



RIVERBANK ESTATES
NITH RIVER, PARIS

40' COLLECTION OF DETACHED HOMES

LOSANI
H O M E S



40'

COLLECTION
PRODUCT BOOK

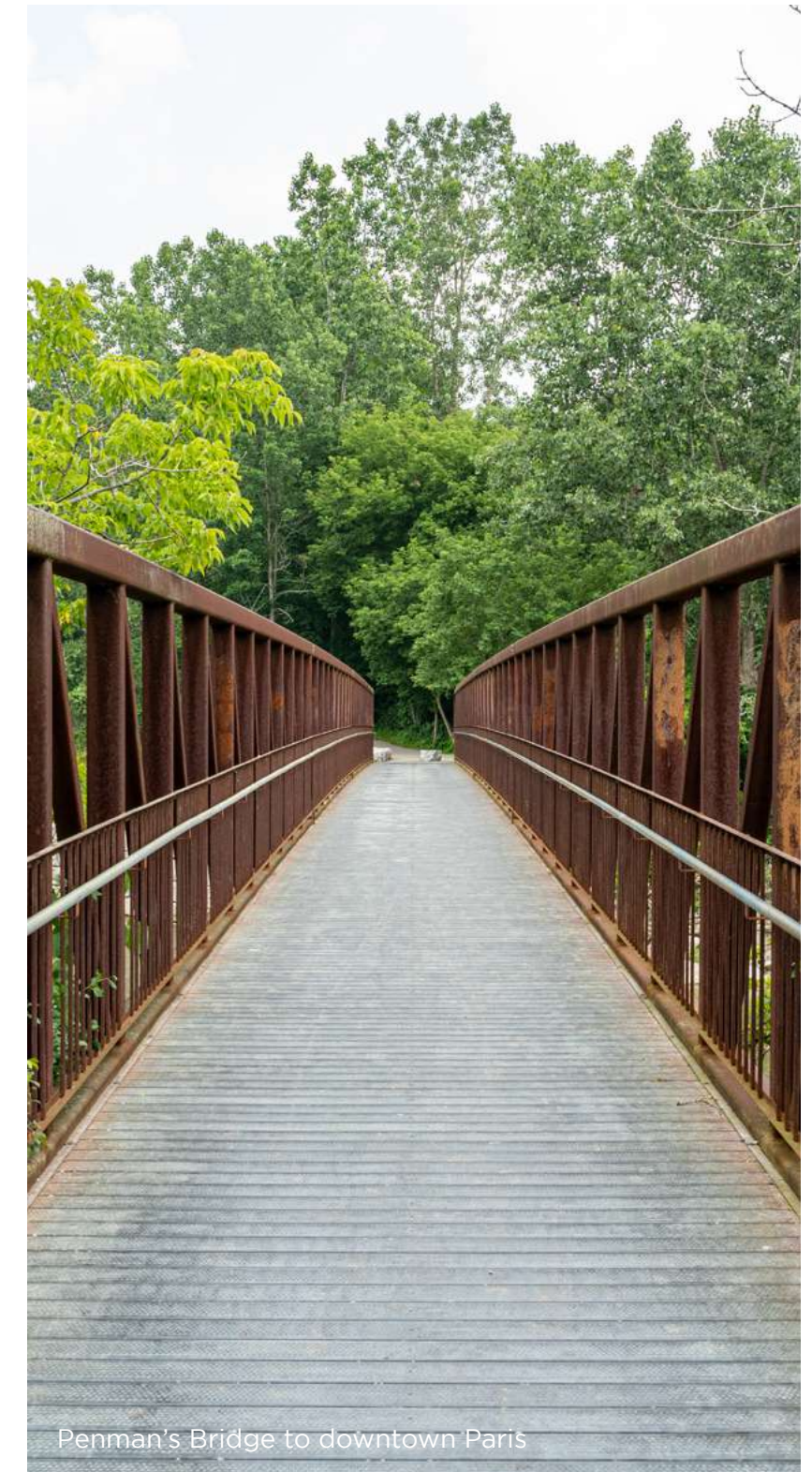
WHEN NATURE
DESIGNS THE
MASTER PLAN,
YOU HONOUR
THE VISION.



