



RIVERBANK ESTATES  
NITH RIVER, PARIS

# 36' COLLECTION OF DETACHED HOMES

LOSANI  
H O M E S



# 36'

COLLECTION  
PRODUCT BOOK

WHEN NATURE  
DESIGNS THE  
MASTER PLAN,  
YOU HONOUR  
THE VISION.



Paris Baptist Church



Lions Park Community Pool



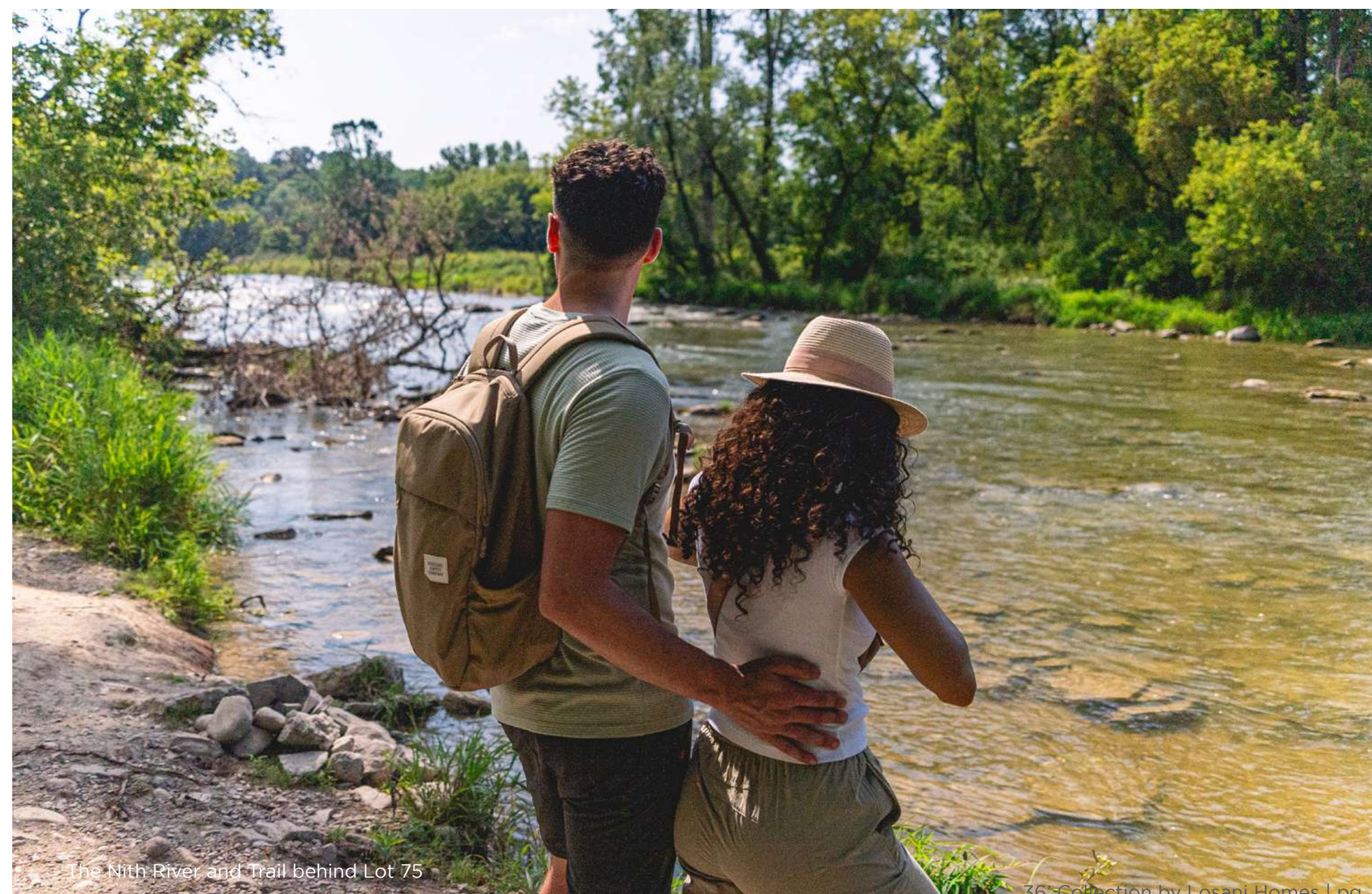
Penman's Bridge to downtown Paris



Annual Paris Fair at Paris Fairgrounds



The Nith Trail



The Nith River and Trail behind Lot 75



Paris downtown at night



The Dundurn Farmhouse



The Cerulean Breakfast/Great Room



The MacIntosh Modern



The Carousel Traditional



The Locke Foyer

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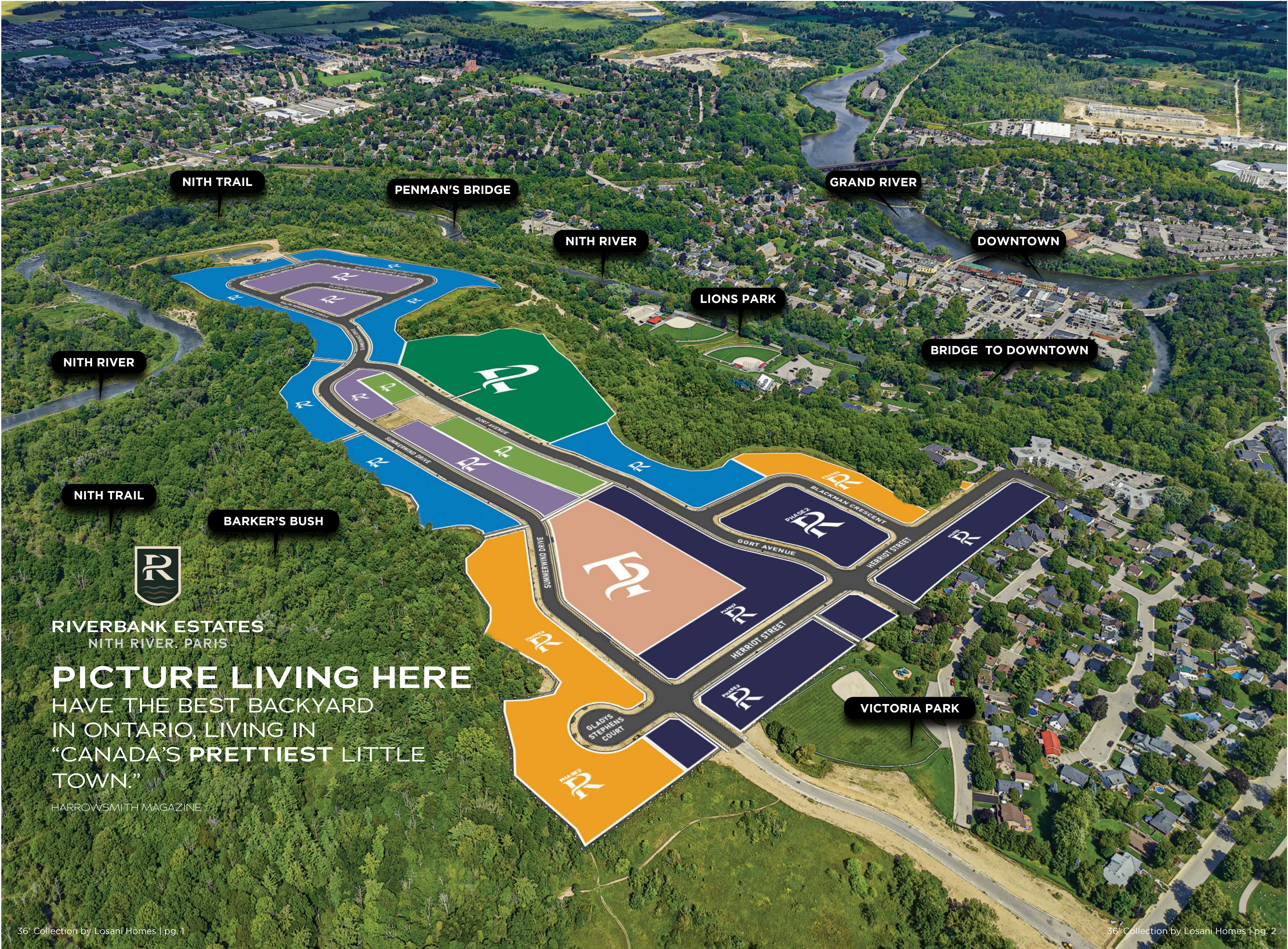
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\*Artist's concept only. Construction of dwellings may not be exactly as shown.



# 36'

COLLECTION  
PRODUCT BOOK



NITH TRAIL

PENMAN'S BRIDGE

GRAND RIVER

NITH RIVER

DOWNTOWN

LIONS PARK

BRIDGE TO DOWNTOWN

NITH RIVER

NITH TRAIL

BARKER'S BUSH

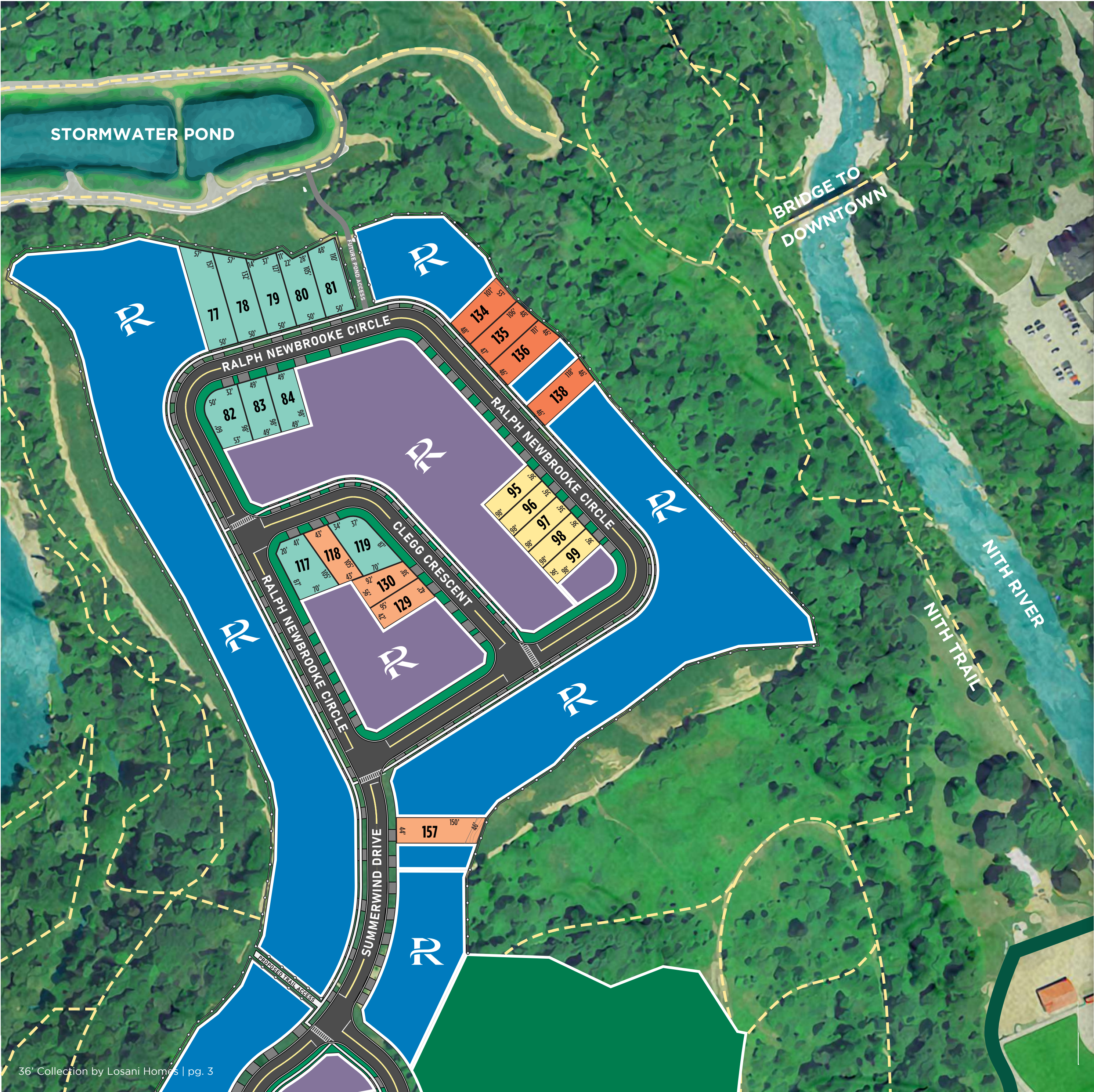


RIVERBANK ESTATES  
NITH RIVER, PARIS

**PICTURE LIVING HERE**  
HAVE THE BEST BACKYARD  
IN ONTARIO, LIVING IN  
"CANADA'S PRETTIEST LITTLE  
TOWN."

HARROWSMITH MAGAZINE

VICTORIA PARK



RIVERBANK ESTATES  
NITH RIVER, PARIS

LOSANI  
HOMES

RELEASES

RIVERSIDE COLLECTION  
40' - 50' PREMIUM SINGLES

RIVERVIEW COLLECTION  
36' - 50' PREMIUM SINGLES

SINGLES

36' LOTS	40' LOTS
40'+ LOTS	46' LOTS
50' LOTS	50'+ LOTS

FEATURES

WOODEN FENCE	PROPOSED EASEMENT
GRADED AREA	PROPOSED METAL FENCE
RETAINING WALL	EXISTING NATURE TRAILS

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. Trails shown as per Barker's Bush Trails masterplan. E. & O. E. July 8, 2024.

# THE ARCHITECTURE

COMPLEMENTING A PERFECT SETTING



## INTRODUCING OUR **FARMHOUSE** ARCHITECTURE

Stately detached homes with the current and contemporary look of Farmhouse architecture. Bright expanses of glass welcome the light through oversized windows. Striking black trim is balanced by stone, brick, and panels.

- 1 STYLIZED BRIGHT AND DARK PALETTES
- 2 BOARD AND BATTEN ACCENTS
- 3 MODERN GLASS DOORS
- 4 OFFSET WINDOWS PANES
- 5 DARK MODERN GARAGE DOORS
- 6 STANDING SEAM METAL ROOF ACCENTS

36' Collection by Losani Homes | pg. 5  
\*Artist's concept only. Construction of dwellings may not be exactly as shown.

## ICONIC **MODERN** ARCHITECTURE

The Modern Series is a perfect blend of contemporary and classic. With a rich, dramatic colour palette, dark trim, modern windows and the natural appeal of stone and brick, the look is striking, stylish and elegantly timeless.

- 1 WOOD-STYLE PANELLING
- 2 LARGE FORMAT WINDOWS
- 3 STONE AND SMOOTH BRICK FAÇADE
- 4 GENEROUS TRANSOMS AND SIDELIGHTS
- 5 DRAMATIC DARK TRIM



The MacIntosh



The Victoria

# TIMELESS **TRADITIONAL** ARCHITECTURE

Featuring striking rooflines against stone and brick elevations, with rich dark trim and bright, oversized windows, these residences are a perfect complement to their setting.

