

Adult Lifestyle Communities in Northumberland County

Compare 6 Northumberland communities: Kingswood, Haven on the Trent, Lakeside Village, Orchard Hill, Hamilton Woods and Orchard Gate Estates. Homes, ownership, amenities and current MLS access.



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Compare six communities without assuming one universal rule

Answer first: Northumberland County's six featured communities share downsizer and adult-lifestyle appeal, but the regional page's freehold and land-lease categories do not assign one tenure, age rule, fee structure, maintenance package or resale process to every community. Confirm the exact title or tenure agreement and every shared or property-specific obligation before relying on a regional label.

What this guide helps you do

Compare all six communities, identify the documents and practical questions that matter, avoid inferring tenure or fees from housing form, and open both the community information and dedicated TotalHomeSearch.ca route.

Explore the Northumberland page

Start with current MLS searches

Northumberland communities at a glance

The ownership wording below is a research starting point, not a substitute for the registered title, agreement, association records, current listing or legal review for a specific home. Adult-lifestyle positioning also does not prove a binding numerical age covenant.

Community	Location	Ownership starting point	Housing
Kingswood	Cobourg	Community- and property-specific; verify title and obligations	Bungalow-lofts and townhomes
Haven on the Trent	Campbellford	Community- and property-specific; verify title and obligations	Detached riverside bungalows
Lakeside Village	Port Hope	Community- and property-specific; verify title and obligations	Bungalows, bungalow-lofts and townhomes
Orchard Hill	Warkworth	Community- and property-specific; verify title and obligations	Country townhomes
Hamilton Woods	Brighton	Community- and property-specific; verify title and obligations	Custom detached bungalows
Orchard Gate Estates	Brighton	Community- and property-specific; verify title and obligations	Bungalows and townhomes

Direct information and listings routes

Community	Community information	Current MLS search
Kingswood	Open community information	View current MLS search
Haven on the Trent	Open community information	View current MLS search
Lakeside Village	Open community information	View current MLS search
Orchard Hill	Open community information	View current MLS search
Hamilton Woods	Open community information	View current MLS search
Orchard Gate Estates	Open community information	View current MLS search

No listings does not mean no resale

Inventory changes, and builder, assignment, community or other transfer routes may exist outside an empty MLS result. Open the dedicated search and confirm the current sales or resale pathway before ruling out a community.

Cobourg, Campbellford and Port Hope options

These communities offer different settings and home formats. Compare the exact property and documents rather than treating the regional category as one standardized product.

Kingswood

Cobourg

Housing: Bungalow-lofts and townhomes

Kingswood is an established, small-scale residential enclave in Cobourg with bungalow-loft and townhome designs that can appeal to downsizers. Confirm the exact title or tenure agreement, maintenance boundaries, any shared-service or association obligations, current charges and property-specific rules before buying.

Haven on the Trent

Campbellford

Housing: Detached riverside bungalows

Haven on the Trent is a bungalow community in Campbellford near the Trent-Severn Waterway and Seymour Conservation Area. Review the exact title or tenure agreement, lot and shoreline or common-area rights, maintenance responsibilities, current charges, construction status and property-specific documents.

Lakeside Village

Port Hope

Housing: Bungalows, bungalow-lofts and townhomes

Lakeside Village is a Port Hope residential community with bungalow, bungalow-loft and townhome formats near Lake Ontario and the Port Hope Golf and Country Club area. Verify the exact title or tenure agreement, maintenance boundaries, any shared obligations or charges, current rules and the exact home's condition.

[Compare ownership models](#)

[Questions before buying](#)

Warkworth and Brighton options

Orchard Hill provides a Warkworth country-village setting. Hamilton Woods and Orchard Gate Estates are Brighton options. Home style alone does not answer title, maintenance or fee questions.

Orchard Hill

Warkworth

Housing: Country townhomes

Orchard Hill is a country-townhome community in Warkworth with a village setting and downsizer appeal. A townhome appearance does not establish the legal tenure or which exterior, landscape or shared responsibilities apply, so review title or tenure documents, agreements, current charges, maintenance boundaries and rules for the exact property.