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 Millbank Farmhouse



The Marigold Great Room/Kitchen



The MacIntosh Modern



The Topaz Traditional



The MacNab Great Room

TABLE OF CONTENTS

1. Riverbank Estates	
Amenities map	1-2
Site Plan	3-4
2. The Architecture	5-8
3. The 40' Collection	
The Wentworth	9-10
The Parkview	11-12
The Topaz	13-14
The MacNab	15-16
The Claremont	17-18
The Millbank	19-20
The Gardenvue	21-22
The Woodside	23-24
The Mulberry	25-26
The Marigold	27-28
4. Interior Spaces	29-30
5. Legal Disclaimers & Information	

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



40'

COLLECTION
PRODUCT BOOK

NITH TRAIL

PENMAN'S BRIDGE

GRAND RIVER

NITH RIVER

DOWNTOWN

LIONS PARK

BRIDGE TO DOWNTOWN

NITH RIVER

NITH TRAIL

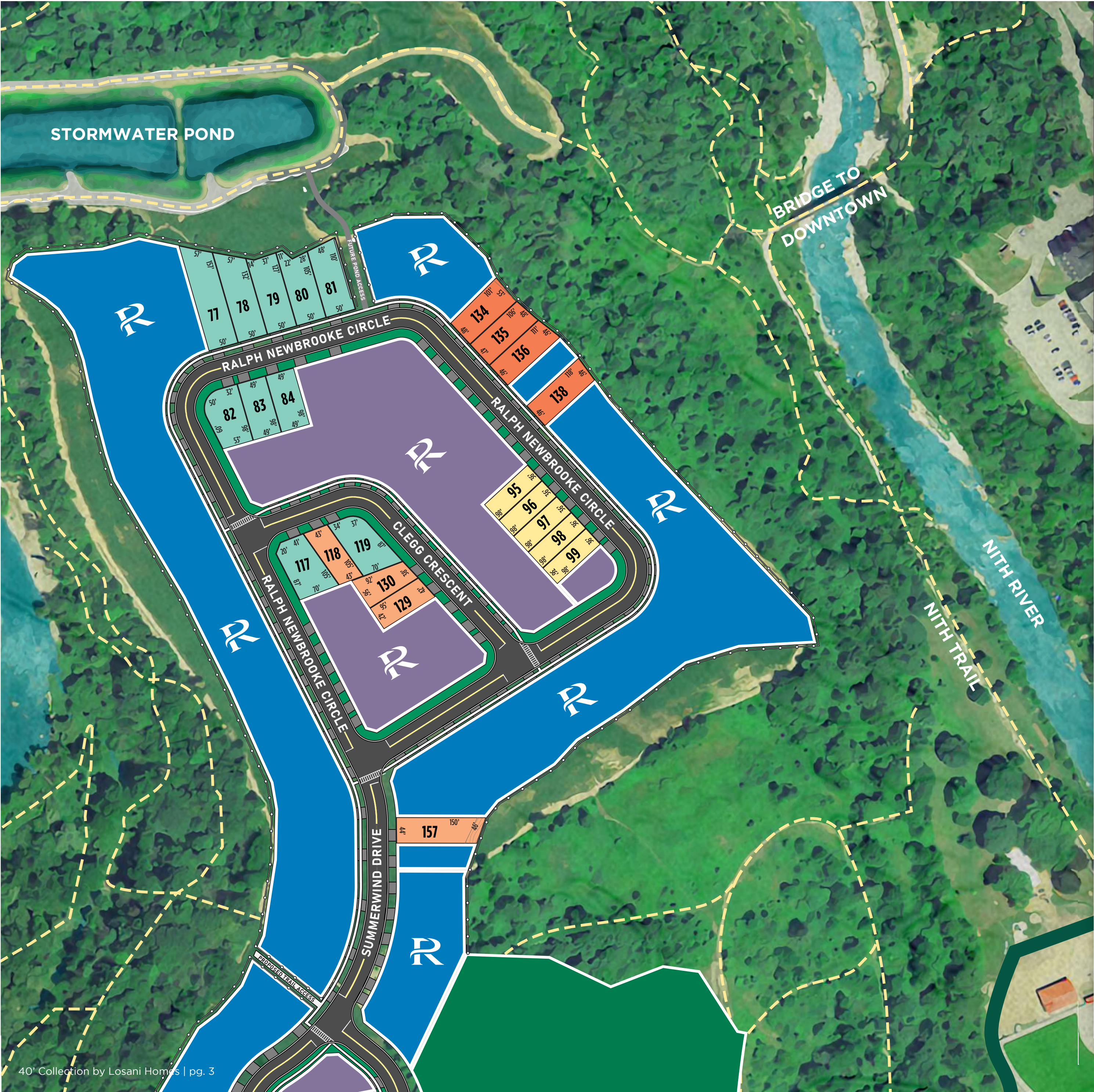
BARKER'S BUSH



RIVERBANK ESTATES
NITH RIVER, PARIS

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

HARROWSMITH MAGAZINE



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

40' 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

40' Collection by Losani Homes | pg. 6



The Millbank



The Mulberry

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

40' 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

40' Collection by Losani Homes | pg. 8



40' COLLECTION
THE WENTWORTH

TRADITIONAL	1,320	SQ.FT.
CHÂTEAU/TUSCAN	1,320	SQ.FT.
MODERN	1,320	SQ.FT.
FARMHOUSE	1,350	SQ.FT.