- 1 CLASSIC BRICK AND STONE FINISHES
- 2 DRAMATIC TRIM
- 3 GENEROUS TRANSOMS AND SIDELIGHTS
- 4 TRADITIONAL COVERED PORCHES
- 5 LARGE FORMAT WINDOWS
- 6 COACH HOUSE-INSPIRED GARAGE DOORS

36' Collection by Losani Homes | pg. 7  
 \*Artist's concept only. Construction of dwellings may not be exactly as shown.

# CLASSIC **CHÂTEAU & TUSCAN** ARCHITECTURE

Old world inspired homes offering impeccable elegance and lavish features like sweeping staircases, vaulted ceilings, French doors, and more. This magnificent home collection is ideal for families who are seeking a truly regal lifestyle surrounded by nature.

- 1 ELEGANT ROOFLINES
- 2 UPSCALE STONE & STUCCO FINISHES
- 3 COVERED EUROPEAN STYLE PORTICOS
- 4 EUROPEAN-INSPIRED GARAGE DOORS
- 5 CUSTOM-STYLE DEEP TONE WINDOWS
- 6 PRECAST SILLS AND SURROUNDS



36' COLLECTION  
THE **LOCKE**

TRADITIONAL	1,836	SQ.FT.
CHÂTEAU/TUSCAN	1,855	SQ.FT.
MODERN	1,851	SQ.FT.
FARMHOUSE	1,894	SQ.FT.



FARMHOUSE



MODERN



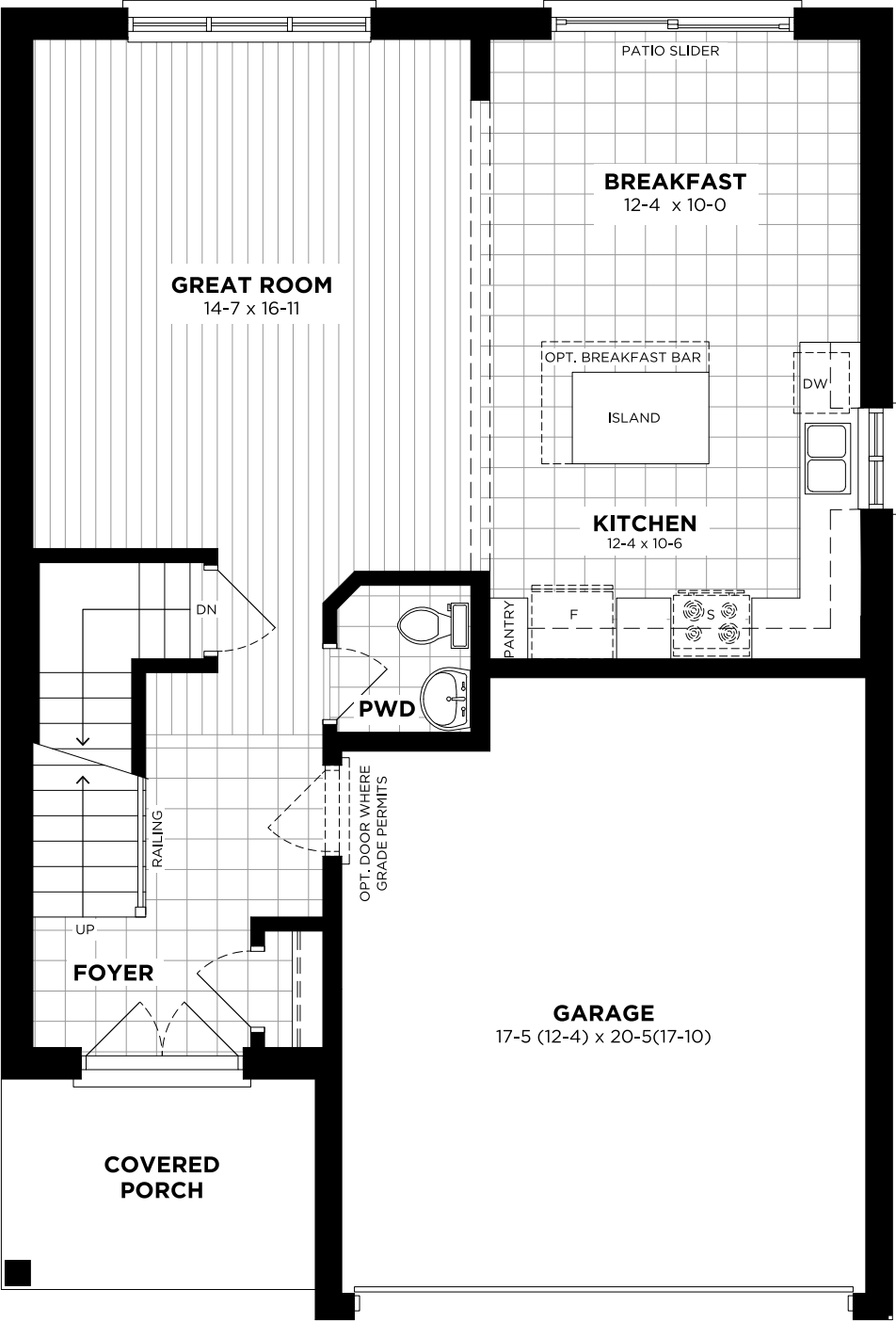
CHÂTEAU/TUSCAN



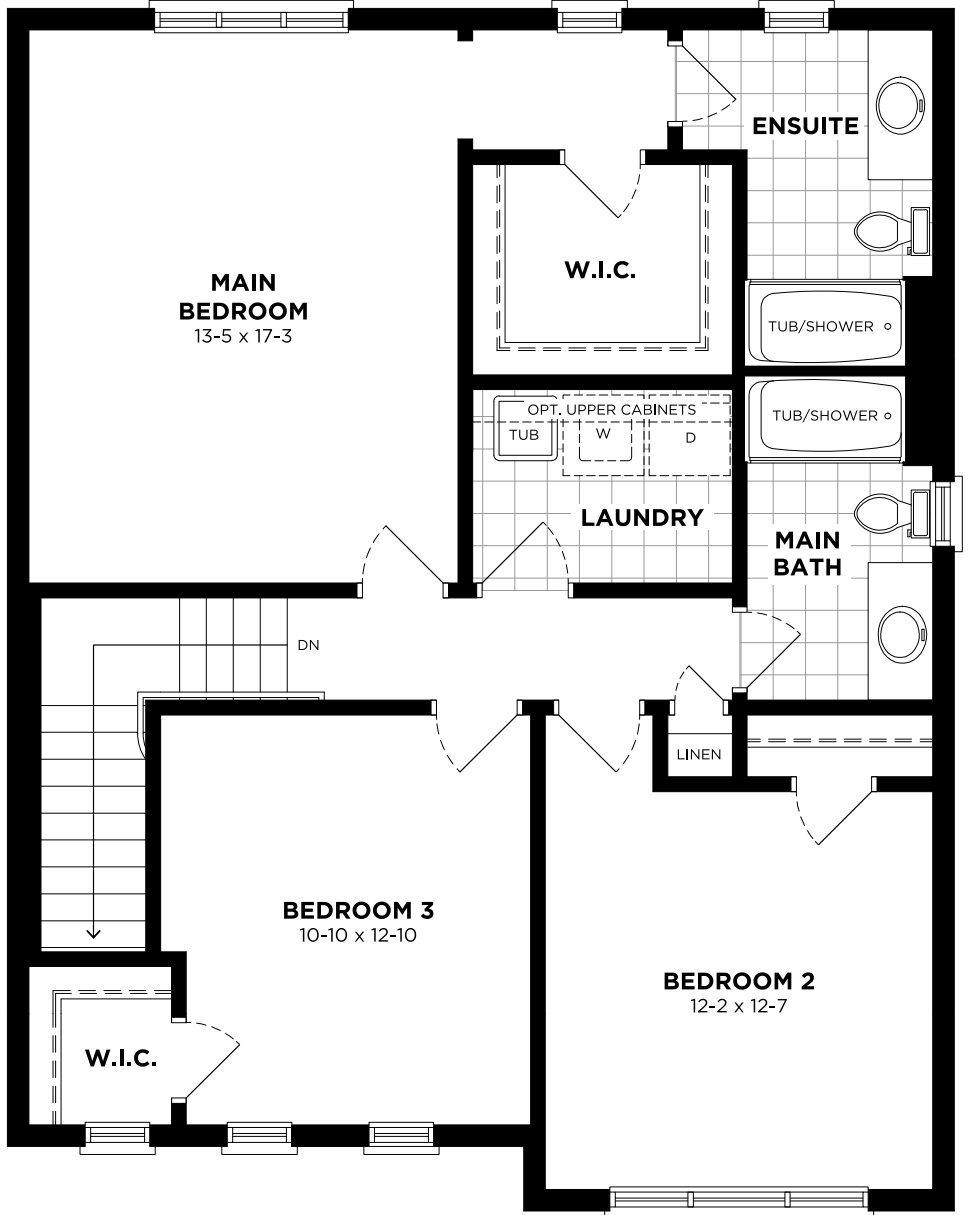
TRADITIONAL

36' COLLECTION	3	THE <b>LOCKE</b>				PREMIUM COLLECTION BY LOSANI HOMES
	2.5	TRADITIONAL CHÂTEAU/TUSCAN	1,836 SQ.FT. 1,855 SQ.FT.	MODERN FARMHOUSE	1,851 SQ.FT. 1,894 SQ.FT.	

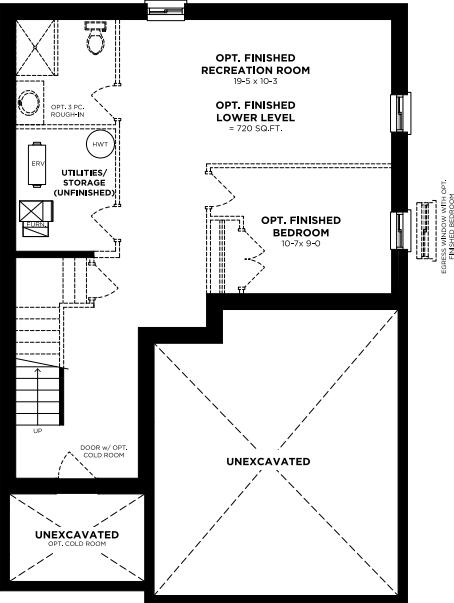
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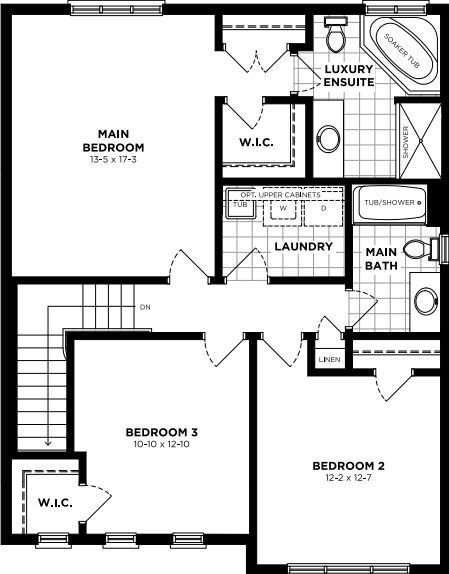
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STANDARD - S1



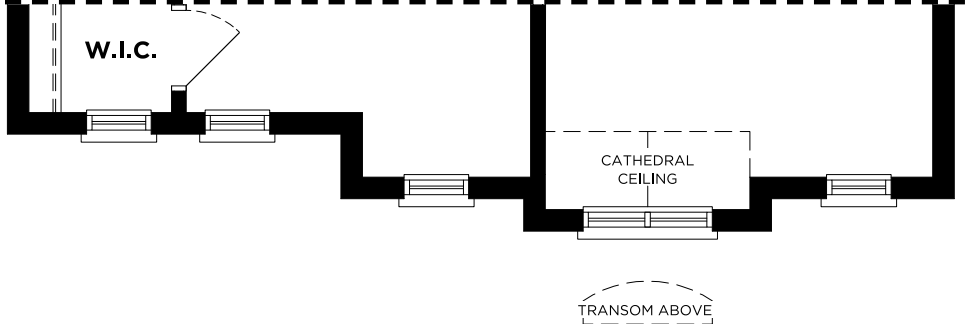
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STANDARD - B1



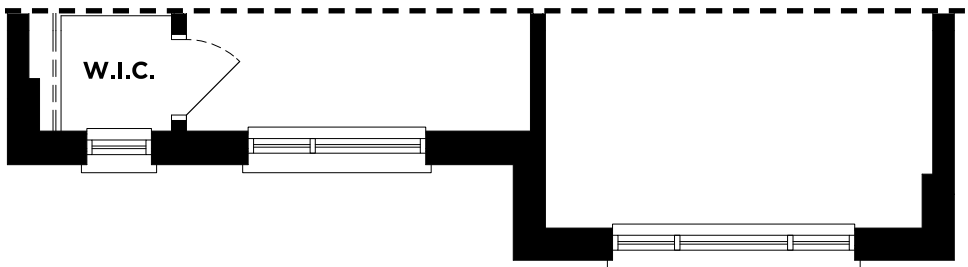
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S2 w/ LUXURY ENSUITE



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S1/S2



**SECOND FLOOR**  
MODERN - S1/S2





36' COLLECTION  
THE **KINGSFOREST**

TRADITIONAL	1,956	SQ.FT.
CHÂTEAU/TUSCAN	1,956	SQ.FT.
MODERN	1,956	SQ.FT.
FARMHOUSE	2,085	SQ.FT.



