



PRODUCT BOOK

FIRST RELEASE LIMITED INVENTORY

LOSANI
H O M E S



DON'T MISS OUT
ON THESE LAST REMAINING UNITS



MODERN

ARCHITECTURAL FEATURES



ADDED EXTRAS

INCLUDED WITH RELEASE 1 INVENTORY

- Level One Quartz in the Kitchen and Stainless Steel Undermount Sink
- Kitchen under-cabinet wood valance moulding (shaker or traditional style) and microwave space-saver provision in place of a hood fan
- Premium modern plumbing package, including Contemporary Faucets throughout, Premium high-arc pullout Kitchen Faucet, and Rain Shower Head in the Ensuite
- Tiled Shower with Sliding Glass Door and Acrylic Base in Ensuite, as per the plan*
- Garage Man Door
- Home monitoring package* including:
 - One self-monitored video doorbell
 - One self-monitored home hub
 - One self-monitored programmable smart thermostat

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.

Forced Walk-Out Requires 2 to 4 steps at front of home and/or rear of home on main level. Small wood deck may be installed on main level rear of home. Number of steps determined based on grading. Includes 1 or 2 window(s) larger than standard on the rear of the home.

Deposit Structure

Deposit 1 - \$15,000 upon offer

**Deposit 2 - 5% of balance due
30 days from the date of sale**

**Deposit 3 - 5% of balance due
60 days from the date of sale**

Total: 10% of the purchase price

*From the Vendor's Standard Sample Selection *Three years of monitoring via Enercare App

- 1 FRESH BRIGHT COLOUR PALETTE
- 2 LIGHT/DARK STONE AND BRICK
- 3 WOODEN TREATMENT FACADES
- 4 MODERN GLASS DOORS
- 5 OFFSET WINDOWS PANES
- 6 MODERN GARAGE DOORS

UNIT - 11 | \$619,900 (NET OF HST)
KNIGHTON INTERIOR F2

3 2.5 1,437 SQ.FT.

Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Forced Walk-Out Grading Condition
- Rough-in capped box over Kitchen Island with a separate switch
- 8-10 Interior LED Pot lights on Main Floor
- Two-Piece Rough in on Lower Level
- Corner Piano-hinged Upper Kitchen Cabinet
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom



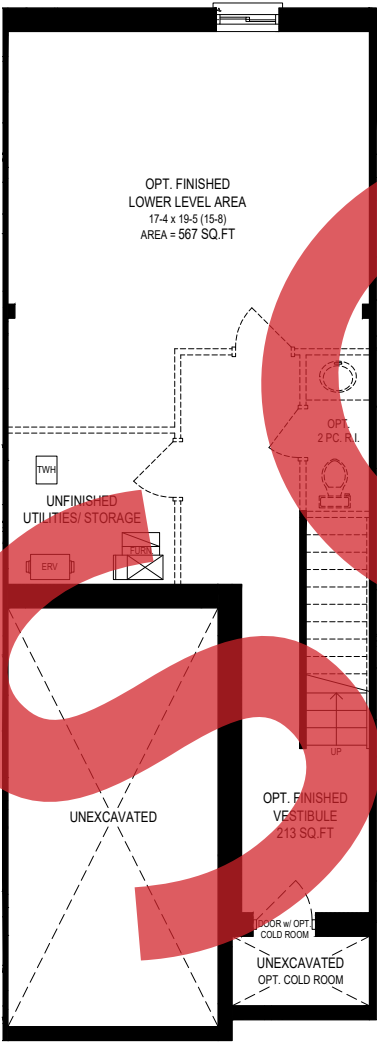
UNIT - 79 | \$650,900 (NET OF HST)
18' ESPRIT ENHANCED END

3 2.5 1,437 SQ.FT.

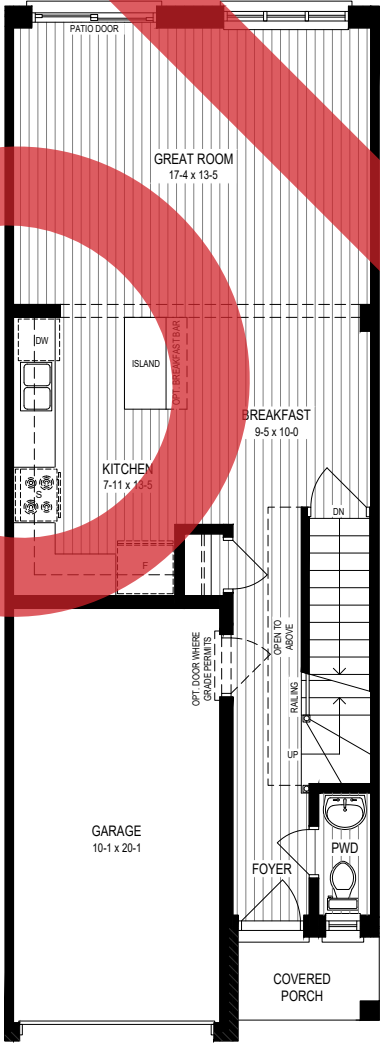
Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Standard Grading Condition with Enhanced Side Elevation
- Oak Stairs throughout
- with Offset Pattern
- 6 Interior LED Pot Lights in Great Room
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Ugraded Wall Tile in Ensuite
 - Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom
 - Fridge Build Out

