

THE ORIGINALS

LOSANI
H O M E S

THE ORIGINALS

A COLLECTION THAT CELEBRATES THE VERY BEST OF ONTARIO LIVING.

The Losani Originals are a rare offering of authentic, character-filled homes that stand apart in every way. These are original homes within established, highly sought-after neighbourhoods, each one carrying its own story, charm, and architectural soul.

Set within the vibrant communities of Stoney Creek and Grimsby, these homes are surrounded by some of the region's most admired natural and cultural amenities. Stoney Creek blends escarpment views, historic sites, and waterfront trails with effortless access to Hamilton and the GTA. Grimsby, nestled between Lake Ontario and the Niagara Escarpment, offers small-town warmth, boutique shops, wineries, and a lively arts scene, all within a growing waterfront community.

Every Losani Original is thoughtfully crafted with spacious layouts, refined finishes, and distinctive character that simply cannot be duplicated. These homes offer more than beauty, they offer connection: to top schools, local shops, parks, trails, and neighbourhood landmarks that enrich daily life. Here, originality is celebrated, heritage is preserved, and timeless design meets contemporary comfort.

The Losani Originals are not just homes; they are uniquely curated living experiences, special, one-of-a-kind residences in communities with depth, history, and heart. For those who value authenticity and individuality, these homes are truly something you won't find anywhere else.





McNEILLY ROAD

📍 Stoney Creek

Stoney Creek is a community that blends comfort, convenience, and natural beauty.

Set between the Niagara Escarpment and Lake Ontario, it's a place where weekends can mean hiking to waterfalls, walking the waterfront, or enjoying local events and markets. Families appreciate the great schools and community feel, while commuters value the easy access to Hamilton, Toronto, and the Niagara region.

With its welcoming neighbourhoods and scenic surroundings, Stoney Creek offers a lifestyle that feels both relaxed and connected.



FIFTY POINT CONSERVATION AREA



WINERIES & VINEYARDS



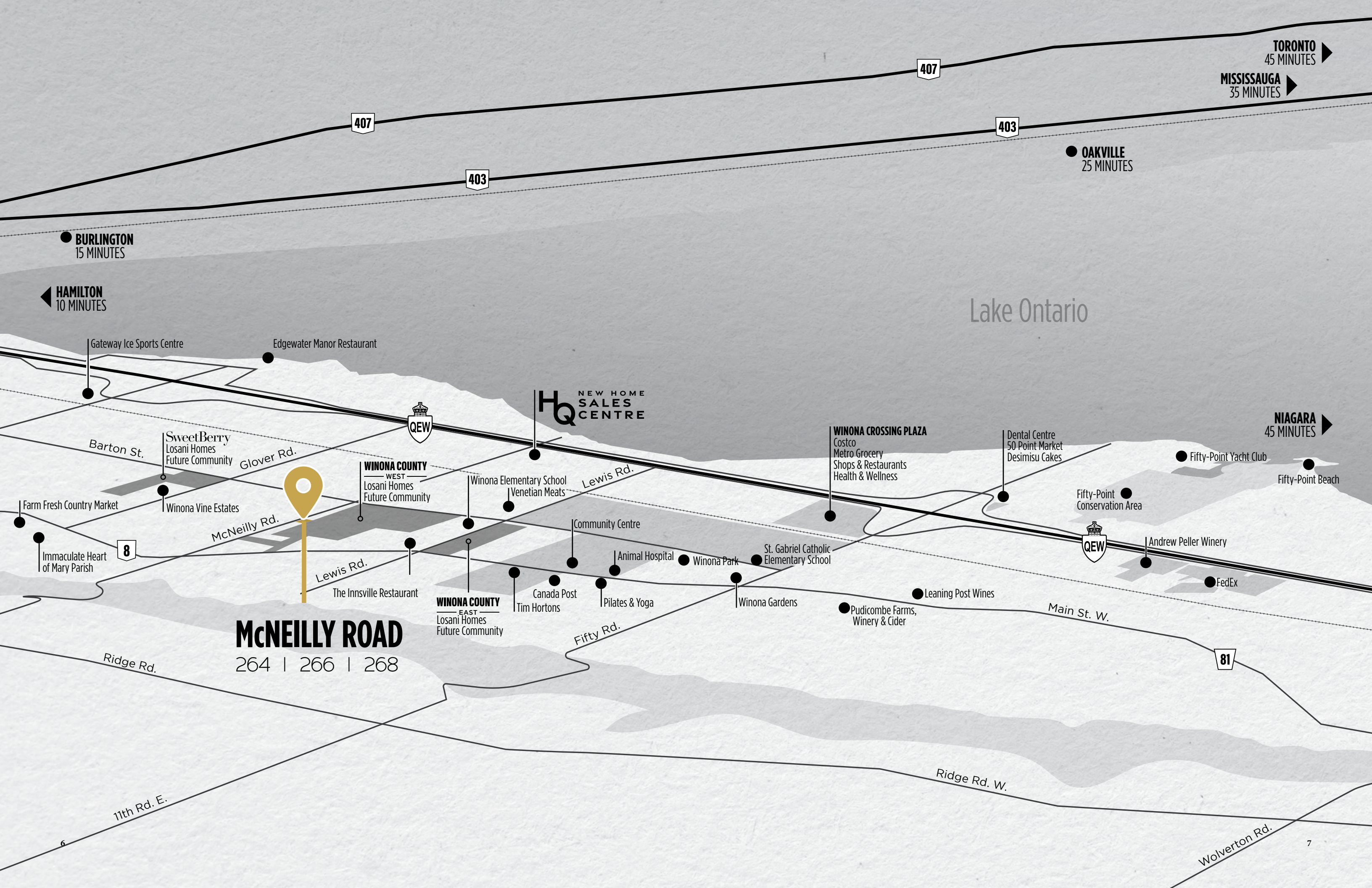
PARKS & TRAILS



LAKE ONTARIO WATERFRONT



WINONA PEACH FESTIVAL



TORONTO
45 MINUTES

MISSISSAUGA
35 MINUTES

OAKVILLE
25 MINUTES

BURLINGTON
15 MINUTES

HAMILTON
10 MINUTES

NIAGARA
45 MINUTES

Lake Ontario

McNEILLY ROAD
264 | 266 | 268

HQ
NEW HOME
SALES
CENTRE

WINONA CROSSING PLAZA
Costco
Metro Grocery
Shops & Restaurants
Health & Wellness

WINONA COUNTY
WEST
Losani Homes
Future Community

WINONA COUNTY
EAST
Losani Homes
Future Community

Fifty-Point
Conservation Area

Andrew Peller Winery

FedEx

Dental Centre
50 Point Market
Desimisu Cakes

Fifty-Point Yacht Club

Fifty-Point Beach

St. Gabriel Catholic
Elementary School

Animal Hospital

Pilates & Yoga

Canada Post
Tim Hortons

The Innsville Restaurant

Winona Elementary School
Venetian Meats

SweetBerry
Losani Homes
Future Community

Winona Vine Estates

Farm Fresh Country Market

Immaculate Heart
of Mary Parish

Pudicombe Farms,
Winery & Cider

Leaning Post Wines

Winona Gardens

Fifty Rd.

Lewis Rd.

Lewis Rd.

McNeilly Rd.

Glover Rd.

Barton St.

Gateway Ice Sports Centre

Edgewater Manor Restaurant

Main St. W.

Ridge Rd. W.

11th Rd. E.

Wolverton Rd.

8

QEW

QEW

407

403

407

403

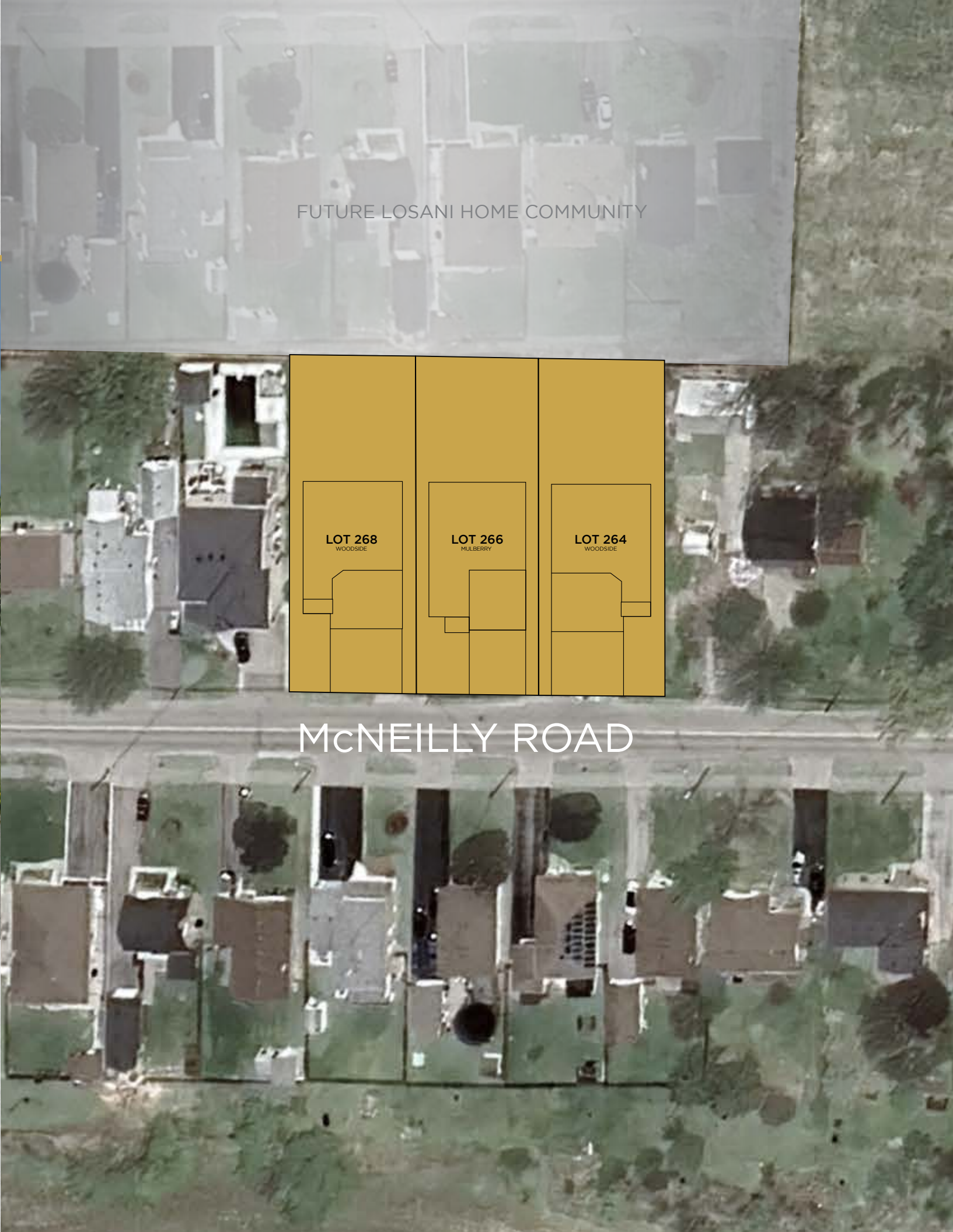
81

6

7

McNEILLY ROAD

264 | 266 | 268



THE ORIGINALS

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264
McNEILLY RD.

WOODSIDE
MODERN

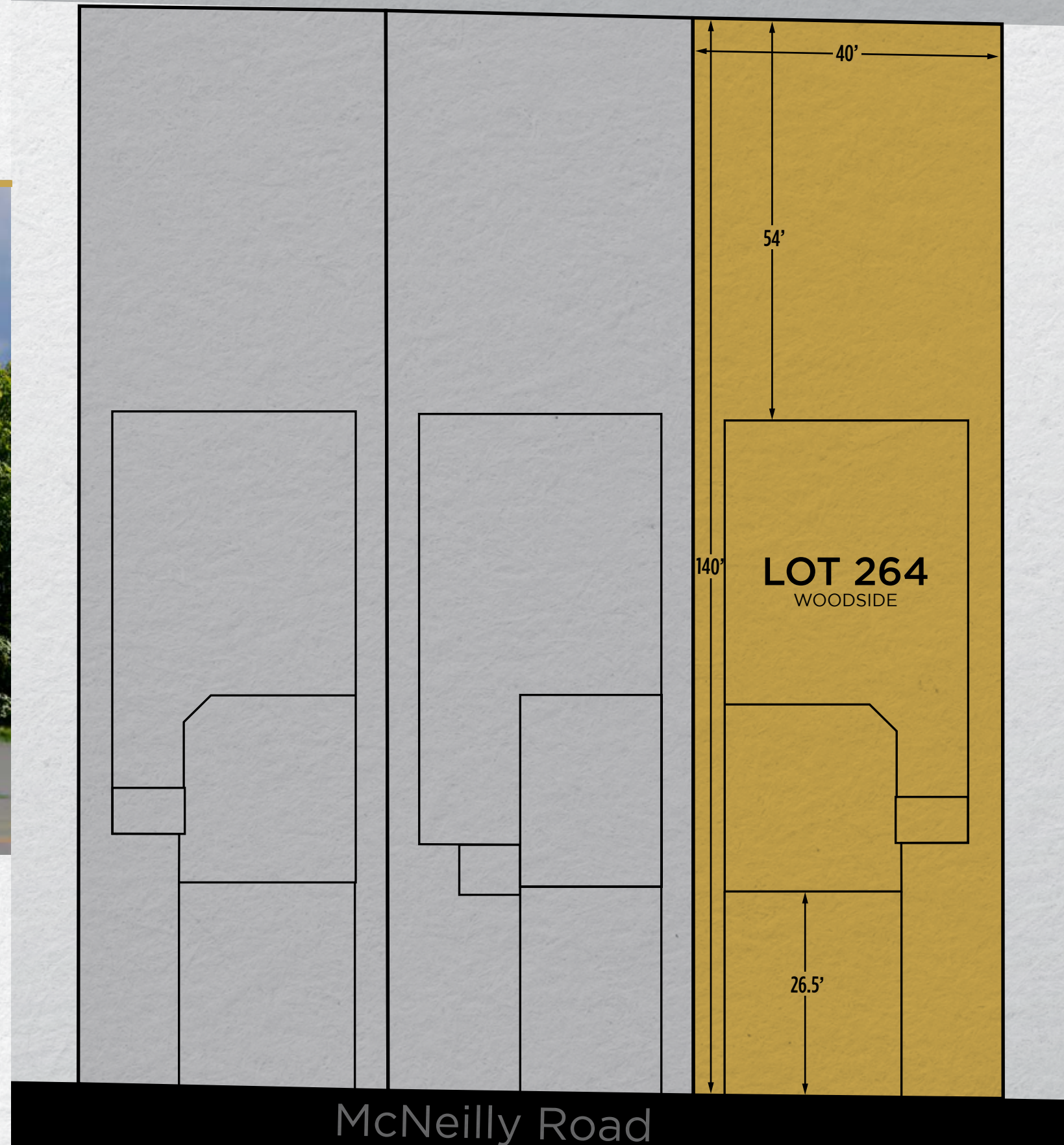
 4  3.5  2,853 SQ. FT.



