



LANDINGS

PORT STANLEY



LUXURY, SIMPLIFIED

THE LANDINGS CONDOS

PORT STANLEY

Crafted with care, designed for you.

YOUR FUTURE BEGINS HERE.
TAKE THE NEXT STEP AND MAKE
THE LANDINGS CONDOS YOURS.

THE LANDINGS CONDOS CONDOMINIUM PHASE

Domus Development's newest project, 'Landings - Port Stanley', is a community-driven site offering a dynamic range of housing types and layout options.

Experience life at The Landings Condos, where modern living meets the charm of Port Stanley. Nestled on the northern shore of Lake Erie, Port Stanley is a picturesque community that offers sandy beaches, marinas, and a rich cultural scene. Discover a place to call home and embrace the relaxed and refined lifestyle you've been dreaming of.

Developed by Domus Developments, The Landings Condos feature 25 beautifully designed townhomes with main floor living and spacious basements. With two thoughtfully crafted layouts - the Bow (1,325 sq. ft.), and the Port (1,250 sq. ft.) - each home provides ample space, a gas fireplace, and vaulted ceilings, making it the perfect retreat.

Just steps from the beach and local attractions, The Landings Condos offer the timeless beauty of Port Stanley. Spend your days exploring local shops, dining by the water, or simply enjoying the serene views.

Make The Landings Condos your next home and experience exquisite lakeside living in Port Stanley.