FARMHOUSE



MODERN



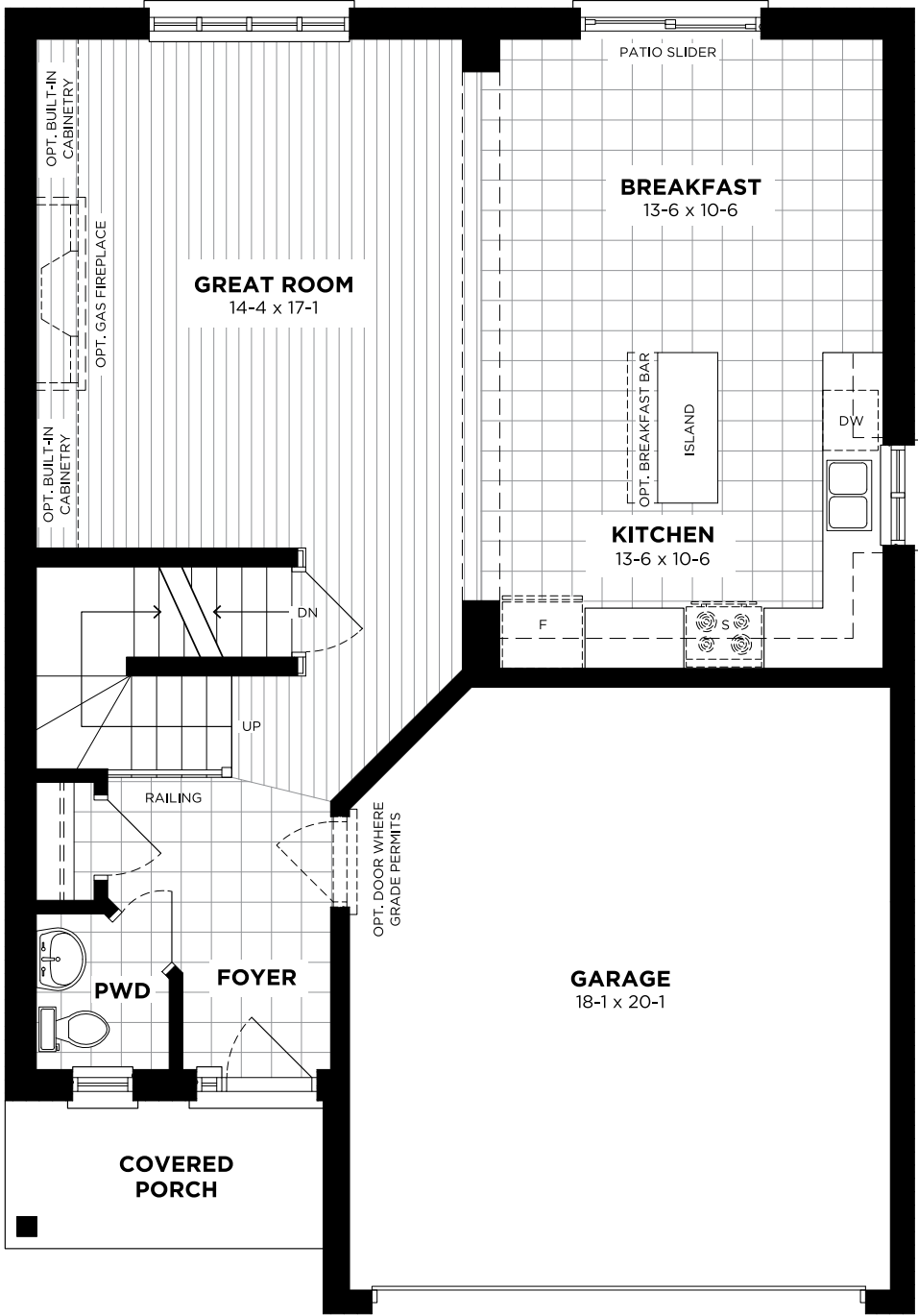
CHÂTEAU/TUSCAN



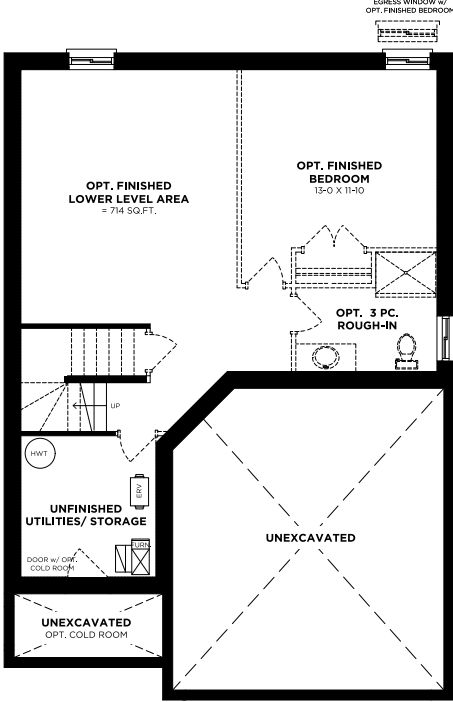
TRADITIONAL

36' COLLECTION		3	THE <b>KINGSFOREST</b>		PREMIUM COLLECTION BY LOSANI HOMES	
		2.5	TRADITIONAL CHÂTEAU/TUSCAN	1,956 SQ.FT. 1,956 SQ.FT.	MODERN FARMHOUSE	1,956 SQ.FT. 2,085 SQ.FT.

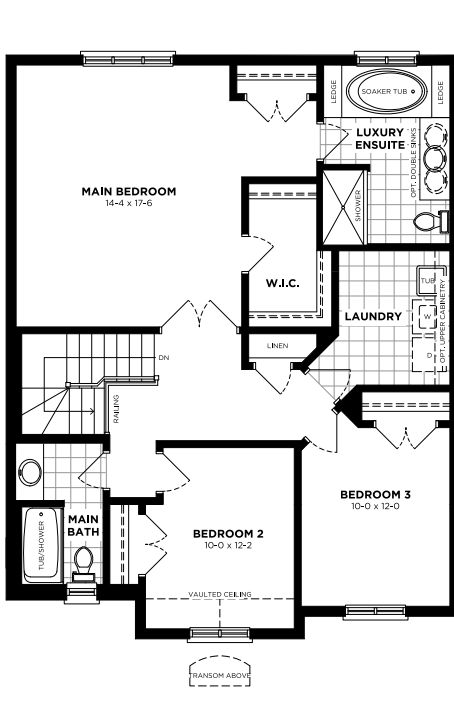
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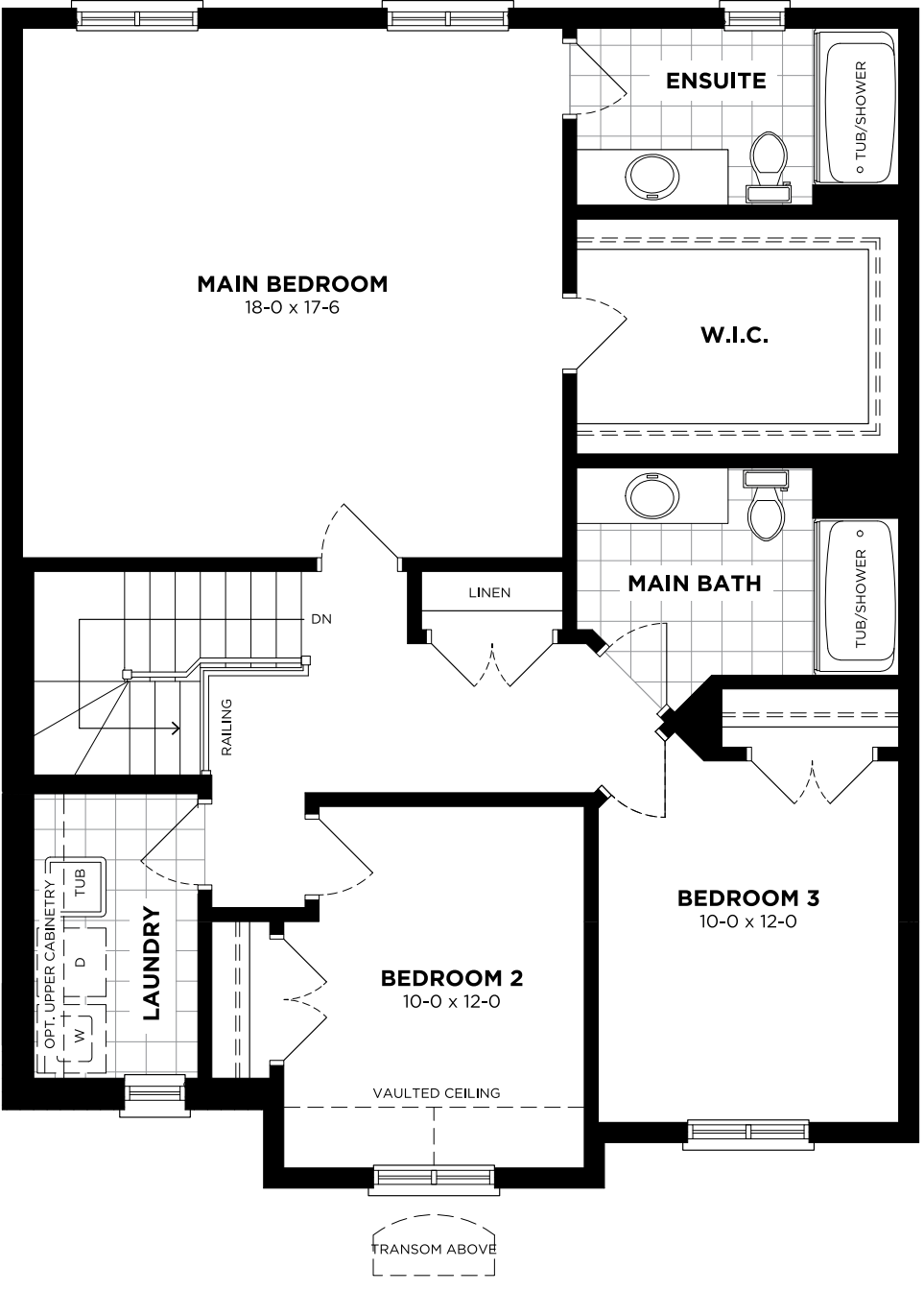
**LOWER LEVEL**  
STANDARD - B1



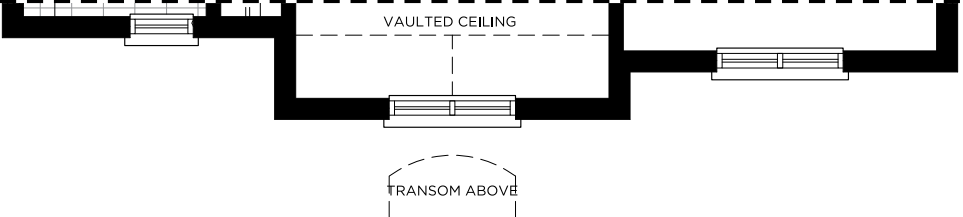
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S3 w/ LUXURY ENSUITE



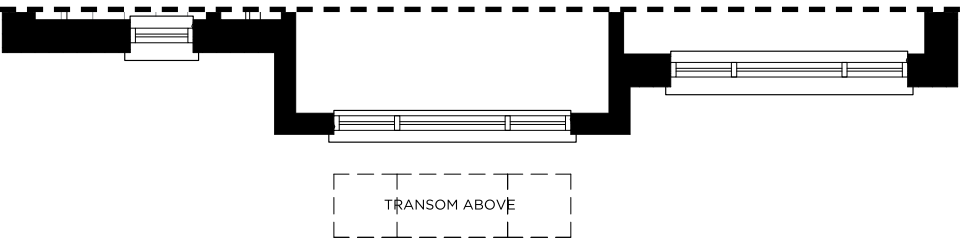
**SECOND FLOOR**  
STANDARD - S1



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S1



**SECOND FLOOR**  
MODERN - S1





36' COLLECTION  
THE **MACINTOSH**

TRADITIONAL	2,006	SQ.FT.
CHÂTEAU/TUSCAN	2,006	SQ.FT.
MODERN	2,006	SQ.FT.
FARMHOUSE	2,034	SQ.FT.



FARMHOUSE





MODERN



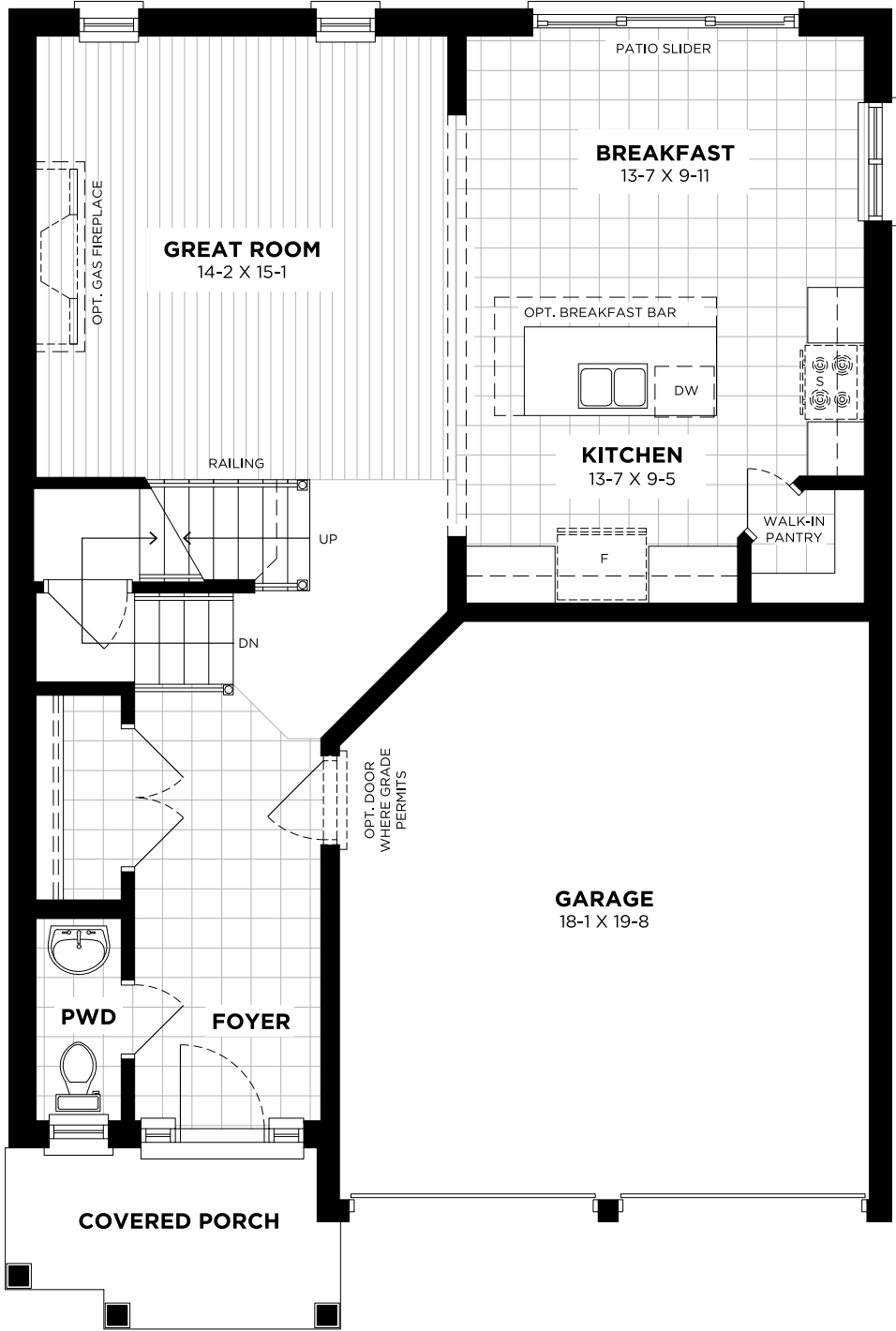
CHÂTEAU/TUSCAN



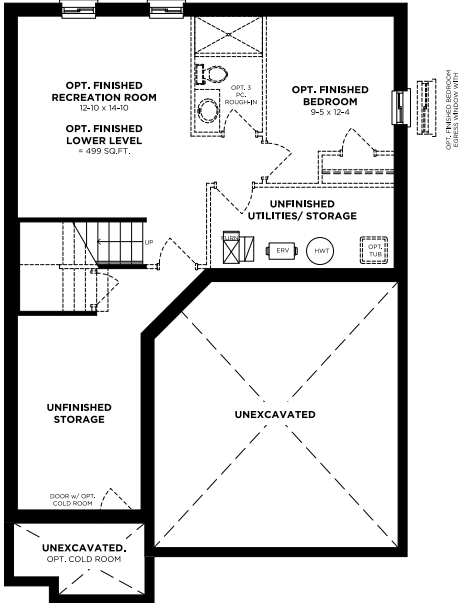
TRADITIONAL

36' COLLECTION	 3-4	THE <b>MACINTOSH</b>				PREMIUM COLLECTION BY LOSANI HOMES
	 2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,006 SQ.FT. 2,006 SQ.FT.	MODERN FARMHOUSE	2,006 SQ.FT. 2,034 SQ.FT.	

