

Shady Pines

Chalk River, Renfrew County

A practical guide to land-lease adult-lifestyle living, site tenancy, everyday costs and the records to review before you buy or sell.

Prepared September 18, 2026



THE SHORT ANSWER

Forested land-lease living in Chalk River

Shady Pines is an adult-lifestyle land-lease community in Chalk River. Residents own their homes and lease the sites. Large lots, private nature trails and homes suited to single-level living support its quiet Ottawa Valley appeal.

Homes

Owned homes on leased sites; verify the exact layout, condition and foundation.

Structure

Land lease: own the home and lease the site under current written terms.

Lifestyle

Forested surroundings, large lots and private nature trails.

Explore Shady Pines

Use Kevin Flaherty's community search for discovery, then verify the exact home, site tenancy, park rules, costs, condition and responsibilities.

[VIEW COMMUNITY SEARCH](#)

Shady Pines at a glance

A concise Chalk River snapshot. Current home-sale and site-tenancy records remain decisive.

Community

Adult-lifestyle land-lease community.

Home and site

Own the home and lease the site; inspect both carefully.

Setting

Forested Ottawa Valley surroundings with large lots.

Eligibility

Confirm current application, approval and occupancy requirements.

Location

Chalk River, within Laurentian Hills, Ontario.

Lifestyle

Private nature trails and potential for single-level living.

MAIN TRADE-OFF

Home ownership and site tenancy must be reviewed together

Confirm the home sale, current site tenancy, rent, services, tax treatment, written park rules, maintenance, assignment or approval process and every property-specific obligation.

Review the home sale and site tenancy together

Do not infer costs, services, rights or responsibilities from another home or an earlier resident's experience.

What the current evidence supports

Regional information identifies Shady Pines as a land-lease community: residents own their homes and lease the sites. Obtain the current home-sale documents, site tenancy, written park rules, charges, services, maintenance details, tax treatment and insurance information for the exact property.

AT A GLANCE

- Home ownership
- Site tenancy
- Current documents control

Documents and questions to confirm

- Current home title, purchase agreement, schedules, conditions and closing requirements.
- Current site tenancy, written park rules, application or approval process and amendments.
- Site rent, tax treatment, water and sewer, services, utilities and other charges.
- Insurance, financing, maintenance boundaries, parking, alterations and storage.
- Assignment, transfer, resale, estate and administrative requirements.
- 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 site rent, taxes, services, utilities, insurance, maintenance and personal expenses.

Future

Review rent or service changes, repairs, transfer, resale and moving costs.

Important: This guide avoids fixed fee amounts. Obtain current home-specific legal and financial records and professional advice before relying on any estimate.

Independent living in Chalk River

A quiet, forested Ottawa Valley setting with large lots, nature trails and regional access.

A mapped community point

The mapped community point is in Chalk River within Laurentian Hills. Use the map to plan a visit, then confirm the exact home, entrance, parking and appointment instructions.

Mapped community point

Open the map and check nearby routes.

OPEN MAP

Lifestyle considerations

Forested setting

Walk the area and confirm current access to private nature trails and outdoor space.

Home-specific fit

Inspect layout, condition, accessibility, parking, storage and outdoor areas.

Regional access

Test routes to healthcare, groceries, recreation, libraries, family and appointments.

KNOW THE DISTINCTION

Shady Pines is a land-lease community. Do not assume that one home's site rent, services, maintenance, rules or transfer terms apply to another; confirm every item in current property-specific records.

Test the daily-life fit in every season.

Visit the setting, walk the routes and test winter travel to healthcare, groceries, recreation, libraries, family and appointments. Treat Laurentian Hills public facilities as separate from community amenities.

Use live discovery, then verify

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

COMMUNITY HOME SEARCH

Shady Pines search

Open Kevin's community search for discovery. Verify the address, Shady Pines identity, home title, site tenancy, condition, current costs, services and obligations.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Community match: confirm the exact address is within Shady Pines.
- Document match: obtain current home title, site tenancy, park rules and amendments.
- Cost match: confirm price, site rent, tax treatment, services, utilities and insurance.
- Process match: review approval, parking, alterations, assignment, transfer and resale steps.
- 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 community 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 current home and site-tenancy records, document improvements and responsibilities, and coordinate the sale with your next move.

[BOOK A CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial and home records remain decisive.

For buyers

- Open the community search and verify the exact address and home.
- Obtain current home title, site tenancy, written park rules and home records.
- Confirm price, site rent, tax treatment, services, utilities and insurance.
- Inspect the home, lot, parking, storage, trails and daily-life fit.

SEARCH THE COMMUNITY

For sellers

- Collect home-title, site-tenancy, charge, tax, utility and home records before marketing.
- Document improvements, repairs, approvals, inclusions and condition.
- Prepare accurate answers about rent, services, parking, rules and resale steps.
- 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 18, 2026 using the AdultCommunities.ca Renfrew County guide, controlled community search and mapped point.

Information can change and is not legal, financial or real-estate advice. The home title and current site tenancy control the structure. Confirm current documents, rent and other charges, services, rules, condition, approval process and obligations.

Explore the Renfrew County adult lifestyle community guide

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