PORT STANLEY SITE PLAN

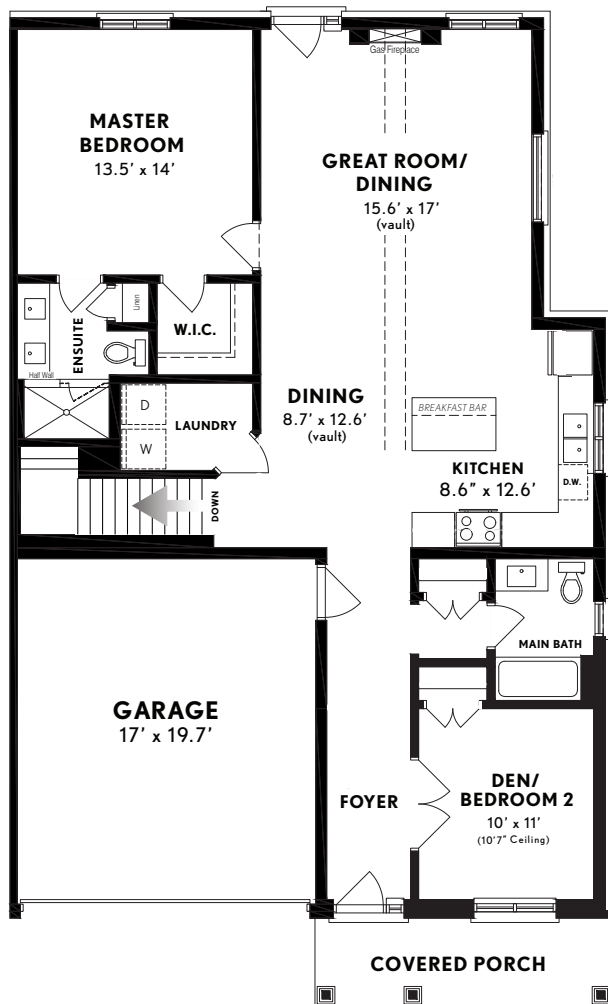


REGISTER TODAY
info@primebrokerage.ca
519.473.9992

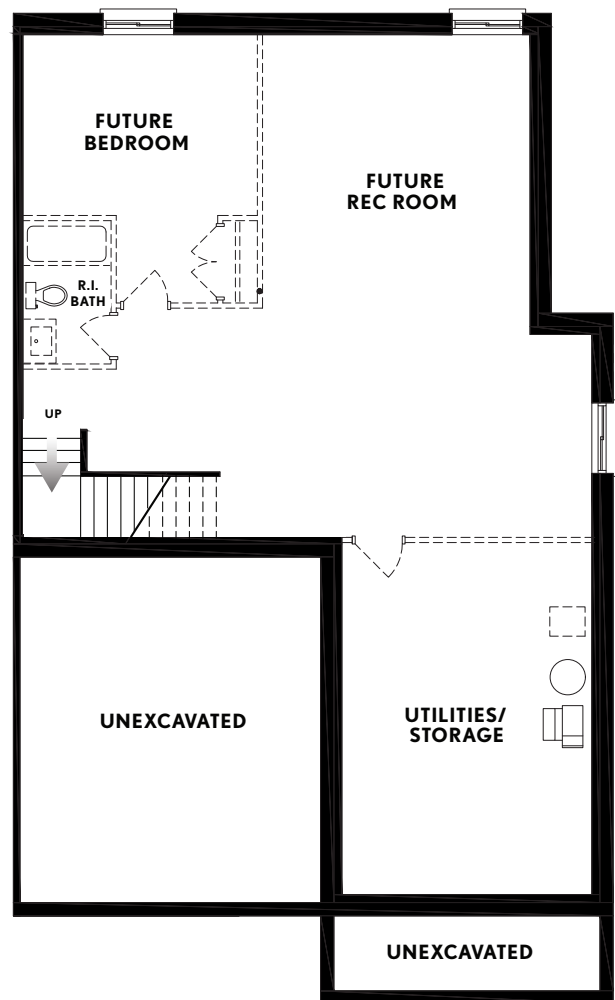
THE LANDINGS CONDOS - PORT STANLEY

THE BOW / 1325 SQ.FT / 2 CAR GARAGE

Featuring over 1,300 sq. ft of living space on 1 floor, a double car garage, vaulted ceilings, gas fireplace and much more.