FARMHOUSE



MODERN



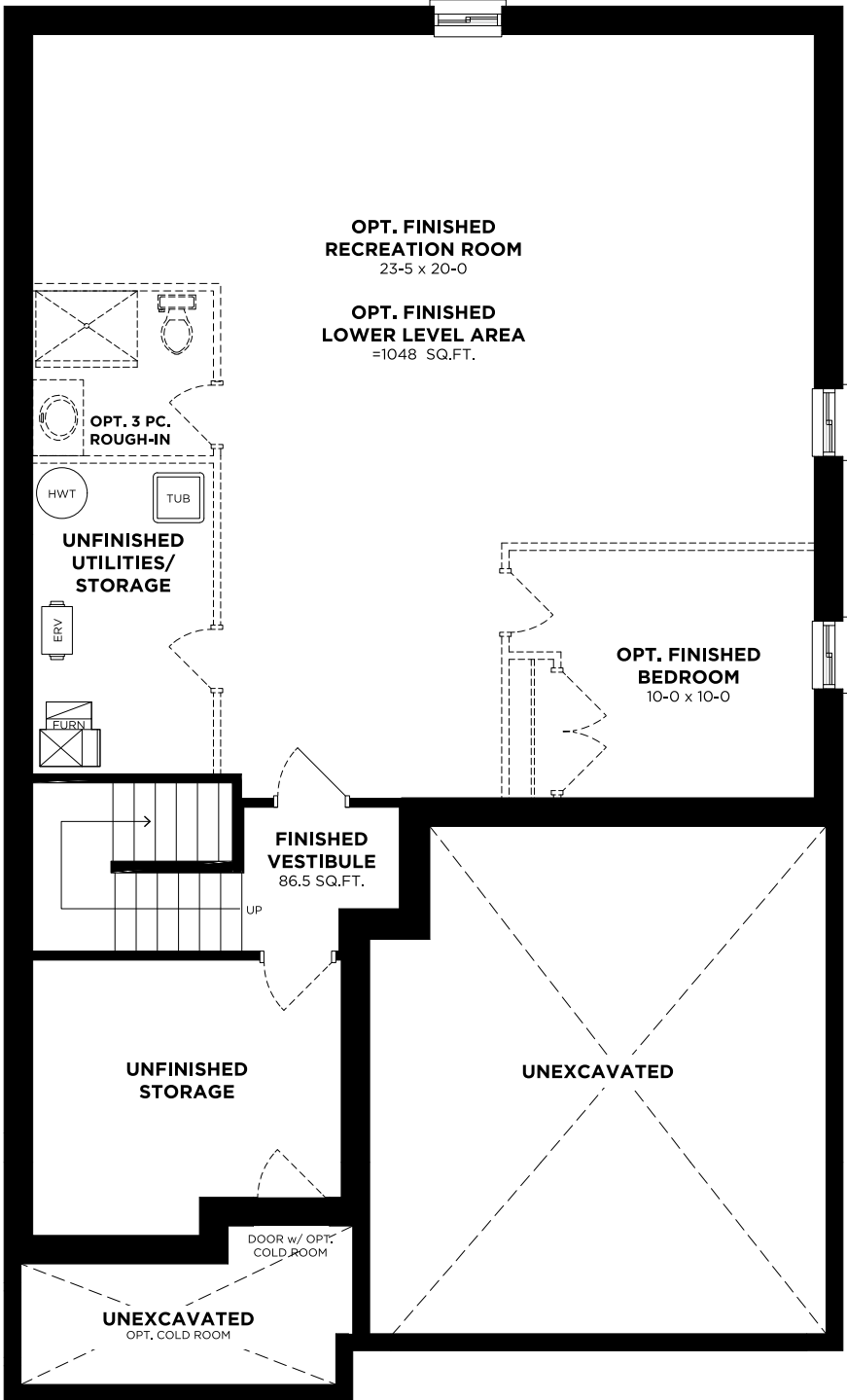
CHÂTEAU/TUSCAN



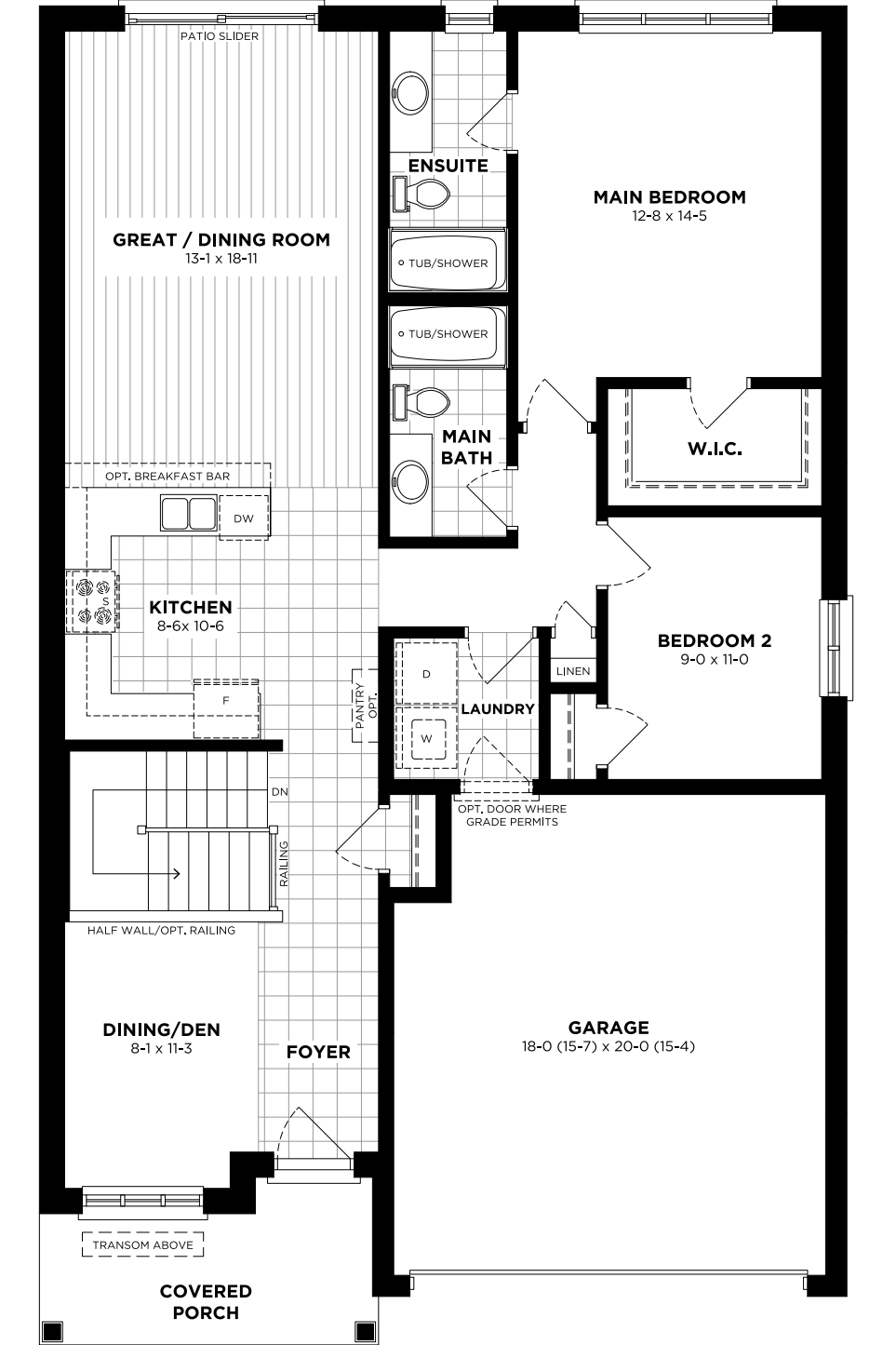
TRADITIONAL

40' COLLECTION		2	THE WENTWORTH				PREMIUM COLLECTION BY LOSANI HOMES	
		2	TRADITIONAL CHÂTEAU/TUSCAN	1,320 SQ.FT. 1,320 SQ.FT.	MODERN FARMHOUSE	1,320 SQ.FT. 1,350 SQ.FT.		