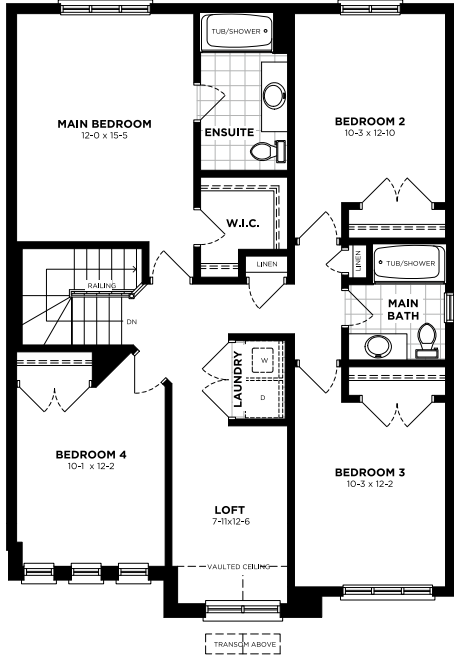
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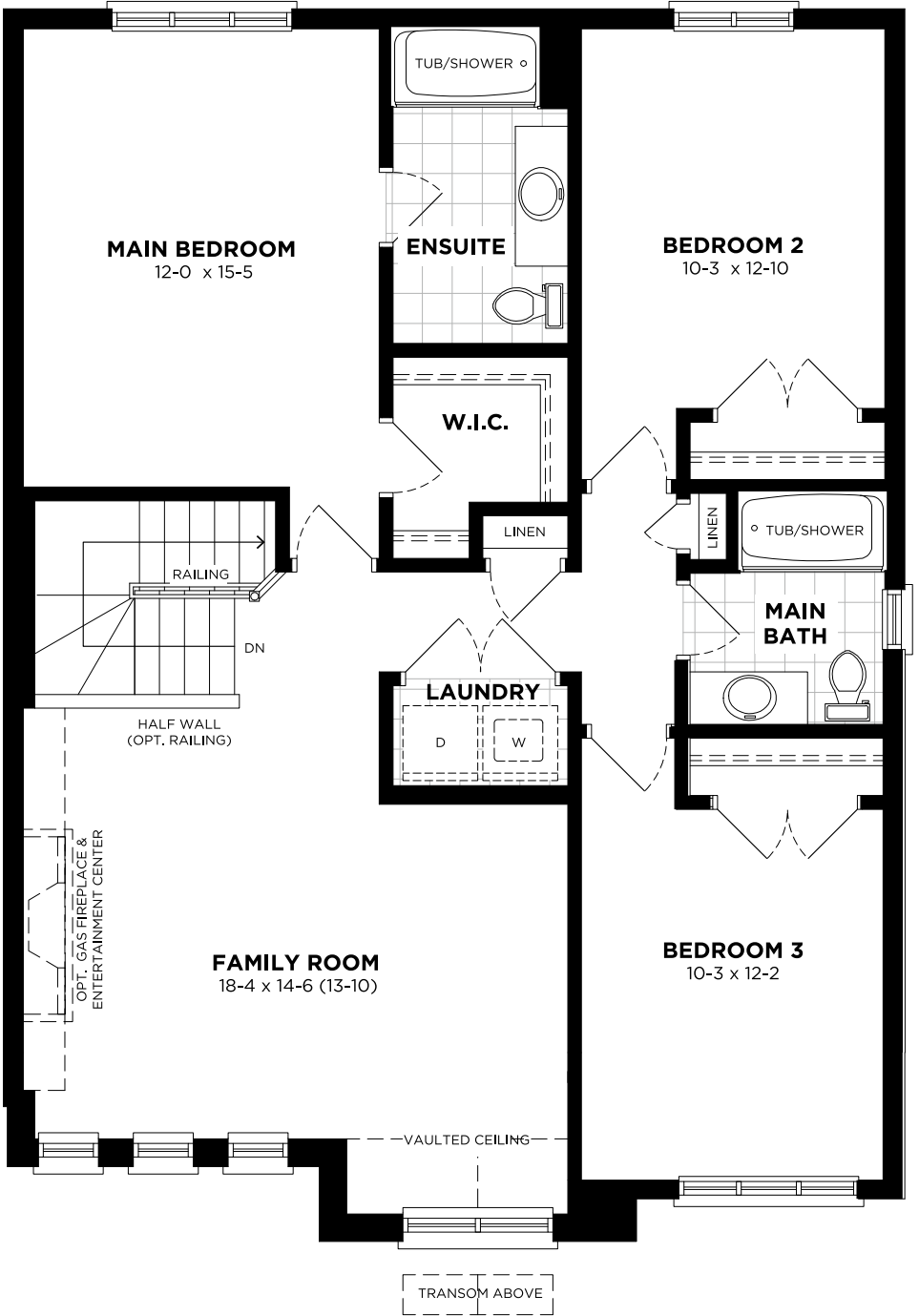
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STANDARD - B1



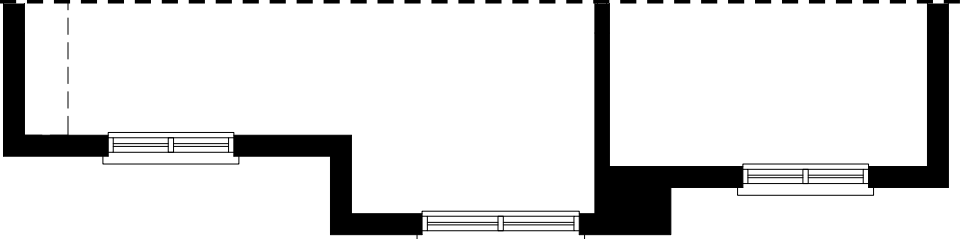
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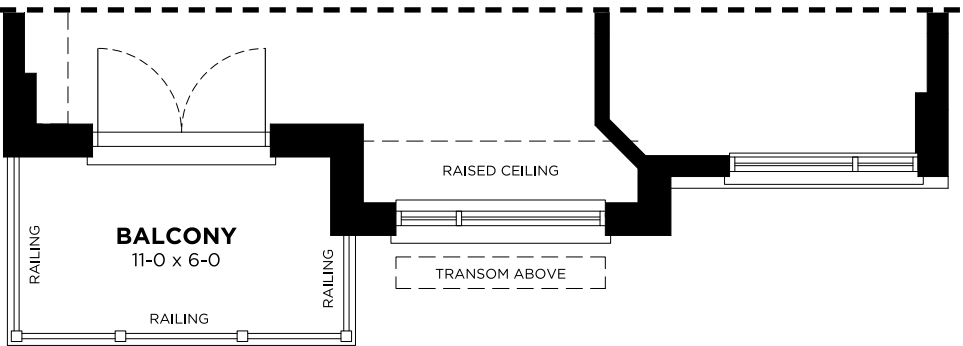
**SECOND FLOOR**  
STANDARD - S1



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S1



**SECOND FLOOR**  
MODERN - S1





36' COLLECTION  
THE **HILLFIELD**

TRADITIONAL	2,039	SQ.FT.
CHÂTEAU/TUSCAN	2,033	SQ.FT.
MODERN	2,043	SQ.FT.
FARMHOUSE	2,021	SQ.FT.



FARMHOUSE





MODERN



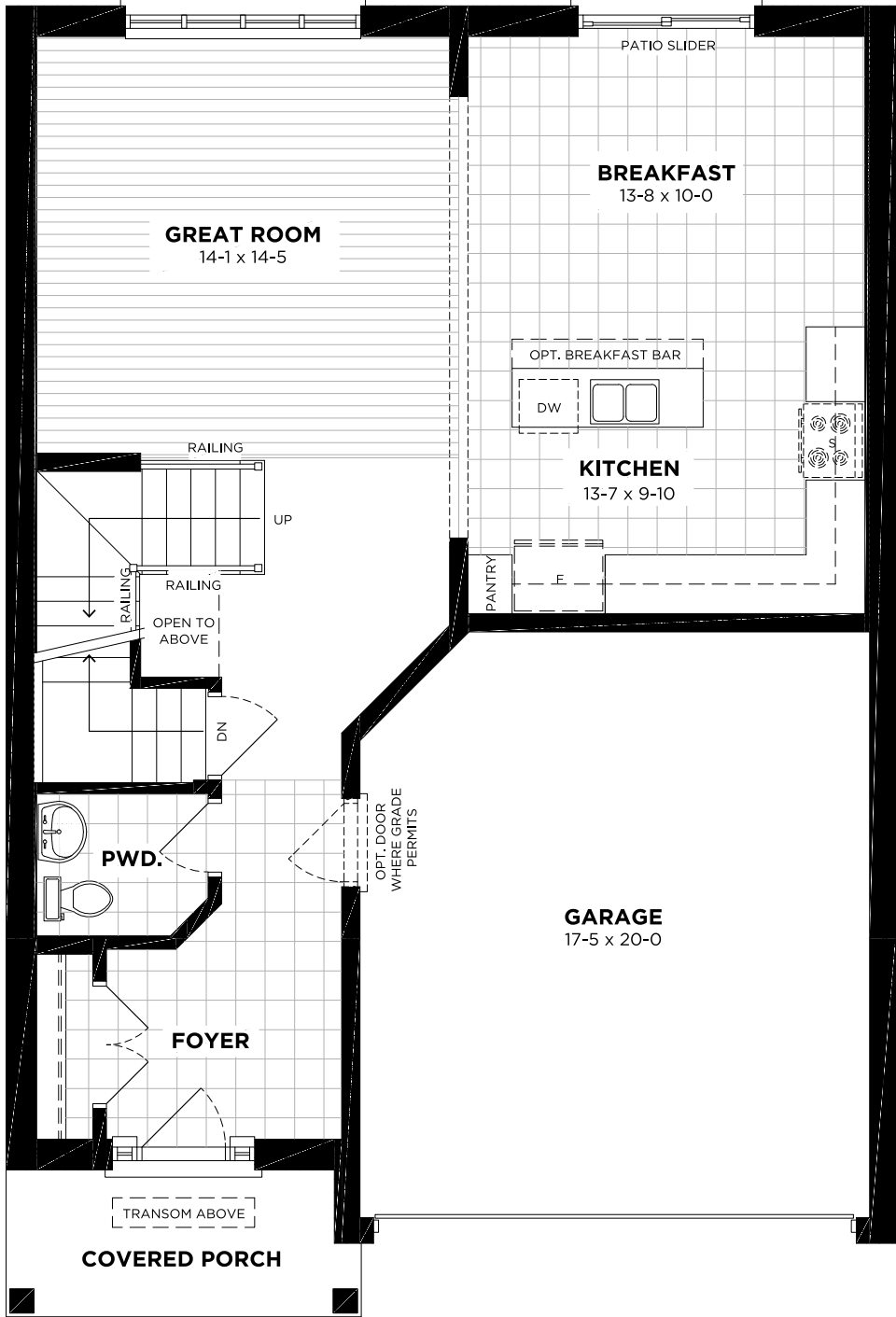
CHÂTEAU/TUSCAN



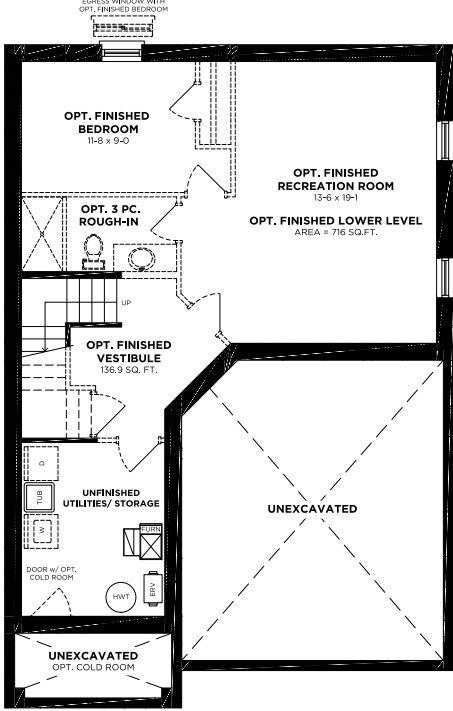
TRADITIONAL

36' COLLECTION	 4	THE <b>HILLFIELD</b>		PREMIUM COLLECTION BY LOSANI HOMES	
	 2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,039 SQ.FT. 2,033 SQ.FT.	MODERN FARMHOUSE	2,043 SQ.FT. 2,021 SQ.FT.

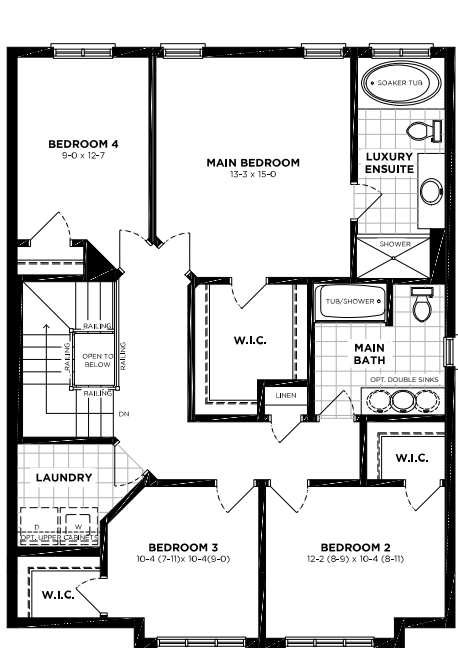
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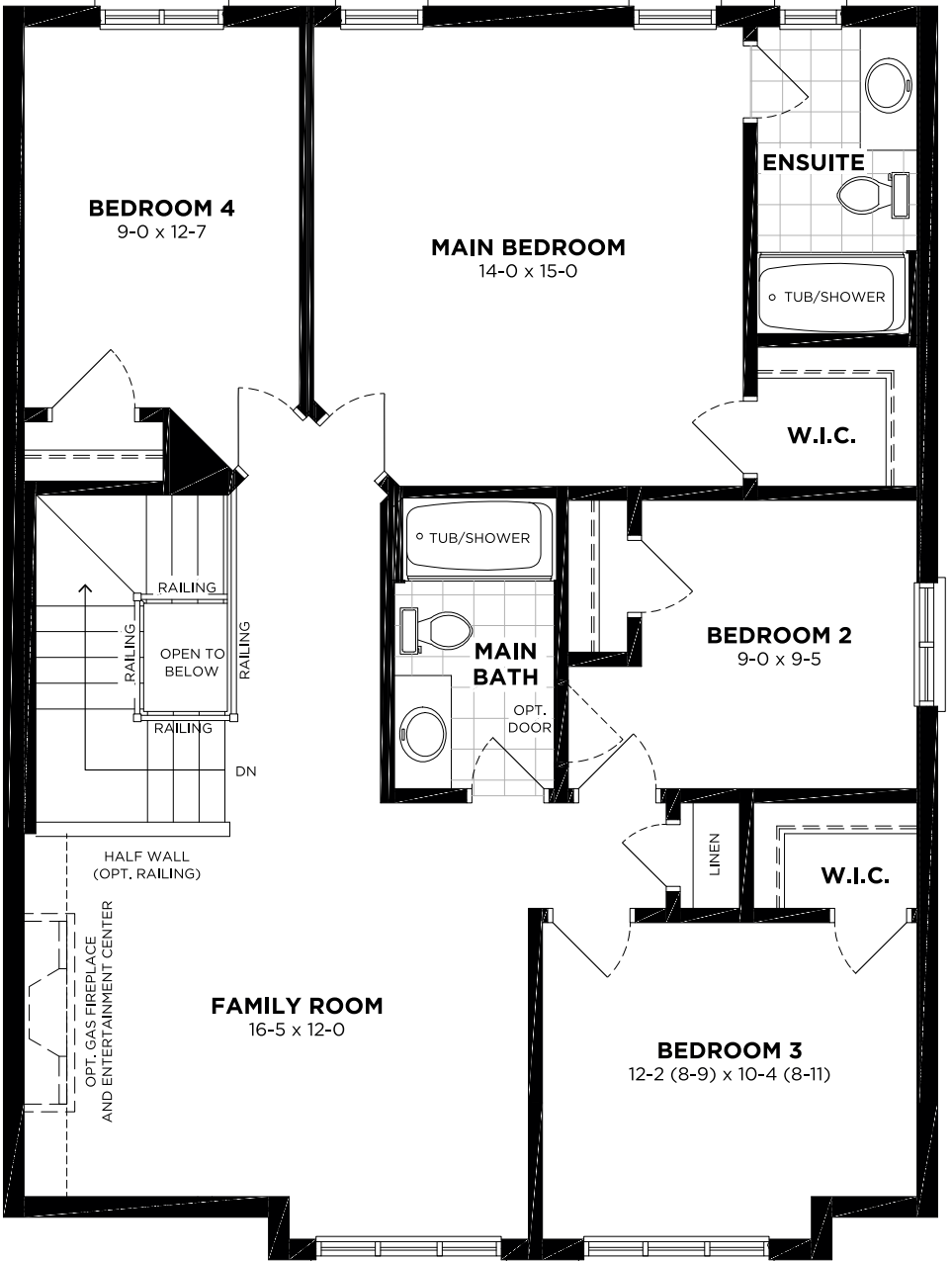
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STANDARD - B1