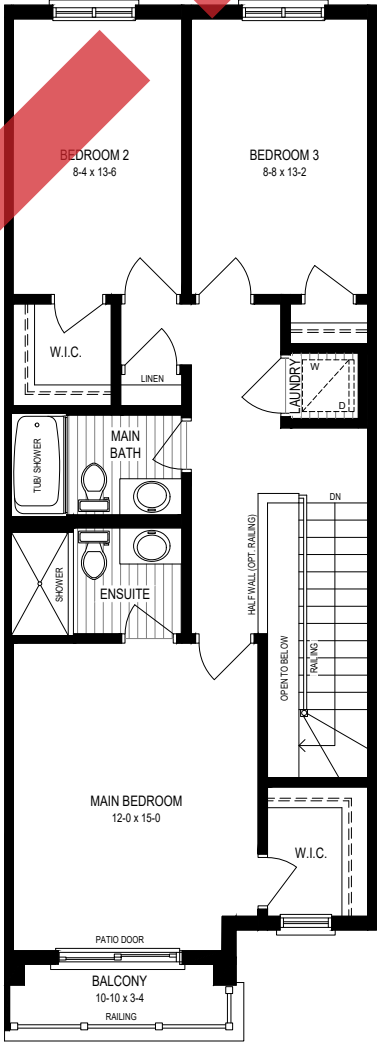
LOWER LEVEL



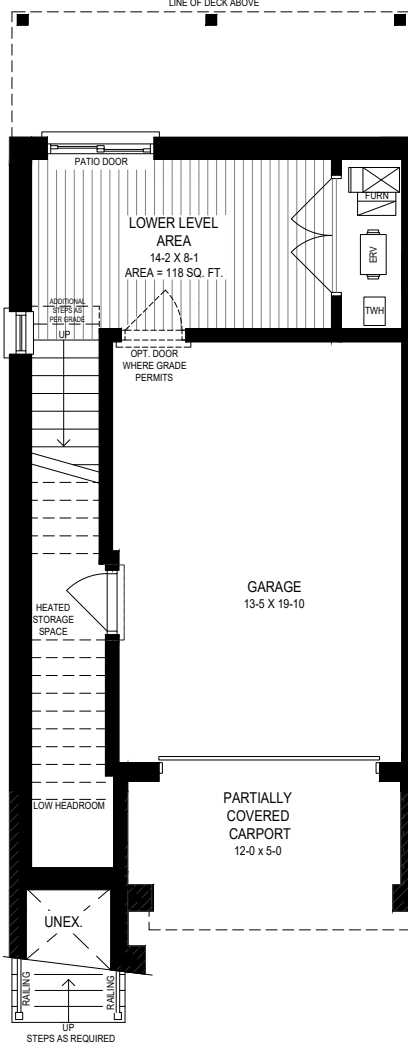
MAIN FLOOR



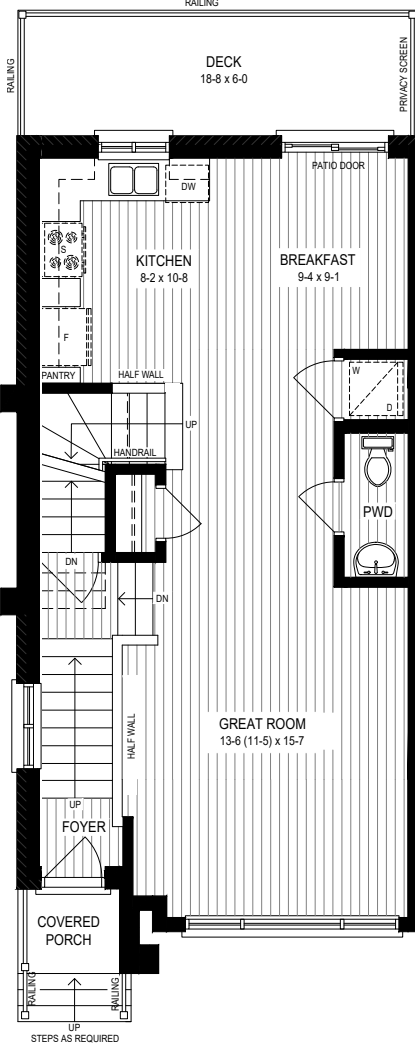
SECOND FLOOR



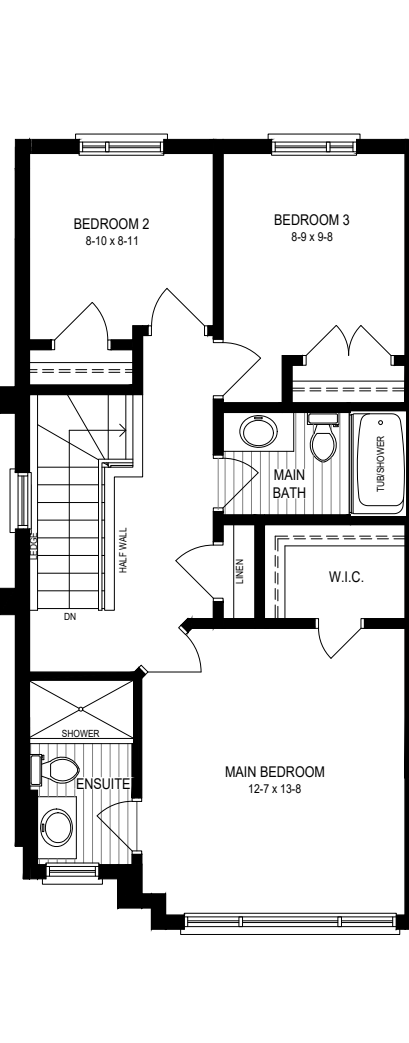
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



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UNIT - 80 | \$605,900 (NET OF HST)
18' ESPRIT ENHANCED END

3 2.5 1,535 SQ.FT.

Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Standard Grading Condition with Enhanced Side Elevation
- 6 Interior LED Pot Lights on Great Room
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom
- Oak Stairs throughout



UNIT - 86 | \$687,900 (NET OF HST)
WALDORF ENHANCED END

3 2.5 2,115 SQ.FT.

Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

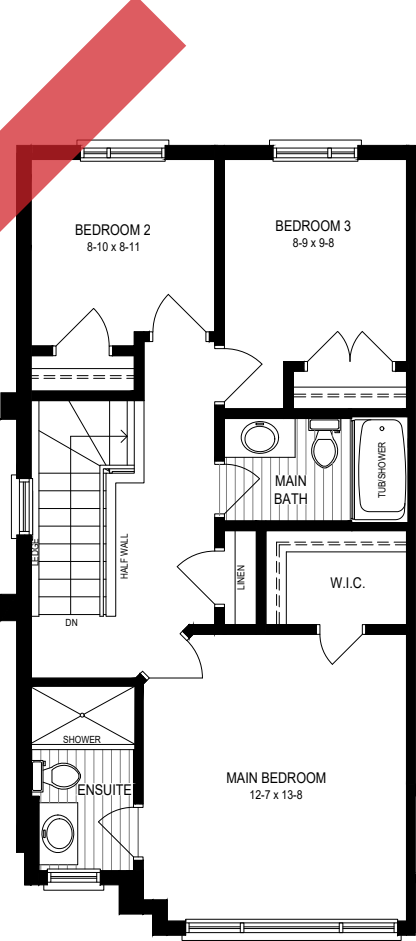
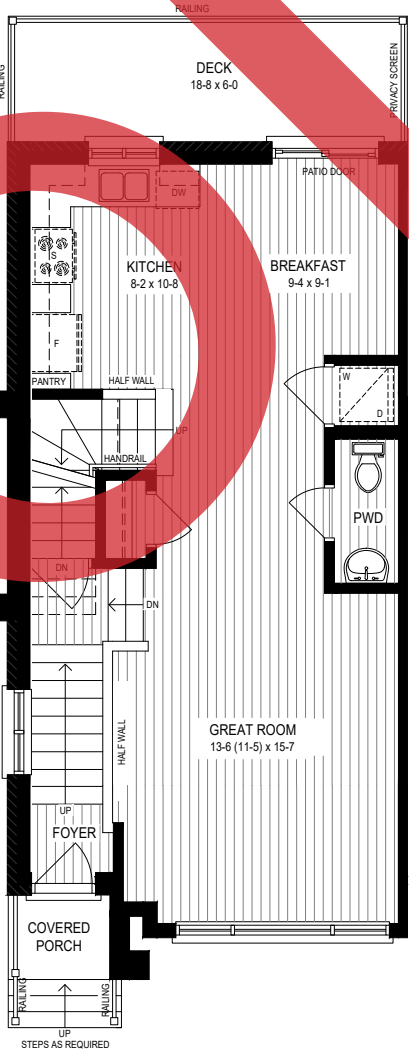
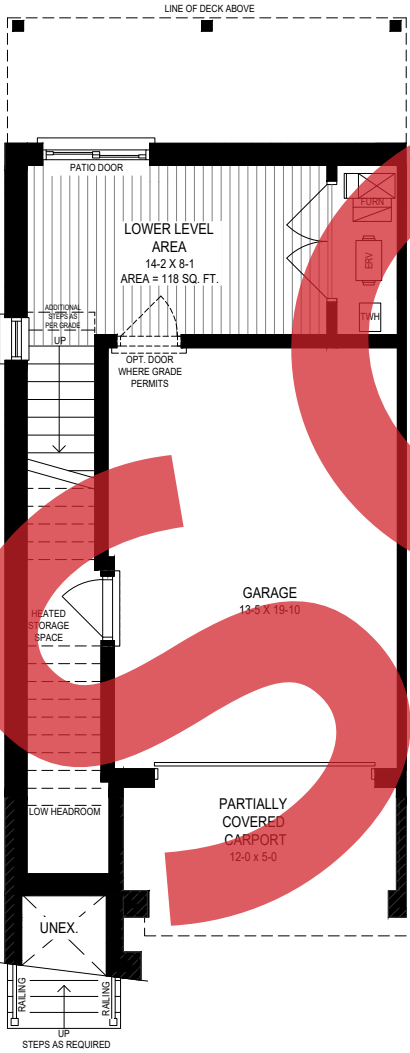
- Standard Grading Condition with Enhanced Side Elevation
- Oak Stairs throughout
- Rough-in capped box over Kitchen Island with a separate switch
- Corner Piano-hinged Upper Kitchen Cabinet
- 8-10 Interior LED Pot Lights on Main Floor
- Breakfast Bar to Island
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom



