

Arbour Vale

St. Catharines, Ontario

A practical guide to luxury adult-lifestyle condominium living, current-home discovery and the documents to review before you buy or sell.

Prepared August 31, 2026



THE SHORT ANSWER

Luxury condominium living in St. Catharines

Arbour Vale is an adult-lifestyle residential community with French Chateau-inspired design, landscaped surroundings and several condominium home formats. Current evidence supports condominium ownership for sampled detached homes, townhomes and apartment suites. The exact title and governing documents control each purchase.

Homes

Detached condos, bungalow-lofts, towns and apartment suites.

Ownership

Condominium starting point; verify the exact property.

Setting

A landscaped enclave in St. Catharines, Niagara Region.

Current Arbour Vale search

Browse Kevin Flaherty's current search, then verify the exact address, title, condominium documents, expenses, maintenance boundaries, parking and current rules.
adultcommunities.ca/arbour-vale | 1-877-352-4378

[VIEW CURRENT SEARCH](#)

Arbour Vale at a glance

A concise St. Catharines snapshot. Current title and condominium documents for the exact property remain decisive.

Community

Luxury adult-lifestyle residential community in Niagara.

Home formats

Detached homes, bungalow-lofts, townhomes and boutique suites.

Ownership

Current evidence supports condominium ownership; verify title.

Age wording

Adult-lifestyle positioning; no numerical age rule is asserted.

Design

French Chateau-inspired architecture and landscaped surroundings.

Location

St. Catharines access to daily services and Niagara destinations.

MAIN TRADE-OFF

The design is distinctive; obligations are property-specific

Arbour Vale offers a refined setting and several home formats. Buyers still need the exact parcel register, title, status certificate, declaration, rules, budget, reserve information, common expenses, unit boundaries, parking records and maintenance responsibilities before relying on a listing summary.

Condominium documents control

Do not assume one ownership description, fee, inclusion or responsibility package applies to every Arbour Vale property.

What the current evidence supports

Current developer and property records identify sampled detached, townhouse and apartment properties at Arbour Vale as condominium ownership. Because the community includes several building formats and phases, confirm the exact legal description, corporation, unit, common interests and appurtenant parking or storage from title and the current status certificate.

AT A GLANCE

Condominium starting point
Several home formats
Exact documents control

Documents and questions to confirm

- The parcel register, legal description, condominium corporation and unit or parcel boundaries.
- The current status certificate, declaration, description, bylaws, rules, budget and reserve information.
- Every current common expense, what it covers, how it may change and whether any special assessment applies.
- Ownership and use terms for parking, storage, terraces, courtyards and other appurtenant interests.
- Repair, maintenance, alteration, insurance, pet, occupancy, moving, parking and landscape rules.
- Current resale disclosure, closing, move-booking and management procedures for the exact property.

Cost categories to separate

Purchase

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

Ongoing

Confirm expenses, taxes, utilities, insurance and service costs.

Future

Review reserve planning, fee changes and special assessments.

IMPORTANT

Marketing language is not a substitute for the property's legal records. Confirm the exact condominium interest and every current cost, inclusion and responsibility before relying on a listing, brochure or prior owner's experience.

A landscaped St. Catharines enclave

Arbour Vale combines distinctive residential design with access to city services and destinations across Niagara.

A mapped community point

The mapped point identifies the Arbour Vale community area in St. Catharines. Use it to plan a visit, then confirm the exact address, entrance, parking, showing and appointment instructions before attending.

MAPPED COMMUNITY POINT

Open the map to check the community area and nearby routes.

OPEN MAP

Lifestyle considerations

Residential design

French Chateau-inspired details create a distinctive sense of arrival.

Outdoor setting

Landscaping, paths and private outdoor spaces shape the experience.

City access

St. Catharines services and Niagara destinations support daily life.

KNOW THE DISTINCTION

Adult-lifestyle wording describes Arbour Vale's relevance to mature buyers and downsizers. It does not prove a formal minimum-age rule. Confirm occupancy, guest, pet, landscape and shared-area provisions in the current documents for the exact property.

Test the daily-life fit in person.

Visit the exact home and surrounding areas, assess layout, condition, stairs, exterior responsibilities, parking, outdoor space and mobility needs, and check travel to preferred healthcare, groceries, recreation, family and services.

Use live discovery, then verify the property

Availability, prices, expenses and property-specific rights can change.

CURRENT HOMES SEARCH

Arbour Vale home search

Open Kevin's current search and verify that a result belongs to Arbour Vale. Search results can change, and a quiet search does not prove that resale is unavailable.

[VIEW CURRENT HOMES](#)

Verify an opportunity in five ways

- Community match: confirm the address is within Arbour Vale and identify the exact home format.
- Ownership match: verify title, legal description, corporation, unit and common interests.
- Cost match: confirm taxes, common expenses, utilities, insurance and assessments.
- Document match: review the status certificate, governing documents and current disclosures.
- Lifestyle match: inspect the home, outdoor areas, parking, access and daily services.

HOW TO USE THE LIVE SEARCH

This guide intentionally avoids listing-specific details, fixed availability totals, prices, taxes and common-expense amounts. The controlled search is a discovery tool; verify every result and its current documents before relying on it.

THINKING OF SELLING AT ARBOUR VALE?

Kevin Flaherty can help identify the exact condominium records, assemble current property documents, document upgrades and responsibilities, market the home accurately and coordinate the sale with your next move.

[BOOK A SELLING CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial, condominium and property documents remain decisive.

For buyers

- Open the current search and verify the exact Arbour Vale property.
- Obtain the current title, status certificate and governing documents.
- Confirm expenses, duties, insurance, rules, parking and outdoor interests.
- Inspect the home, surrounding areas and daily-life fit in person.

SEARCH CURRENT HOMES

For sellers

- Collect current title, status-certificate and condominium records.
- Document upgrades, repairs, inclusions and parking or storage interests.
- Prepare accurate answers about rules, expenses and maintenance duties.
- 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 August 31, 2026 using the AdultCommunities.ca Niagara guide, Pinewood Niagara Builders' current Arbour Vale material, municipal records, current CREA-fed property evidence, Condominium Authority of Ontario guidance, Kevin's controlled search and the mapped community point.

Information can change and is not legal, financial or real-estate advice. Confirm title, status-certificate details, expenses, duties, insurance, rules, condition and every property-specific obligation before relying on them.

Explore the Niagara adult-lifestyle community guide

Version 1.0 | Updated 2026-08-31