

Property Information

Welcome to *St. James By-The-Bay Village*, a unique waterfront adult lifestyle community with a Right to Occupy ownership model. This vibrant community blends comfort, convenience, and stunning waterfront living.

6-50 Gracefield Lane features a covered, water-facing southern exposed front porch, welcoming you into an open-concept living and dining area with soaring 9' ceilings. The stylish kitchen boasts a large center island, slate floors and granite finishes, while a cozy enclosed den/snug provides the perfect retreat. For ease of living, an in-home elevator provides seamless access to all three floors. The second level offers a spacious family room and office area, ideal for relaxation or productivity, with the primary bedroom showcasing sweeping south-facing views of the Bay of Quinte and a gorgeous 5-piece ensuite bathroom with soaker tub and a separate walk-in shower. A second bedroom and full bathroom complete the upper floor. The unit has been freshly painted.

The finished lower level provides versatile space, perfect for a rec room, studio, crafts, or hobbies. Outside, the beautifully manicured grounds feature walking paths and a waterfront patio where residents can relax and enjoy the serenity of the bay. St. James By-The-Bay Village offers a supportive and vibrant environment where you can enjoy life on your terms, creating the ideal place to call home.

Property Details

ADDRESS: 6-50 Gracefield Lane, Belleville ON K8P 5N6

LEGAL DESCRIPTION: Right to Occupy and the Right to the Net Equity of Unit 6, situated on lands legally described as Part of Lot 33, Concession Broken Front, former Sidney Twp *. (Part of Land Registry PIN 404270-036)

SQ. FT:	2,560 +/- sq. ft.
BEDROOMS:	2
BATHS:	4; 1-2pc main & basement, 1-3pc second floor, 1-5pc ensuite (with soaker tub and separate walk-in shower)
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, finished lower level with rec room, craft room, sump pump, cold room
AGE:	2006 (18 years old)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles (2019) with metal details
EXTERIOR:	Stone, irrigation system, courtyard with SW exposure, water-facing front porch, 6" and 4" poured concrete walls from the foundation to the roofline.
LOT SIZE:	14.4 Irregular shared acres
INTERIOR:	Freshly painted, slate tile, hardwood, carpet and vinyl, French doors, central vac system, elevator access for all 3 floors
PARKING:	Single wide paved drive with interlocking brick details
GARAGE:	Attached single car garage, EDGO and interior access
ZONING:	R4-4 Residential Fourth Density Zone
TAXES:	\$7,460.77 (2024)
PET FRIENDLY:	Yes – see Rules and Regulations
ROLL / PIN:	120820001004310 / 404270-036

RESERVE FUND:	Currently \$81,240
MAINTENANCE FEES:	\$585.43 / Monthly
COSTS:	Annual Unit Insurance \$778.94, Annual Reserve Fund Fee \$900
HEATING:	Forced air gas furnace with HVAC (unit holders responsibility)
COOLING:	Central AC system (unit holders responsibility)
RENTALS:	Hot Water Tank - Enercare
WATER/WASTE:	Municipal
AMENITIES:	Waterfront, common areas, walkways, patio, barbeques
CHATELS INCLUDED:	Washer, dryer, electric fireplace, fridge, stove, microwave, dishwasher, garburator
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

Definition of Right to Occupy, Right to Net Equity Property Interest

The Subject Property's ownership interest represents an exclusive right to occupy the residence and the right to the value of the net equity of this occupancy upon termination of the agreement. This right to occupy includes the exclusive right to hold, use, occupy, and enjoy, without interference, the residence as designated in the right to occupy agreement; the occupancy includes the non-exclusive right to the use of areas designated by the development as common areas, facilities, and amenities, sharing their use with other residents and guests for the purposes for which the development intended. Both the St. James by the Bay complex and the owner of the right to

occupy interest have additional rights and obligations as set out more fully in the right to occupy agreement.

Right-To-Occupy Agreement - copy of agreement available upon request. There is currently a discussion being held with and amongst the residents about converting their ownership from RTO to a standard condominium ownership model or possibly a Freehold Townhome model. This decision and process will coincide with future development on the vacant portion of the St. James By-The-Bay Village site.

Presently on the resale of a RTO unit land transfer tax does not apply. There is a reserve fund established for the homes here for window/door/roof/driveway/replacement. At present the 15 unit Courtyard building (of which unit 6 is a part) has \$64,000 in its reserve fund. The roof on the Courtyard building was replaced at the end of 2019. There has been no door/window/driveway replacement work done to date.

NOTE: Because this is a right to occupy, conventional financing will not be available and a mortgage or lien can not be registered against the unit.

NOTE: Because this is a right to occupy, a conventional OREA real estate agreement can not be used. The agreement to be completed is first the Agreement in Principle and then the St. James By-The-Bay Village Right to Occupy Agreement and associated schedules.

The monthly maintenance fee covers:

- Snow removal (plowing the road and clearing the driveways and walkways)
- Lawn and garden maintenance (including cutting and trimming grass, an in-ground irrigation system, annual flower garden plantings, fall cleanup and leaf removal)
- Electrical and smoke detector maintenance
- Exterior unit maintenance (painting of trim, annual power washing of decks, masonry repairs, window and exterior door repairs)
- Tree maintenance
- Storm pond maintenance

- Fire hydrant and streetlight maintenance
- Pumping station maintenance
- Courtyard BBQ maintenance
- Sump pump maintenance
- Annual Furnace and A/C inspection and coordination of furnace and A/C repairs (specific unit repair costs are charged to residents)
- Plumbing maintenance and repair
- Garage door maintenance and repair
- Basic alarm system monitoring

The building property and site liability insurance is maintained by the Village and charged to the residents on a pro-rata annual basis on July 1. Residents are responsible for their own contents and liability insurance coverage policies.

The HWTs are all gas rental units paid for by the individual resident. Provider is Enercare or Reliance.

The residents pay their own utilities - water/sewer (City of Belleville); hydro (our provider is Hydro One), gas (Enbridge); phone and internet (Bell fibre and Cogeco cable are available).

City of Belleville property taxes are collected by the Village from the residents (based on the unit MPAC assessments) and paid to the City of Belleville by the Village on the normal City due dates.

There is a Residents Advisory Committee that assists the Village in overseeing all of the above matters.

Visit Website:

- Right to Occupy Agreement
- Agreement in Principle
- Rules & Regulations
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour