



# THE LANDINGS IN CHATHAM



## THE LANDINGS FINAL PHASE



NOTE THE ABOVE PHOTOS ARE USED FOR MARKETING PURPOSES ONLY. THEY MAY NOT DEPICT THE ACTUAL HOMES BEING BUILT.



HOMES BY  
**BUNGALOW**

**25**  
EST. YEAR 1994

**ANNIVERSARY**

HOMES BY  
**BUNGALOW**

**JOE FALLEA**  
SALES REPRESENTATIVE

**RE/MAX**  
PREFERRED REALTY LTD., BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

**519.818.9757**  
JOEFALLEA.COM



# STANDARD FEATURES AND AMENITIES

## Bungalow Group Presents *The Landings, Chatham* Quality Features & Specifications for Detached 2-Storey Homes

### FEATURES & CONSTRUCTION SPECIFICATIONS

- SEVEN-YEAR WARRANTY PROVIDED BY BUNGALOW GROUP AS PER THE TARION WARRANTY CORPORATION

### FOUNDATION

- CONTINUOUS WEeping TILE BASE OF FOOTING WITH GRANULAR COVER.
- 4" CONCRETE FLOOR WITH GRANULAR FILL
- POURED CONCRETE FOOTINGS AND FOUNDATION WALLS
- EXTERIOR OF FOUNDATION WALLS HAVE DELTAWRAP MEMBRANE TO HELP PREVENT LEAKS
- TYVEK INSIDE WALL APPLICATION VAPOUR BARRIER
- CONCRETE FRONT PORCH WITH STEPS

### FRAMING

- 2"X6" EXTERIOR WALLS
- TGI ENGINEERED FLOOR SYSTEM
- ENGINEERED FLOOR SHEATHING
- GLUE AND SCREW FLOORS
- SHEATHING BEHIND BRICK AND SIDING WITH WALL SHEATHING
- BRICK AND STONE AS PER ELEVATIONS
- ATTACHED FINISHED 2 OR 3 CAR GARAGE
- WRAP EXTERIOR WALLS WITH TYVEK
- ATTIC ACCESS AT BUILDER'S DISCRETION
- GRAND 9' CEILINGS THROUGHOUT AND TRAYED TO 10' IN MAIN AREA AND MASTER BEDROOM
- VAPOUR BARRIER AND INSULATION TO O.B.C.
- HRV SYSTEM
- STEEL BEAM SUPPORT IN BASEMENT

### INSULATION

- BLOW IN ATTIC TO CODE
- BASEMENT IS WOOD STUDDED WITH R-20 TO CODE INSULATION
- R22 INSULATION (AS PER OBC) ABOVE GRADE

### EXTERIOR FINISHES

- LANDMARK CERTAINTeed LIMITED LIFETIME WARRANTY SHINGLE
- SHEATHING WITH **DIAMOND DECK** OR EQUIVALENT **UNDERLAYMENT ENTIRE ROOF**, ICE AND WATERSHIELD AT EAVES AND VALLEYS
- ALUMINUM VENTS
- PERMACON BRICK
- PERMACON STONE
- STONE SILLS
- VINYL SIDING
- ANGLE IRON WHERE APPLICABLE
- UPGRADED COMMERCIAL BRICK POLY
- VINYL SOFFITS, FASCIA, GARAGE DOOR CAPPING
- 5" SEAMLESS EAVES TROUGH AND 2.5" DOWN SPOUTS
- VENTS
- ALL EXTERNAL CAULKING

### EXTERIOR DOORS

- CUSTOM INSULATED FRONT DOOR
- GARAGE DOOR WITH 2 GARAGE DOOR OPENER & KEYPAD
- STEEL INSULATED DOOR TO GARAGE FROM FOYER

### INTERIOR FINISHES

- SOUNDBAR AND 1/2" DRYWALL ON ALL CEILINGS
- 1/2" DRYWALL ON ALL WALLS
- DRYWALL ON GARAGE CEILING
- GARAGE FULLY DRYWALLED, TAPED, SANDED AND PRIMED
- 2 COLOUR SELECTIONS FROM SHERWIN WILLIAMS ALLOWED ON WALLS
- INTERIOR DOORS, TRIM AND CEILING IN BUILDERS SELECTED WHITE PAINT COLOUR

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NOTE: Listed information was created in May 2022 and are subject to change.