GROUND FLOOR

MAIN FLOOR

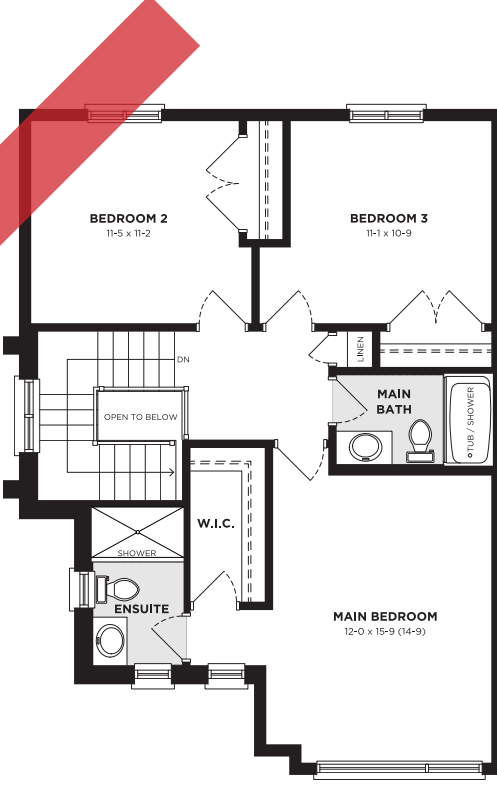
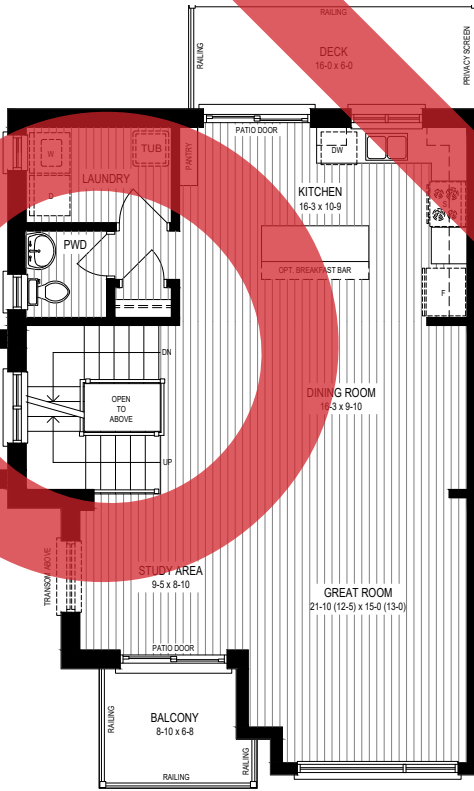
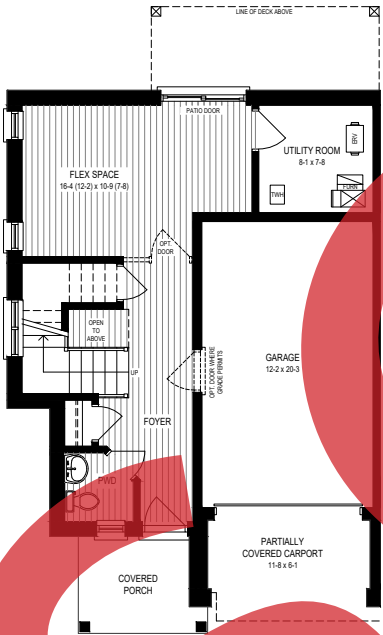
SECOND FLOOR



GROUND FLOOR

MAIN FLOOR

SECOND FLOOR



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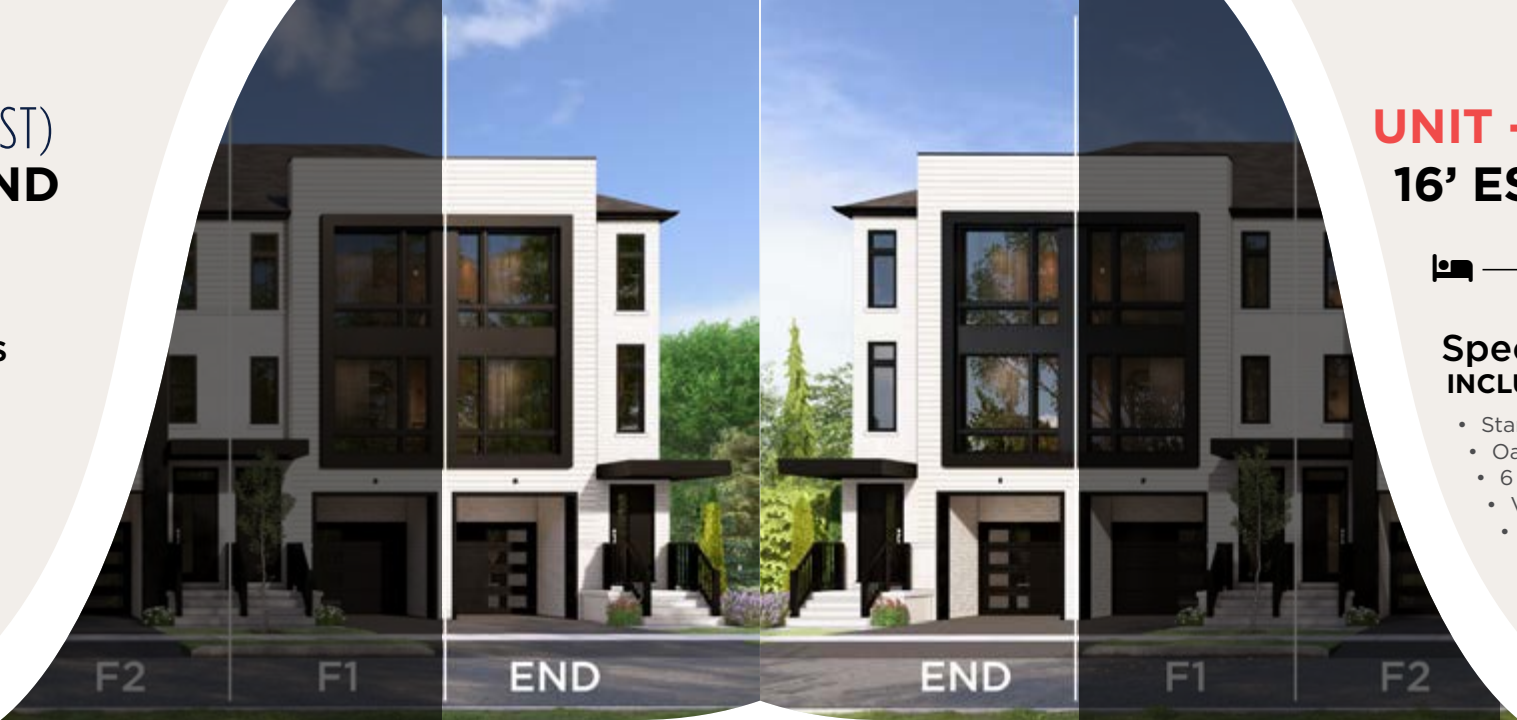
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UNIT - 103 | \$588,900 (NET OF HST)
ESPRIT GRANDE ENHANCED END

