


The Ultimate Prefab Home Buyer's Checklist



Essential steps for buying a prefab home in Ontario.



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A Welcome Note from My Own Cottage:

Thank you for downloading this helpful resource!

Whether you're just starting your journey or getting close to your dream home, this checklist will guide you through each key step of the prefab home buying process in Ontario.

We believe your dream home should be affordable, energy-efficient, and designed around your lifestyle—without the delays and stress of traditional construction.

✓ Use this checklist as your roadmap—print it, make notes, and refer back as you move through the process!

— The My Own Cottage Team





Prefab Home Buyer's Checklist

Everything you need to consider before purchasing your dream prefab home in Ontario

A FREE resource from My Own Cottage

Also... easily take the first step toward your dream prefab home with a free consultation and site visit!

 Book online: <https://myowncottage.ca> 

📌 1. Planning & Research ✓

- ☐ Define your goals: cottage, full-time home, rental unit, etc.
- ☐ Set a rough budget for land and home
- ☐ Explore local zoning laws and building regulations
- ☐ Make a list of must-haves and nice-to-haves in a home
- ☐ Download floor plan lookbooks for inspiration
- ☐ Compare builders (reputation, timelines, customization, warranty)

BUDGET 😎
APPROVED!

**Start smart—
dream it, plan
it, build it!**



2. Land & Location

- ☐ Identify a suitable plot of land (or contact My Own Cottage for help)
- ☐ Check zoning, setbacks, and services (septic, hydro, water access)
- ☐ Schedule a free site visit with your builder
- ☐ Verify permits and development charges in your municipality

**> Lay the
ground
work for
your
perfect
prefab.**




Key Goals & Objectives



3. Design & Customization

- ☐ Choose a base floor plan or start custom
- ☐ Select finishes, styles, and upgrades
- ☐ Add energy-efficient features (insulation, windows, HVAC)
- ☐ Review accessibility, aging-in-place, or multi-generational options
- ☐ Approve architectural drawings and get final quote

TALK TO US! 

 1-705-345-9337

 info@myowncottage.ca

*Custom
Homes!*

**From vision to
reality—your
journey starts
here.**






4. Financing & Budgeting

- ☐ Explore prefab-specific financing (talk to TD, Desjardins, etc.)
- ☐ Finalize your budget and contingency fund
- ☐ Confirm any government rebates or green home grants
- ☐ Understand deposit and payment structure

BUILD
SMART

TALK TO US! 

 1-705-345-9337

 info@myowncottage.ca



**Budget
confidently. Build
wisely.**



5. Construction & Delivery

- ☐ Approve final site plan
- ☐ Secure building permits
- ☐ Watch your modules being built in-factory!
- ☐ Site is prepped: foundation, utilities
- ☐ Home delivered and installed on-site
- ☐ Inspections completed



Wild
SALE

UP TO 50% OFF!

**Precision-built.
Seamlessly
delivered.**





6. Move-In Ready! ✓

- ☐ Walkthrough with builder
- ☐ Address minor touch-ups or warranty issues
- ☐ Move in and enjoy your new prefab dream home!
- ☐ Leave a review and refer your friends (get rewards!)

**WELCOME
HOME**


MyOwnCottage.ca

**Move in, settle
down, and
smile big. 😊**



BONUS TOOLS & RESOURCES

Also includes...



“Site Visit: What to Expect”