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## INTERIOR TRIM

- 2 OR 3 PANEL SQUARE HOLLOW CORE 8' TEXTURED DOORS AS PER BUILDER MODEL
- 5" BASEBOARD - PAINT GRADE
- 3" CASING - PAINT GRADE
- VINYL WRAPPED WIRED CLOSET SHELVING IN CLOSETS AS PER BUILDERS SPECIFICATIONS
- ORGANIZER CLOSET IN MASTER BEDROOM AS PER BUILDERS SPECIFICATIONS

## FLOORING

- CERAMIC / PORCELAIN TILES AS PER ALLOWANCE SELECTION WILL BE INSTALLED IN FOYER, LAUNDRY, MAIN BATH, ENSUITE BATHROOM FLOOR AND SHOWER AREA (DEPENDING ON MODEL)
- ENGINEERED HARDWOOD; TO BE INSTALLED IN DINING, LIVING ROOM AND BEDROOMS, ON MAIN FLOORS
- CARPET TO BE INSTALLED ON STAIRS

## CABINETS

- KITCHEN CABINETS AND VANITIES WILL BE INSTALLED AS PER PLAN FROM BUILDERS SELECTION
- KITCHEN CABINETS WILL HAVE CROWN MOLDING AND LIGHT VALANCE
- KITCHEN AND BATHROOMS WILL HAVE GRANITE / QUARTZ COUNTERTOPS AS PER PLANS TO BE SELECTED FROM BUILDERS DIMANTI SAMPLES

## ELECTRICAL

- 100 AMP SERVICE: CIRCUIT BREAKER PANEL; COPPER WIRING
- POTLIGHTS INSIDE AND EXTERIOR INCLUDED AS PER PLAN AND UNDERCOUNTER LIGHTS INCLUDED
- 1 GROUND FAULT PER BATHROOM OUTLET
- ELECTRICAL PLUGS WILL BE INSTALLED IN ALL ROOMS AND WILL MEET THE ONTARIO BUILDING CODE / ESA
- DOOR CHIME
- 220 VOLT ELECTRICAL STOVE AND DRYER PLUG AS PER CODE (GAS EXTRA)
- PLUG IN CEILING OF GARAGE FOR FUTURE OVERHEAD DOOR OPENER
- 1 ELECTRICAL OUTLET IN GARAGE

- 2 EXTERIOR GFI PLUGS WILL BE INSTALLED, ONE ON FRONT PORCH AND ONE ON REAR PORCH
- PRE-WIRE 1 PHONE JACKS IN KITCHEN
- PRE-WIRE 3 T.V. CABLE JACKS
- 1 CAT 5 WIRE IN LIVING AREA
- CARBON MONOXIDE AND SMOKE DETECTOR AS PER O.B.C. (WIRED TO PANEL)

