

BENCH  MARK

SAVE TODAY

We've Taken the HST Off Upfront



LOSANI
H O M E S

INCLUDED BONUS FEATURES²

- Level 1 quartz countertops in the kitchen with a stainless-steel single-bowl undermount sink
 - Microwave space-saver provision in place of a standard hood fan
- Premium modern plumbing package, including a high-arc pullout kitchen faucet and premium showerheads in the ensuite and main bath
 - Sliding glass shower door in the primary ensuite, as per plan*

* From the Vendor's Standard Sample Selection

ESPRIT INTERIOR F1						
UNIT	SQ.FT.	LOT GRADE	STATUS	PRICE (INCLUDING HST)	SAVINGS INCENTIVE	PRICE(NET OF HST) ¹
17	1,237	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
42	1,237	Standard	Spec to Finish	\$549,927	\$42,027	\$507,900
ESPRIT INTERIOR F2						
19	1,205	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
20	1,205	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
21	1,205	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
39	1,205	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
40	1,205	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
41	1,205	Standard	Spec to Finish	\$540,887	\$40,987	\$499,900
ESPRIT END						
23	1,281	Standard	Spec to Finish	\$546,900	\$47,097	\$546,900
ENHANCED ESPRIT END						
16	1,281	Standard	Spec to Finish	\$613,207	\$49,307	\$563,900
16' ESPRIT CUSTOM ENHANCED END						
43	1,344	Standard	Spec to Finish	\$653,887	\$53,987	\$599,900
ESPRIT GRANDE INTERIOR F1						
37	1,519	Standard	Spec to Finish	\$584,957	\$46,057	\$538,900
ESPRIT GRANDE ENHANCED END						
36	1,583	Standard	Spec to Finish	\$665,187	\$55,287	\$609,900 [‡]

Added Features for Esprits & Esprit Grandes²

- Garage Man Door
 - Quartz countertops in Main & Ensuite Bathroom
 - Undermount Sink in Main & Ensuite Bathroom
- Vinyl floors on Second Floor
 - Vinyl Entry Staircase
 - Air Conditioner

¹ Unless otherwise indicated, all "Net of HST" prices shown are Base Prices after deduction of applicable price Incentives, which include but are not limited to the Ontario Temporary Enhanced New Housing HST Rebate.
² **Extras, Options & Upgrades:** The supply and installation of items may be prohibited due to the unavailability of materials from the Vendors' suppliers, structural or engineering requirements, site conditions, or architectural controls. In the event that the Vendor is unable for any reason to supply or install any of the extras, upgrades, modifications or options set out in this Document, the Vendor's liability for such item shall be limited to a refund or cancellation of the price paid or to be paid by the Purchaser for such extra, upgrade, modification or option. Alternatively, the Vendor may substitute materials of equal or better quality. [‡] Price inclusive of grade and lot premiums. Please refer to terms and conditions or contact a sales agent.

ABBOTSFORD INTERIOR F1

UNIT	SQ.FT.	LOT GRADE	STATUS	PRICE (INCLUDING HST)	SAVINGS INCENTIVE	PRICE(NET OF HST) ¹
55	1,647	Standard	Spec to Finish	\$593,997	\$47,097	\$546,900
56	1,647	Standard	Spec to Finish	\$593,997	\$47,097	\$546,900
ABBOTSFORD ENHANCED END						
58	1,783	Standard	Spec to Finish	\$643,717	\$52,817	\$590,900

Added Features for Abbotsfords²

- Garage Man Door
 - Quartz countertops in Main & Ensuite Bathroom
- Undermount Sink in Main & Ensuite Bathroom
 - Vinyl floors on Second Floor
 - Air Conditioner

WHITEHAVEN INTERIOR F1

133	2,025	Standard	Spec to Finish	\$686,657	\$57,757	\$628,900
138	2,025	Standard	Spec to Finish	\$686,657	\$57,757	\$628,900

WHITEHAVEN INTERIOR F2

134	2,016	Standard	Spec to Finish	\$686,657	\$57,757	\$628,900
137	2,016	Standard	Spec to Finish	\$686,657	\$57,757	\$628,900

WHITEHAVEN INTERIOR F3

135	2,016	Standard	Spec to Finish	\$686,657	\$57,757	\$628,900
136	2,016	Standard	Spec to Finish	\$686,657	\$57,757	\$628,900

Added Features for Whitehavens

- Garage Man Door
 - Quartz countertops in Main & Ensuite Bathroom
 - Undermount Sink in Main & Ensuite Bathroom
- Vinyl floors on Second Floor
 - Air Conditioner

10% DEPOSIT STRUCTURE ^{†, 3}

1

\$15,000 upon offer

2

5% of balance due 45 days from the date of sale

3

5% of balance due 90 days from the date of sale

TOTAL: 10%

of the purchase price

GLOSSARY OF TERMS

Standard Requires 2 to 4 steps at front and/or rear of home. Where required for compliance with Ontario Building Code and municipal zoning by-laws, a small wood deck may be installed by Vendor at rear of the home.

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LOSANI
HOMES

3-STOREY TOWNS

15' ESPRIT END	15' ESPRIT INTERIOR
16' ESPRIT ENHANCED END	15' ESPRIT GRANDE END
15' ESPRIT GRANDE INTERIOR	18' WHITEHAVEN END
18' WHITEHAVEN INTERIOR	18' ABBOTSFORD END
18' ABBOTSFORD INTERIOR	

FEATURES

ENHANCED END	PROPOSED WOODEN DECK
PROPOSED BIKE RACK	PROPOSED WOODEN FENCE
PROPOSED CHAIN LINK FENCE	PROPOSED METAL FENCE
PROPOSED RETAINING WALL	EXISTING WOODEN FENCE
PROPOSED CANADA POSTBOX	

This site plan generally 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 only. The lot and surrounding lots or other features shown on this plan such as driveway locations, sidewalks, grading, retaining walls, lot dimensions, fencing detail, and landscaping features are subject to approval by the municipality, the Vendor's consulting engineers, and developer. Accordingly the lots, adjacent lots, and all such surrounding features shown on this plan are subject to change without notice and may differ.
E. & O. E. April 1st, 2026



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Sales Centre: 4008 Mountain Street, Beamsville, Ontario | LOR 1B2

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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 percent 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. July 20, 2026 **10% Deposit:** 10% Deposit incentive applies to the Purchase Price at the time of execution of a new home purchase agreement. Additional Deposits may apply to the subsequent purchase of Extras, Options, or Upgrades for the new home. Deposit Structure can be flexible depending upon confirmed closing dates. Mortgage approval required. Additional deposit may be required at your Design Centre appointment. All final sale prices include H.S.T. as applicable and are subject to change without notice. Floor areas are measured in accordance with the HCRA Directive dated February 1, 2021 as updated March 22, 2021. **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 Tarrion 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. **Common Element Fee:** \$124 per Month. Monthly Fee is an estimate and subject to change based on the proposed first year budget of the condominium. Purchasers are encouraged to read the proposed budget statement which will be included with the condominium disclosure statement. **Extras, Options, Upgrades:** The supply and installation of items may be restricted due to the unavailability of materials from the Vendor's suppliers, structural or engineering requirements, site conditions, or architectural controls. In the event that the Vendor is unable or unwilling to supply or install any of the extras, upgrades, modifications or options set out in this amendment/change order, the Vendor's liability for such item shall be limited to a refund or cancellation of the price paid or to be paid by the Purchaser for such extra, upgrade, modification or option. Alternatively, the Vendor may substitute materials of equal or better quality. E. & O. E. July 20, 2026.