\$1,189,900
THE ORIGINALS

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FUTURE LOSANI HOME COMMUNITY



McNeilly Road

EXISTING RESIDENTIAL



4

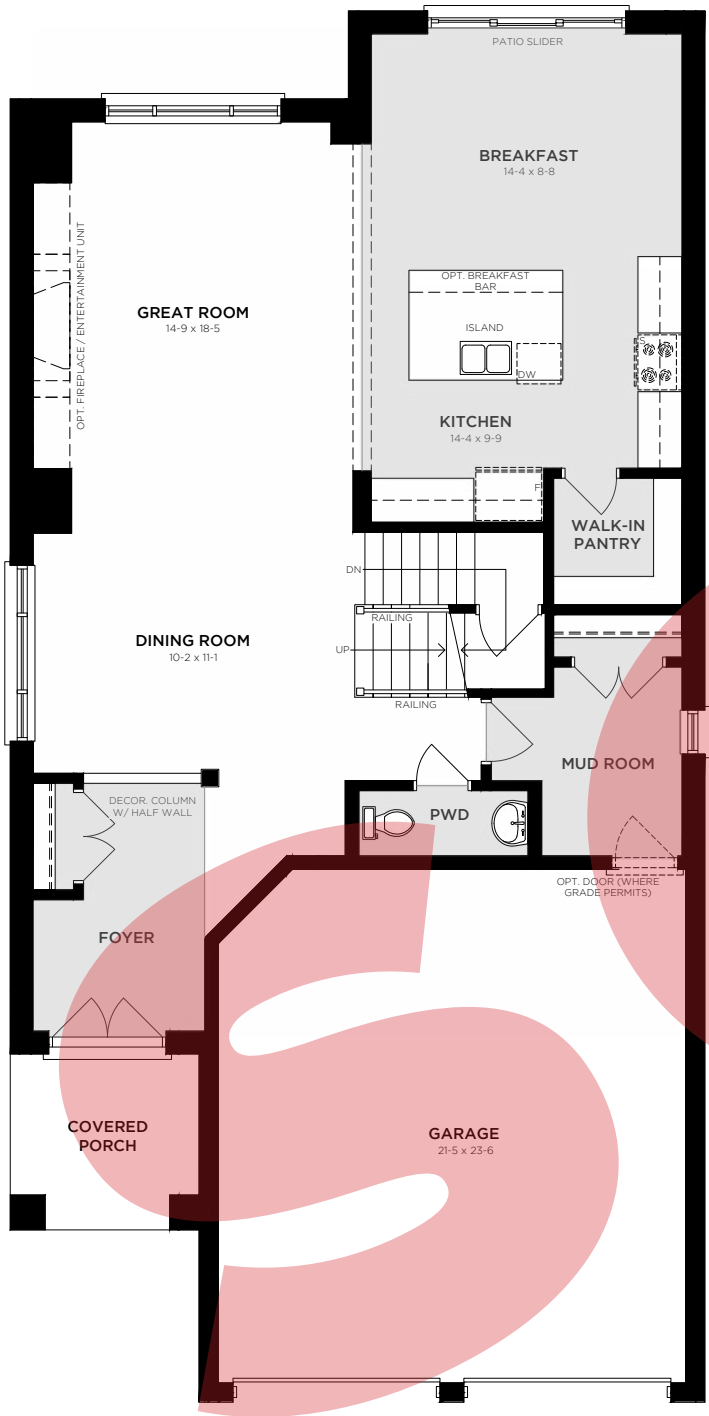


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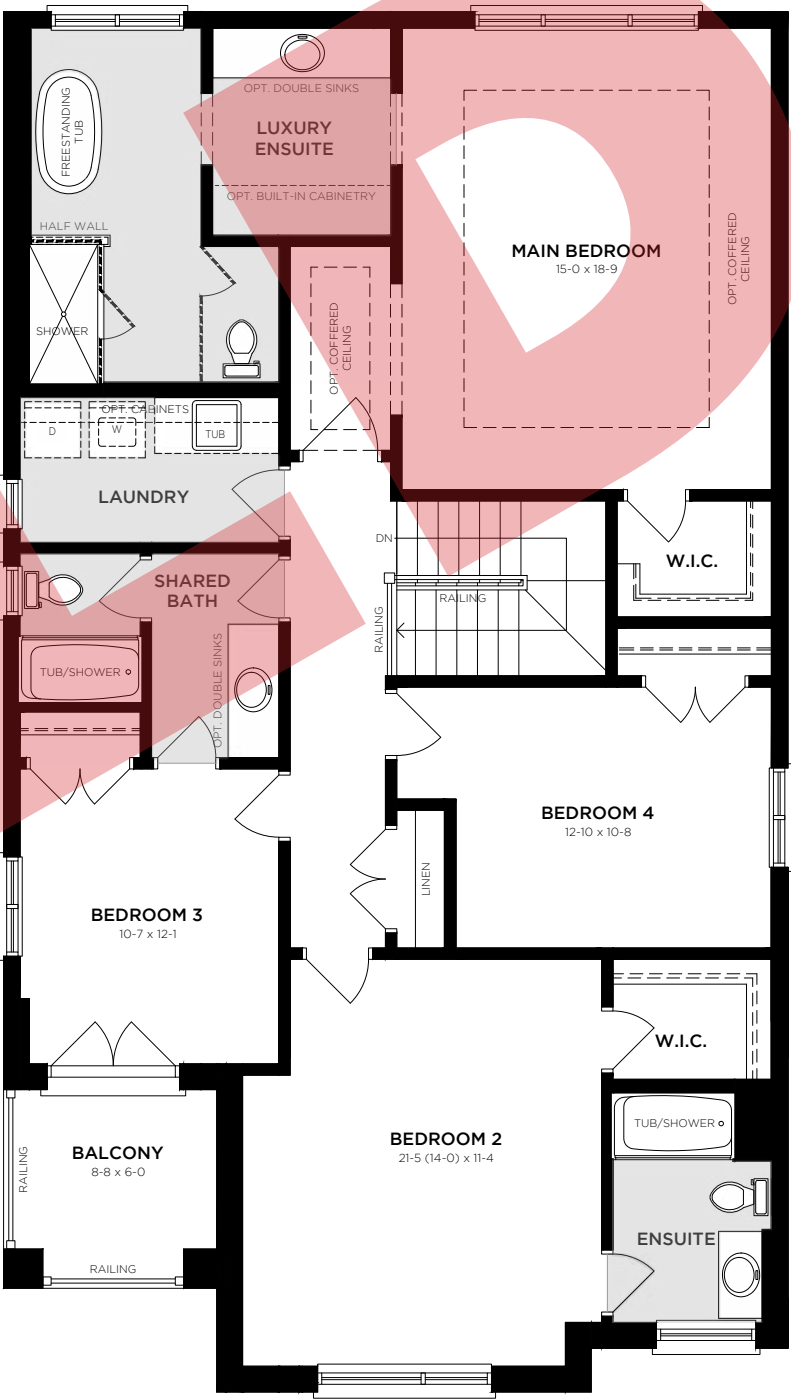


2,853 SQ. FT.

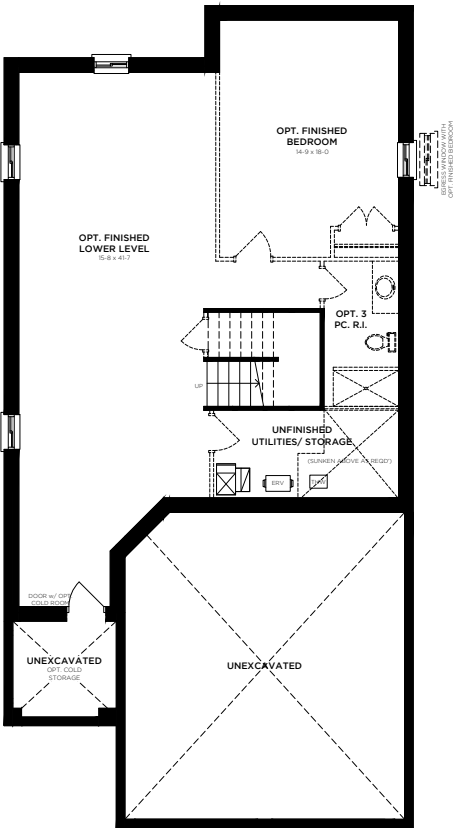
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



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266 MULBERRY

McNEILLY RD. MODERN

 4  3.5  2,871 SQ. FT.

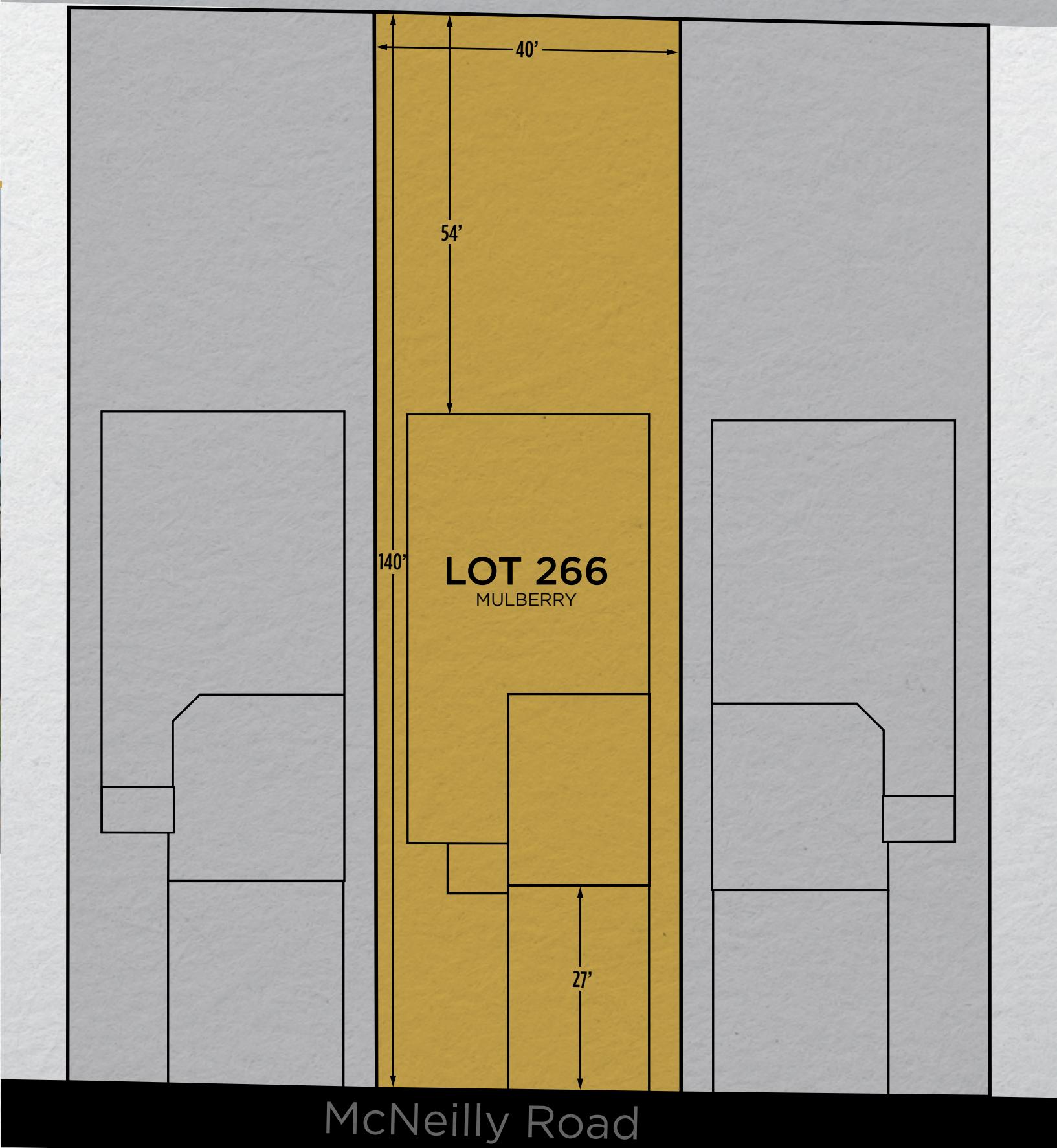


\$1,095,900

THE ORIGINALS

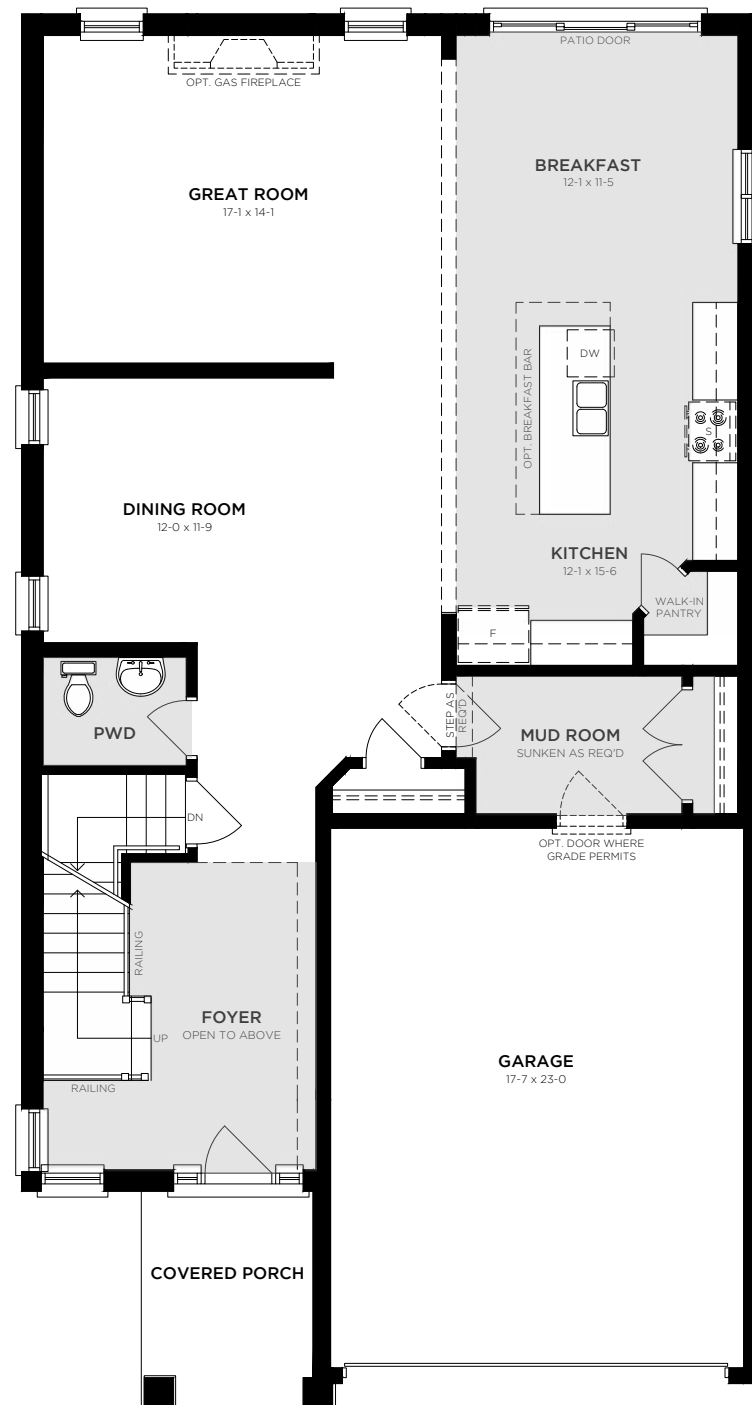
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FUTURE LOSANI HOME COMMUNITY

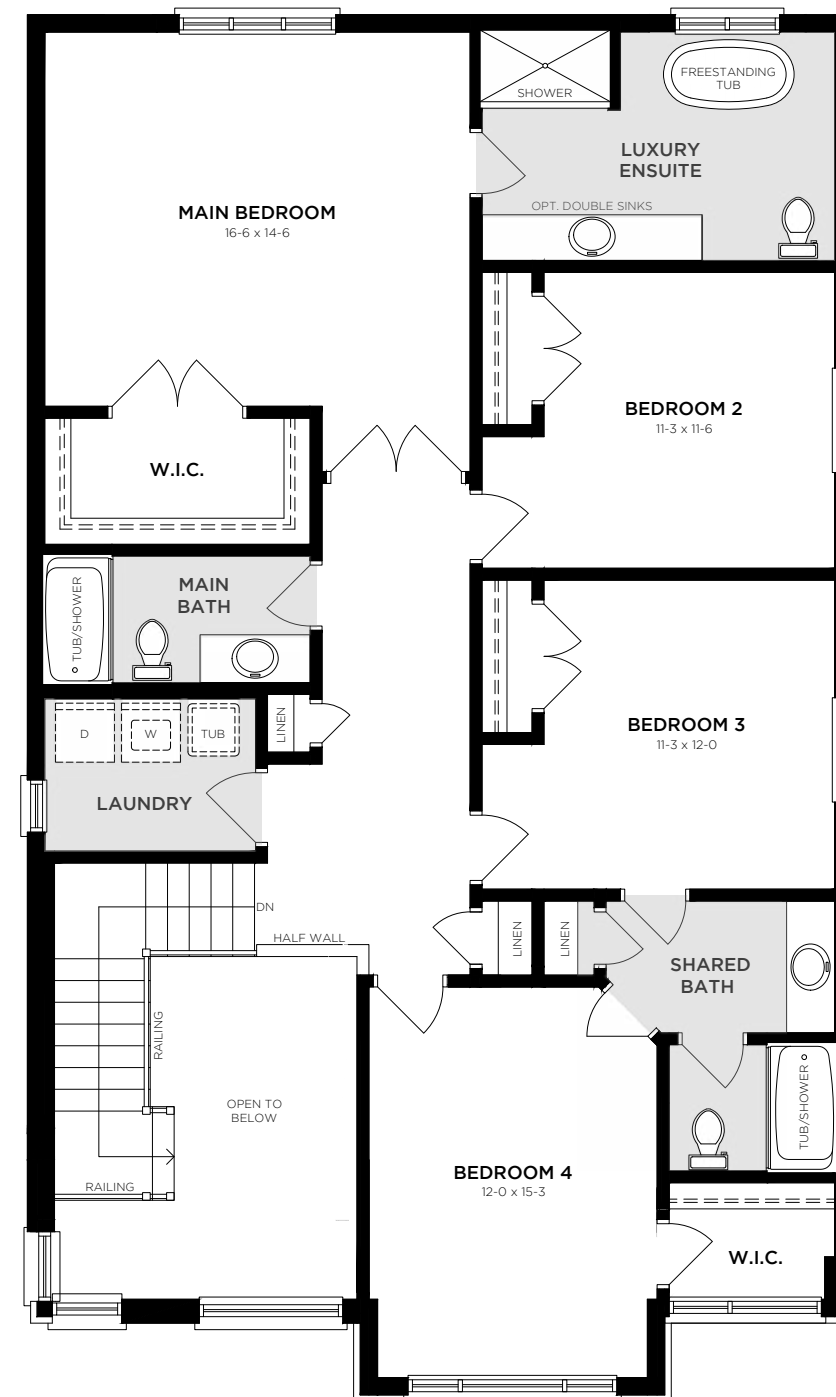


EXISTING RESIDENTIAL

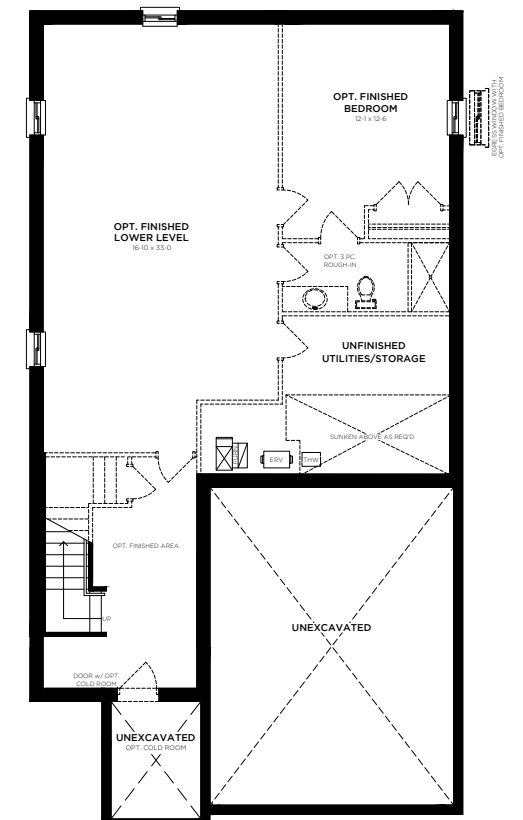
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