## PLUMBING AND HEATING

- ROUGH-IN 3 PIECE BATH IN THE LOWER LEVEL
- DOUBLE STAINLESS STEEL KITCHEN SINK WITH PULL OUT SPRAYER FAUCET
- DISHWASHER ROUGH-IN
- TANKLESS HOT WATER TANK (RENTED)
- 2 OUTSIDE FAUCETS / HOSE BIBS (1 IN GARAGE AND 1 IN REAR OF HOUSE)
- MAIN BATH - 3 PIECE BATH INCLUDING ONE PIECE LOW MAINTENANCE ACRYLIC TUB/SHOWER ENCLOSURE (WHITE)
- ENSUITE 3 PIECE BATH WITH CERAMIC / PORCELAIN WALL TILE SHOWER, PRE FORMED SHOWER FLOOR PAN AND GLASS ENCLOSURE
- SUMP PUMP
- SEWAGE EJECTOR INSTALLED IN BASEMENT IF REQUIRED
- LAUNDRY ROOM WITH TUB AND FAUCET AS PER PLAN
- ONE FLOOR DRAIN IN LOWER LEVEL
- DRYER VENTED TO EXTERIOR
- HIGH EFFICIENCY FORCED AIR GAS FURNACE
- HEAT AND COOL THERMOSTAT
- HEAT RECOVER VENTILATION UNIT (HRV)
- BATHROOM FANS WILL BE INSTALLED AND ALL FINISHED BATHROOMS AND VENTED TO EXTERIOR
- AIR CONDITIONER
- MIXING VALVE
- RANGE HOOD (**TO BE PROVIDED BY PURCHASER PRIOR TO CLOSING**) INSTALLED BY BUNGALOW GROUP APPROVED INSTALLER CHARGED PRIOR TO CLOSING
- GAS LINE TO STOVE / BBQ

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## **WINDOWS**

- VINYL WINDOWS
- ENERGY EFFICIENT
- DOUBLE GLAZED WITH LOW E ARGON FILLED
- PATIO DOOR AS PER MODEL SELECTED

## **DRIVEWAYS, WALKWAYS & LANDSCAPING**

- CRUSHED STONE
- FULLY ROUGH, GRADED YARD
- FULLY SEEDED FRONT YARD
- CONCRETE DRIVEWAY WITH SIDEWALK TO FRONT DOOR
- COVERED FRONT PORCH
- COVERED REAR PORCH WITH COMPOSITE DECK AS PER MODEL SELECTED

## **ALLOWANCES**

- CABINETS
- GRANITE OR QUARTZ COUNTER TOPS
- FLOORING
- LIGHTING

**ALL ABOVE TO BE SELECTED FROM BUILDERS SUPPLIERS**

***AGENT TO SUPPLY PURCHASER WITH APPROPRIATE LIST AS PER MODEL SELECTED***

## **DEPOSITS REQUIRED:**

- \$20,000 UPON ACCEPTANCE OF OFFER**
- \$20,000 UPON COMPLETION OF FOUNDATION**
- \$20,000 UPON COMPLETION OF FRAMING**

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# ABOUT THE AREA

## ABOUT CHATHAM

Sunset at Prestancia is the latest in high quality-built homes by the Bungalow Group. This project's location in Chatham-Kent, was carefully chosen for its growing population, education programs, proximity to Windsor & London, access to beautiful outdoor nature & water activities and its inviting community. Within minutes you have access to the Thames River which has walking trails to enjoy the water and views, the St. Clair College campus which is home to students specializing in medical, trades & civil service careers, making for great neighbours! Additionally, Chatham is situated directly in the middle of Lake Erie & Lake St. Clair, allowing for short travel to scenic views, boating, kayaking & lazy days on the lake.

Chatham truly has something for everyone. Fans of the arts will love the Chatham Capitol theatre, built in the 1930's. This iconic location within the heart of Chatham downtown seats over 1200 and hosts concerts and events, attracting visitors and artists from around the world. Get dressed up and enjoy your day with friends & family touring the 7 acres of vineyards at Early Acres Estate winery, which boasts 100% Canadian grown grapes used to create their delicious selection of wines. Looking for a more relaxed afternoon with the family? Look no further than Kingston Park, a perfect place to picnic, visit the water park for the kids to play, or get your daily exercise on the trails around the park.

