# Great Lakes Modular Homes

ADU Offerings

GLM Homes Inc. is an innovative prefabricated housing manufacturer addressing Canada's critical housing shortage. Specializing in high-performance, sustainable panelized building components, we are strategically positioned to revolutionize residential construction across Ontario. Our floor, wall, ceiling, and roof panels offer superior quality for both new construction and retrofits, providing a solution that aligns with government goals to increase housing supply while advancing environmental sustainability.

Our commitment to sustainability is unwavering. We take pride in using sustainable materials and strive to deliver high-performance products tailored to each application. Even our most cost-effective options comply with net-zero-ready standards.  Along with custom panels that fit into the passive house standard of building.

With over 20 years of experience in custom home building in western Canada and Europe, including 15 years constructing custom, off-site homes, we are well-equipped to address the need for high-performance, affordable, and sustainable housing in Sault Ste. Marie.

From our 4,500 sq ft facility at 100 White Oak Drive, we are able to produce high-performance wall panels with R-values ranging from R33 to R50+ and roof panels ranging from R48 to R75 in a climate-controlled environment.  In this environment, we can assure that our product is completed on time, on budget, and to the highest quality standards.

At Great Lakes Modular Homes, our goal is to build affordable Accessory Dwelling Units (ADUs) in alignment with Canada's Green Building Strategy, providing healthy and clean dwelling units for Canadians to enjoy for decades to come.

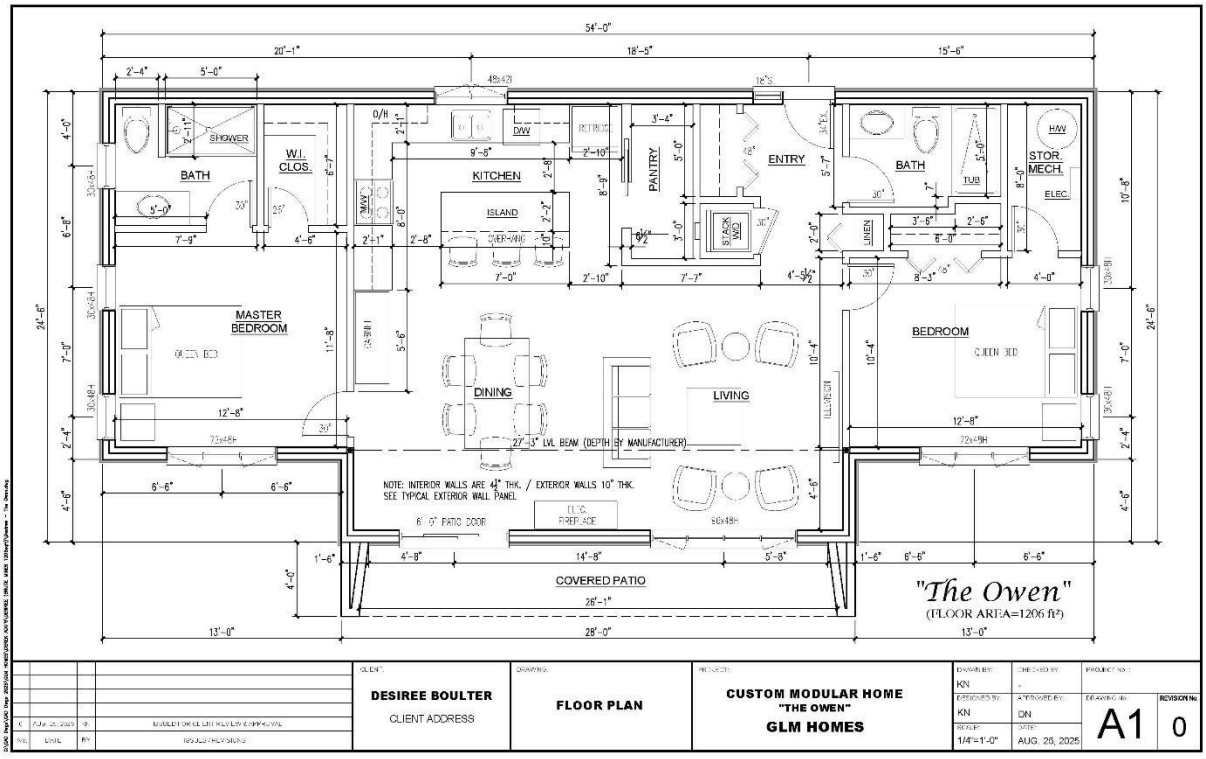
Please feel free to contact me with any questions