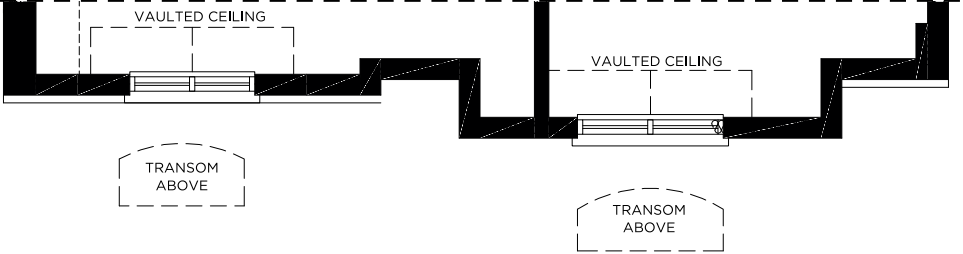
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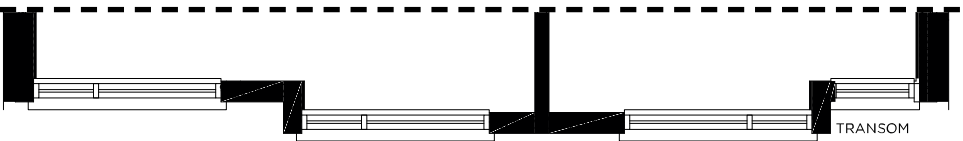
**SECOND FLOOR**  
STANDARD - S1



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S1



**SECOND FLOOR**  
MODERN - S1





36' COLLECTION  
THE CERULEAN

TRADITIONAL	2,263	SQ.FT.
CHÂTEAU/TUSCAN	2,266	SQ.FT.
MODERN	2,268	SQ.FT.
FARMHOUSE	2,321	SQ.FT.



FARMHOUSE



MODERN



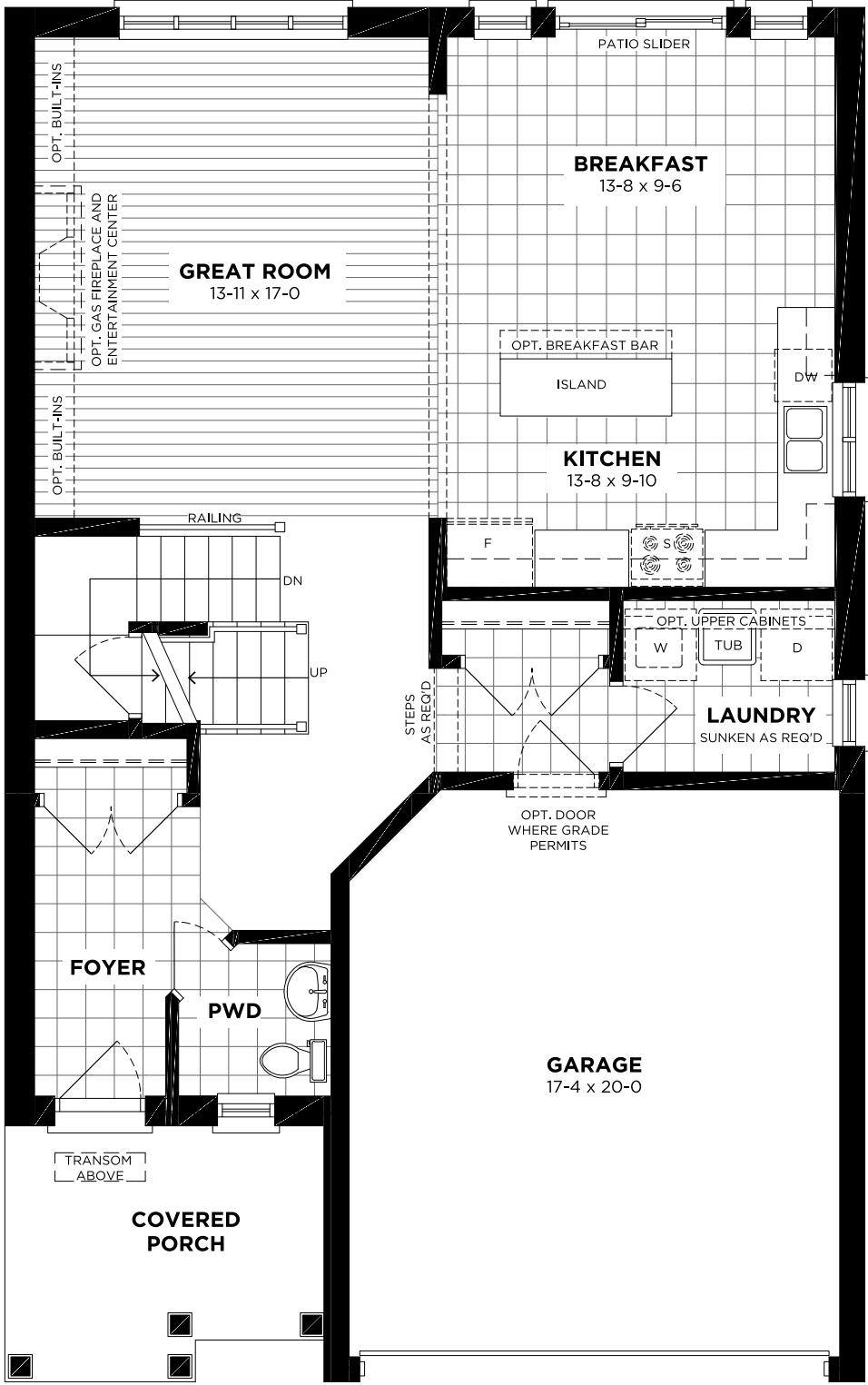
CHÂTEAU/TUSCAN



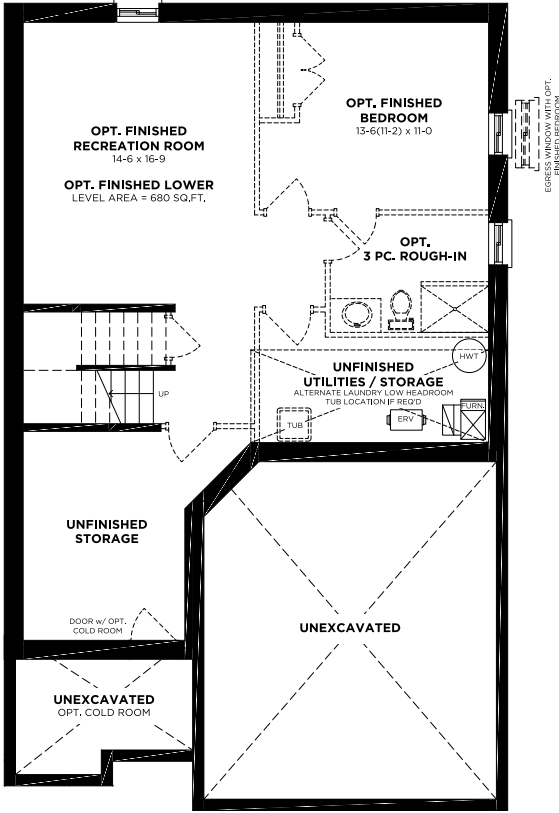
TRADITIONAL

36' COLLECTION	4	THE CERULEAN				PREMIUM COLLECTION BY LOSANI HOMES
	2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,263 SQ.FT. 2,266 SQ.FT.	MODERN FARMHOUSE	2,268 SQ.FT. 2,321 SQ.FT.	

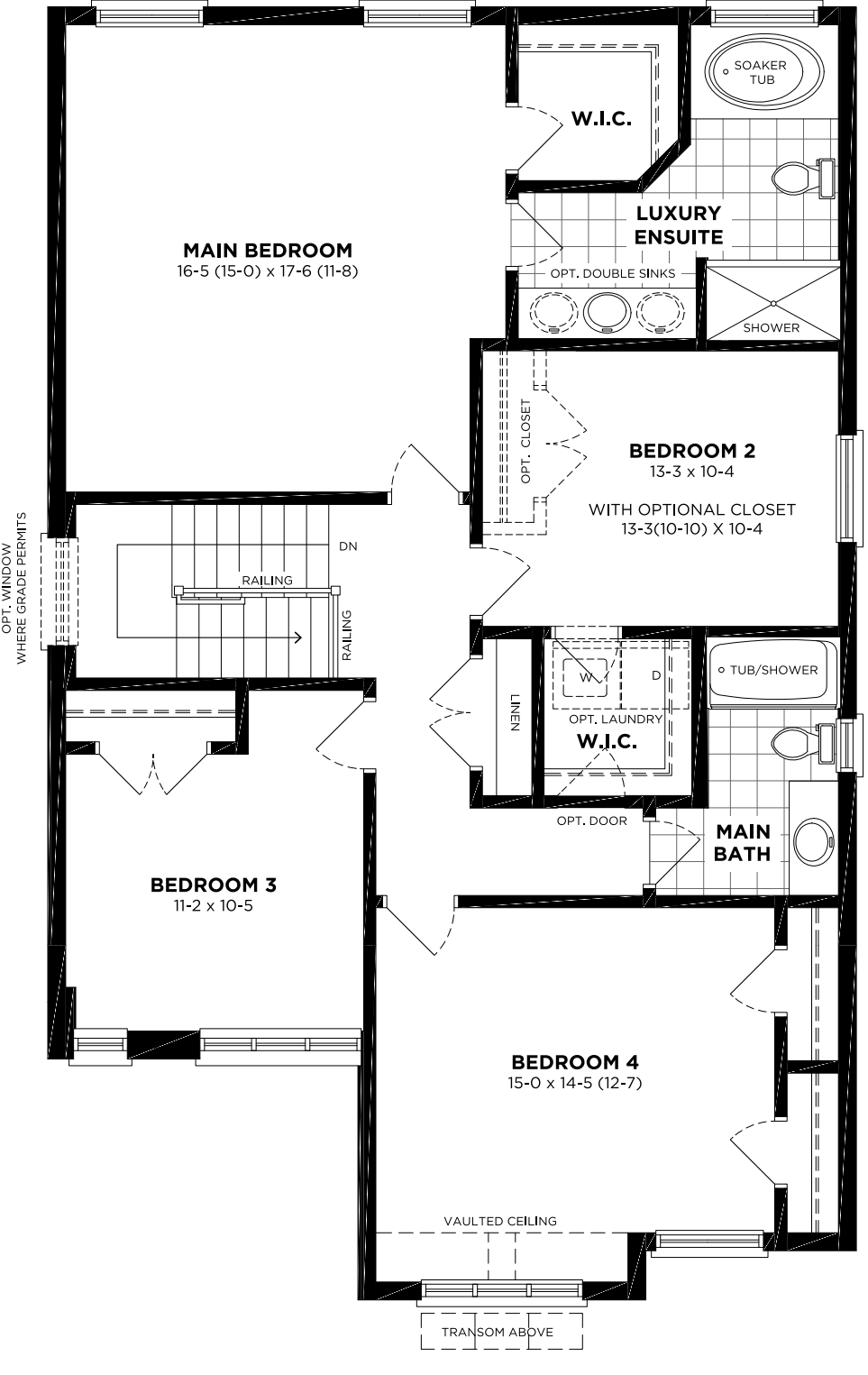
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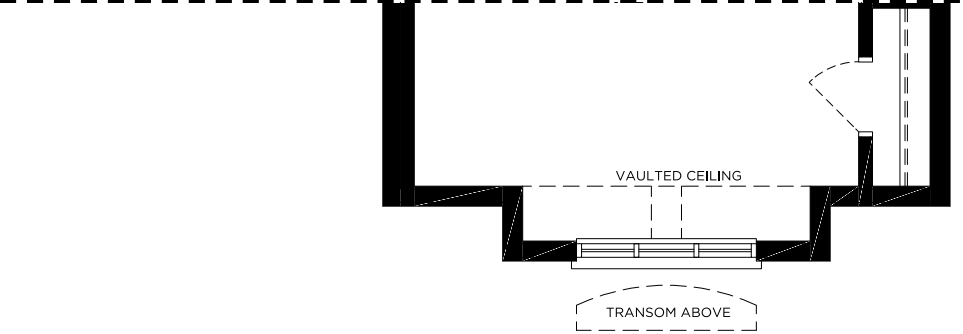
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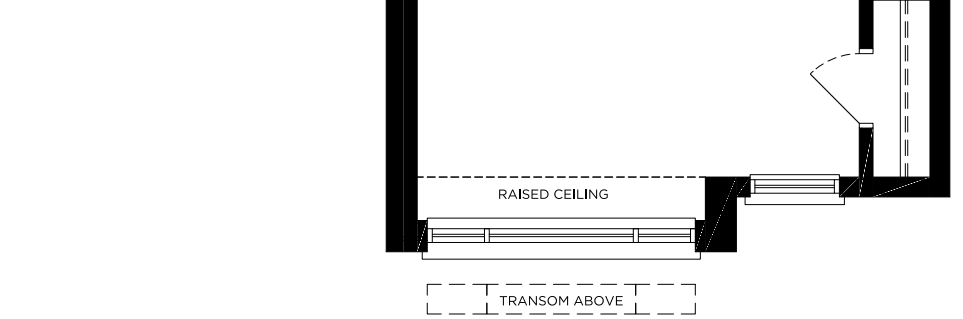
SECOND FLOOR  
STANDARD - S1



SECOND FLOOR  
CHÂTEAU/TUSCAN - S1



SECOND FLOOR  
MODERN - S1





36' COLLECTION  
THE CAROUSEL

TRADITIONAL	2,291	SQ.FT.
CHÂTEAU/TUSCAN	2,291	SQ.FT.
MODERN	2,291	SQ.FT.
FARMHOUSE	2,337	SQ.FT.