268
McNEILLY RD.

WOODSIDE
CUSTOM CHATEAU

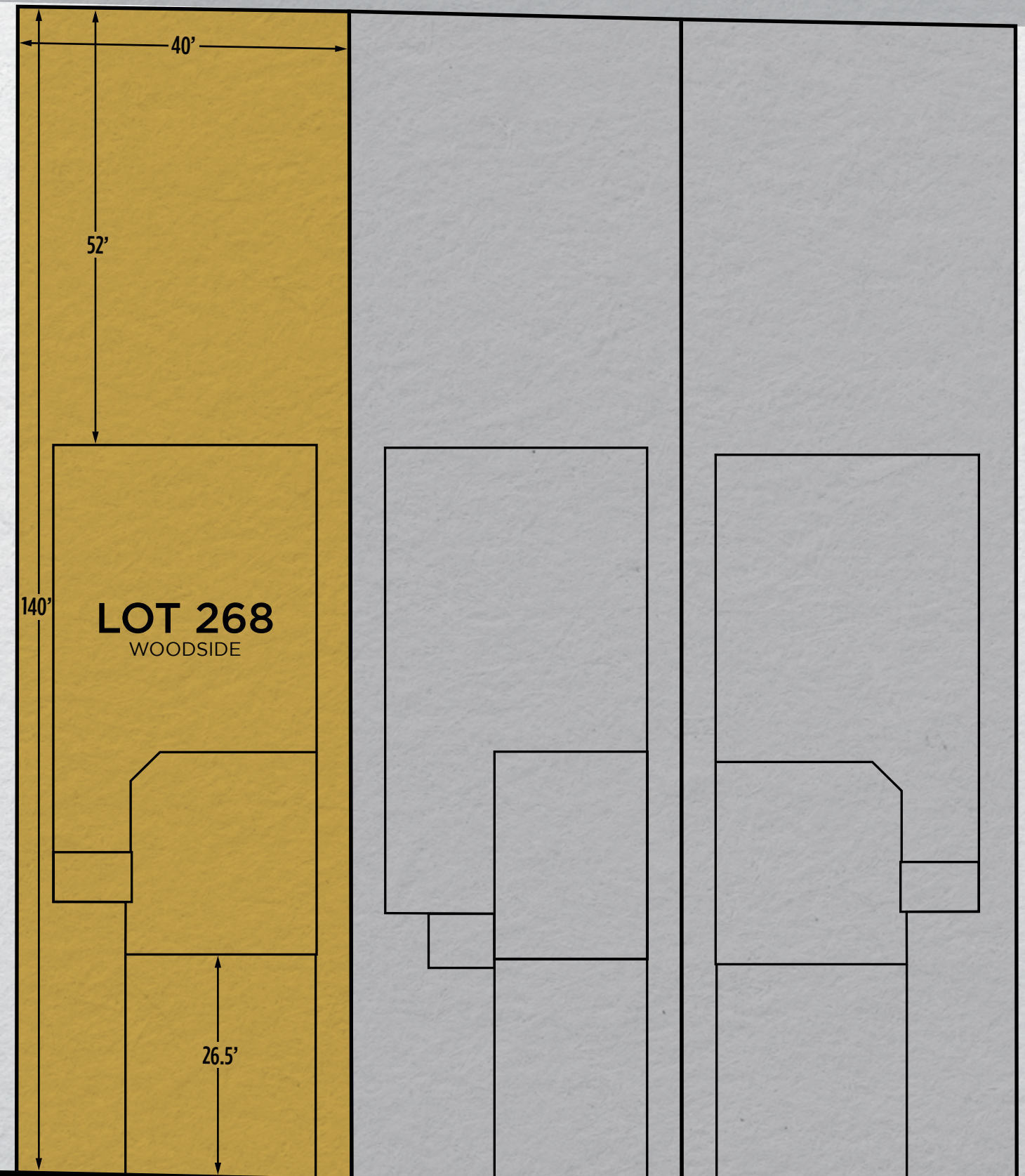
 4  3.5  2,745 SQ. FT.



\$1,145,900
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FUTURE LOSANI HOME COMMUNITY



McNeilly Road

EXISTING RESIDENTIAL

268
McNEILLY RD.

WOODSIDE
CUSTOM CHATEAU



4

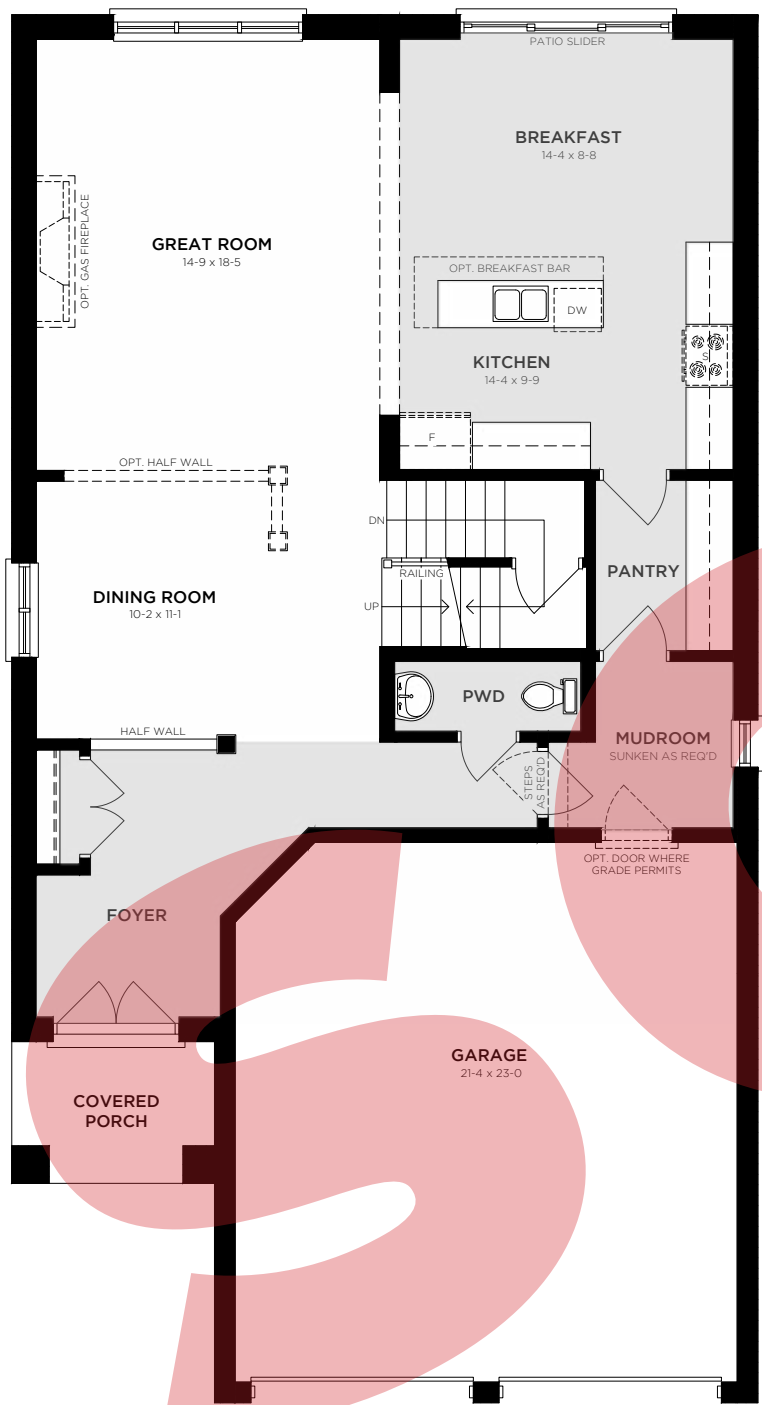


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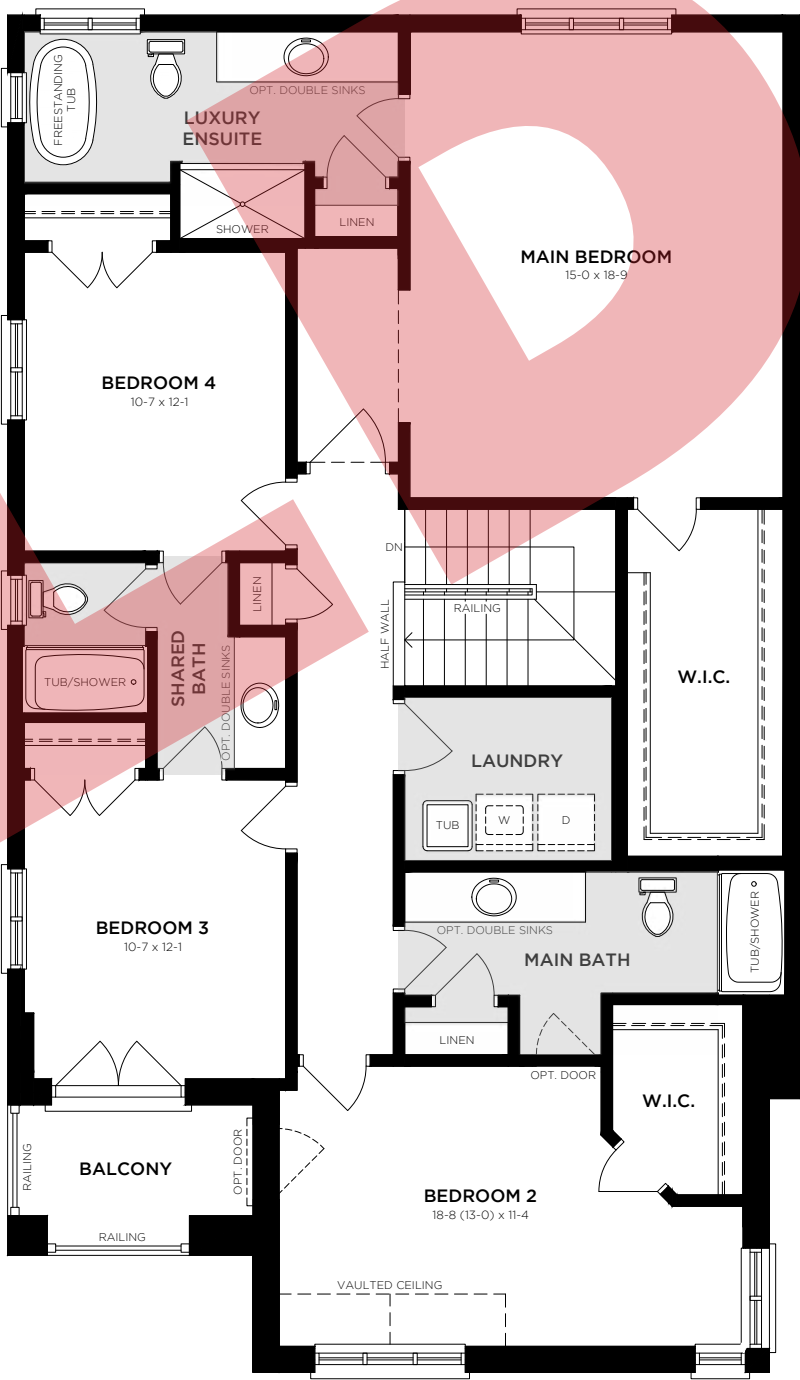


2,745 SQ. FT.

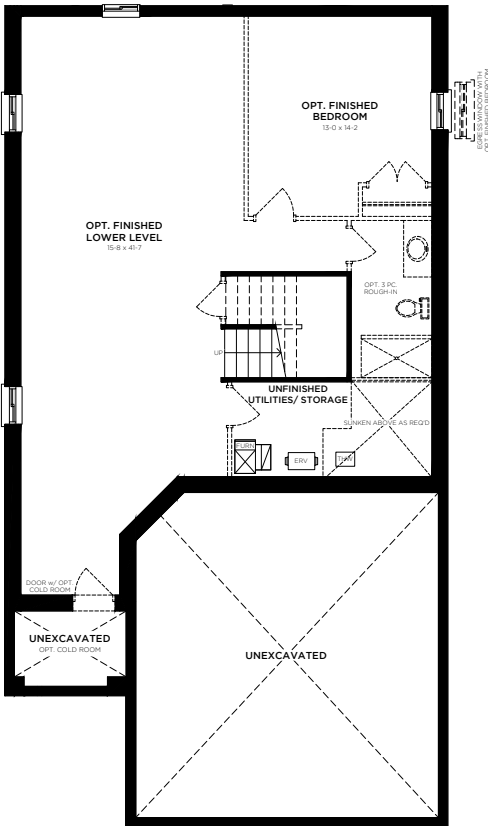
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



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BEAMER MEMORIAL CONSERVATION AREA

MAIN STREET W.

📍 Grimsby

Grimsby is a picturesque area where small-town charm meets modern convenience.

Nestled between the Niagara Escarpment and Lake Ontario, it offers scenic trails, vineyards, and waterfront views that make everyday life feel connected to nature. Residents enjoy a strong sense of community, excellent schools, and a vibrant local arts and culture scene.

With quick access to Hamilton, Toronto, and Niagara Falls, Grimsby provides a lifestyle that is both peaceful and well-connected, making it an ideal place to call home.



