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welcome to

111 BLOOMINGTON WAY

CHATHAM, ONTARIO

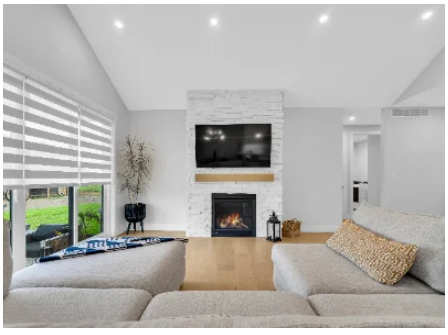
LISTED AT $785,000



MAIN FLOOR LIVING







3 BEDROOMS

2 FULL BATHROOMS

1,757 SQ. FT. MAIN FLOOR

Custom Built | Already Home

A Park Hill Custom Homes Rancher in Prestancia

THE PARK HILL RANCHER AT 111 BLOOMINGTON WAY
3 Bedrooms | Full Basement With Separate Entry | Attached Double Garage

A custom built rancher where the builder's details, an established street and a finished lot come together on the north side of Chatham.

Prestancia has been growing on the north side of Chatham for the better part of two decades. It began as a handful of streets off the newer end of the city and has become one of its most settled neighbourhoods, with mature front yards on the early phases.

Bloomington Way belongs to that later chapter. The street runs off Cherry Blossom Trail, and along it Park Hill Custom Homes has been building to order.

Park Hill's homes begin with a plan and a client. Their reputation in Chatham rests on what they treat as standard rather than upgrade: eight foot interior doors, vaulted and tray ceilings, oversized islands, walk in pantries tucked behind the kitchen wall and ensuites finished to a spa standard. The company puts it simply. Details are the difference between building houses and building homes.

In 2025, that approach produced 111 Bloomington Way. The home was completed, the concrete drive was poured, the covered porch was built and the lawn came in. The house has since been lived in, and the neighbourhood around it has started taking shape.

Most buyers who want a Park Hill home in Prestancia wait through a build to get one. This one is already here.







A MAIN FLOOR DESIGNED AROUND THE DETAILS

From the front door, the whole main level opens at once.

Vaulted ceilings run over an open concept kitchen, dining and living area finished in hardwood, with eight foot doors leading off it. The added height in the doorways is a small thing that changes the feel of every room, and it is the kind of detail that separates a custom home from a production one.

A gas insert fireplace anchors one end of the living space. At the other, a four panel sliding door reaches nearly the full width of the wall and opens the room to the covered rear porch.

The kitchen and dining area measures just over 13 by 20 feet. Behind it sits a true walk in pantry, so the working side of the kitchen stays out of view and the counters stay clear. Laundry is on the main floor as well.

The primary suite is set apart from the two secondary bedrooms, with a walk in closet and a full ensuite that runs nearly 17 feet in length. The second full bathroom serves the rest of the main floor.

With three bedrooms, two full bathrooms, laundry and the principal rooms all on one level, everyday living happens on the main floor.

THE PORCH THAT BELONGS TO THE KITCHEN

The covered rear porch was finished with the build, and it changes how the main floor is used.