Key Prefab Statistics

50%

 Up to 50%
Faster
Construction

20%

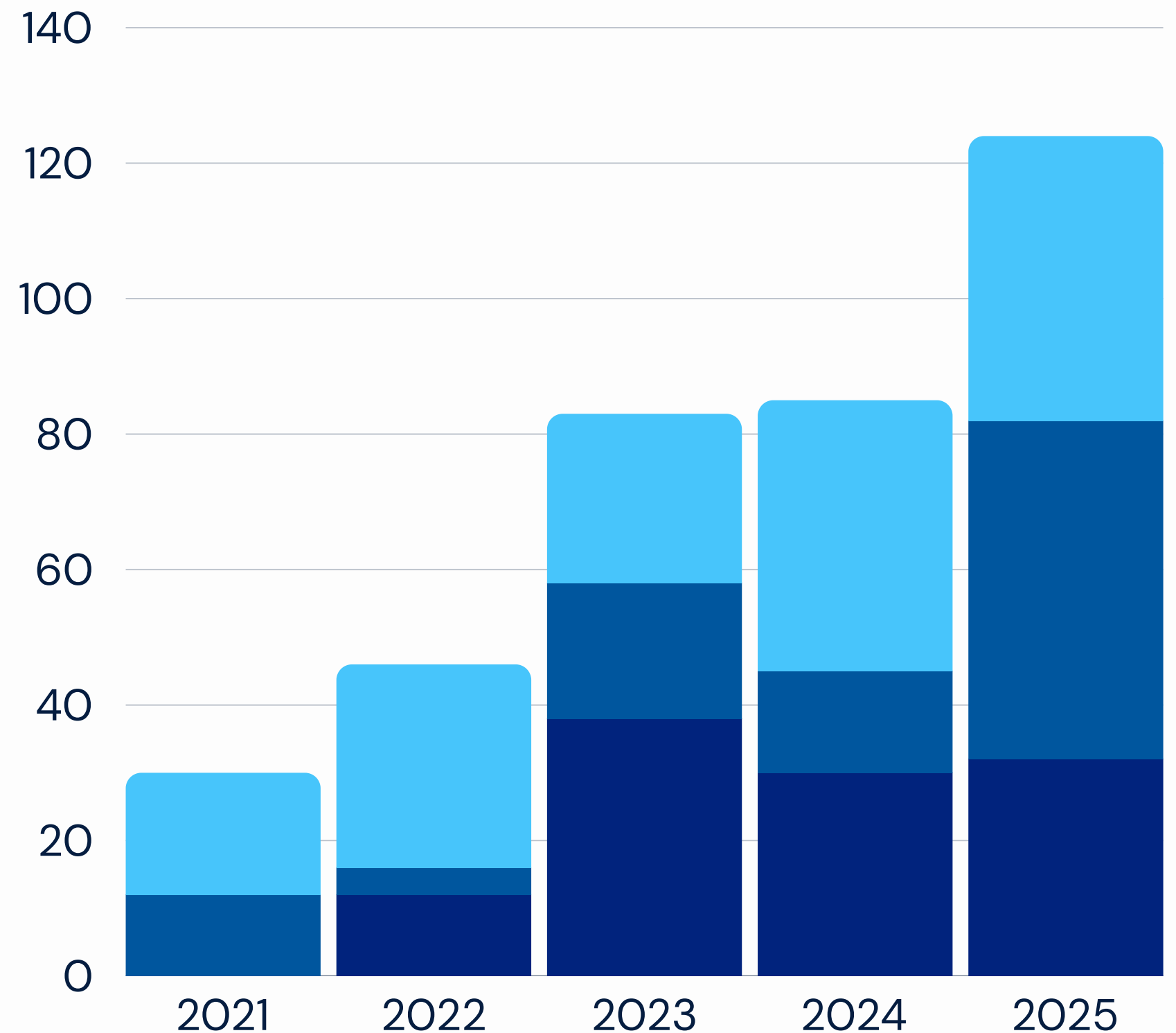
 Save 20% on
Construction
Costs

30%

 30% Less
Material Waste on
Construction

70%

 70% of
Homebuyers Want
Customization



● ✓ SITE VISIT PREPARATION GUIDE

WHAT TO EXPECT & HOW TO PREPARE FOR YOUR PREFAB HOME SITE VISIT

Planning to build your dream prefab home in Ontario?

Your site visit is one of the most important first steps.





WHY THE SITE VISIT MATTERS

A site visit helps us:

- Evaluate land suitability for prefab construction
- Review access for delivery and setup of modular units
- Ensure municipal zoning and building code compliance
- Discuss utilities like water, hydro, septic, and foundations
- Identify any unique features, slopes, or challenges
- Tailor your home design to fit your lot perfectly

It's all about setting you up for a smooth, fast, and successful build!



✓ HOW TO PREPARE BEFORE THE VISIT:



1. KNOW YOUR PROPERTY DETAILS:

- Bring the address, property survey (if available), and legal description
- Have info about lot size, frontage, and any easements or restrictions



2. CLEAR ACCESS FOR REVIEW:

- If it's wooded, try to mark the general area where you envision your home
- Ensure we can access the lot safely and see all relevant areas (driveway, utility tie-ins, etc.)