FARMHOUSE



MODERN



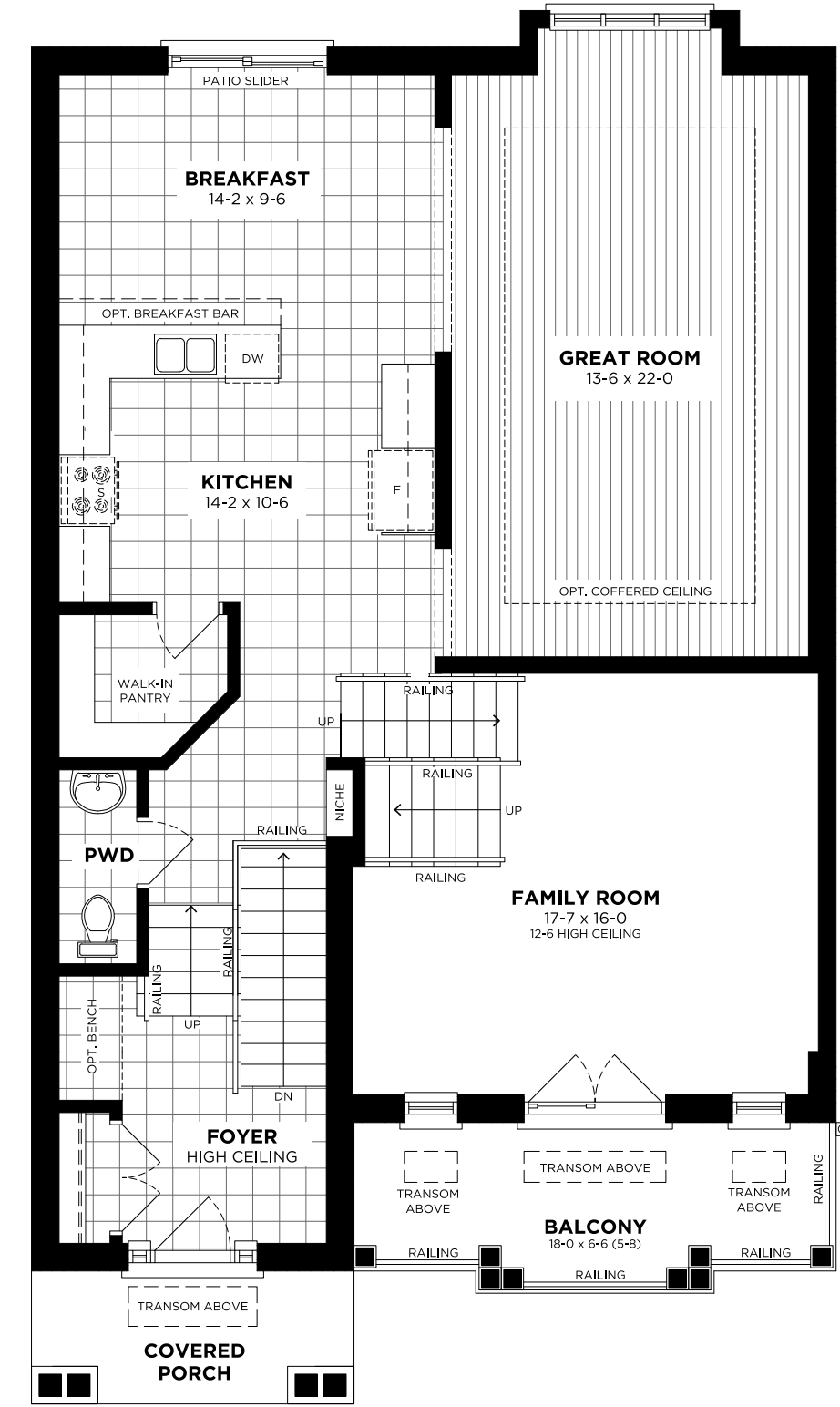
CHÂTEAU/TUSCAN



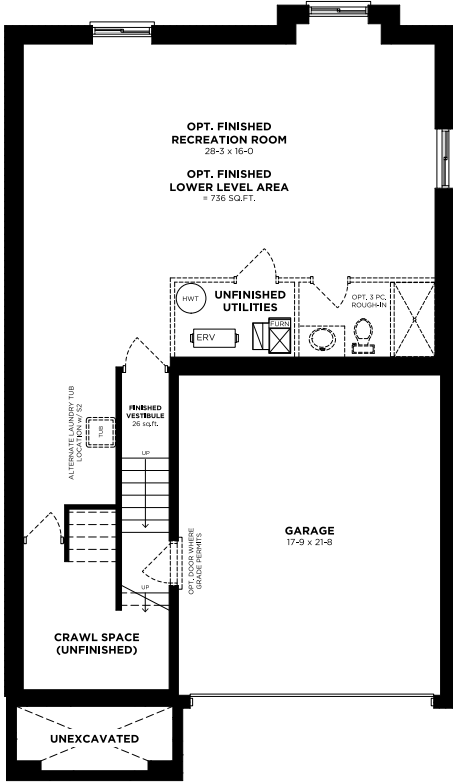
TRADITIONAL

36' COLLECTION	3	THE CAROUSEL				PREMIUM COLLECTION BY LOSANI HOMES	
	2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,291 SQ.FT. 2,291 SQ.FT.	MODERN FARMHOUSE	2,291 SQ.FT. 2,337 SQ.FT.		

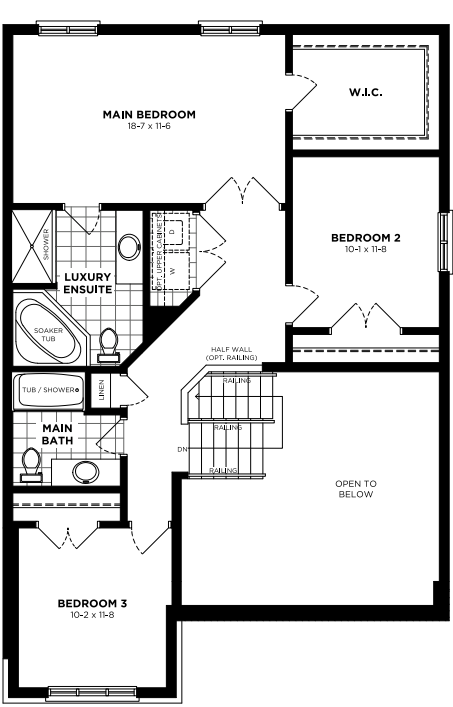
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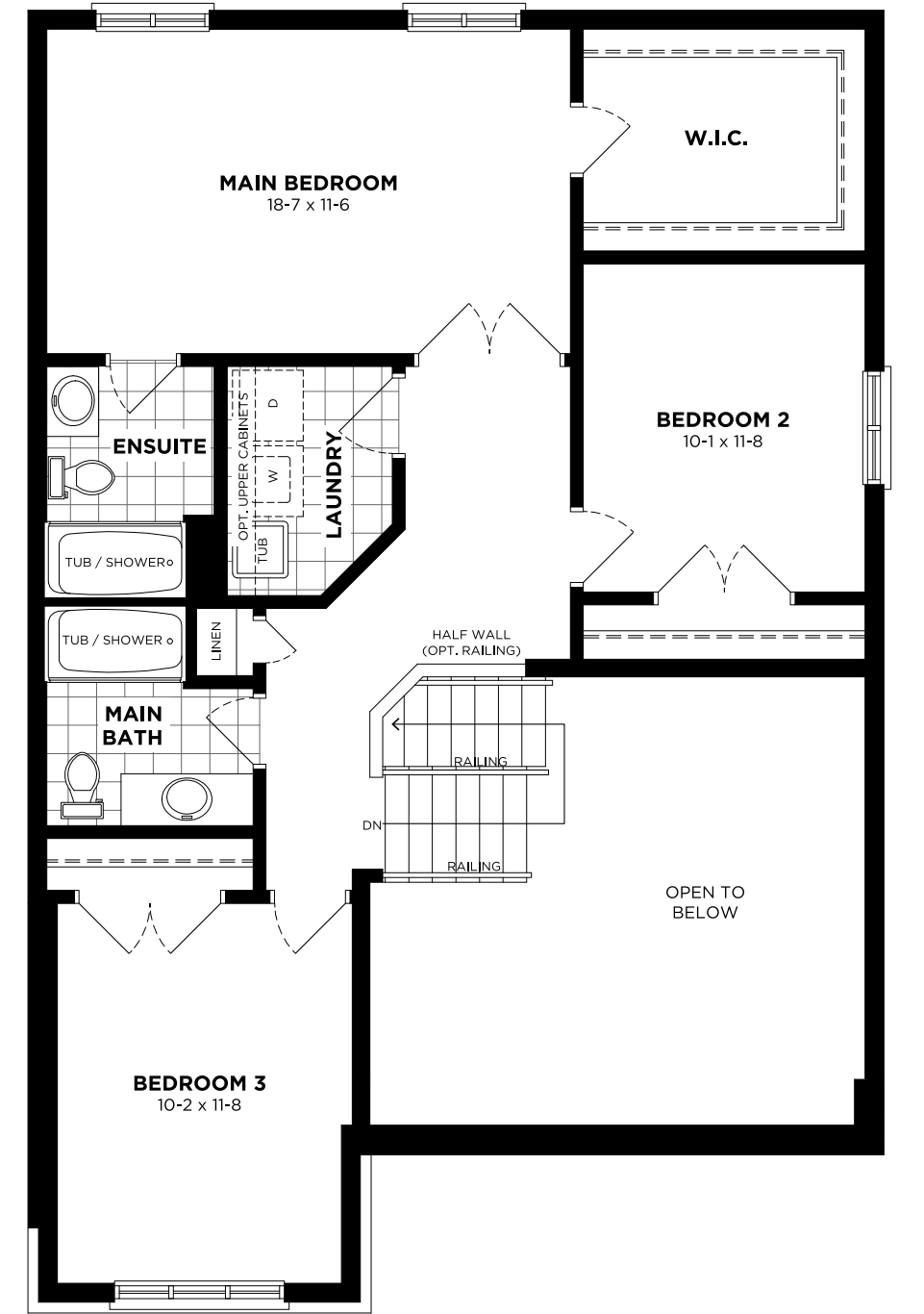
LOWER LEVEL  
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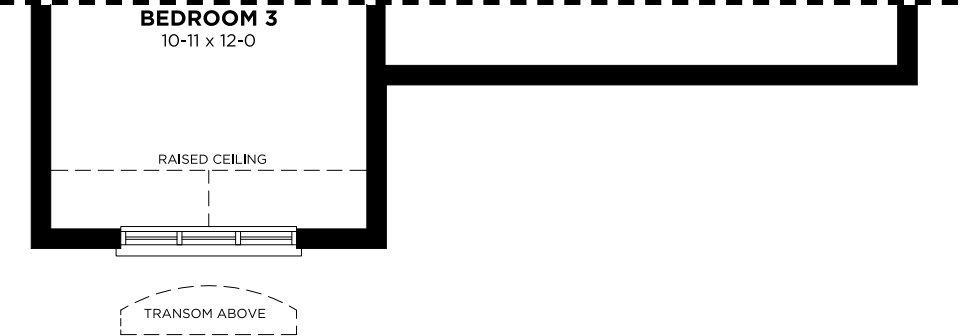
OPTIONAL SECOND FLOOR  
S2 w/ LUXURY ENSUITE



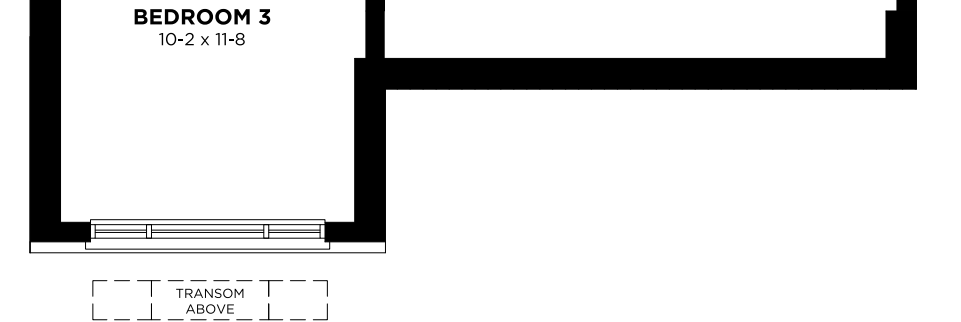
SECOND FLOOR  
STANDARD - S1



SECOND FLOOR  
CHÂTEAU/TUSCAN - S1/S2



SECOND FLOOR  
MODERN - S1/S2





36' COLLECTION  
THE **DUNDURN**

TRADITIONAL	2,309	SQ.FT.
CHÂTEAU/TUSCAN	2,309	SQ.FT.
MODERN	2,309	SQ.FT.
FARMHOUSE	2,341	SQ.FT.