GRIMSBY BEACH PAINTED LADIES
HISTORIC ATTRACTION



WINERIES & VINEYARDS



SCHOOLS & COMMUNITY



OLD GRIMSBY BEACH



◀ **BURLINGTON**
25 MINUTES

◀ **HAMILTON**
20 MINUTES

▲ **OAKVILLE**
35 MINUTES

▲ **MISSISSAUGA**
45 MINUTES

▲ **TORONTO**
55 MINUTES

Lake Ontario

▶ **NIAGARA**
40 MINUTES

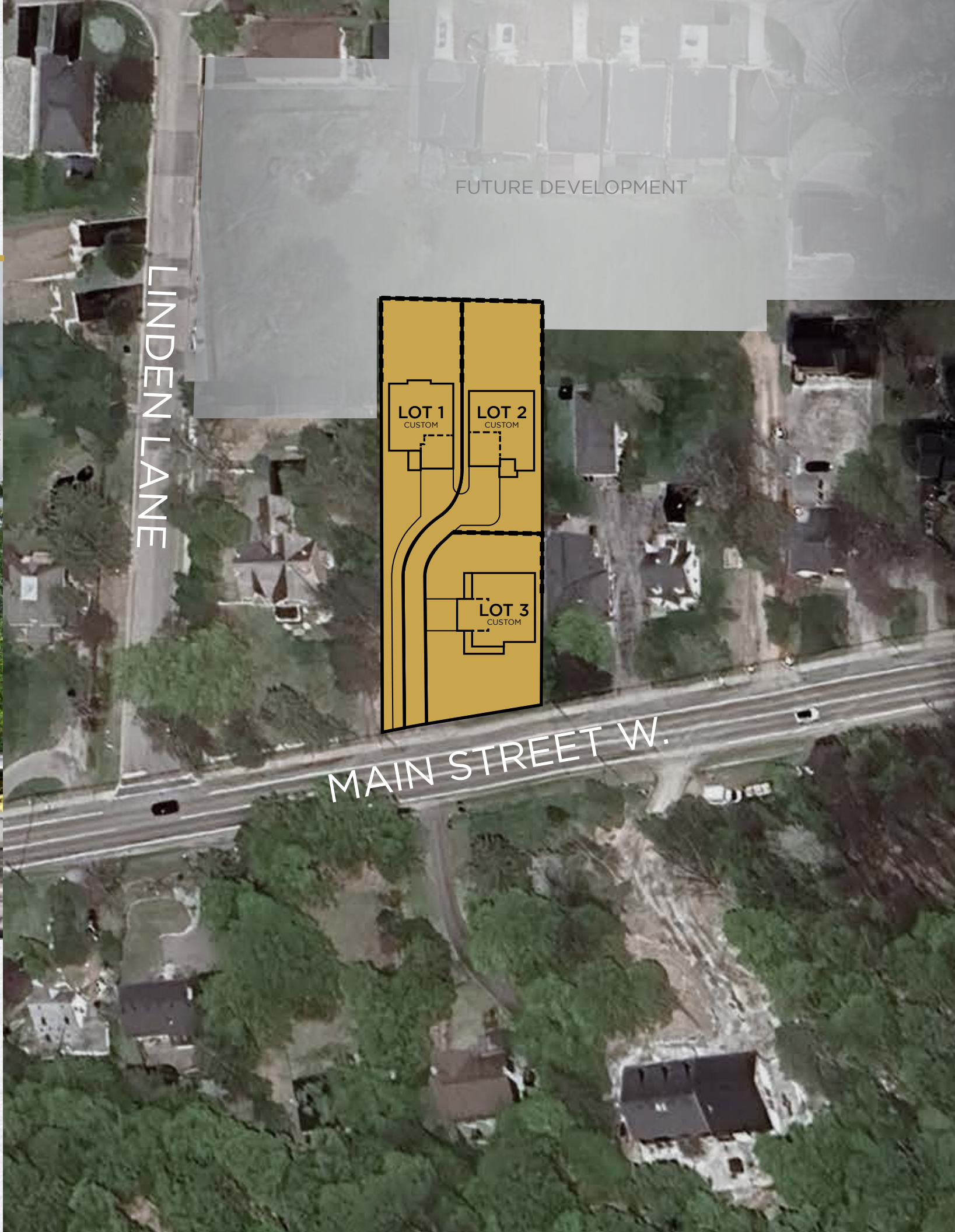
260 MAIN STREET W.
LOT 1 | LOT 2 | LOT 3

260 MAIN STREET W. LOT 1 | LOT 2 | LOT 3



THE ORIGINALS

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260 MAIN STREET W.
LOT 1 HAMLET
CUSTOM TRADITIONAL

3 2.5 2,598 SQ. FT.



\$1,219,900

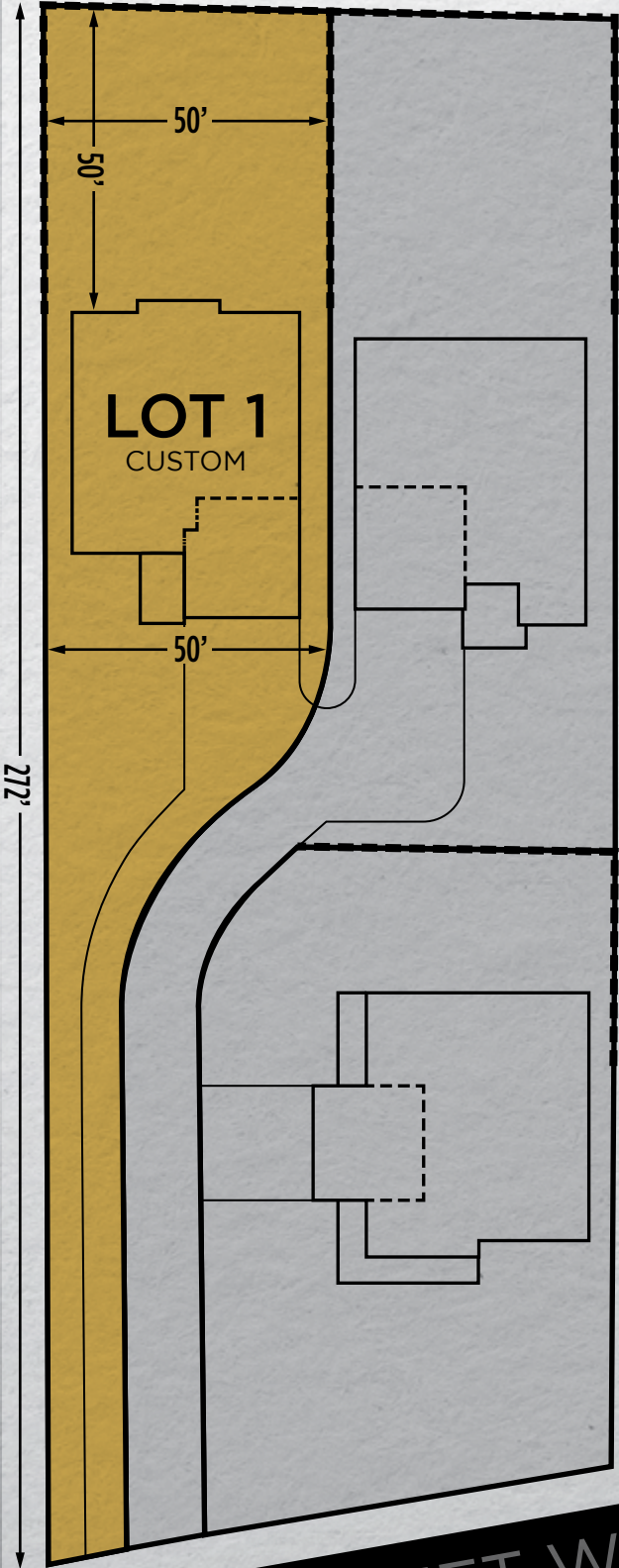
THE ORIGINALS

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LINDEN LANE

EXISTING
RESIDENTIAL

FUTURE DEVELOPMENT

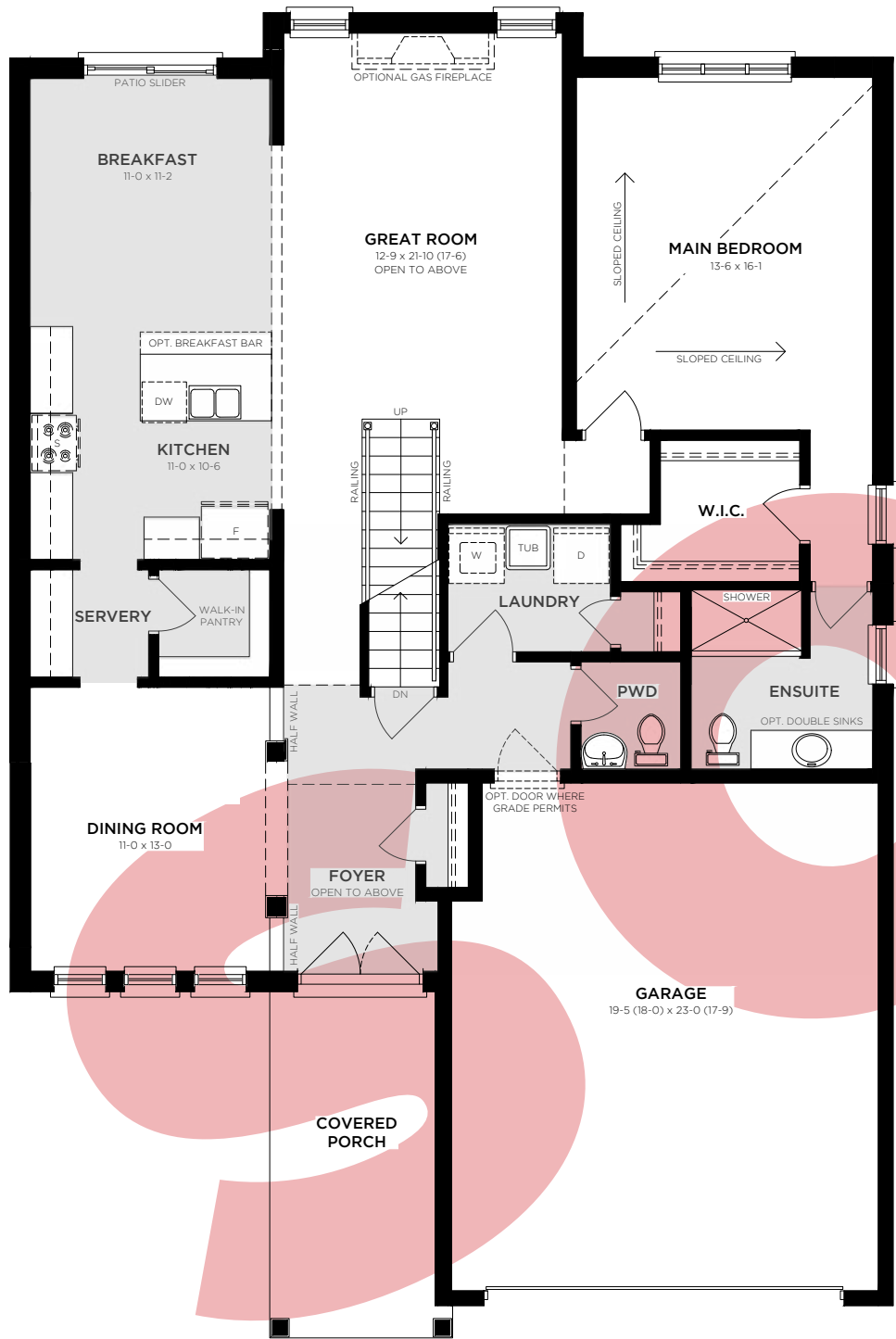


260 MAIN STREET W.
LOT 1

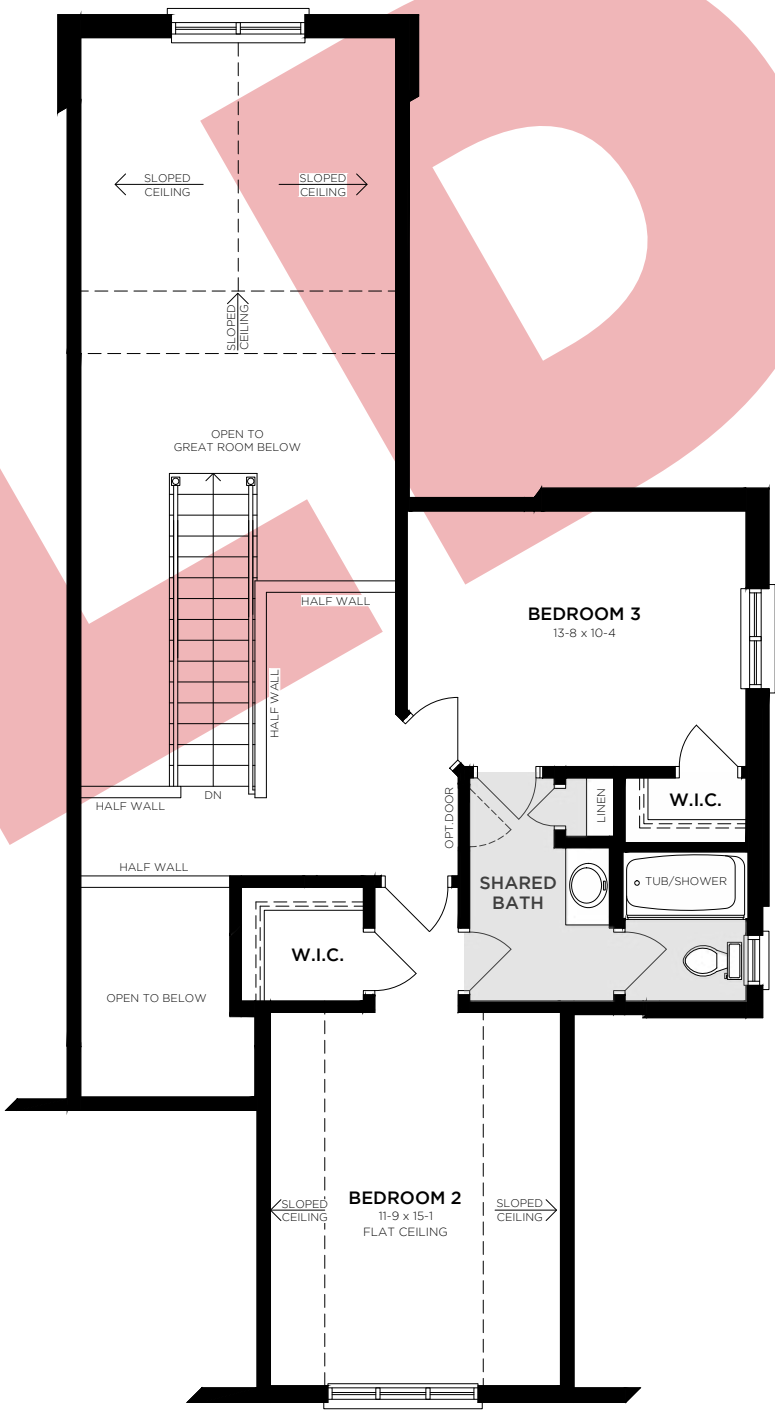
HAMLET
CUSTOM TRADITIONAL

3 2.5 2,598 SQ. FT.

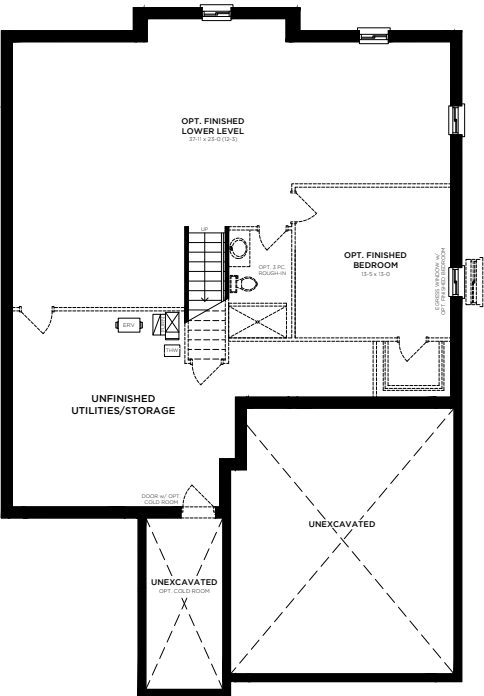
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



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260 MAIN STREET W.
LOT 2

BORDEAUX
CUSTOM FARMHOUSE

————— 4

————— 3.5

————— 3,242 SQ. FT.



\$1,299,900

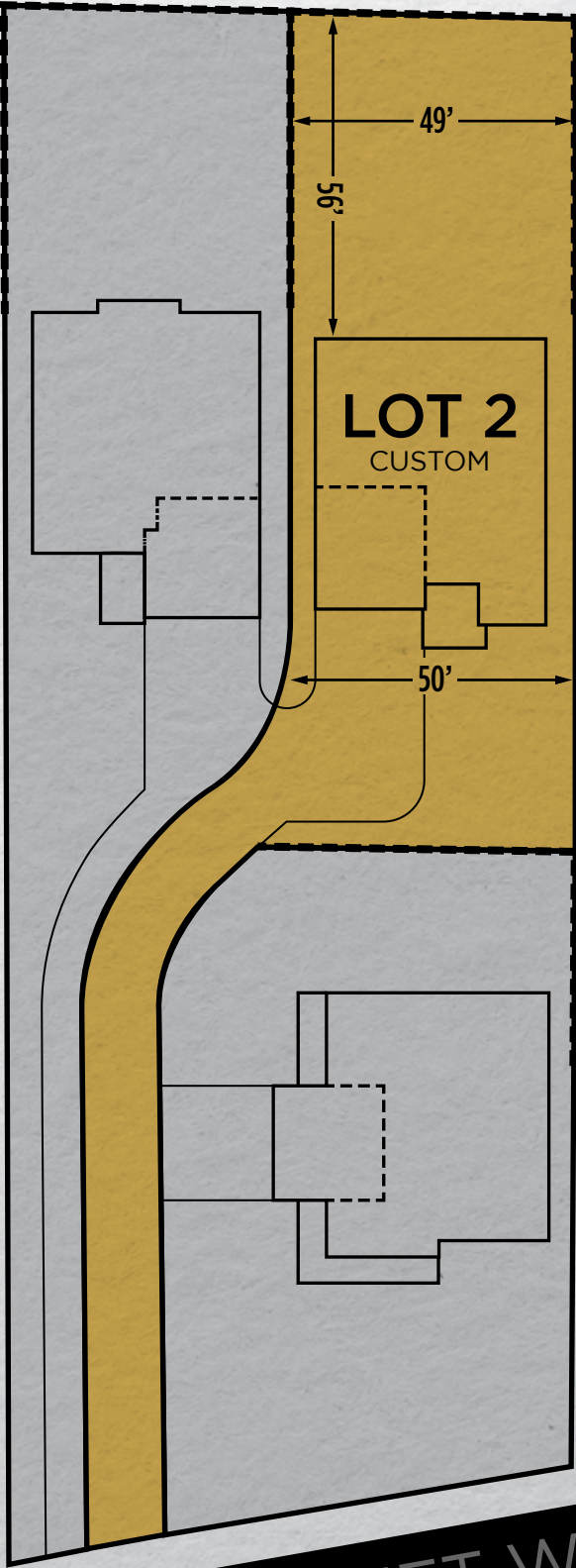
THE ORIGINALS

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LINDEN LANE

EXISTING
RESIDENTIAL

FUTURE DEVELOPMENT



EXISTING
RESIDENTIAL

Wooden Fence

MAIN STREET W.