3 2.5 1,575 SQ.FT.

Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Standard Grading Condition with Enhanced Side Elevation
- Oak Stairs throughout
- 6 Interior LED Pot Lights in Great Room
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom



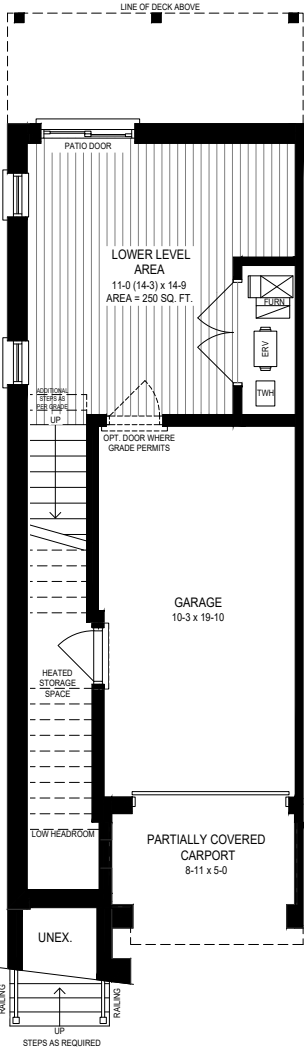
UNIT - 109 | \$614,900 (NET OF HST)
16' ESPRIT GRANDE ENHANCED END

3 2.5 1,694 SQ.FT.

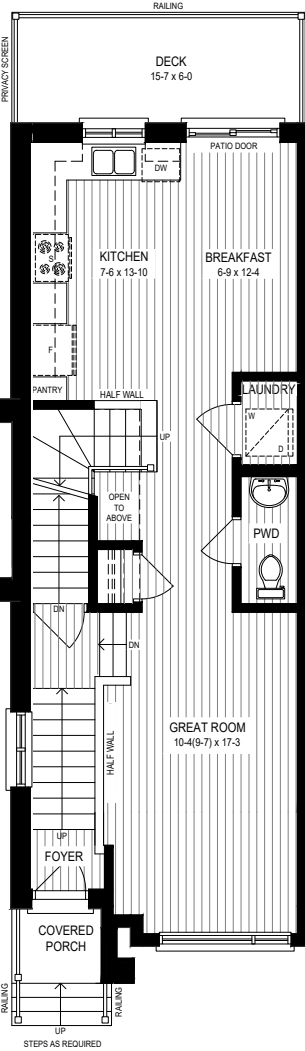
Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Standard Grading Condition with Enhanced Side Elevation
- Oak Stairs throughout
- 6 Interior LED Pot Lights in Great Room
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom