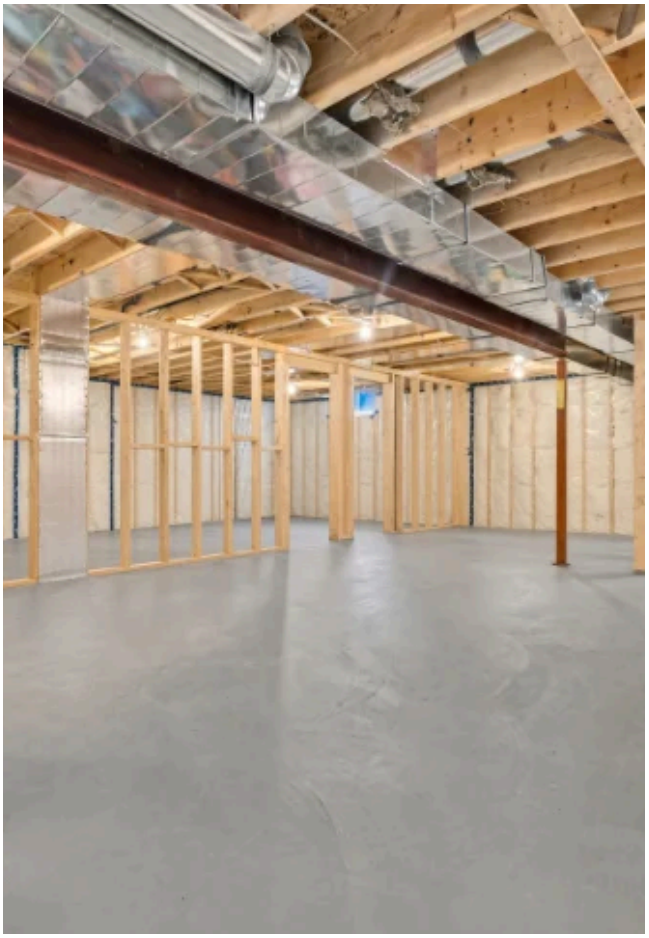
With the four panel slider open, the porch reads as an extension of the kitchen and living area rather than a separate space. Dinner moves outside with ease, allowing the outside and inside to flow easily. The roof overhead means a change in the weather does not end the evening.

The lot is 0.175 acres and the lawn is established. The attached double garage and double width concrete drive keep both vehicles off the street and the front of the home uncluttered.

Main floor living, with the porch a single step away.









A BASEMENT THAT IS ALREADY HALFWAY THERE

The unfinished lower level is framed and insulated, with a rough in bathroom, proper egress windows and its own separate entry to the outside.

That combination matters. A recreation room footprint of roughly 24 by 49 feet is laid out alongside a separate storage room and utility space, and the existing framing allows for additional bedrooms or living spaces. The separate entry means the lower level can function as an in law suite. A private level for older children. A guest wing. Space with income potential.

The structural decisions are made. What the space becomes is left to the people who live here.

THE DETAILS THAT MATTER

Inside

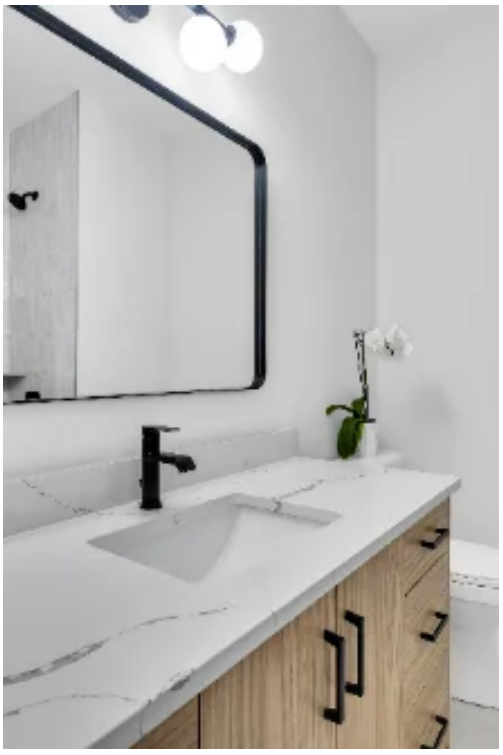
· Eight foot interior doors
· Vaulted ceilings
· Hardwood flooring
· Gas insert fireplace
· Four panel sliding door to the covered porch
· Walk in pantry
· Kitchen and dining area over 13 by 20 feet
· Primary suite with walk in closet and full ensuite
· Second full bathroom on the main floor
· Main floor laundry
· Heat recovery ventilator
· Tankless water heater

Outside and below

· Covered rear porch
· Hardboard and stone exterior
· Concrete driveway, double width
· Attached double garage
· 0.175 acre lot with established lawn
· Unfinished lower level, framed and insulated
· Rough in bathroom
· Proper egress windows
· Separate entry for an in-law suite
· Recreation room footprint roughly 24 by 49 feet
· Separate storage and utility rooms







STILL NEW, ALREADY SETTLED

Bloomington Way has the feel of a street that is settling in. The lawns are in and it has become the kind of place people walk in the evening.

