

Adult Lifestyle Communities in Renfrew County

1 featured community: Shady Pines

Land-lease homes • Lifestyle • Monthly costs • MLS access



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Renfrew County Community Guide

YOUR RENFREW COUNTY COMMUNITY GUIDE

Shady Pines. A quieter setting, with the details made clear.

Explore one featured adult-lifestyle community in Chalk River. At Shady Pines, residents own their homes and lease the sites. Compare the home, the ongoing costs and the written agreement before deciding how it fits your next move.

Start with the complete picture

A forested Ottawa Valley setting and single-level living can be appealing. Make equal room in your decision for site rent, home upkeep, park rules, resale arrangements and the journeys you make every week.

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Explore Renfrew County

Plan the sale of your home

Get to know Shady Pines

A focused profile of the community featured in this guide.

At a glance	What it means for your decision
Location	Chalk River, Laurentian Hills, Renfrew County
Ownership	Owned home on a leased site
Lifestyle	Adult-lifestyle setting; confirm current age and occupancy rules
Setting	Forested surroundings, large lots and private nature trails; confirm the exact lot and current access
Home choice	Check the layout, condition, entry steps and single-level suitability of the particular home

What makes it worth considering

Shady Pines is an adult-lifestyle land-lease community in Chalk River. Its forested setting, large lots and private nature trails appeal to downsizers seeking quieter, single-level living in the Ottawa Valley. Home styles, lot conditions and current trail access should be checked for the property being considered.

What deserves a closer look

Review the site lease, written park rules, current total charges, service inclusions and maintenance responsibilities. Confirm the process for acquiring the home and keeping it on its site, together with financing and insurance for that specific property.

Adult lifestyle and age rules are different

Adult-lifestyle appeal does not by itself establish a legal age restriction. Obtain the current written rules for your household, pets, visitors, parking and alterations.

[Shady Pines community details](#)[Current Shady Pines MLS search](#)

Listings change. An empty search is not proof that resale is unavailable. Ask Kevin to help check current options; confirm the address, community and tenure of each property.

Build a complete monthly budget

Compare the entire commitment, not just the advertised purchase price.

Budget item	Ask for a written answer
Site rent	What applies to this tenancy, and how can it change?
Taxes	Which taxes are included, reimbursed or paid separately?
Water and sewer	What services and any separate charges apply?
Home and lot upkeep	Who handles repairs, grounds, driveway and snow clearing?
Utilities and insurance	Obtain costs and insurance terms for the exact home.
Financing and move	Confirm loan terms, legal costs, moving costs and any overlap with your current home.

A listing amount is not a universal fee

Property-specific fees and inclusions can differ. Request a current, dated schedule for the home you are considering and check it against the lease. This guide does not quote a standard community fee.

Coordinate the home purchase and site tenancy

If the home will remain on its site, ask your lawyer to review the site agreement and the tenancy-assignment process alongside the purchase. Ontario guidance explains that a home sale and assignment of its rented site involve distinct steps. Do not assume that a listing category replaces those documents.

[Ontario Landlord and Tenant Board: mobile home parks and land lease communities](#)

Keep financial commitments property-specific

Confirm financing and insurance before committing. A lender or insurer may assess the building, foundation, age and lease arrangements. Work from actual approvals and written terms rather than a general assumption about land-lease homes.

Test the fit for everyday life

Use a visit to answer practical questions that a brochure cannot settle.

Walk through the home

Check entry steps, doorways, bathroom layout, laundry, storage, heating and cooling. Single-level living does not automatically mean step-free access.

Check the setting and upkeep

Walk the actual lot, parking area and available trails. Ask about seasonal conditions, home repairs, snow responsibilities and planned alterations.

Plan healthcare and regular journeys

Investigate Deep River and District Hospital and Pembroke Regional Hospital. Confirm the services you use, your primary-care arrangements and the actual journey from the home. Do not assume immediate treatment or guaranteed provider availability.

Explore the wider area

Laurentian Hills offers public parks, beaches, recreation and libraries, including facilities in Chalk River. These public resources are separate from Shady Pines amenities. Check opening hours, access and suitability for your needs.

Connect the move to your current home sale

Allow for preparation, realistic net sale proceeds, purchase conditions, legal review, possession dates and moving costs. A coordinated plan helps you respond when a suitable home becomes available.

[Discuss your home sale](#)

[Call Kevin Flaherty](#)

Keep exploring Ontario

Use this guide as a starting point, then compare current documents and the actual home.



[Explore the Ontario adult-lifestyle community directory](#)

Useful next steps

[Check Shady Pines on TotalHomeSearch.ca](#)
[Return to the Renfrew County community page](#)
[Explore land-lease communities in Ontario](#)

Sources and review notes

Reviewed September 17, 2026. Community information draws on the Renfrew County community description, public resale records and property-search checks. The Landlord and Tenant Board provides general tenure and assignment guidance. Current individual agreements control the terms of a purchase. The cover is an illustrative regional scene.

[Ontario Landlord and Tenant Board](#) | [Deep River and District Hospital](#) | [Pembroke Regional Hospital](#) | [Laurentian Hills resources](#)

Kevin Flaherty, Broker, eXp Realty, Brokerage, provides independent real estate guidance and is not affiliated with or endorsed by Shady Pines or its operator. This guide is general information, not legal, financial, tax or care advice. Fees, availability, rules and services can change. Obtain advice on the documents and circumstances of the specific property.

Plan your next move

Call 1-877-352-4378