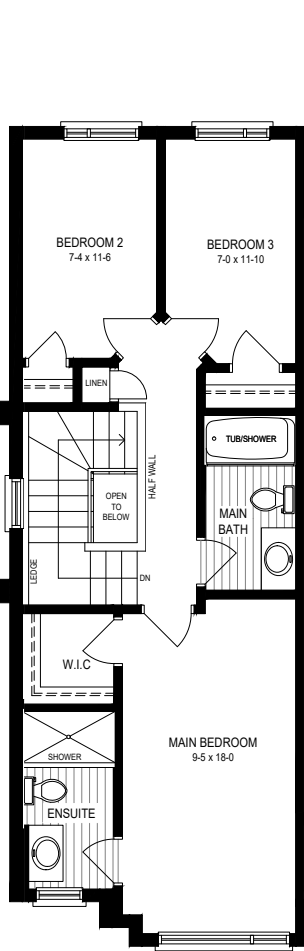
GROUND FLOOR



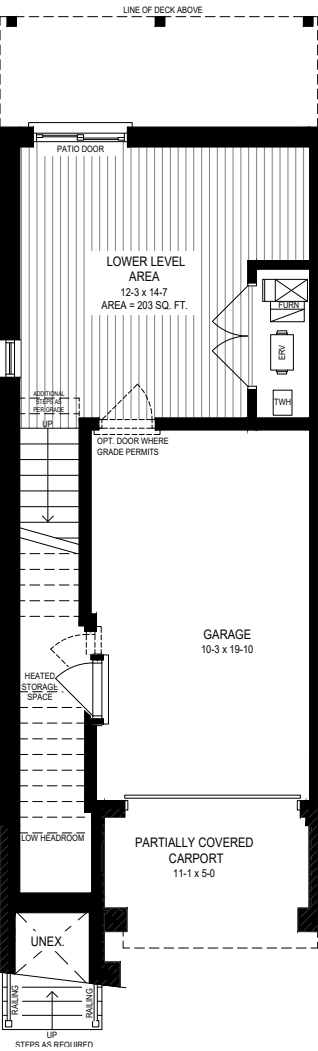
MAIN FLOOR



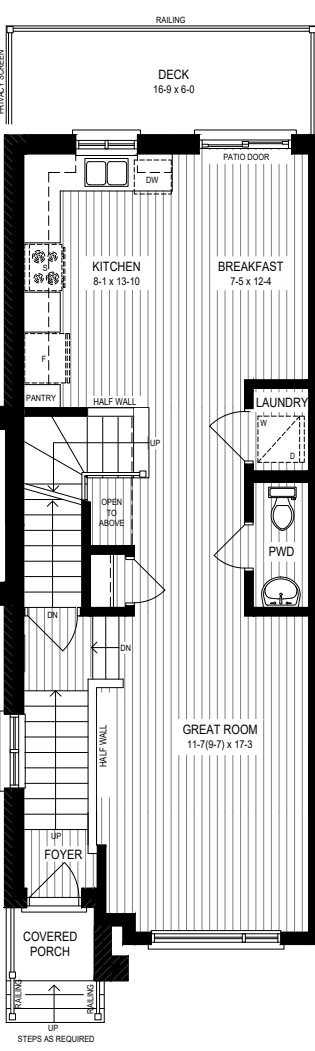
SECOND FLOOR



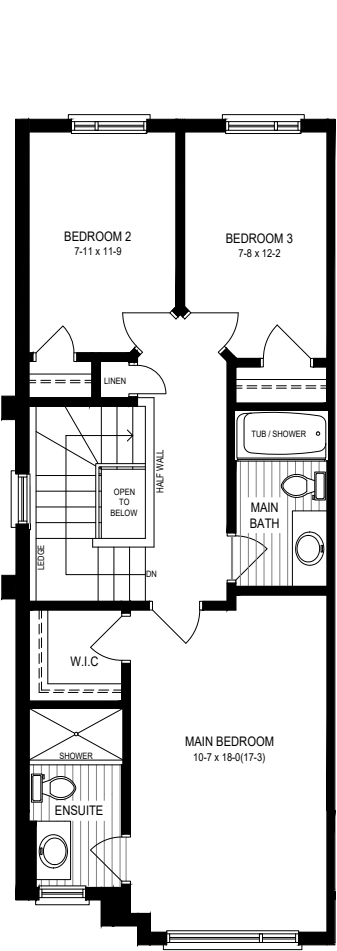
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



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UNIT - 111 | \$512,900 (NET OF HST)
ESPRIT INTERIOR F2

3 2.5 1,205 SQ.FT.

Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Standard Grading Condition
- 6 Interior LED Pot Lights on Great Room
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Quartz countertops, with Undermount Sink in Main & Ensuite Bathroom



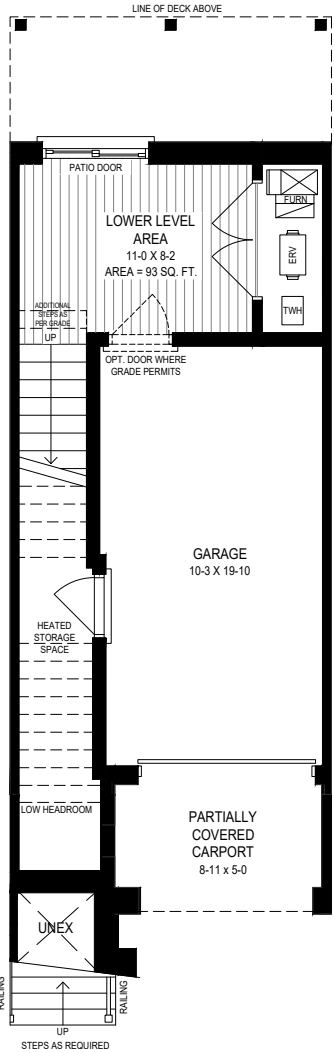
UNIT - 128 | \$610,900 (NET OF HST)
WHITEHAVEN INTERIOR F3

3 2.5 2,016 SQ.FT.

