

Pine Hill Estates

Kanata, Ottawa

A practical guide to freehold ownership, registered covenants, community-centre life, Kanata conveniences and the records to review before you buy or sell.

Prepared September 10, 2026



THE SHORT ANSWER

Adult-oriented freehold bungalow living in Kanata

Pine Hill Estates is an adult-oriented community of 115 freehold attached bungalows on three adjoining Kanata streets, with registered covenants and a private community centre. The community is freehold rather than condominium ownership. Verify the exact covenants, annual fee, title records, costs and property condition.

Homes

The community identifies 115 freehold attached bungalows; verify the exact home's plan and condition.

Ownership

Freehold ownership; registered covenants and the annual community-centre fee apply.

Setting

Treed Kanata streets near greenbelt paths, transit, services and Ottawa recreation.

Explore Pine Hill Estates

Use Kevin Flaherty's community search as a discovery route, then verify the exact address, covenants, annual fee, condition and current property documents.

[VIEW COMMUNITY SEARCH](#)

Pine Hill Estates at a glance

A concise Kanata snapshot. The current covenants, annual fee and property documents for the exact home remain decisive.

Community

Adult-oriented freehold bungalow community in Kanata, within Ottawa.

Home formats

The community identifies 115 attached bungalows and seven original floor plans; verify the exact home.

Ownership

Homes are freehold, not condominiums; registered covenants and the annual community-centre fee apply.

Age wording

Adult-oriented positioning is supported; no universal numerical minimum-age rule is asserted.

Setting

An established Kanata community near shops, services, transit, greenbelt paths and Ottawa routes.

Amenities

A private community centre, frequent activities and nearby greenbelt paths are supported.

MAIN TRADE-OFF

Freehold ownership with covenants and an annual fee

Pine Hill Estates is freehold rather than condominium ownership, but registered covenants and a mandatory annual community-centre fee remain important. Buyers should verify the current covenants, fee, maintenance expectations, title records and property-specific obligations.

Start with the covenants and annual fee

Do not infer costs, rights or responsibilities from marketing language or another resident's experience.

What the current evidence supports

Pine Hill Estates is a freehold community, not a condominium. Obtain the registered covenants, current annual community-centre fee information, title records, purchase documents, taxes, insurance, maintenance details and home records for the exact property.

AT A GLANCE

Freehold title
Registered covenants
Annual fee applies

Documents and questions to confirm

- The registered covenants, title documents, current annual fee and what the fee supports.
- Covenants and current community expectations for upkeep, fencing, sight lines, parking, pets and exterior changes.
- Community-centre governance, insurance duties, maintenance boundaries and any resale-related obligations.
- The agreement of purchase and sale, schedules, conditions, adjustments, inclusions and closing requirements.
- Current taxes, annual community-centre fee, 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 the annual fee, taxes, utilities, insurance, upkeep and service charges.

Future

Review fee changes, covenant obligations, home repairs, resale steps and moving costs.

IMPORTANT

This guide intentionally avoids fixed fee, tax and price amounts. Obtain the current covenants, annual-fee information, title and property records, and professional advice before relying on any cost or responsibility estimate.

Established community living in Kanata

Pine Hill Estates combines attached-bungalow living, a private community centre and access to Kanata and Ottawa services.

A mapped community point

The mapped point identifies the Pine Hill Estates community centre at 64 Goldfinch Drive in Kanata. Use it to plan a visit, then confirm the exact home, entrance, parking, showing and appointment instructions.

MAPPED COMMUNITY POINT

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

[OPEN MAP](#)

Lifestyle considerations

On site

The private community centre supports frequent social, fitness, card, book-club and special-event activities.

Outdoors

Nearby greenbelt paths support walking, cycling and cross-country skiing, with broader Ottawa recreation nearby.

Kanata

Shopping, healthcare, transit and services are available in the surrounding Kanata area.

KNOW THE DISTINCTION

Adult-oriented wording describes the community's positioning and resident profile; it does not establish a universal numerical minimum-age rule. Confirm the current covenants, title documents and occupancy requirements for the exact home.

Test the daily-life fit in person.

Inspect the exact home, layout, condition, parking and outdoor areas; then test routes to Kanata healthcare, shopping, transit, Ottawa recreation and family connections.

Use live discovery, then verify the property

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

COMMUNITY HOME SEARCH

Pine Hill Estates search

Open Kevin's community search as a discovery route. Verify that every result belongs to Pine Hill Estates and confirm its exact covenants, annual fee, condition, costs and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Pine Hill Estates.
- Covenant match: obtain the registered covenants, title records and current annual-fee information.
- Cost match: confirm the annual fee, taxes, utilities, insurance, upkeep and adjustments.
- Document match: review covenants, community information, resale steps and purchase documents.
- 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 controlled 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 the current covenants, annual-fee and property records, 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 and property documents remain decisive.

For buyers

- Open the community search and verify the exact address.
- Obtain the registered covenants, annual-fee information, title and property records.
- Confirm the annual fee, taxes, utilities, insurance and maintenance responsibilities.
- Inspect the home, parking, outdoor areas, setting and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect the covenants, annual-fee, title, tax, utility and property records before marketing.
- Document upgrades, repairs, warranties, inclusions and outdoor features.
- Prepare accurate answers about the annual fee, covenants, maintenance and shared obligations.
- 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 10, 2026 using the locked AdultCommunities.ca Ottawa guide, the current Pine Hill Estates community website, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial or real-estate advice. Confirm the registered covenants, title, home form and condition, annual fee, costs, maintenance and every property-specific obligation.

Explore the Ottawa adult-lifestyle community guide

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