260 MAIN STREET W.
LOT 2

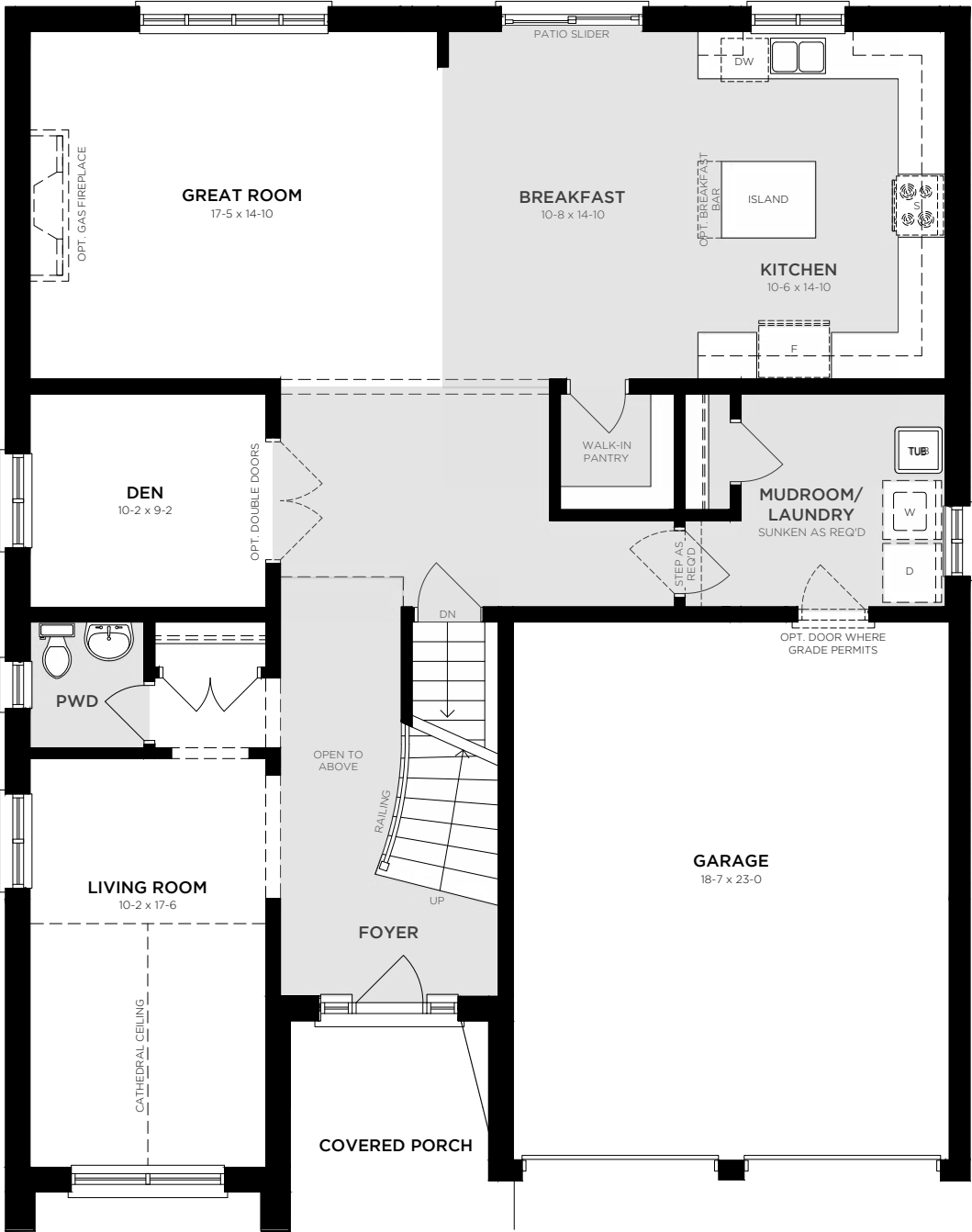
BORDEAUX
CUSTOM FARMHOUSE

4

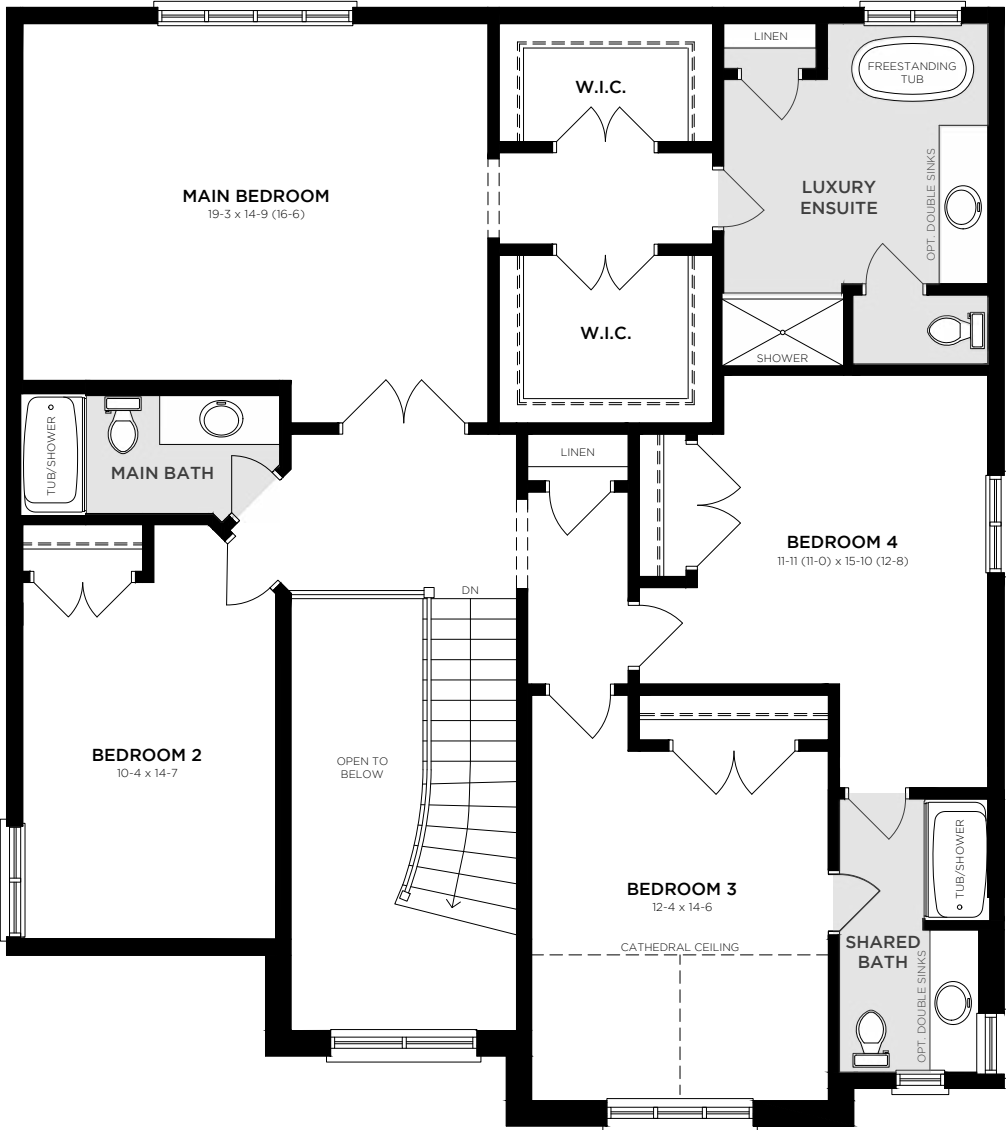
3.5

3,242 SQ. FT.

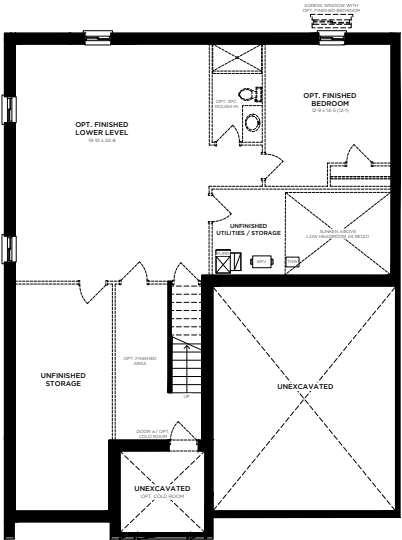
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



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260 MAIN STREET W.
LOT 3

CUSTOM
TRADITIONAL

 ————— 4

 ————— 2.5

 ————— 3,091 SQ. FT.



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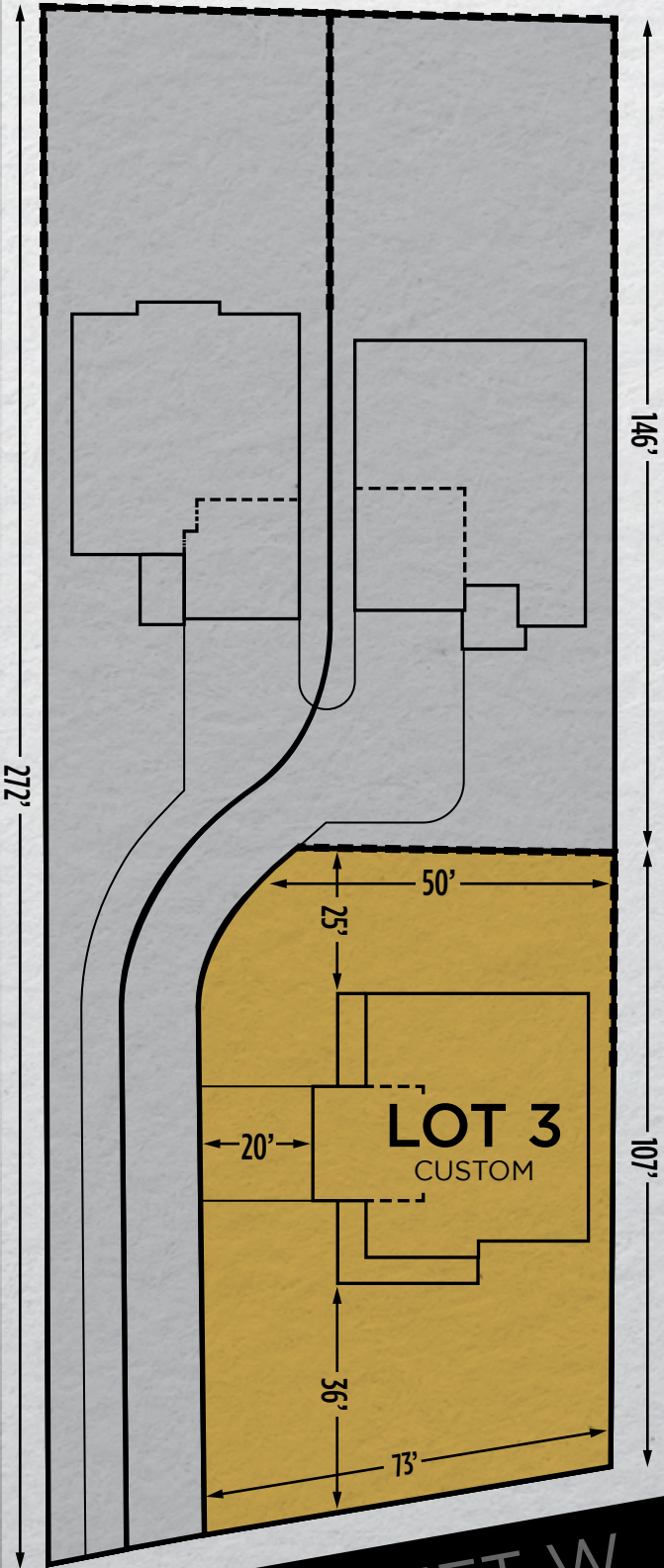
LINDEN LANE

EXISTING
RESIDENTIAL

FUTURE DEVELOPMENT

EXISTING
RESIDENTIAL

Wooden Fence



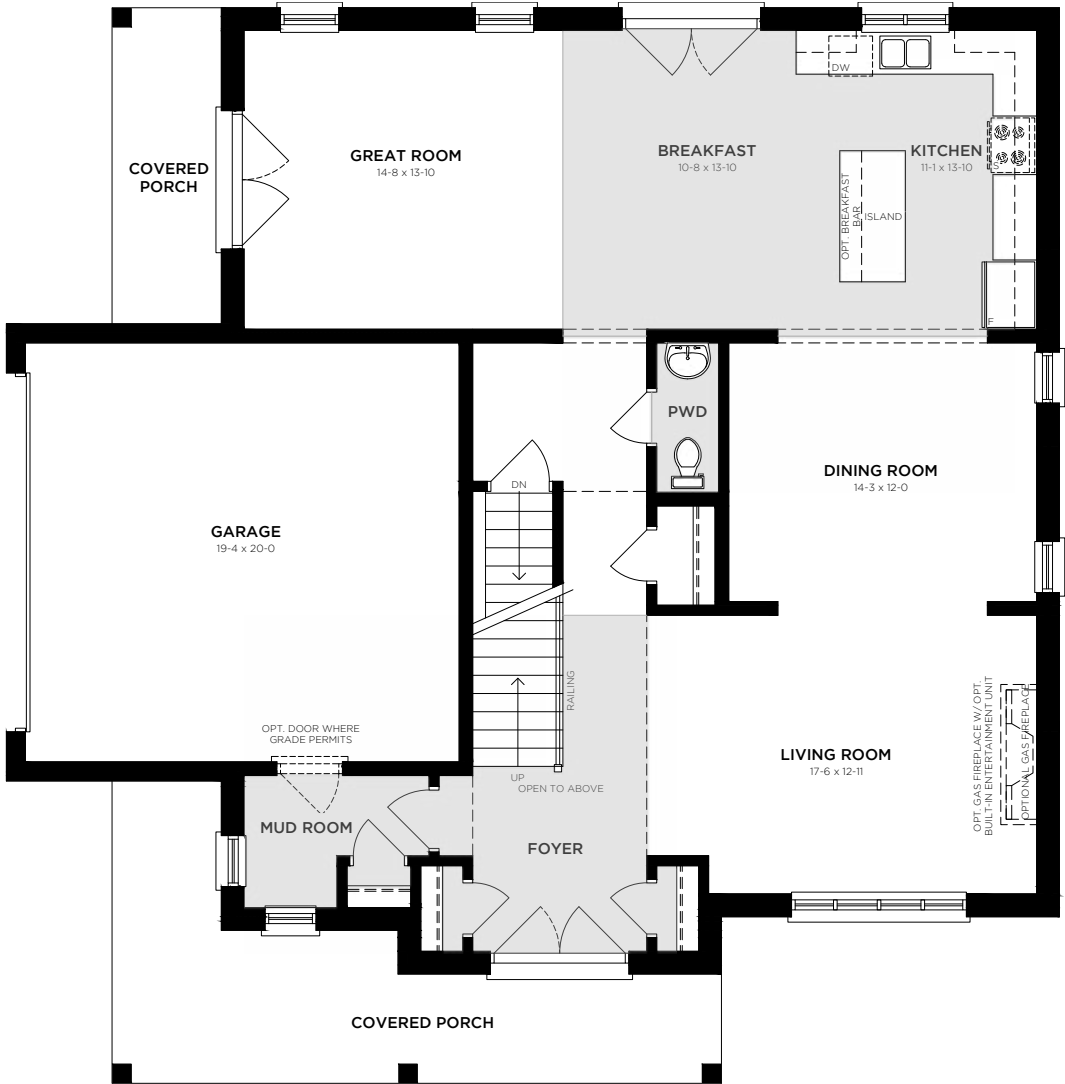
MAIN STREET W.