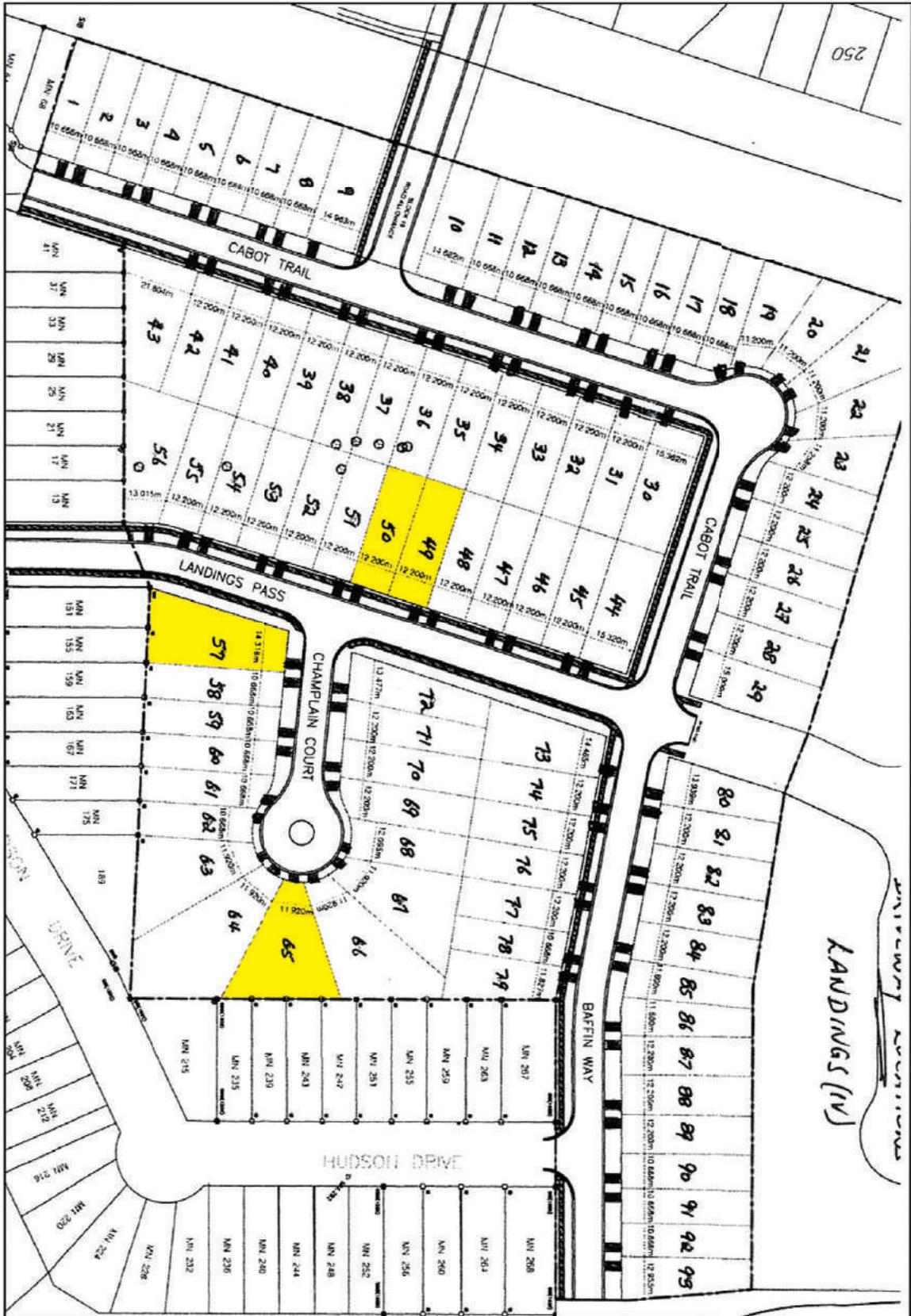
The leadership & community of Chatham-Kent have a vision for the area outlined in their CK Plan 2035. Over the next 20 years, Chatham will strive to improve its agricultural business opportunities, overall business infrastructure, accessibility and quality of life for all. The plan also details how Chatham will promote culture & diversity to work towards a more unique and creative economy to ensure economic prosperity for all. With so much to offer, Chatham truly is a wonderful place to live and visit, and our Prestancia project is the perfect place to start.

