



Custom Home Planning Guide (Ontario Edition)

What It Really Costs, How Long It Takes, and How to Avoid Costly Mistakes

By TKH Construction

Design • Build • Project Management

Introduction

Before You Build...

Building a custom home in Ontario is one of the most significant investments you will make. While the idea of creating a home tailored to your lifestyle is exciting, the process can quickly become overwhelming without the right planning and guidance.

This guide will help you:

- Understand realistic costs
- Plan your timeline
- Avoid common mistakes
- Make informed decisions early

At TKH Construction, we bring a structured, project management-driven approach to custom home building—helping clients move forward with clarity and confidence.

What Does It Cost?

Custom home costs in Ontario typically range from:

☞ **\$250 – \$400+ per square foot**

Key Cost Drivers:

- Location (e.g., Oakville vs Waterloo)
- Size and design complexity
- Interior finishes
- Site conditions
- Building method (ICF vs traditional)

Why Budgets Go Wrong:

- Incomplete scope early
 - Unrealistic expectations
 - Changes during construction
 - Poor coordination
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Project Timeline

Typical Timeline:

- **Design & Planning:** 2–4 months
- **Permits & Approvals:** 2–6 months
- **Construction:** 8–14 months

Total: **12–24 months**

Common Delays:

- Permit backlogs
- Late design decisions
- Material procurement issues
- Geotechnical soil issues

Biggest Mistakes

Avoid these common issues:

- Hiring based on lowest price
 - Starting without a clear budget
 - Lack of coordination between trades
 - Making decisions too late
 - Underestimating timelines
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ICF vs Traditional

ICF (Insulated Concrete Form):

- Better energy efficiency
- Stronger structure
- Improved durability

Traditional Framing:

- Lower upfront cost
- More common method

The right choice depends on your goals, budget, and long-term plans.

Our Process

1. **Discovery & Planning**
2. **Design Coordination**
3. **Budget & Scheduling**
4. **Construction Management**
5. **Quality Control & Closeout**

A well-managed process is the difference between a stressful build and a successful one.

At TKH Construction, we take full control of every phase—so you don't have to. With clear planning, disciplined execution, and strict quality standards, we deliver custom homes that are predictable, efficient, and built right the first time.

Call to Action

Planning a custom home?

Avoid costly mistakes and start with a clear plan.

Book a Free Consultation with TKH Construction

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Let's Build Smarter, Together. 🏠