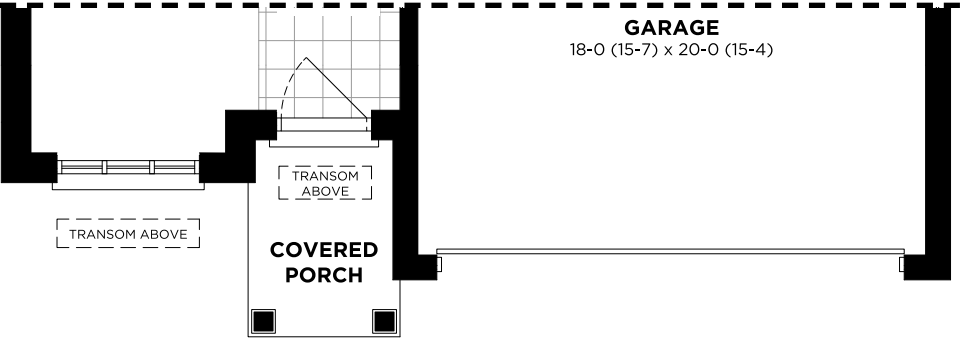
LOWER LEVEL
STANDARD - B1



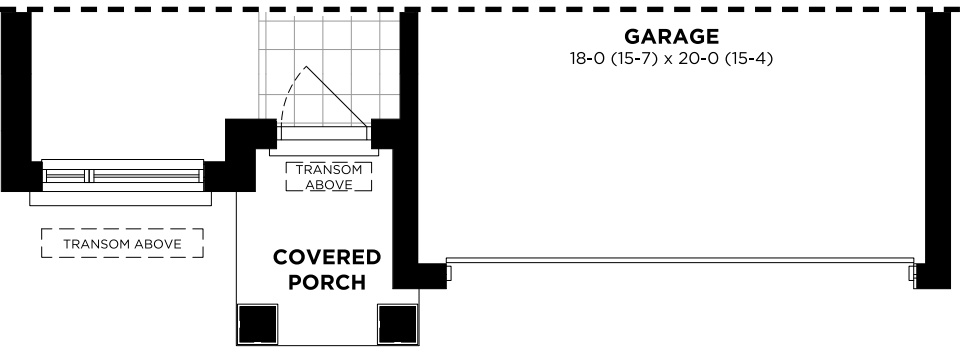
MAIN FLOOR
STANDARD - M1



MAIN FLOOR
CHÂTEAU/TUSCAN - M1



MAIN FLOOR
MODERN - M1





40' COLLECTION
THE **PARKVIEW**

TRADITIONAL	1,336	SQ.FT.
CHÂTEAU/TUSCAN	1,351	SQ.FT.
MODERN	1,336	SQ.FT.
FARMHOUSE	1,412	SQ.FT.