FARMHOUSE





MODERN



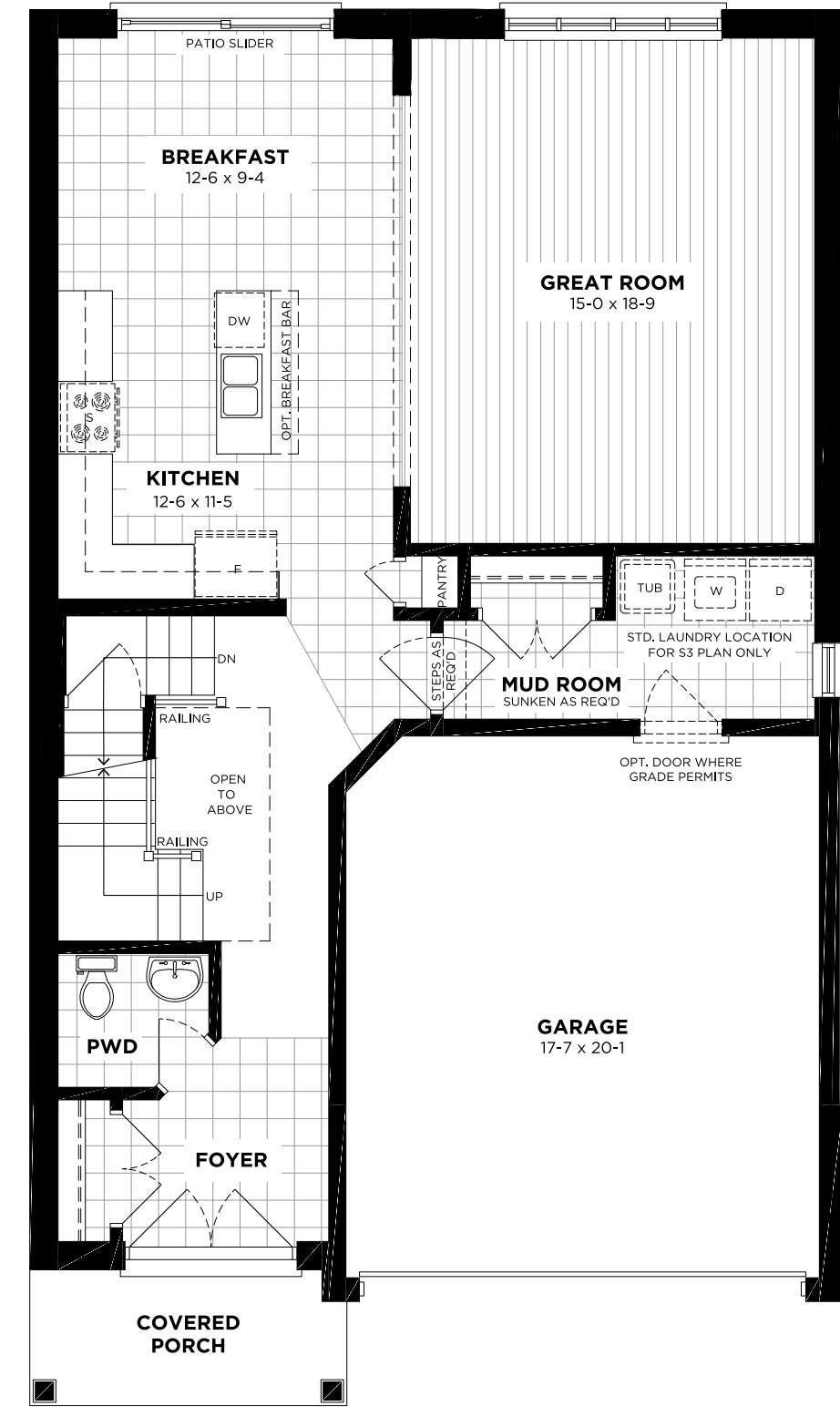
CHÂTEAU/TUSCAN



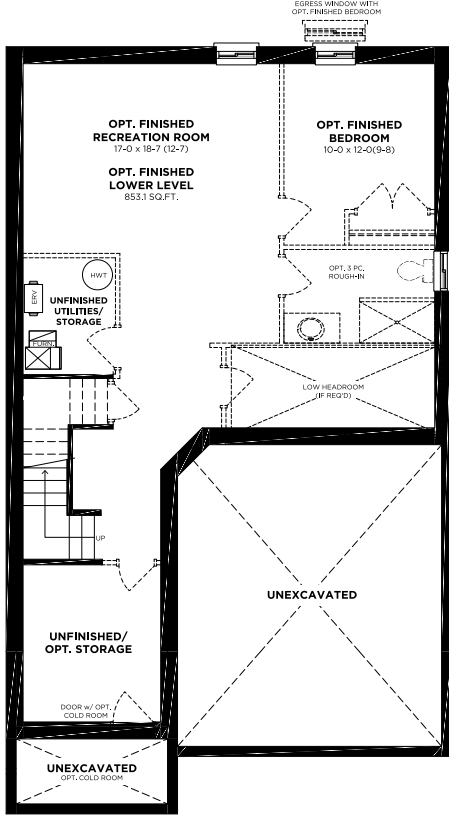
TRADITIONAL

36' COLLECTION	 4	THE <b>DUNDURN</b>				PREMIUM COLLECTION BY LOSANI HOMES
	 2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,309 SQ.FT. 2,309 SQ.FT.	MODERN FARMHOUSE	2,309 SQ.FT. 2,341 SQ.FT.	

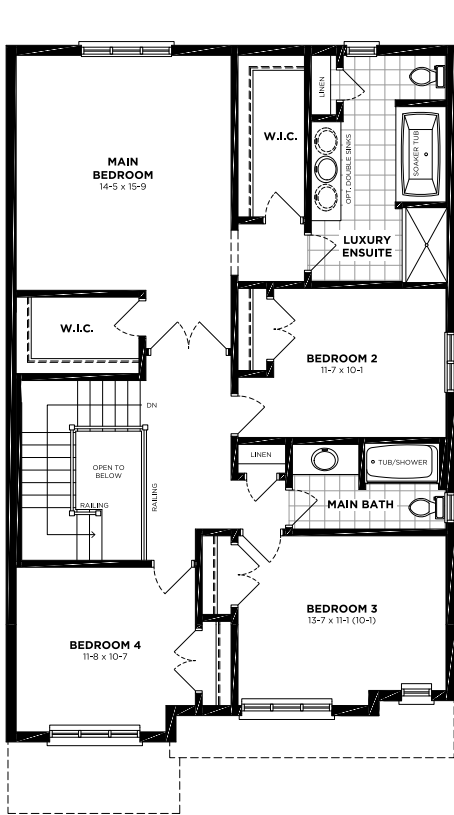
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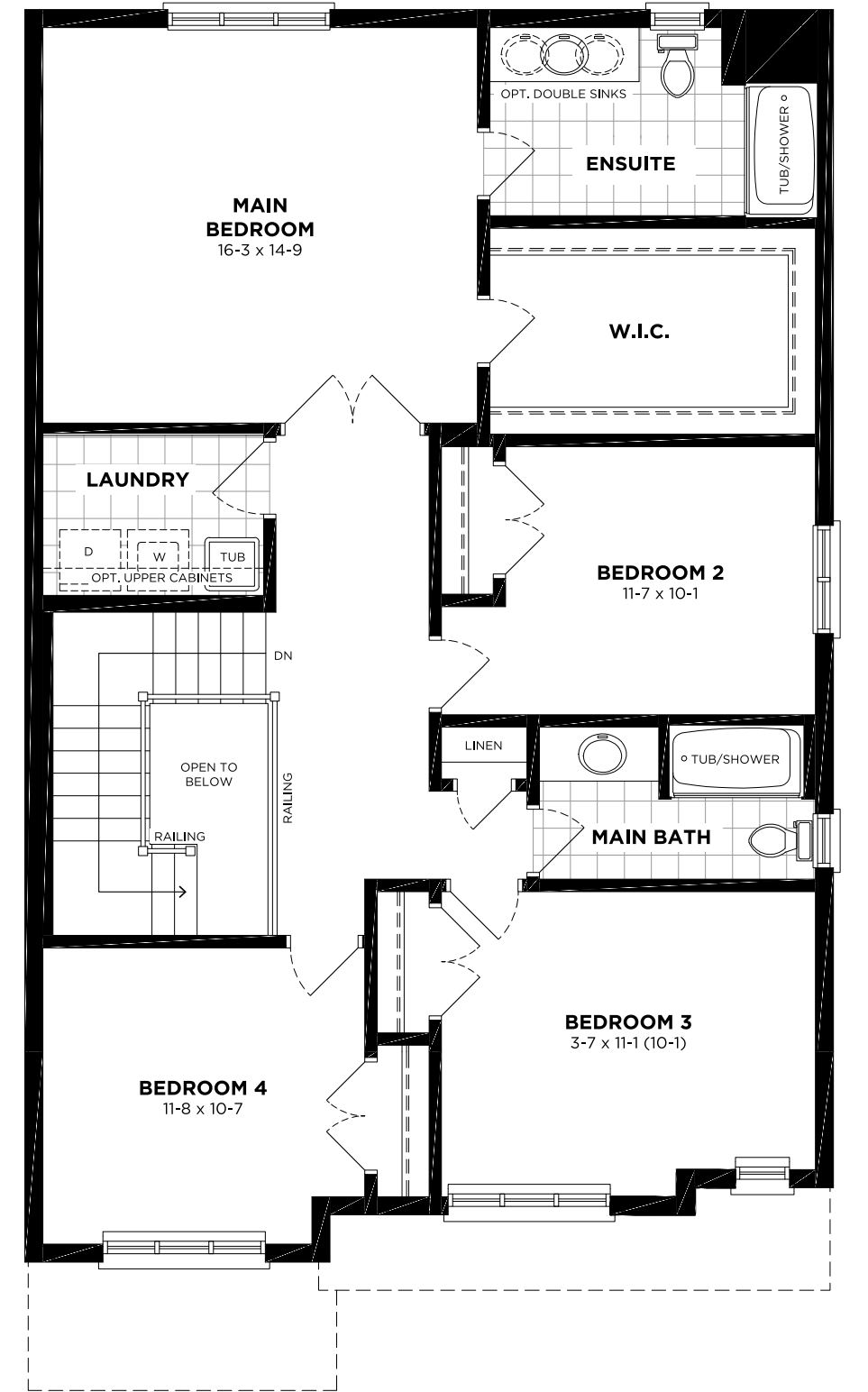
**LOWER LEVEL**  
STANDARD - B1



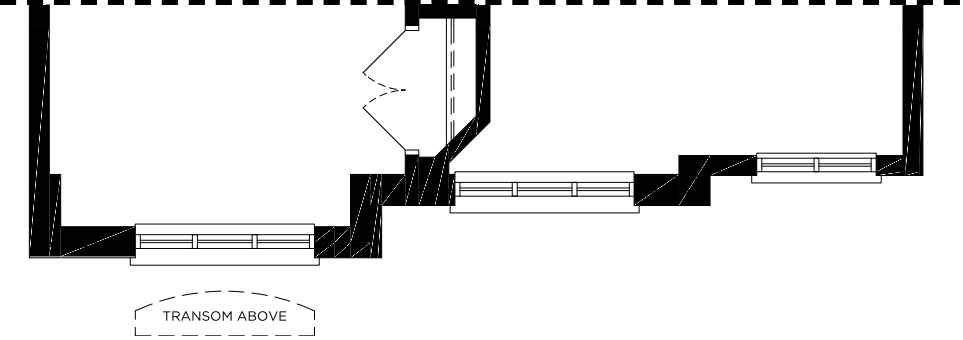
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S3 w/ ALTERNATE LAYOUT



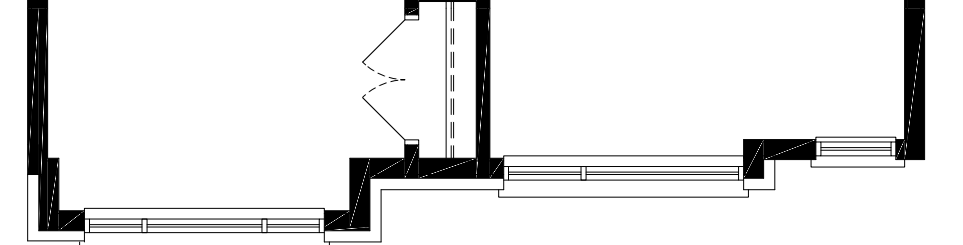
**SECOND FLOOR**  
STANDARD - S1



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S1/S3



**SECOND FLOOR**  
MODERN - S1/S3





36' COLLECTION  
THE VICTORIA

TRADITIONAL	2,610	SQ.FT.
CHÂTEAU/TUSCAN	2,612	SQ.FT.
MODERN	2,597	SQ.FT.
FARMHOUSE	2,561	SQ.FT.



FARMHOUSE



MODERN



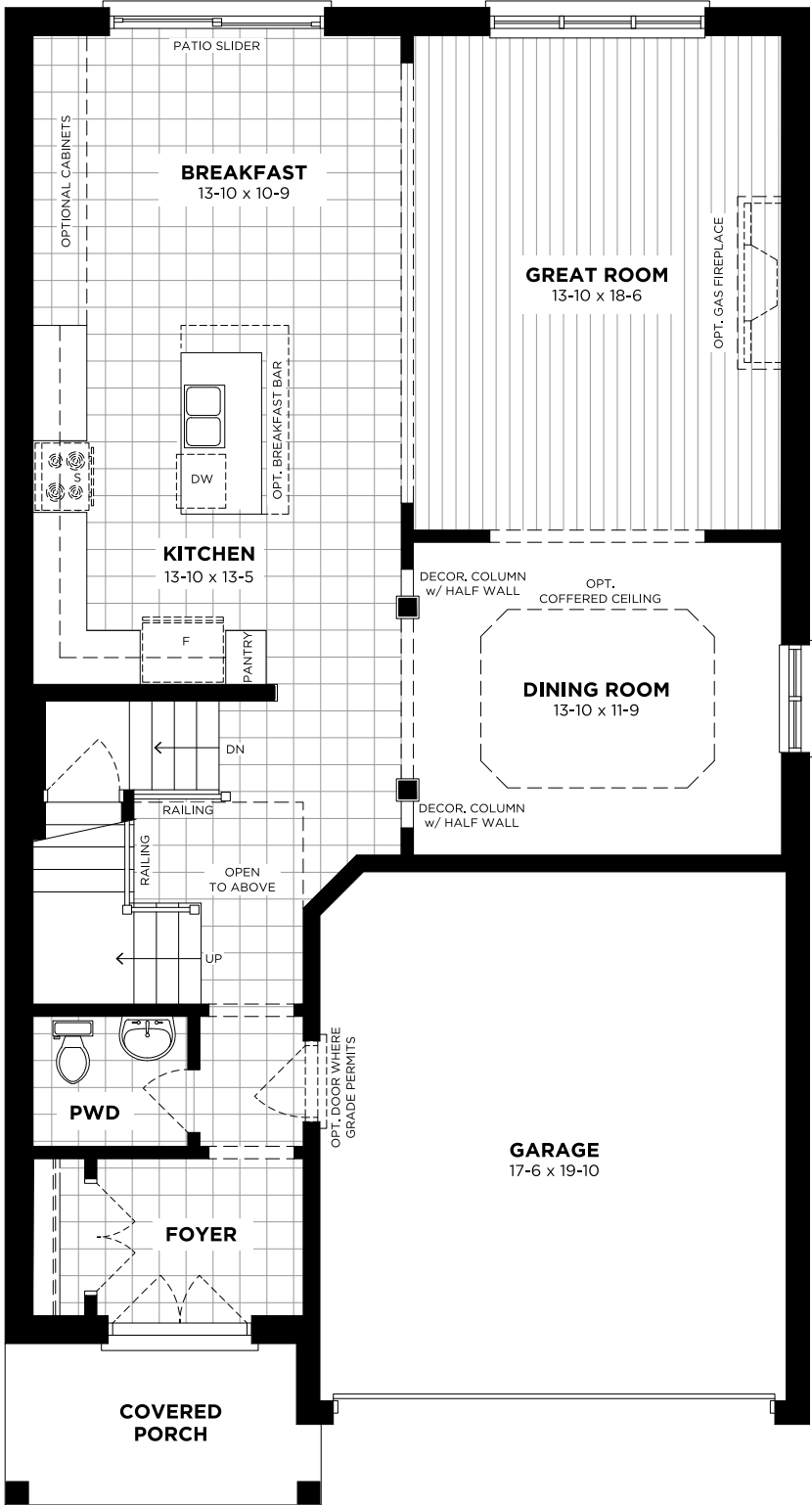
CHÂTEAU/TUSCAN



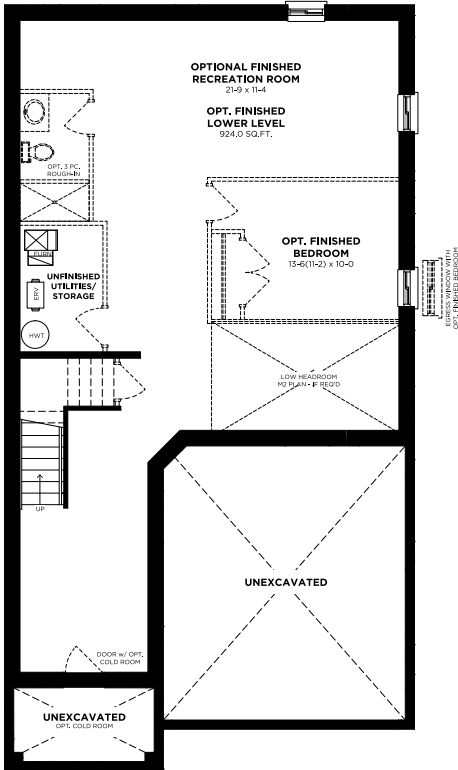
TRADITIONAL

36' COLLECTION	4	THE VICTORIA				PREMIUM COLLECTION BY LOSANI HOMES	
	2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,610 SQ.FT. 2,612 SQ.FT.	MODERN FARMHOUSE	2,597 SQ.FT. 2,561 SQ.FT.		