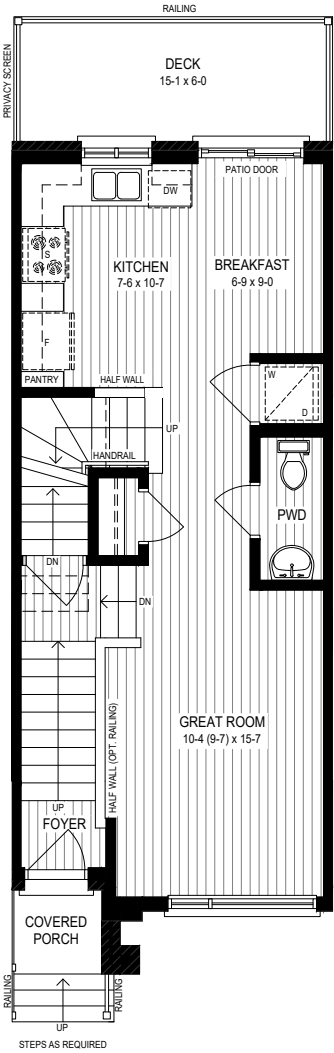
Spec to Finish | Move In Ready in 90 Days
INCLUDED DESIGNER UPGRADES

- Standard Grading Condition
- Corner Piano-hinged Upper Kitchen Cabinet
- 6 Interior LED Pot Lights in Great Room
- Three-Piece Rough-in on Ground Floor
- Vinyl Plank Flooring in Upper Hall and Bedrooms
- Undermount Sink in Main & Ensuite Bathroom
- Door to finished lower level

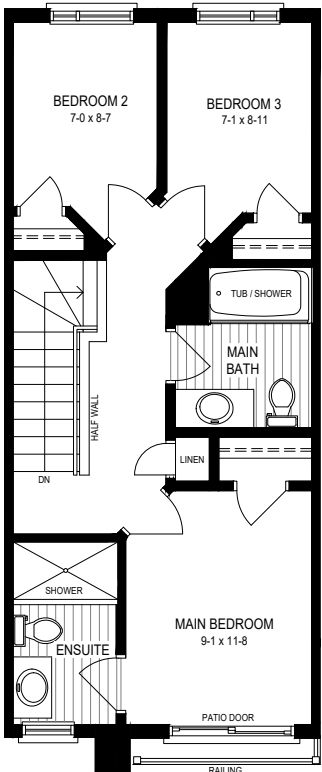
GROUND FLOOR



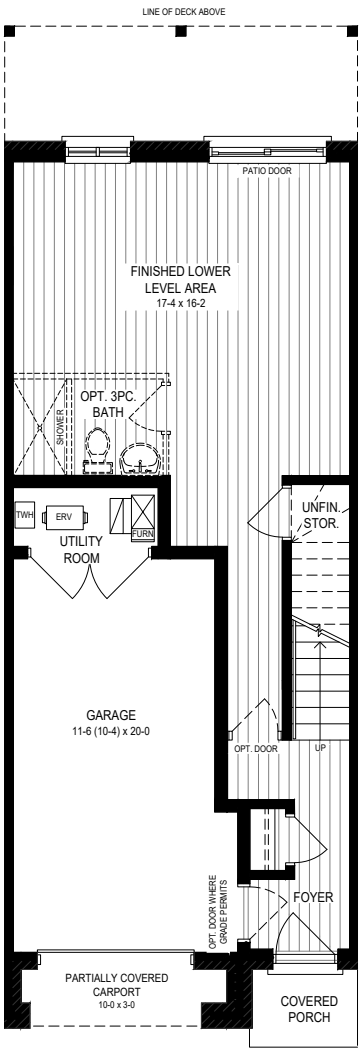
MAIN FLOOR



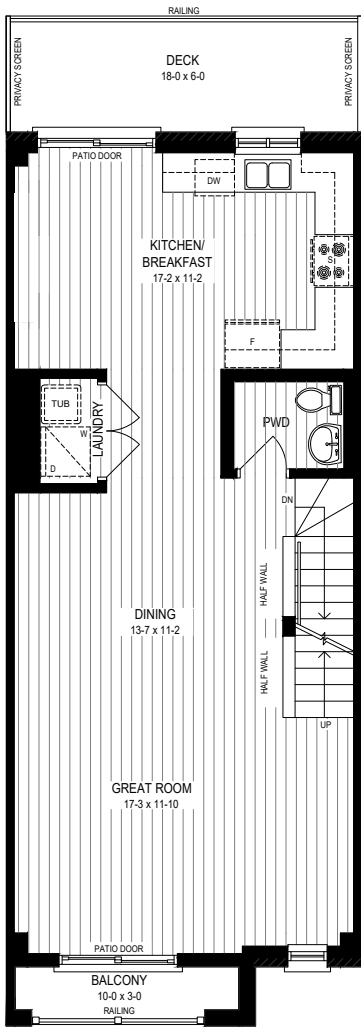
SECOND FLOOR



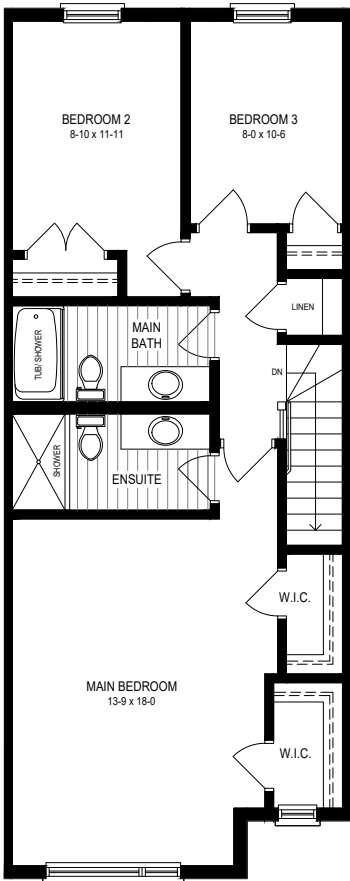
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



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Features & Finishes



SUPERIOR INTERIOR FEATURES

- Finished Main Level staircase with carpeted treads and risers. May include stained oak stringers or painted stringers, railings and spindles or just stained handrail as per plan.*
- Interior Modern trim approximately includes 2 ¾" casings and 4" baseboards.
- Satin nickel finish, 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 White 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 under pad in finished areas as per plans.*
- Vinyl floor in Foyer, Powder Room, Kitchen, Breakfast Room, Laundry Room and all Bathrooms, as per plans.*
- High performance engineered subfloor – not applicable to Basement.
- 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.