FARMHOUSE



MODERN



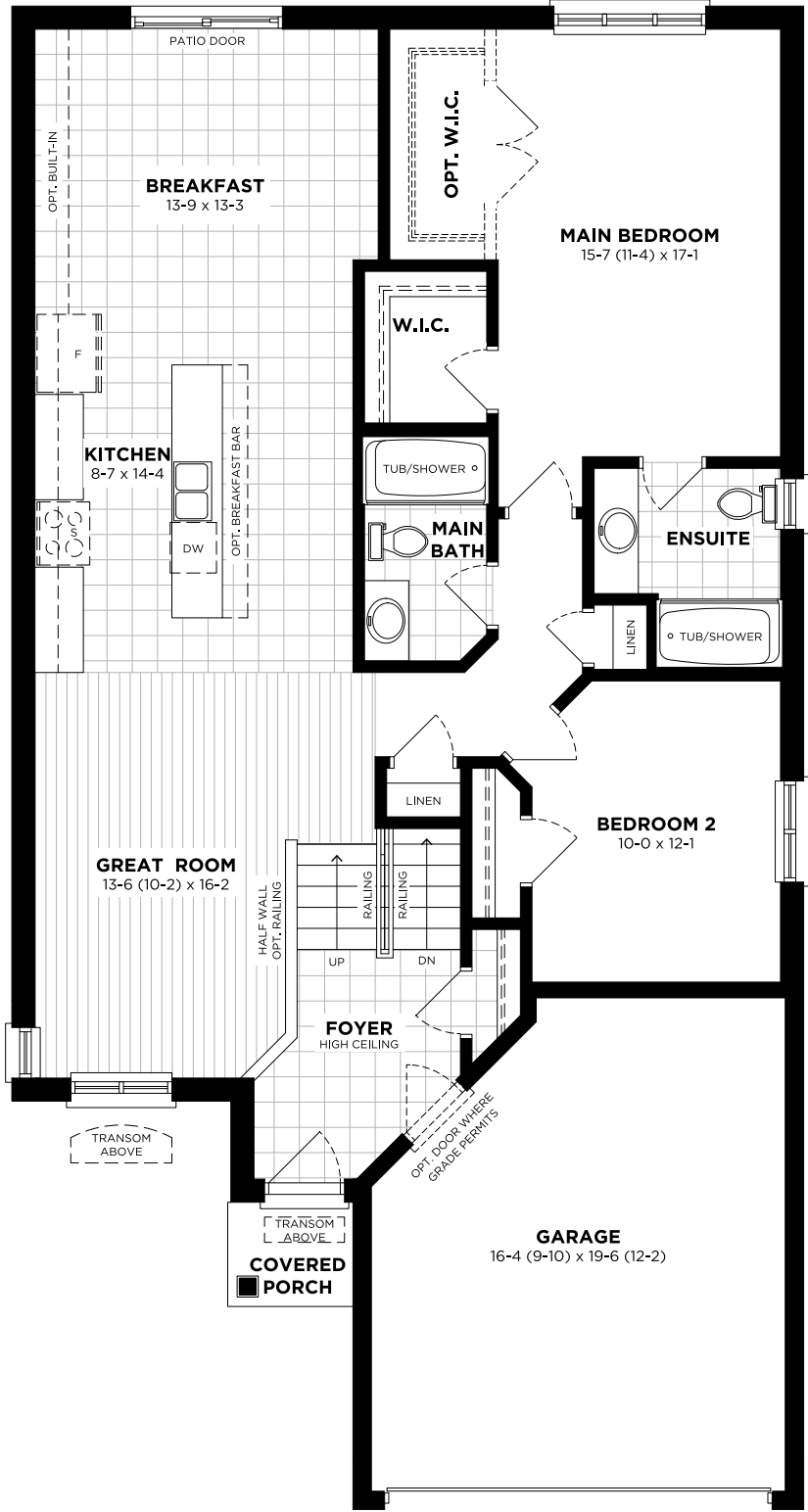
CHÂTEAU/TUSCAN



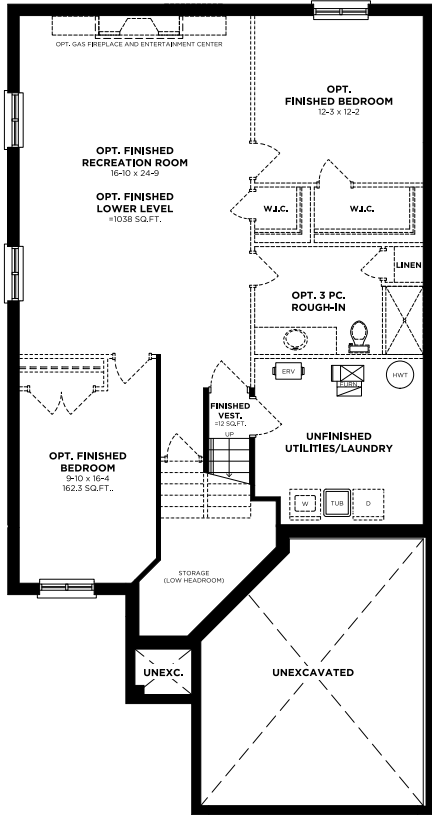
TRADITIONAL

40' COLLECTION		2	THE PARKVIEW		PREMIUM COLLECTION BY LOSANI HOMES
		2	TRADITIONAL CHÂTEAU/TUSCAN	1,336 SQ.FT. 1,351 SQ.FT.	
			MODERN FARMHOUSE	1,336 SQ.FT. 1,412 SQ.FT.	