260 MAIN STREET W.
LOT 3

CUSTOM
TRADITIONAL

4 2.5 3,091 SQ. FT.

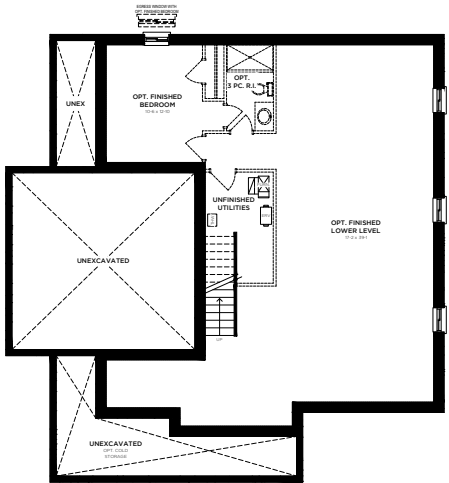
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



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MAIN STREET W. 328 | 330



THE ORIGINALS

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330 KENSINGTON

MAIN STREET W. CUSTOM FARMHOUSE

 5  4.5  3,806 SQ. FT.

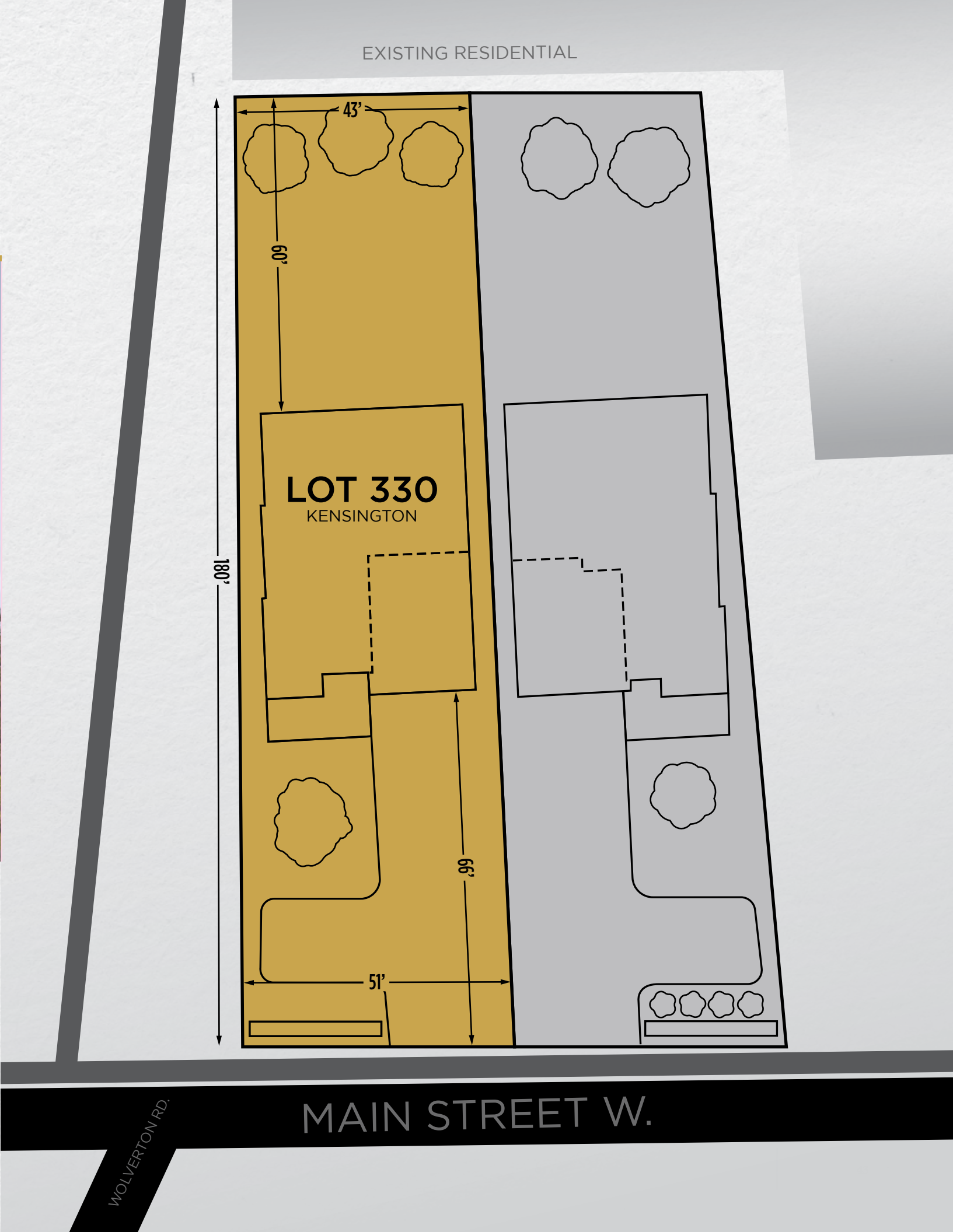
SOLD



\$1,669,900

THE ORIGINALS

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330
MAIN STREET W.

KENSINGTON
CUSTOM FARMHOUSE



5

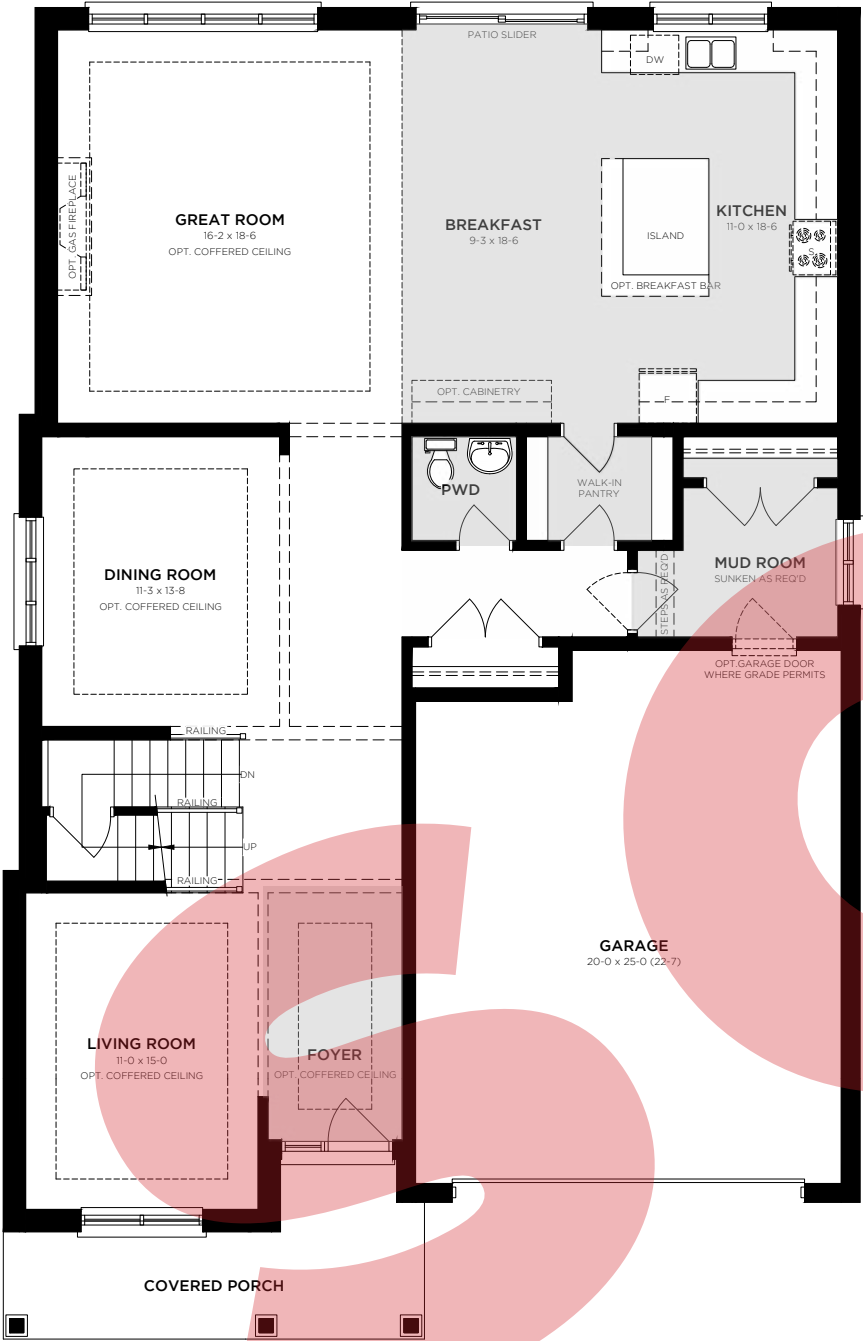


4.5



3,806 SQ. FT.

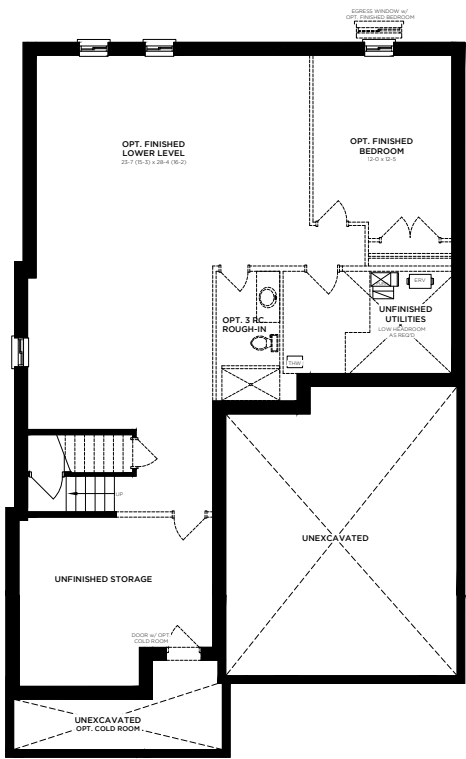
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



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328
MAIN STREET W.

BORDEAUX
CUSTOM FARMHOUSE

————— 4

————— 3.5

————— 3,463 SQ. FT.

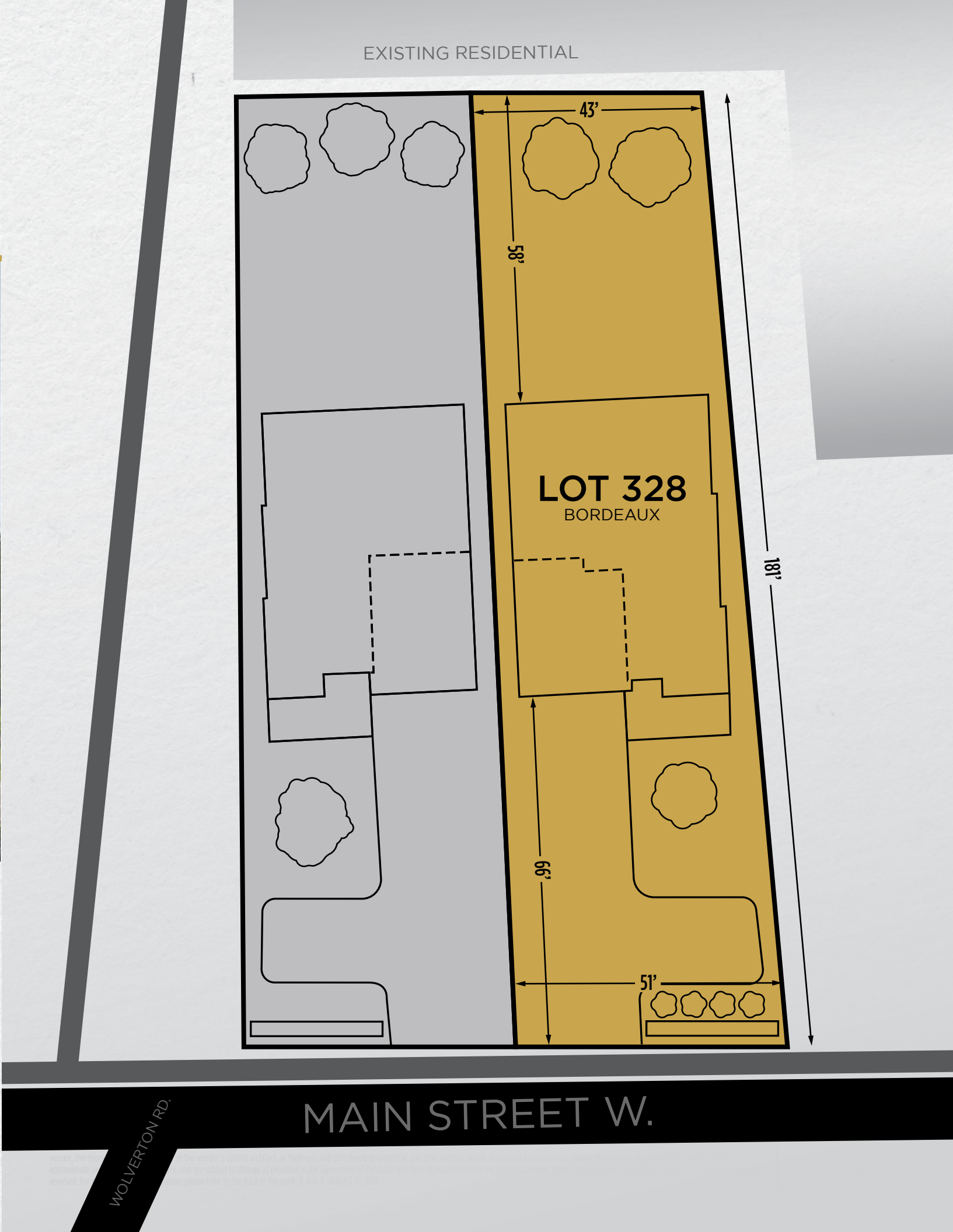


\$1,549,900

THE ORIGINALS

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328
MAIN STREET W.