<https://www.chatham-kent.ca/ckplan2035/Pages/Homepage.aspx>





# SITE PLAN





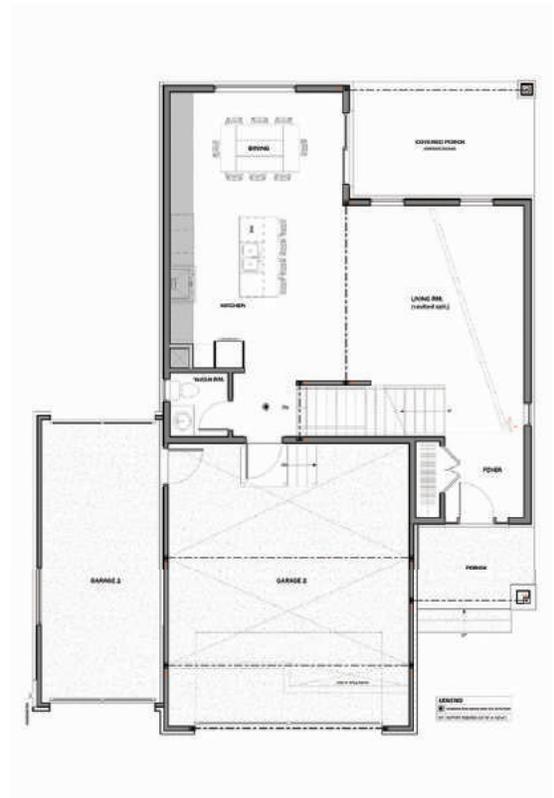
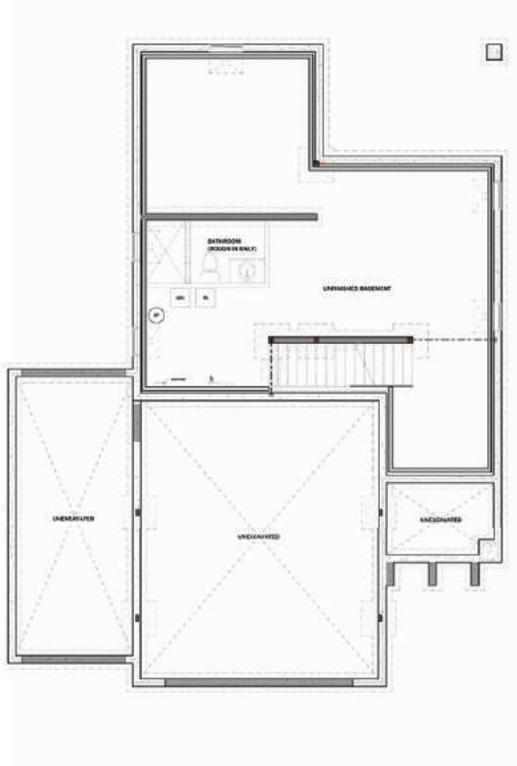
# FLOOR PLAN - GEMINI MODEL



*Gemini Model*  
2-Car Garage | 1824 sf



# FLOOR PLAN - GEMINI MODEL



***Gemini Model***  
**3-Car Garage | 1824 sf**



# HOMES BY BUNGALOW



## About The Developer

**For 25 Years**, Windsor's own award-winning Bungalow Group and its partnering companies have had the pleasure of constructing nearly 700 housing units for satisfied homeowners. Our experience ranges from custom homes, single family dwellings, semi-detached units and condominiums as well as some commercial buildings.

At Homes by Bungalows, our houses are designed and built using only high quality materials at the best possible prices. All our homes are covered by the Tarion Home Warranty. All our homes are committed to the best quality and design.

Since 1994, Bungalow Group has championed a vision that has built communities, friendships, and families. For over 25 years now we've played a key role in building the communities that we serve and look forward to doing so for another 25 years and beyond.

We have earned a reputation for integrity, diversity, and attention to detail which have long been the core tenants of our success. Our relentless commitment to building safe and responsible high-quality homes is widely recognized and respected by clients, Realtors and building professionals all across Windsor-Essex.