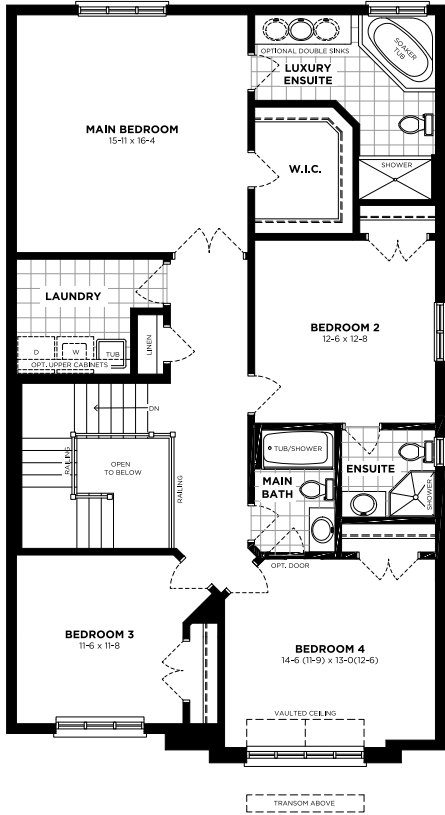
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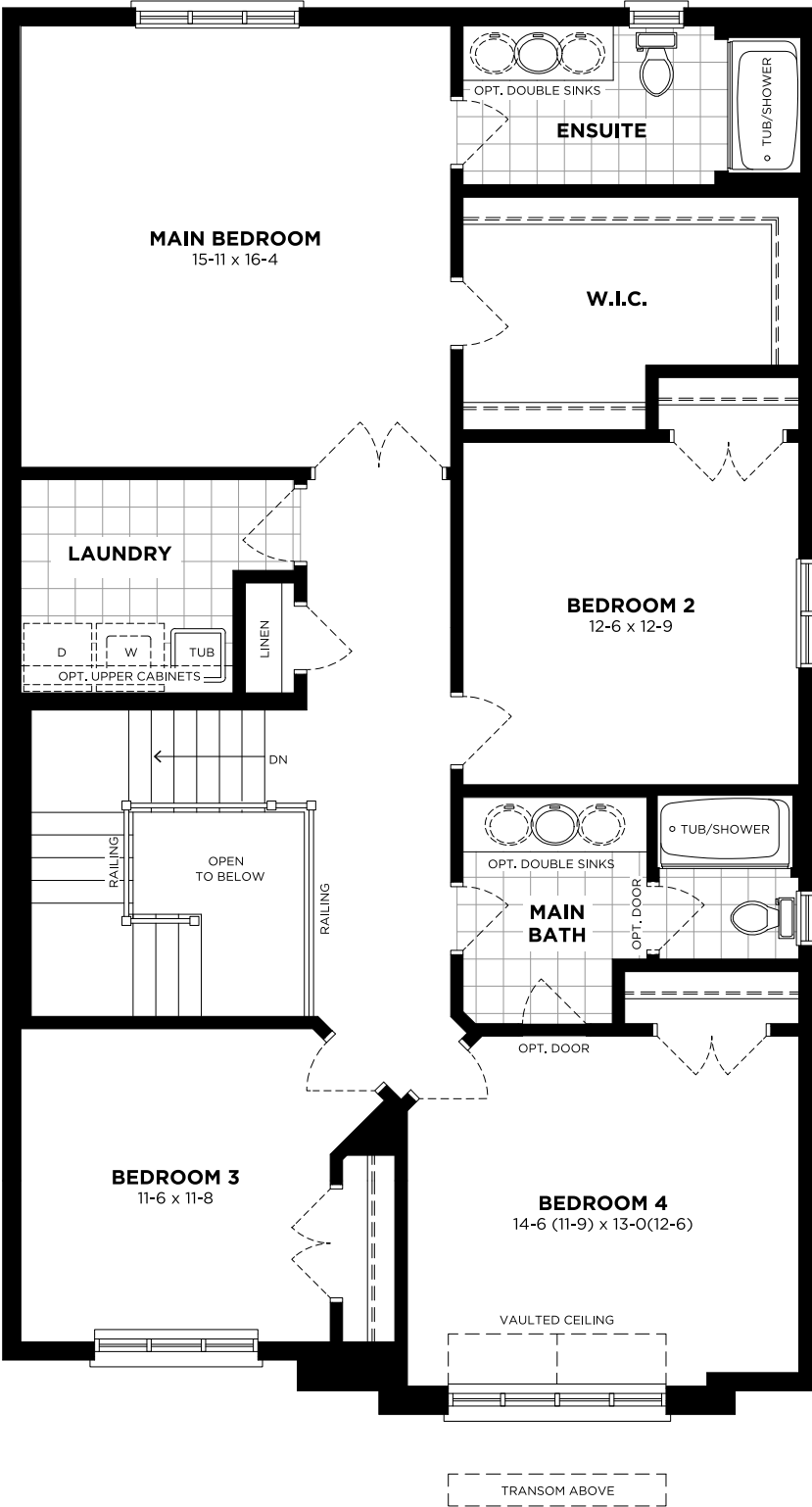
LOWER LEVEL  
STANDARD - B1



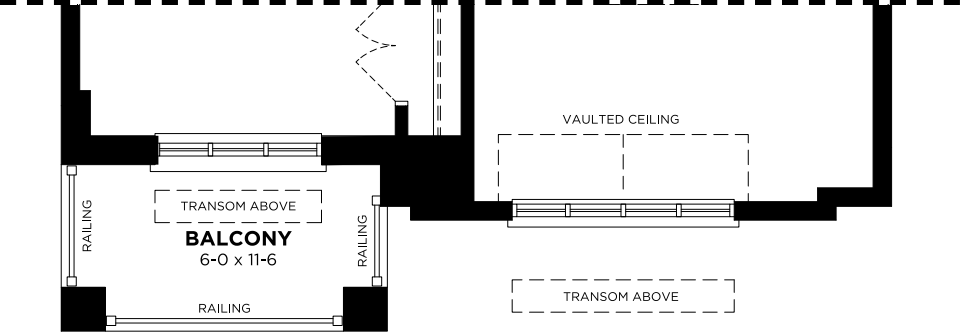
OPTIONAL SECOND FLOOR  
S2 w/ ALTERNATE LAYOUT



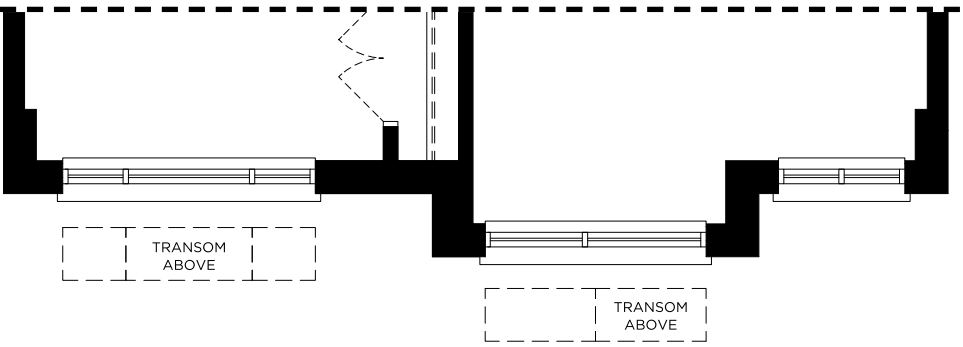
SECOND FLOOR  
STANDARD - S1



SECOND FLOOR  
CHÂTEAU/TUSCAN - S1/S2



SECOND FLOOR  
MODERN - S1/S2



# INSPIRED DE SIGN

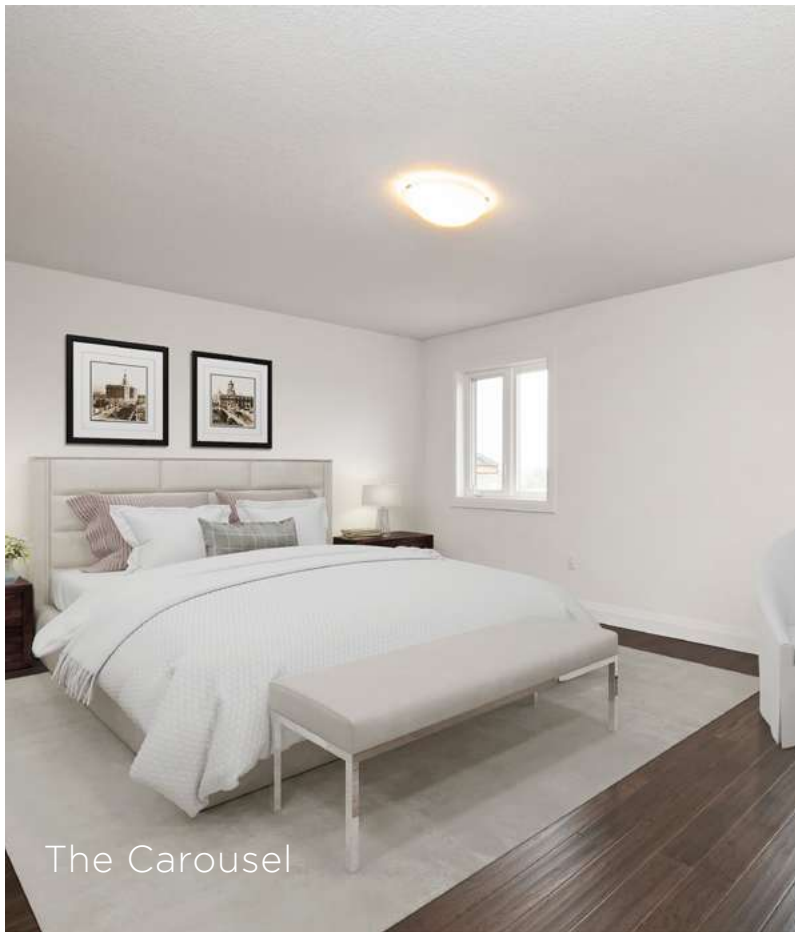
WITH SOMETHING FOR EVERYONE



The Locke



The Macintosh



The Carousel



The Locke



The Cerulean Luxury Ensuite



The Carousel



The Carousel



The Macintosh



# 36'

COLLECTION  
PRODUCT BOOK

Renderings/Exterior Elevations:

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 or 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. Accordingly, all details, dimensions, 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.

Renderings are an artist’s concept only. Final appearance of dwellings shown may differ due to site conditions, grading, municipal and/or architectural requirements, or the availability of materials. Designer packages shown are selections of colours and materials that may not be available at the time of selection. In addition, the final appearance of materials may differ due to lighting conditions, dye-lot, or other factors. E & OE July 4, 2024 1:49 PM.

Rendering Interior

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Interior/Floor Plans in Marketing Materials:

Actual usable floor space may vary from any stated floor area in the Vendor’s marketing materials. Due to site conditions and engineering or structural requirements, individual room dimensions shown in the Vendor’s marketing materials are not warranted and do not form part of this contract. Total square footage measurements are warranted by the Vendor, subject to the measurements and tolerances prescribed by Bulletin 22 formerly published by the Tarion Warranty Corporation which are as follows: the floor area of the house is the total area of each floor above grade measured as follows: (1.) For interior townhomes: from the centreline of the common wall to the centreline of the common wall; (2.) For end unit townhomes or semi-detached homes: from the centreline of the common wall to the exterior face of the outside wall; or (3.) for single detached dwellings: from the exterior face of an outside wall to the exterior face of the opposite outside wall, less any openings to the floor below which are not associated with stairs. Stairs may be included (the area of treads and landings). However, if the opening in the floor is oversized (larger than the actual area of the stairs), that extra open area (outside the limits of the treads and landings) must be deducted from the floor area calculation. A tolerance of 2.0% on the total area measurement is acceptable. The area of the garage is excluded from the floor area calculation, but any finished year-round habitable space above the garage is included. Finished and enclosed atrium or sunroom areas meant for year-round use may be included in the calculation. The area of any open balconies or enclosed balconies are not to be included in the calculation. Finished area, where all or part of the area is below the first storey (finished basements, including walk-outs), may be include in the total floor area figure, but must also be specified separately. Measurements for this ‘finished lower level or finished basement’ space are to the exterior surfaces of foundation walls, to the centre lines of demising walls. Some windows shown on side elevations may not be available due to the applicable side yard setback. The location of fixtures such as electrical panels, hot water tanks, sump pumps or furnaces may change due to site conditions or engineering requirements. Features identified as “Optional” or “Opt” are an additional cost, and may not be available based on the stage of construction of the home. Features shown “where grade permits” or “subject to grading” may not be available based on the grading of the land, and may in some cases require adjacent floor areas to be lowered by one riser, or “sunken”. Construction of dwelling may not be as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, the applicable Floor Plan and site conditions. Some windows shown on side and rear elevations may not be available or may be altered due to the applicable side yard setback or rear yard elevation. Accordingly, all details, dimensions, 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. E. & O. E. July 4, 2024 1:49 PM

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 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 or equal or better quality.

Marketing Site Plan:

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 of the lot purchased herein only. The lot and surrounding lots or other features shown on this plan such as driveway locations, sidewalks, grading, retaining walls, depth measurements, fencing detail, and landscaping features are subject to approval by the municipality, the Vendors consulting engineers, and developer. Accordingly the lot, adjacent lots, and all such surrounding features shown on this plan are subject to change without notice and may differ.

Backyard Views:

Backyard views are conceptual aerial photo overlays based on general draft approved lot locations and patterns. Actual configurations may change without prior notice, and dimensioning is approximate only. Final conditions of the lands after construction may include street furniture such as transformers, light standards, and mailboxes.

The lot shown and surrounding lands after home delivery may also contain features such as fencing, retaining walls, catch-basins, infiltration galleries, curbs, sidewalks, and drainage swale actual ‘tree line’ separating the lot areas from surrounding vegetation may also vary based on the final approvals granted by the municipality and conservation authority. E & OE July 4, 2024 1:49 PM.

PreVU:

Artist’s concept only. Please be advised that while this is an accurate representation of this model, actual views from individual dwellings once constructed may not be as shown. Changes due to municipal codes, grading and other unforeseen circumstances may affect the constructed model. Construction of dwelling may not be exactly as shown. Some features shown may be optional extras at an additional cost.

Some windows shown on side elevations may not be available due to the applicable side yard setback. Accordingly, all details, dimensions, 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.

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