Hamilton Woods

Brighton

Housing: Custom detached bungalows

Hamilton Woods is a custom-bungalow community in Brighton with a residential setting near local services and Presqu'ile Provincial Park. Confirm the exact title or tenure agreement, builder or resale status, lot and exterior maintenance, any shared obligations or charges and current property-specific rules.

Orchard Gate Estates

Brighton

Housing: Bungalows and townhomes

Orchard Gate Estates is an established Brighton community with bungalow and townhome formats and access to the town's services and recreation. Verify the exact title or tenure agreement, maintenance boundaries, any shared-service or association obligations, current charges and the rules affecting the property.

[Monthly-fees guide](#)

[Explore Northumberland communities](#)

Ownership and adult-lifestyle are starting labels

The regional page describes both freehold and land-lease housing categories, but it does not assign one model to every community or home. Housing design does not establish legal tenure. The current registered title or tenure agreement and related documents control.

Confirm what you will own

Review the registered title, survey if available, easements, rights of way, shared facilities, boundaries and any agreements registered against the exact property.

Confirm what you must maintain

Separate private-home and lot responsibilities from any shared landscaping, snow, road, amenity, exterior or common-area obligations.

Confirm every recurring charge

Ask for current association, maintenance, private-service, utility, insurance and other charges, their inclusions and how they can change.

Confirm the current rules

Do not infer a binding age covenant, pet rule, parking rule, guest policy or alteration restriction from adult-lifestyle marketing alone.

Property-specific evidence wins

A regional page helps narrow the search. The exact listing, title, agreements, inspection, insurance information and advice from the appropriate professionals provide the final answer for a purchase.

[Compare ownership models](#)

[Questions before buying](#)

Compare the home and the everyday location

The six communities span Cobourg, Port Hope, Campbellford, Warkworth and Brighton. A suitable downsizing move depends on the exact home and the trips, services and maintenance responsibilities that shape everyday life.

01	Test the layout Check main-floor living, stairs, door widths, bathrooms, storage, parking, outdoor access and future mobility needs.
02	Map regular destinations Measure realistic travel to healthcare, groceries, family, recreation, transit and the services you expect to use.
03	Price the complete home Combine purchase price, taxes, insurance, utilities, maintenance, association or shared charges and anticipated repairs.
04	Inspect the exact property Review structure, systems, water and drainage, exterior elements, renovations and property-specific condition.
05	Check current availability Open the controlled MLS route, then confirm builder, assignment, internal or future resale paths where relevant.
06	Plan the eventual resale Consider title, obligations, location, home condition and the likely future buyer before making the purchase.

[Explore the regional page](#)

[Call 1-877-352-4378](tel:1-877-352-4378)

Coordinate the sale and purchase as one move

A specialized purchase should be coordinated with the sale of the home you already own. Build a realistic value and timing plan before committing to deposits, conditions or closing dates.

- 01 Estimate net sale proceeds**
Begin with a property-specific value range and likely selling costs for your current home.
- 02 Set the complete housing budget**
Include the purchase, taxes, insurance, utilities, maintenance, shared charges and likely improvements.
- 03 Shortlist communities and homes**
Use both the regional information and dedicated MLS routes before arranging visits.
- 04 Review documents before waiving conditions**
Coordinate title, agreement, financing, inspection and insurance review with the appropriate professionals.
- 05 Align dates and contingencies**
Plan preparation, listing, deposit, financing, sale conditions and closing dates together.

Kevin Flaherty, Broker

Kevin helps homeowners connect the sale of a long-held property with a move into a right-sized home or adult-lifestyle community. Call 1-877-352-4378 to discuss Northumberland County options and the timing of your move.

[Request a home evaluation](#)

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[Sell before buying guide](#)

[Call 1-877-352-4378](#)

Continue your Northumberland research



Find adult-lifestyle communities across Ontario at AdultCommunities.ca.

Sources and important information

This guide is based on the owner-approved AdultCommunities.ca Northumberland County baseline, the governed six-community inventory and routes, official Northumberland County regional information, Haven on the Trent community information and the current controlled TotalHomeSearch.ca destinations.

Community positioning, ownership details, charges, services, rules, amenities, construction status, availability and property condition can change. The current listing, registered title, agreements, inspection, insurance information and advice from the appropriate professionals provide the final answer for a specific purchase. Kevin Flaherty is an independent real estate broker and is not presented as the developer or operator of any community in this guide.

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