and lot boundaries, and drive the routes to healthcare, groceries, marinas, parks, trails, golf, dining and family.

Use live discovery, then verify

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

COMMUNITY HOME SEARCH

Wycliffe Cove search

Open Kevin's community search for discovery. Verify the address, Wycliffe Cove identity, title, registered agreement, condition, current costs, provisions and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Wycliffe Cove.
- Document match: obtain title, the registered maintenance agreement and current charge records.
- Cost match: confirm purchase price, maintenance charges, taxes, utilities, insurance and adjustments.
- Provisions match: review pets, rentals, parking, guests and exterior-change provisions.
- Lifestyle match: inspect the home, lot, surroundings, 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 title, the registered agreement 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 title, financial, maintenance-agreement and home records remain decisive.

For buyers

- Open the community search and verify the exact address and home.
- Obtain title, the current registered maintenance agreement and home records.
- Confirm purchase price, maintenance charges, taxes, utilities, insurance and responsibilities.
- Inspect the home, lot, parking, outdoor areas, surroundings and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect title, the registered agreement, 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, Wycliffe Cove community search and mapped point.

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

Explore the Simcoe County adult lifestyle community guide

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