111 Bloomington Way has the advantages of a new custom home, the eight foot doors, the vaulted ceilings, the mechanicals nobody will need to think about for years, without the year of waiting that usually comes with a build.

For the buyer who wants what Park Hill builds and wants it now, on a street that already feels like home, this is the one that exists today.

At 111 Bloomington Way, the finished product is where it begins.









111 Bloomington Way

Completed & Included

A Park Hill Custom Homes rancher, completed in 2025

The care in a new build shows in what is finished before the keys change hands. At 111 Bloomington Way, the exterior work that usually follows a new construction closing was completed with the home.

Completed with the build

- Concrete driveway, double width
- Covered rear porch, roofed and finished
- Lawn established
- Hardboard and stone exterior
- Asphalt shingle roof
- Attached double garage
- Eight foot interior doors throughout the main floor
- Hardwood and ceramic or porcelain flooring
- Gas insert fireplace
- Walk in pantry
- Main floor laundry

Mechanicals in place

- Natural gas forced air furnace
- Central air conditioning
- Heat recovery ventilator
- Tankless water heater

Lower level, prepared for finishing

- Unfinished lower level, framed and insulated
- Rough in bathroom
- Proper egress windows
- Existing framing for additional bedroom or living spaces
- Separate entry for an in-law suite
- Recreation room, storage and utility areas laid out

Included

- Fridge, stove, dishwasher, washer and dryer

Property details

- MLS 26023317
- Zoning RL3
- Lot 0.175 acres
- Approximate taxes $7,664.96 (2026)
- Possession flexible










BUILT BY A
CUSTOM BUILDER,
FINISHED BEFORE
YOU FOUND IT.
111

PRESTANCIA & NORTH CHATHAM LIFESTYLE GUIDE

Discover Prestancia & North Chatham

Established Streets, Everyday Convenience & Southwestern Ontario Access

WELCOME TO PRESTANCIA

Prestancia is the largest of Chatham's newer neighbourhoods, built on the north side of the city over the past two decades by a mix of local custom builders. Ranchers, two storey family homes and semi detached ranches sit on established streets with green space and walking trails woven through the subdivision.

Everything a household needs on a weekday is a few minutes away, and the rest of Chatham-Kent is a short drive beyond it.



PERFECTLY POSITIONED

Highway 401 – approximately 10 to 15 minutes

Downtown Chatham – approximately 10 minutes

Windsor – approximately 1 hour

London – approximately 1 hour

Lake St. Clair at Mitchell's Bay – approximately 20 minutes

Lake Erie at Erieau – approximately 30 minutes

Toronto – approximately 3 hours

Distances are approximate.

EVERYDAY LIVING

Chatham's main retail corridor runs along St. Clair Street on the north side, with grocery, pharmacy, banking, restaurants and larger format retail within minutes of Prestancia. The Chatham-Kent Health Alliance's Chatham campus, the region's primary hospital with 24 hour emergency care, is also on the north side of the city.

EDUCATION

Nearby schools include Gregory Drive Public School, Monsignor Uyen Catholic School, Chatham-Kent Secondary School and Ursuline College Chatham. St. Clair College's Chatham campus offers post secondary programs within the city.

PARKS, TRAILS & OUTDOOR LIVING

Prestancia's own green space and walking trails connect the neighbourhood. The Thames River trail system runs through the city, and Indian Creek Golf Course on Indian Creek Road is minutes from the subdivision, with many more golf courses within 15 minutes or less of Chatham. Rondeau Provincial Park, the beaches at Erieau and the marinas at Mitchell's Bay make Lake Erie and Lake St. Clair a summer afternoon away.