3. LIST YOUR GOALS & QUESTIONS:

- Are you building a cottage, full-time home, or rental?
- Do you need help with permits, zoning, or financing?
- Bring any design ideas or features you're considering



4. BE PRESENT FOR THE VISIT IF POSSIBLE:

- It's best if you or a decision-maker can be on-site with us to walk through the property and provide insights



WHAT WE'LL LOOK FOR ON-SITE:

Topography

Slopes, drainage,
soil condition

Access

Road width,
delivery logistics,
driveway grading

Build Area

Size, shape, and
placement of your
future home

Utility Access

Hydro poles, well
or water line,
septic system

Sunlight & Views

For natural lighting
and optimal
placement

Zoning & Setbacks

Proximity to
property lines,
wetlands, etc.

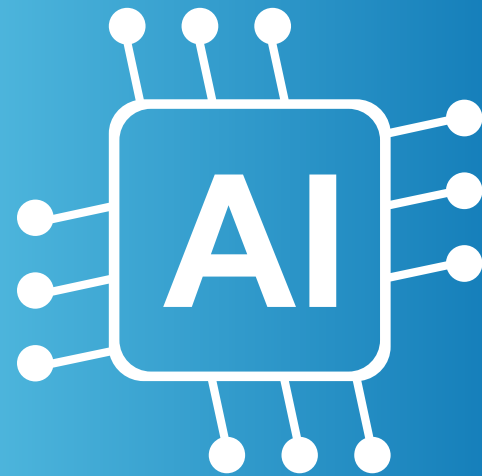


AFTER THE VISIT —WHAT'S NEXT?

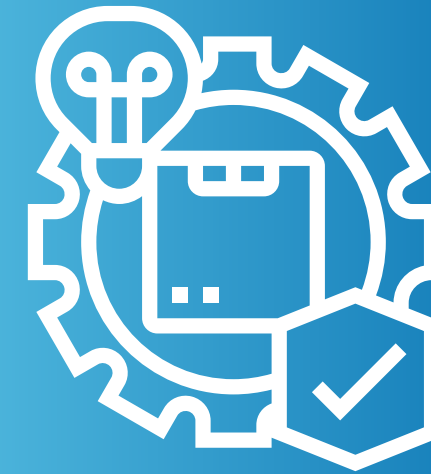
Once we've assessed your property, we'll:




Recommend the
best prefab home
options for your
land



Discuss
customization
ideas and layout
possibilities



Provide a clearer
picture of your
project scope and
timeline

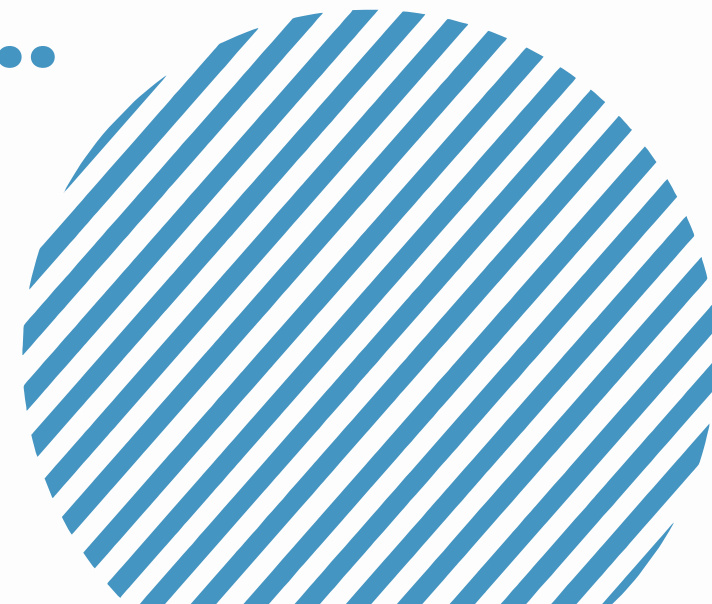




FINALLY...

Now, the preliminaries are complete!

We can now offer you guidance on next steps, permits, and design considerations...





LET'S GET STARTED!

A site visit is completely free with no obligation—just valuable expert advice from Ontario's trusted prefab home builder.

It's your first real step toward building a faster, smarter, and more affordable home.

📞 Call us today at 705-345-9337

**🌐 Or book your free site visit now at
www.myowncottage.ca/free-consultation/**



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