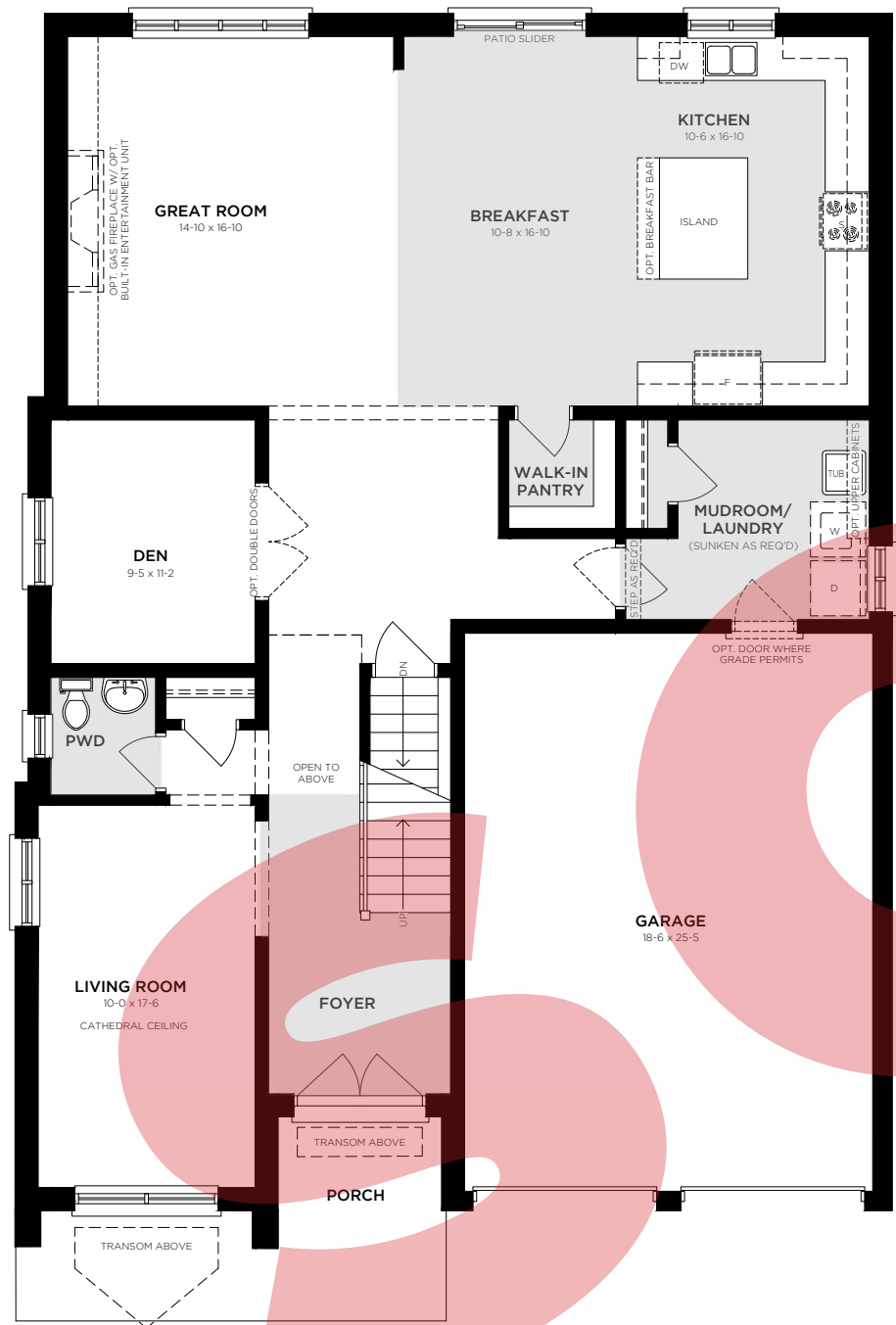
BORDEAUX
CUSTOM FARMHOUSE

4

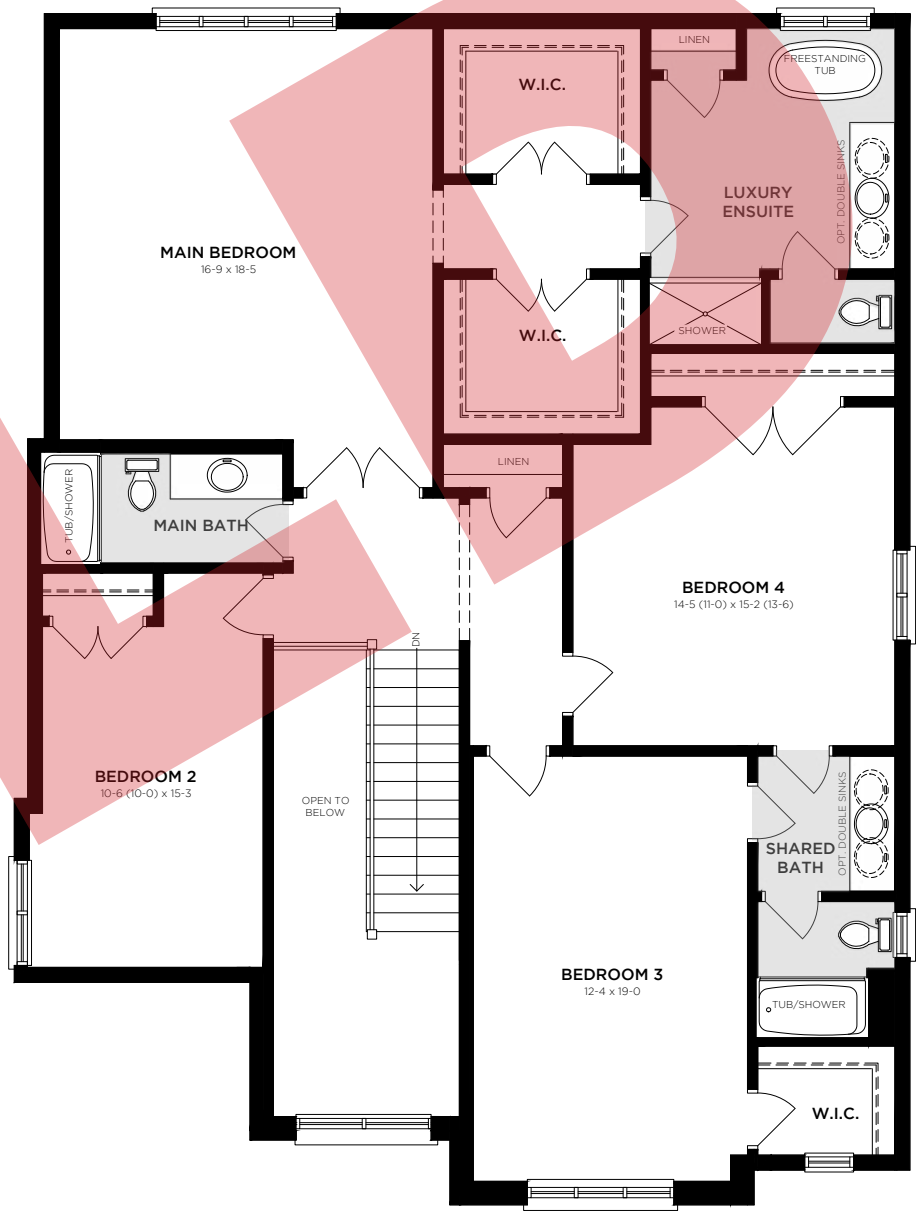
3.5

3,463 SQ. FT.

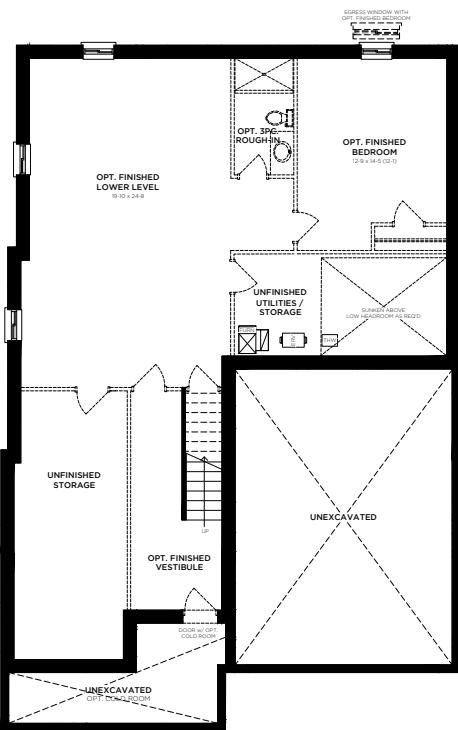
MAIN FLOOR



SECOND FLOOR

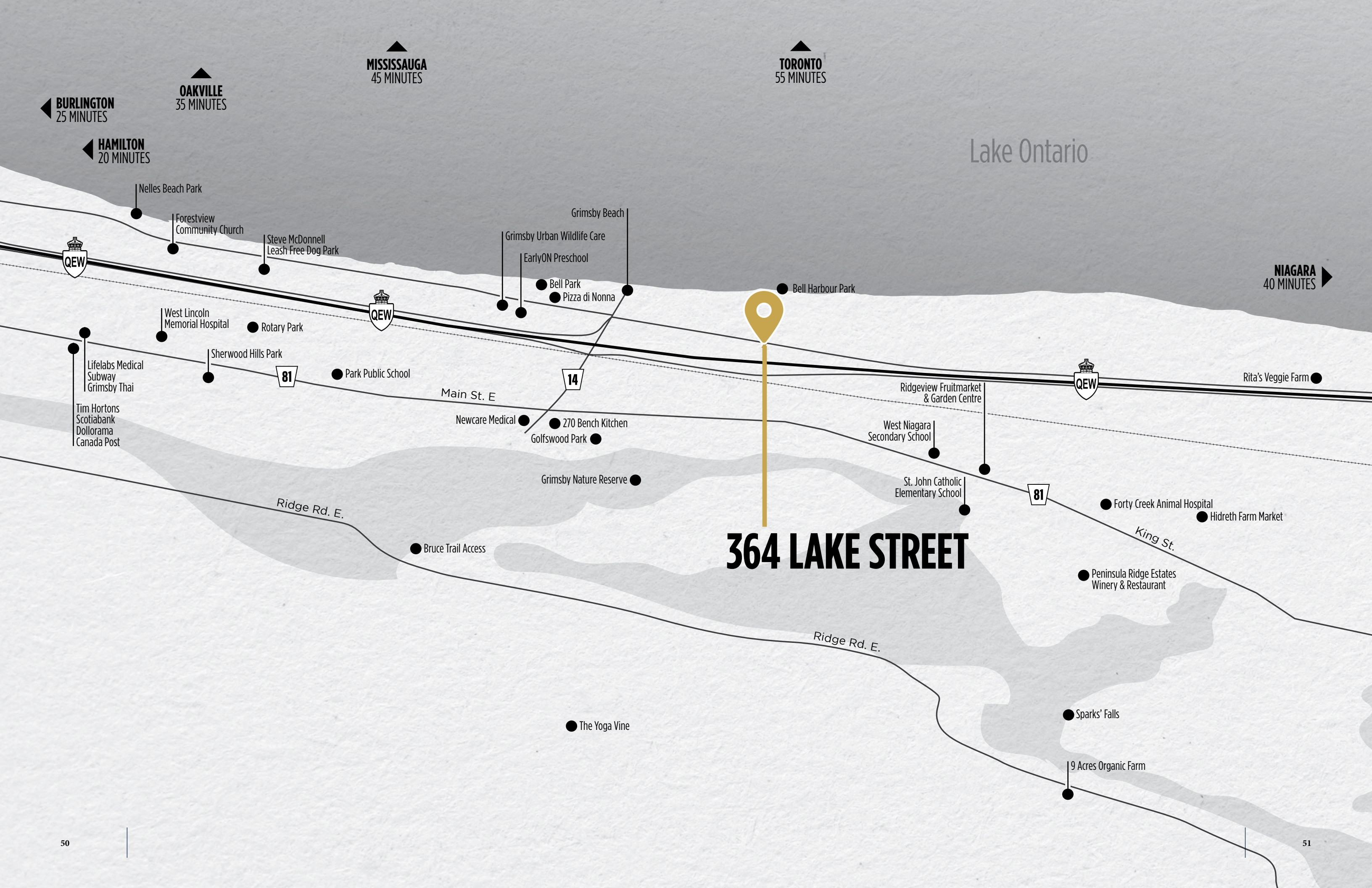


LOWER LEVEL



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BURLINGTON
25 MINUTES

OAKVILLE
35 MINUTES

MISSISSAUGA
45 MINUTES

TORONTO
55 MINUTES

Lake Ontario

NIAGARA
40 MINUTES

364 LAKE STREET

364
LAKE STREET

JUNIPER
CUSTOM MODERN

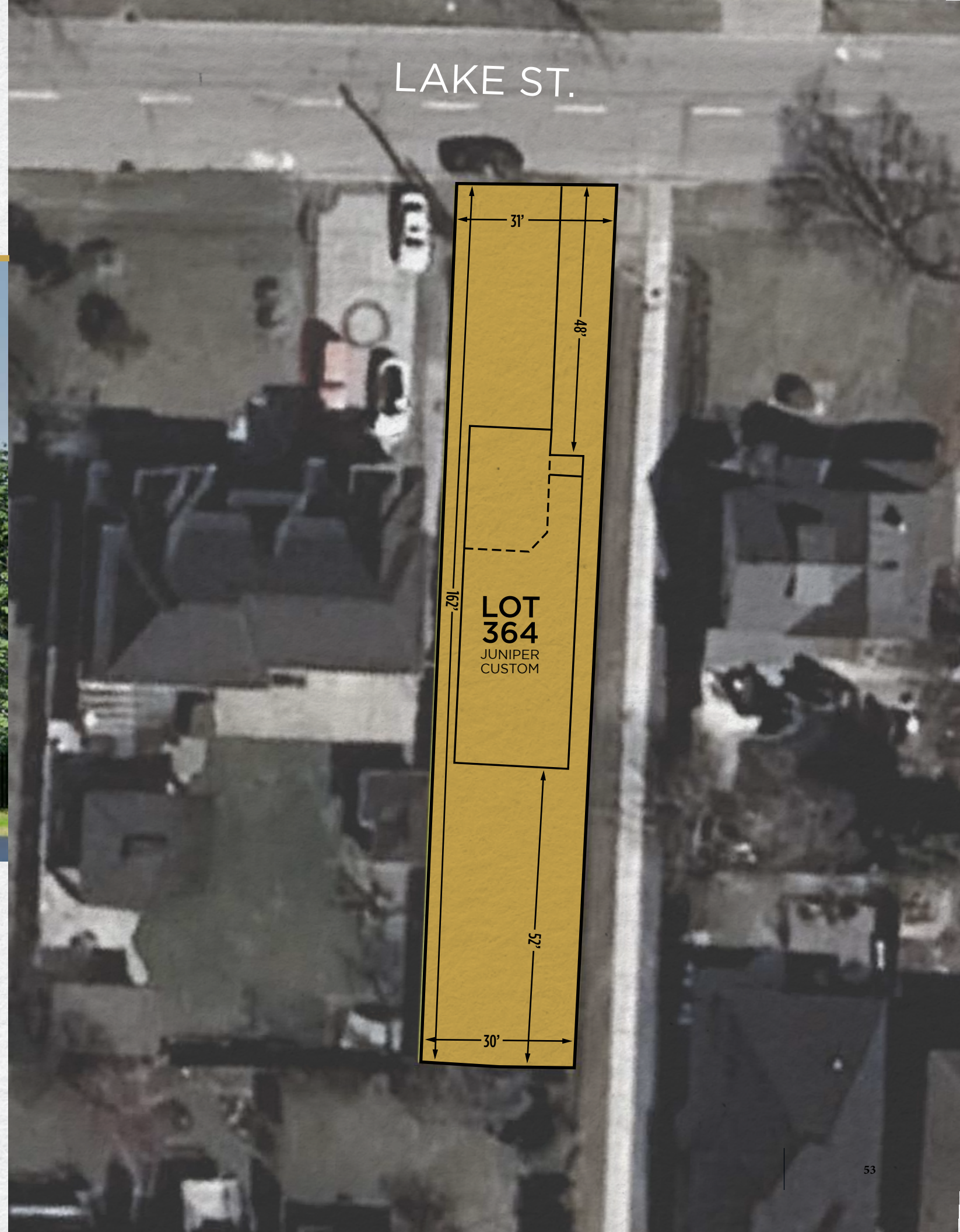
 4  2.5  2,500 SQ. FT.