Derek Nott

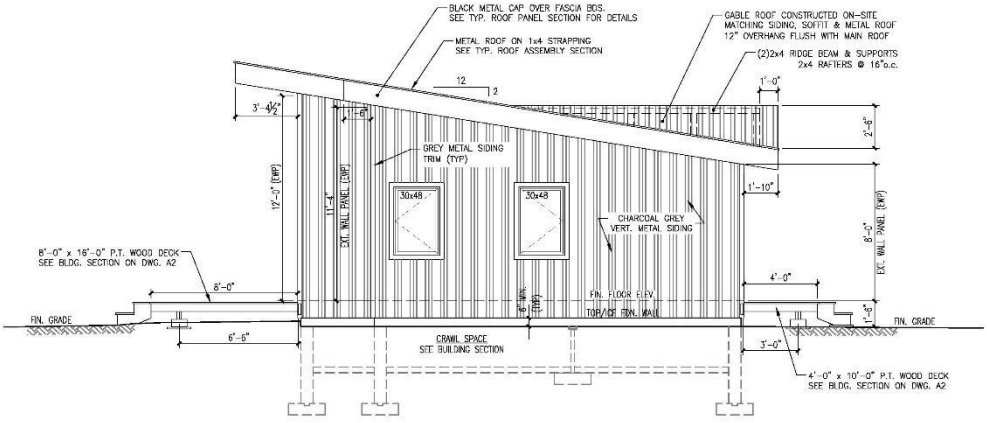
GLM Homes Inc.

705-992-4939

# "The Owen" Two Bed / Two Bath 1200 sq ft.




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|---|---|---|---|---|---|---|---|
| CLIENT: DESIREE BOULTER, CLIENT ADDRESS | DRAWING: FLOOR PLAN | PROJECT: CUSTOM MODULAR HOME "THE OWEN" GLM HOMES | DRAWN BY: KN | CHECKED BY: - | PROJECT No.: | | |
| | | | DESIGNED BY: KN | APPROVED BY: DN | DRAWING No.: A1 | REVISION No.: 0 | |
| | | | SCALE: 1/4"=1'-0" | DATE: AUG. 25, 2025 | | | |




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|---|---|---|---|---|---|---|---|
| CLIENT: DESIREE BOULTER, 33 OLD MILL ROAD, DESBARATS, ON | DRAWING: LEFT SIDE ELEVATION | PROJECT: CUSTOM MODULAR HOME "THE OWEN" GLM HOMES | DRAWN BY: KN | CHECKED BY: - | PROJECT No.: | | |
| | | | DESIGNED BY: KN | APPROVED BY: DN | DRAWING No.: A9 | REVISION No.: 0 | |
| | | | SCALE: 1/4"=1'-0" | DATE: SEP. 26, 2025 | | | |

The “Owen” features an open-concept kitchen, dining, and living space, complete with patio doors leading to an outdoor patio area. It includes a hall closet that accommodates a stackable washer and dryer, as well as additional storage. This spacious two-bedroom unit, spanning 1,200 square feet, is designed to accommodate the whole family and offers ensuite baths with large showers. Each bedroom has walkout balcony doors, which lead to a covered patio that runs the length of the building.

Cost Breakdown,

"The Owen"  1200 sq ft. $ 339,750 + HST

Timeline  45-90 days from the start of production to project completion.

Price includes:

- Foundation –
    - Techno Metal Posts (engineered helical piles)
    - Slab on Grade
- Floor, exterior and roof panels
- Metal Exterior siding and roof covering
- Seamless Eavestrough System
- Doors and windows
- Kitchen without appliances
- 3-piece bath with fixtures
- Plumbing and electrical
- Interior walls, drywall and paint.
- flooring
- Light fixtures and receptacles
- All stairs required at entry locations
    - Optional Barrier Free Wood ramp(s) to all entry locations

Not included in the price.

- Site feasibility study/site plans $1,000 - 2,000
- Hook-ups to existing services $1,500 - 5,000
- Wood deck / patio $5,000 – 7,500
- Icf crawl space foundation $7,500 – 10,000