

Village At Wasaga Meadows

Wasaga Beach, 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

Managed land-lease living in Wasaga Beach

Village At Wasaga Meadows is a professionally managed adult-lifestyle community with modern single-level homes, landscaped green space, a pond and seasonal walking paths. Published regional information describes a land-lease structure; confirm the exact home's current lease or tenure, charges, services, rules and condition.

Homes

Single-level homes; verify the exact layout, condition and accessibility.

Structure

Managed land lease; current home-specific documents control.

Lifestyle

Landscaped green space, a pond and seasonal walking paths.

Explore Village At Wasaga Meadows

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

[VIEW COMMUNITY SEARCH](#)

Village At Wasaga Meadows at a glance

A concise Wasaga Beach snapshot. Current site-lease and home-specific records remain decisive.

Community

Professionally managed adult-lifestyle community.

Home formats

Single-level homes; verify the exact property.

Structure

Managed land lease; confirm the exact home and site interests.

Eligibility

Confirm current application, approval and occupancy requirements.

Location

Wasaga Beach, Ontario, near local services and recreation.

Features

Pond, seasonal walking paths and landscaped green space.

MAIN TRADE-OFF

Land lease differs from conventional ownership

Confirm home ownership, the leased site, purchase price, current site charges, included services, maintenance, rules, transfer process and every property-specific obligation.

Start with the current governing documents

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

What the current evidence supports

Published regional information describes Village At Wasaga Meadows as a professionally managed land-lease community. Obtain the current lease, title or other governing documents, charges, rules, service and maintenance details, eligibility requirements, home records, taxes and insurance for the exact property.

AT A GLANCE

Managed land lease
Verify home and site interests
Exact documents control

Documents and questions to confirm

- The current lease, title or other governing documents, home ownership and site interest.
- Purchase price, site charges, 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.

Independent adult living in Wasaga Beach

The community combines single-level homes, landscaped grounds and Wasaga Beach access.

A mapped community point

The mapped community point is in Wasaga Beach. 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

Pond and paths

Confirm access to the pond, seasonal walking paths and landscaped common areas.

Home-specific fit

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

Wasaga Beach access

Test routes to healthcare, groceries, recreation, the shoreline and family.

KNOW THE DISTINCTION

Published regional information describes Village At Wasaga Meadows as a land-lease community. Do not assume that one home's charges, services, obligations or transfer process applies to another; confirm every item in current property-specific records.

Explore the pond, walking paths and surrounding services.

Published regional features include landscaped green space, a pond, seasonal walking paths, paved roads and managed common areas. Confirm current access, maintenance, services, charges and guest rules.

Use live discovery, then verify

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

COMMUNITY HOME SEARCH

Village At Wasaga Meadows search

Open Kevin's community search for discovery. Verify the address, Village At Wasaga Meadows identity, site-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 Village At Wasaga Meadows.
- Document match: obtain the current site lease and governing documents.
- Cost match: confirm purchase price, site charges, 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 site-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, rules, charge schedule and home records.
- Confirm purchase price, site charges, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, lot, parking, services and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the site lease, rules, charge, 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 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 and site interests, current governing documents, charges, services, rules, condition and obligations.

Explore the Simcoe County adult lifestyle community guide

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