MAIN FLOOR



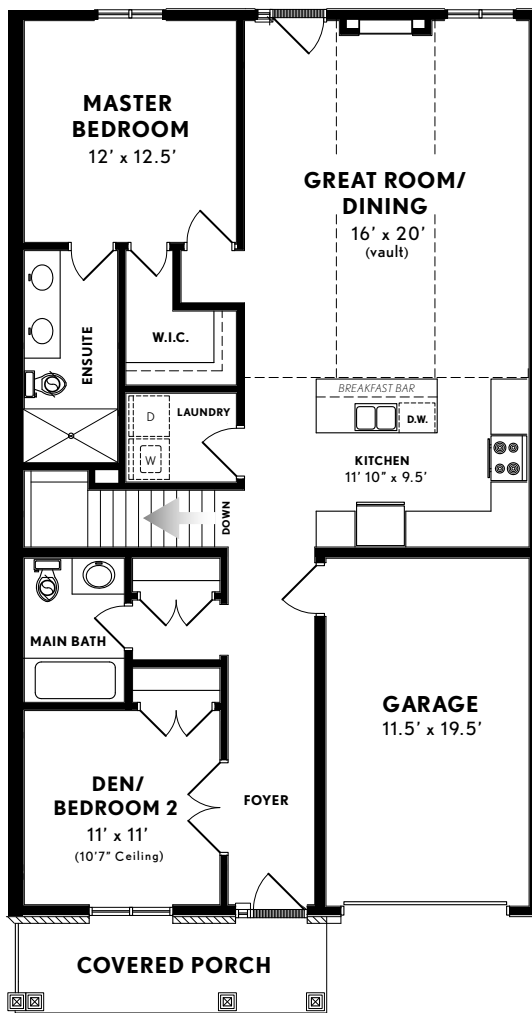
BASEMENT



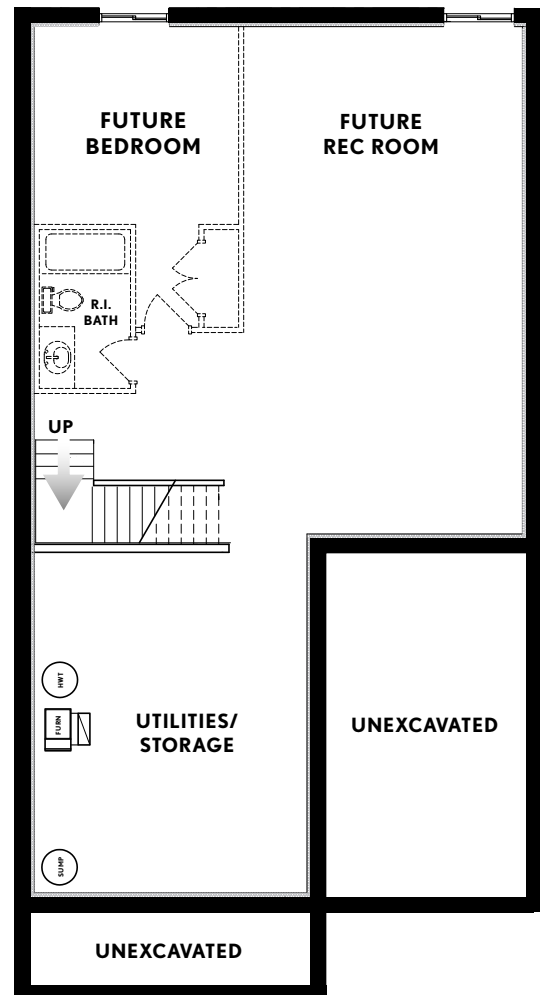
THE LANDINGS CONDOS - PORT STANLEY

THE PORT / 1250 SQ.FT / 1 CAR GARAGE

Featuring over 1,200 sq. ft of living space on 1 floor, a double car garage, vaulted ceilings, gas fireplace and much more.



MAIN FLOOR



BASEMENT



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THE LANDINGS CONDOS SPECS

FULLY SERVICED LOT

- Sanitary sewers, water and gas, underground hydro
- Telephone and cable T.V. available for buyer's hookup
- Paving stone driveway
- Landscaped and sodded lot as per landscape plan
- Paved municipal roads with curbs, gutters and streetlights

EXTERIOR FEATURES

- Architecturally controlled exterior designs
- Maintenance free vinyl windows
- Arriscraft Stone on front with a 3' ledge around the side and rear, with Vinyl siding above the ledge on the side and rear.
- Timberline 30 year laminated shingles
- Front covered porch with concrete floor
- 12' x 12' paving pressure treated wood rear deck
- Insulated steel garage doors with garage door opener
- Screens on all opening windows
- Steel insulated doors (exterior and garage)
- Three exterior light fixtures (rear deck, front porch and above garage)
- Terrace door (as per elevations)
- One or two car garage (depending on layout) with direct entry to unit

INTERIOR FINISH

- Seller to provide a designer selected lighting package which includes a light fixture for each fixed light location.
- Additional charges will apply if lights require custom assembly.
- Combination of 4 cable and/or phone outlets (additional charge of \$75 per outlet), with CAT 5 at cable locations.
- Quality white trim on all openings including arches and closet openings
- Modern standard height interior doors
- Engineered Hardwood flooring selections in a variety of colours for the Living Room
- Porcelain tile in foyer, hallway, powder room, ensuite, main bath, kitchen and dinette
- Choice of high-quality carpet from Seller's sample in bedrooms, stairs, and lower level (if applicable).
- Interior walls of living area and garage to be drywall
- Choice of one paint colors on walls (additional charge of \$200 for each medium or dark base and additional charge of \$150 per color). \$300 for each additional colour.



- All non textured ceilings to be painted white
- Vaulted ceilings in the great room
- “Orange peel” textured ceilings in foyer, hallway, living room and bedrooms
- Electric smoke detector and CO detector
- Laundry room on main floor
- Poplar stair stringers with carpet treads

HEATING SYSTEM

- Insulation (R-60 attic and R-22 walls)
- Hi-efficiency furnace
- Central air conditioning
- Tankless Navian rental hot water heater installed

KITCHEN

- High-quality custom built cabinets with a selection of style and finishes selected by Buyer from Seller's samples.
- Solid surface countertop selections available for the Buyer to select from the Seller's samples.
- Single handle designer faucet
- Double stainless steel kitchen sink
- Over the range microwave (Buyer to supply and Seller to install)
- Builder to install appliances / supplier to supply. Extra charges will apply for custom, built-in or gas appliances.
- Heavy duty receptacle for stove

BATH

- High-quality custom built vanities with a selection of style and finishes selected by Buyer from Seller's samples.
- Single handle faucet and matching shower trim kit in both bathrooms
- Solid surface countertop selections available for the Buyer to select from the Seller's samples
- Undermount sink
- Soaker tub with tile surround in main bath
- Full tile walk in shower with glass door in ensuite bathroom
- Vanity length mirror in all bathrooms

OTHER

- Copper wiring
- 100 amp electric service with breaker panel
- Water meter to be installed by Elgin County and gas meter installed by ENBRIDGE - location as per utility policy.



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PORT STANLEY, ONTARIO, CANADA.

Register or get in touch today to ensure you don't miss the chance to call one of Ontario's best-kept secrets - Port Stanley home.

info@primebrokerage.com | 519.473.9992