*From the Vendor's Standard Sample Selection
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KITCHEN FEATURES

- Venting for hood fan to exterior.
- Premium finished cabinets assembled using glue and dowel construction, with laminate countertops.
- Townhomes to receive single bank of drawers in Kitchen cabinetry, as per plan.*
- Cabinet doors and drawer fronts available in maple, oak or other materials.
- Extended height upper cabinets.
- Breakfast bar is optional when specified on plans.*
- Double stainless steel ledge back sink, with chrome 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 a dedicated circuit.
- Outlet on island only provided when plumbing, electrical, or HVAC components are located within.

BATHROOM FEATURES

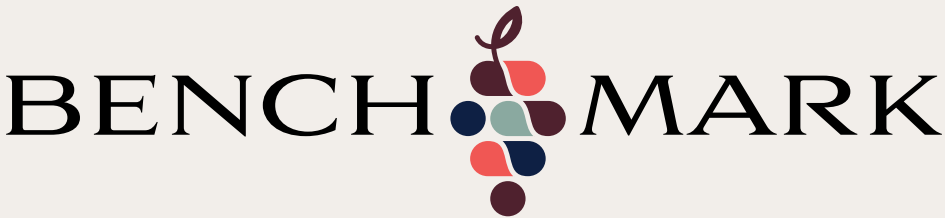
- Quality finish cabinets with laminate countertop.
- Cabinets available in maple, oak and other materials.
- Mirror(s) installed above vanity may be glued.
- Premium china sinks used in all bathrooms.
- White bath fixtures throughout.
- Tub/shower combination enclosure to include wall tile to ceiling (not including ceiling).
- Tension Shower Rod on all bathrooms.
- Powder Room includes a pedestal sink 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 with acrylic base, as per plan.*
-



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Features & Finishes



DISTINCTIVE CONSTRUCTION & 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 two storey models.
- Two storey towns and three storey towns feature nine-foot ceilings on Main Floor (except at dropped ceiling areas). All plans feature eight-foot ceilings on Bedroom Levels. Three storey towns feature nine-foot ceilings on Ground Floor.
- Sub-floors are sanded at joints and screwed, then 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.*
- Dark casement windows, as per plan (does not apply to below grade windows).*
- 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.
- 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 grip set and deadbolt with satin nickel finish.
- 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.
- Pre-finished 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. Only one tap on back-to-back units.
- 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.
- Condominium communities to receive one single 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.



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ELECTRICAL & MECHANICAL FEATURES

- 100-AMP breaker panel installed; location may vary.
- Electrical receptacle with integrated USB port in kitchen.
- Choice of three (3) of the following: telephone outlets, RG6 coaxial cable outlets and/or CAT 6 network connection with Network Smart Panel in Basement or Garage.
- Homes are roughed in for security systems.
- Rough-In central vacuum piping to Garage for future central vacuum system installation.
- Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of the Home. Only one (1) exterior outlet on back-to-back units.
- 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 or exterior portlights 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". It is supplied on a rental basis through an ERV supplier.
- 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.
- PVC pipe conduit from Basement to Attic for future electrical on two storey townhomes only.



*From the Vendor's Standard Sample Selection
Features, finishes, details, dimensions, treatments, specifications, and fixtures shown vary by site and product type and 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. Specifications may also change due to the availability of materials, site conditions, municipal requirements, and/or changes to applicable building codes. Alternate features may be provided as "permitted substitutions" in circumstances prescribed by the Tarion Warranty Corporation. Samples of the materials currently offered by Losani Homes are available for viewing at the Losani Homes Design Centre. June 29, 2026

BENCHMARK

SALES INFORMATION

BENCHMARK

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LOSANI HOMES SALES CENTRES

BEAMSVILLE SALES CENTRE

📍 4008 Mountain St., Beamsville
☎ (905) 594-0541
For Benchmark Townhome Inquiries
✉ benchmarksales@losanihomes.com
🌐 benchmarkvistaridge.com

For Woodview Singles Inquiries
✉ woodviewsales@losanihomes.com
🌐 woodviewvistaridge.com

For Maplewood Park Semis Inquiries
✉ maplewoodsales@losanihomes.com
🌐 maplewoodstoneycreek.com

OTHER SALES CENTRE

HQ New Homes Sales Centre
📍 430 McNeilly Rd., Suite 101, Stoney Creek
☎ (289) 309-6280
✉ hqsales@losanihomes.com

Riverbank Estates Sales Centre

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

For Riverbank Estates Singles Inquires
✉ riverbanksinglessales@losanihomes.com
🌐 riverbankparis.com

For Parkview Freehold Townhomes Inquires
✉ riverbanktownssales@losanihomes.com
🌐 parkviewparis.com

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.

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.

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 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. June 29, 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.

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.

Legal and Regulatory: 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.

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.

E & OE June 29, 2026 .



BenchmarkVistaRidge.com

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