ARTS, EVENTS & DOWNTOWN

Downtown Chatham is home to the Capitol Theatre, the Thames Art Gallery, the Chatham Downtown Farmers' Market and Sons of Kent Brewing Co. RetroFest fills the downtown streets each spring and Ribfest follows in the summer.



WHY BUYERS CHOOSE NORTH CHATHAM

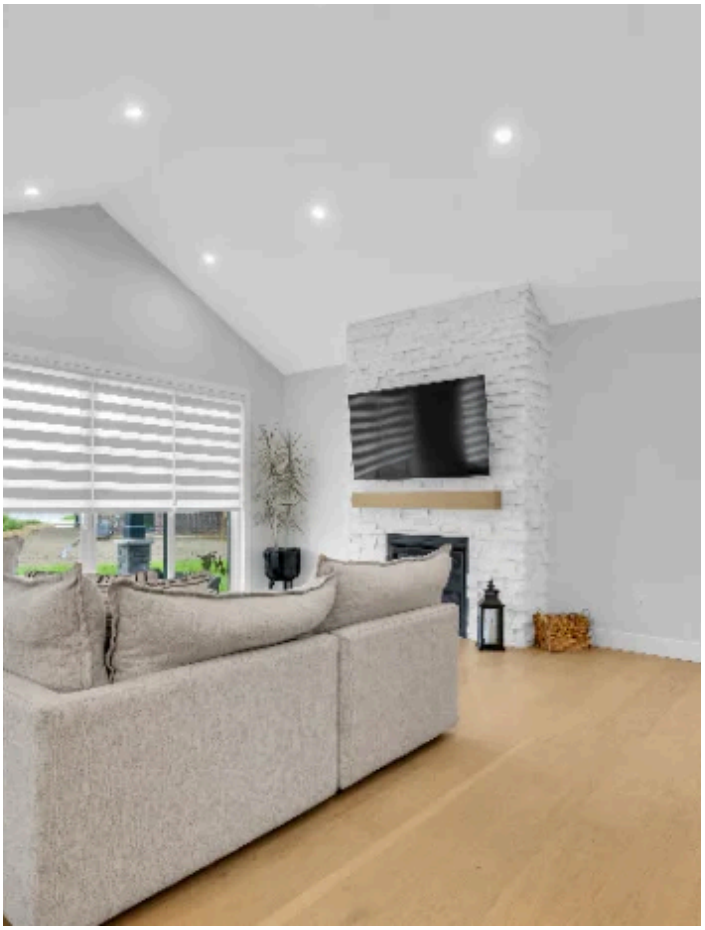
+ Established neighbourhood with some new construction continuing
+ Minutes to the north side shopping corridor
+ Hospital and schools close to home
+ Highway 401 access to Windsor, London and the GTA
+ Walking trails and green space within Prestancia
+ Indian Creek Golf Course and many courses within 15 minutes
+ Lake Erie and Lake St. Clair within easy reach
+ Main floor living in a newer custom home

DISCOVER NORTH CHATHAM

Prestancia offers the convenience of the city's north side with the settled feel of an established neighbourhood. From quiet mornings on a covered porch to evenings downtown, weekends at the lake and a commute that starts ten minutes from the 401, it is a place designed for the everyday rather than the occasional.







Room Measurements



MAIN FLOOR

Foyer	14′2″ x 4′11″
Living Room with Fireplace	14′1″ x 18′11″
Kitchen / Dining	13′11″ x 20′4″
Primary Bedroom	14′10″ x 13′0″
Ensuite Bathroom	7′1″ x 16′9″
Bedroom	11′0″ x 9′11″
Bedroom	10′11″ x 10′1″
Full Bathroom	7′6″ x 7′7″
Laundry	9′4″ x 6′5″

LOWER LEVEL

Recreation Room	24′3″ x 48′9″
Storage	14′4″ x 26′1″
Utility	16′0″ x 5′6″





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