SOLD

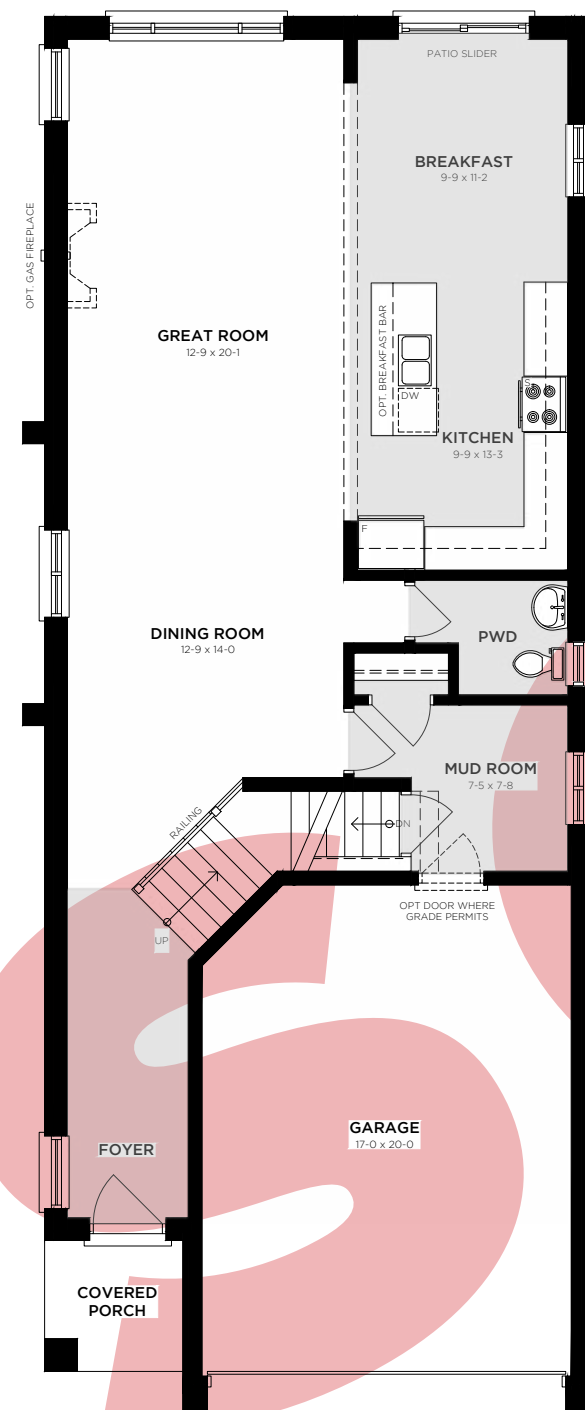


\$952,900
THE ORIGINALS

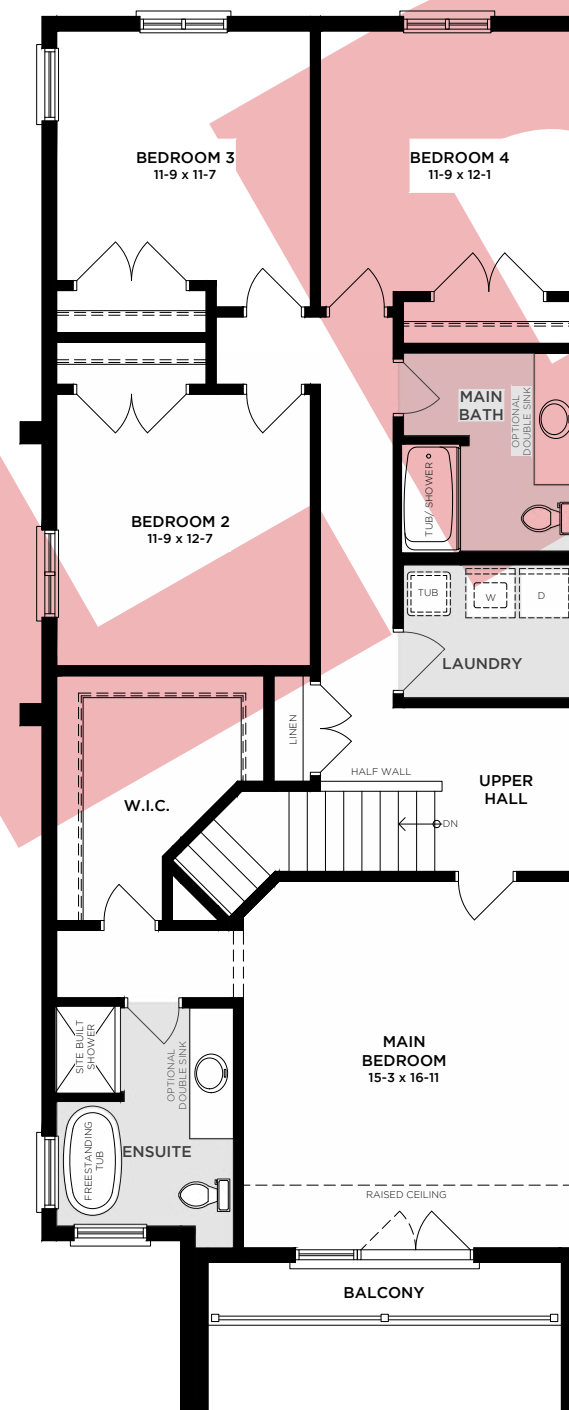
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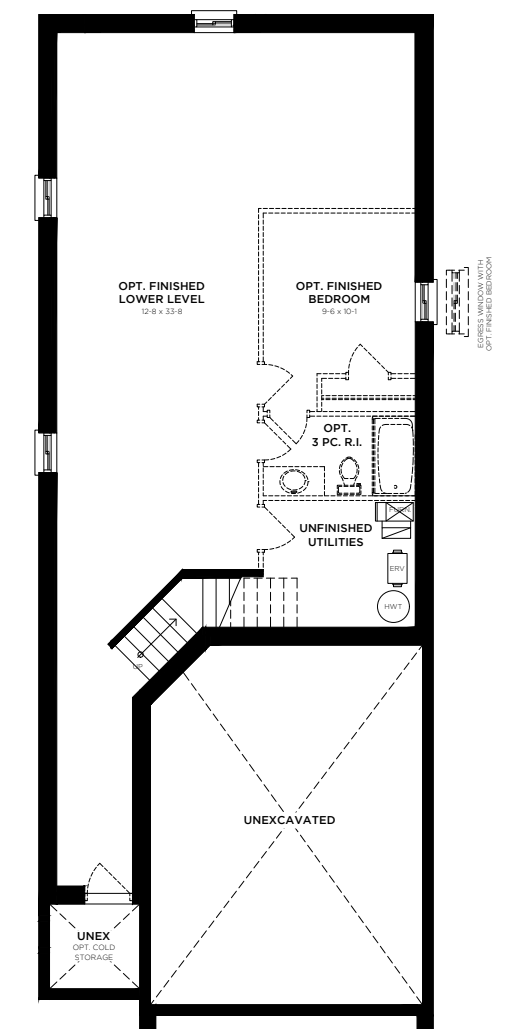
MAIN FLOOR



SECOND FLOOR



LOWER LEVEL



FEATURES & FINISHES

DISTINCTIVE CONSTRUCTION AND EXTERIOR FEATURES

- Brick veneer, siding, stucco, stone, or other accents as per plans and elevations. Brick to top of first storey window on sides and rear of dwelling for 2 storey models and bungalows only. Bungalow models are all brick sides and rear unless noted on the elevation.
- Nine-foot ceilings on main floor (except at dropped ceiling areas). All plans feature eight-foot ceilings on second floor.
- Sub-floors shall be sanded at joints and screwed and glued.
- All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan and elevation.
- Pre-finished vinyl sliding patio door as per plans.
- Pre-finished soffits, fascia, eavestroughs and downspouts.
- All exterior woodwork to be painted to match exterior colour package.
- Dark casement windows, as per plan (does not apply to below grade windows).
- Front entry swing door(s) will be thermal insulated fibreglass, may include sidelites or transoms as per plans and will be painted as per exterior colour package.
- Front entry doors feature keyless entry grip set and deadbolt.
- All exterior doors feature exterior lights.
- Poured concrete foundation.
- Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane.
- All exterior walls of habitable rooms above foundation to be 2" x 6" construction.
- Foam spray insulation in the garage ceiling to the extent of the finished area above to help prevent air infiltration.
- All interior walls that adjoin the garage will be insulated.
- Garages to be fully drywalled, with first-coat rough tape with electrical receptacle for future garage door opener.
- Prefinished insulated steel sectional garage door, may include lites as per plan.
- Saw-cut garage and basement floors.
- Poured concrete garage floors with steel reinforcing.
- Two exterior water taps to be installed, one in garage and one on exterior with separate basement shut off valves.
- Fully sodded lot as per site plan. The lot will be graded to the requirements of the authority having jurisdiction. Sod completion may occur after occupancy.
- Base coat only asphalt paved driveway.
- Self-sealing quality roof shingles with manufacturer's twenty-five-year rating.
- Address stone with engraved municipal address.
- Walkway from the driveway to front doorstep(s) as designated by grade.

SUPERIOR INTERIOR FEATURES

- Finished main level staircase with carpeted treads and risers. May include stained oak stringers, railings and spindles or just stained handrail as per plan.
- Interior modern trim includes approximately 2 1/2" casings and 4" baseboards.
- Straight interior door levers and hinges.
- Interior walls to be finished with quality flat paint.
- Interior doors and trim will be finished with semi-gloss Losani paint.
- Ceilings in all rooms will be "California Knockdown" texture finish, except kitchen, bathrooms, and finished laundry area which will be smooth finish.
- Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.
- All drywall corner beads are square metal beads with paper covering.
- Builder standard Berber carpet on 3/8" chip foam underpad in finished areas as per plans*.
- High performance engineered subfloor.
- Premium grade floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans*.
- Where a laundry area is located on the second floor, the washer area will be supplied with a fiberglass basin complete with drain. Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold-water supply and waste disposal outlet for future washer.
- Wire closet shelving throughout including linen closet(s).
- Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.
- Interior doors are two panel smooth doors.
- All full swing interior doors feature triple hinge construction and are hung on fully cased jams and fully trimmed.
- All half walls are capped and cased in MDF with painted finish.

KITCHEN FEATURES

- Venting for hood fan to exterior.
- Premium finished cabinets, with laminate countertops.
- Single top drawer located in kitchen cabinetry as per plan.
- Cabinet doors and drawer fronts available in maple, oak or other materials.
- Breakfast bars are optional when specified on plans.
- Double stainless steel ledge back sink with kitchen faucet with pull out spray.
- Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough-in (not connected).
- All electrical receptacles in the kitchen counter area are on dedicated circuits.
- Outlet on island only provided when plumbing, electrical, or HVAC components are located within.

BATHROOM FEATURES

- Quality finish cabinets with laminate countertop.
- Cabinets available in maple, oak and other materials.
- Mirror(s) installed above vanity may be glued.
- Premium China sinks used in all bathrooms.
- White bath fixtures throughout.
- Tub/shower combination enclosure to include wall tile or high-quality acrylic wall system, to ceiling (not including ceiling).
- Primary Ensuite includes free standing tubs, as per plan.
- Powder room includes white pedestal basin and lavatory faucet.
- Premium elongated low consumption toilets.
- Single lever faucets (with exception of laundry) and pressure balanced shower controls.
- All bathroom sinks are fitted with mechanical pop-up drains.
- All plumbing fixtures are fitted with shut-off valves.
- Showers to include full tiled walls or high-quality acrylic wall system, with acrylic base, as per plan.
- Tiled floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength.

ELECTRICAL AND MECHANICAL FEATURES

- 100-amp breaker panel installed; location may vary.
- Electrical receptacle with integrated USB port in kitchen.
- Homes are roughed in for security systems.
- Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
- Exterior soffit, complete with 1 holiday receptacle.
- Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
- Carbon monoxide detector directly connected to electrical panel.
- Draft resistant electrical boxes at exterior walls.
- Heavy duty wiring and receptacle/outlet for stove and dryer.
- All utility rooms are unfinished.
- White Decora-style switches throughout the home.
- Electric door chime for front entry.
- Lights at front of home will be coach lamps or modern lamps as per plan and elevation.*
- High efficiency furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion, location may vary.
- All heating systems are sized for future installation of air conditioning systems.
- Rental water heaters are tankless high efficiency direct vent water heaters (some homes require power venting), location may vary.
- The Dwelling is supplied with an Energy Recovery Ventilation unit "ERV" supplied on a rental basis through an ERV supplier. The Purchaser acknowledges and agrees to assume and be bound by the standard terms and conditions of the rental ERV unit supplier and the market rent offered by the supplier as at the time of closing.
- Exhaust fans in all bathrooms and laundry room areas, as required.
- Power exhaust override by the Main Floor thermostat for humidity control.
- Efficient programmable thermostats to be installed.

SALES INFORMATION



📍 430 McNeilly Rd., Suite 101, Stoney Creek
📞 (289) 309-6280
✉️ hqsales@losanihomes.com

OTHER COMMUNITY SALES CENTRES

Riverbank Estates Sales Centre

📍 30 Grand River St. N., Paris
📞 (905) 594-0542

For Riverbank Singles:

✉️ riverbanksinglessales@losanihomes.com
🌐 riverbankparis.com

For Parkview I & II Freehold Towns:

✉️ riverbanktownssales@losanihomes.com
🌐 parkviewparis.com

Beamsville Sales Centre

📍 4008 Mountain St., Beamsville
📞 (905) 594-0541

For Benchmark Townhomes Inquires:

✉️ benchmarksales@losanihomes.com
🌐 benchmarkvistaridge.com

For Woodview Luxury Singles Inquires:

✉️ woodviewsales@losanihomes.com
🌐 woodviewvistaridge.com

For Maplewood Park Semis Inquires:

✉️ maplewoodsales@losanihomes.com
🌐 maplewoodstoneycreek.com

LEGAL DISCLAIMERS

Product availability, prices and move in dates are accurate at the time of publishing and subject to change. The builder reserves the right to modify or discontinue any offer without prior notice. The final price will be confirmed upon the signing of the Agreement of Purchase and Sale. All information contained in this price list is accurate as of the date of publication but is subject to change without prior notice.

Product availability, prices and move in dates are accurate at the time of publishing and subject to change. Builder Discount shown may be allocated to any portion of the total sale price in the Vendor's discretion (e.g.: the discount may be applied to lot premiums, grading premiums, extras, or other components of the total sale price). All prices include H.S.T. and are subject to change without notice. Move in dates vary and may not be guaranteed in all circumstances. The builder reserves the right to modify or discontinue any offer without prior notice. The final price will be confirmed upon the signing of the Agreement of Purchase and Sale. All information contained in this price list is accurate as of the date of publication but is subject to change without prior notice. August 10, 2026

All purchases subject to executed purchase agreement terms and conditions and applicable Ontario consumer protection legislation including Ontario New Home Warranties Plan Act, the Home Construction Regulatory Authority and the Tarion warranty coverage where applicable. HST additional where applicable. Buyer responsible for independent verification of all information. Renderings are artist's conceptual illustrations only and may not reflect actual appearance. Prices, terms, and availability subject to change without prior notice.

Availability and Terms: All offers subject to home availability and execution of purchase agreement. Offers valid for new sales only and cannot be applied to existing contracts. Vendor reserves the right to modify or withdraw offers at any time without prior notice. All purchases subject to executed purchase agreement terms and conditions and applicable Ontario consumer protection legislation including Ontario New Home Warranties Plan Act, the Home Construction Regulatory Authority and the Tarion warranty coverage where applicable. HST additional where applicable. Buyer responsible for independent verification of all information. Renderings are artist's conceptual illustrations only and may not reflect actual appearance. Prices, terms, and availability subject to change without prior notice.

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Marketing Site Plan: This site plan depicts a draft plan submitted to the municipality for development approvals. All details, dimensions, adjacent land uses and features shown on this plan are intended to display the preliminary lot plan of the lot purchased herein only. The lots, dimensions, driveway locations, sidewalks, grading, retaining walls, depth measurements, fencing details, landscaping features, and adjacent lots are subject to approval by the municipality, the Vendor's consulting engineers, and developer. All elements shown are subject to change without notice and may differ.

Renderings: Artist's concept only. Construction of Dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings and sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. All details, dimensions, elevations, treatments, specifications, and features shown may be changed by the vendor, the municipality, the developer, or the vendor's control architect, in their sole and unfettered discretion at any time without notice.

Products: Prices are accurate at the time of publishing and subject to change. Move in dates vary and may not be guaranteed in all circumstances. Free upgrade packages and included extras have no cash redemption value and may consist of pre-selected items. Images shown in this product book depict Losani Homes designs and products generally as constructed in previous developments. All finished products are subject to availability at the time of purchase and vary by location and model type. Finished products may differ from the images shown due to lighting conditions, dye lot variances, and other factors. Accordingly, all features shown are for illustration purposes only and may not be exactly as shown or be available to all home buyers. Items shown such as furniture, artwork, window coverings and area rugs are shown for staging purposes only and are sold separately by other vendors. Reproduction of any images displayed in this product book is strictly prohibited. For more information, please contact a Losani Homes home design centre representative.

Floorplans: Actual usable floor space may vary from the stated floor area. Room dimensions shown in the Vendor's marketing materials are approximate and not warranted, as variations may arise due to site conditions, engineering, or structural requirements. Construction of Dwelling may not be as shown. Some features labelled "Optional" or "Opt" are available at an additional cost. Exterior renderings are artist's concept and are subject to architectural controls, material availability, applicable floor plans, and site conditions. Window placement on side and rear elevations may be altered or omitted due to side yard setbacks, rear grading, or other site constraints. All details, dimensions, finishes, features, fixtures and specifications are subject to change without notice at the discretion of the vendor, the municipality, the developer, or the vendor's control architect. Total square footage is warranted by the Vendor in accordance with the HCRA Directive 3 – Floor Area Calculations, dated February 1, 2021, and updated March 22, 2021 (formerly Tarion's Builder Bulletin 22). A tolerance of 2.0% on the total area measurement is acceptable. Garage area is excluded from the floor area calculation, while any finished, year-round habitable space above the garage is included. Features noted as "where grade permits" or "subject to grading" may not be feasible depending on the grading of the land. In some cases, this may require adjacent floor areas to be lowered by one riser, resulting in "sunken" areas. Product availability is constantly changing.

Marketing Materials: This product book and all materials contained herein, including but not limited to renderings, floor plans, and elevations, are copyrighted property of Losani Homes. No portion may be copied, reproduced, distributed, or modified, in whole or in part, without the prior written consent of Losani Homes. Use of any images or materials for the re-sale, assignment or rental of homes or apartments constructed by Losani Homes is strictly prohibited. Losani Homes reserves the right to fully enforce its intellectual property rights to the fullest extent permitted by law.

HST Rebate: Unless otherwise indicated, all prices shown are net of all HST rebates including but not limited to the HST New Housing Rebate, the GST New Housing Rebate, and the full 13 per cent Harmonized Sales Tax (HST) rebate for eligible buyers of new homes announced by Ontario in its 2026 Budget. Prices are conditional upon the buyer qualifying for all such rebates. Prospective new home buyers are urged to consult with new home sale or tax professionals with respect to all applicable limitations and/or conditions of the rebates. August 10, 2026 .

E & OE August 10, 2026 .

THE ORIGINALS

www.losanihomes.com/hqsalescentre

(289) 309-6280

hqsales@losanihomes.com

Sales Centre: 30 McNeilly Road, Suite 101, Stoney Creek, Ontario | L8E 5E3

LOSANI
H O M E S