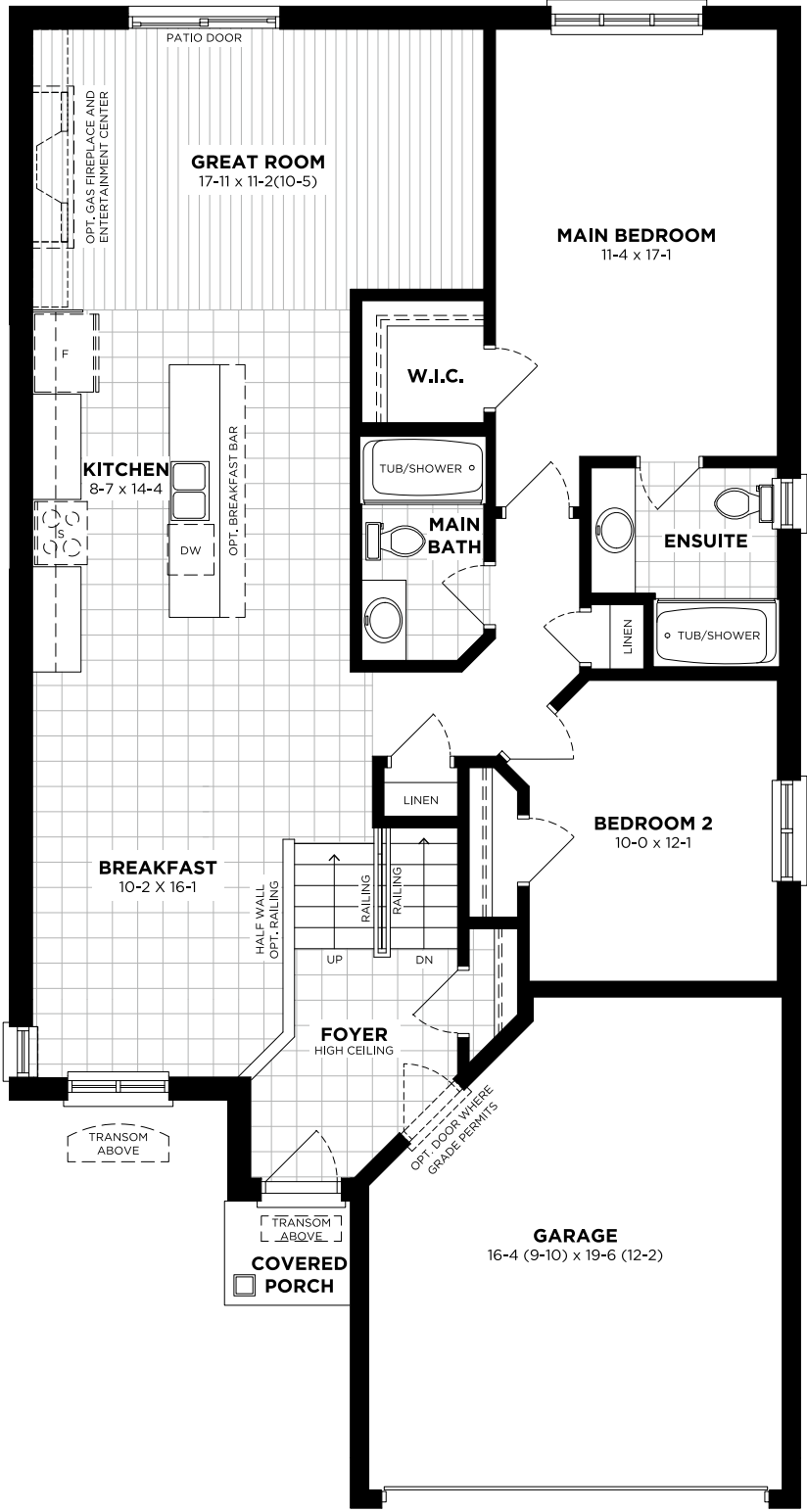
MAIN FLOOR
STANDARD - M1



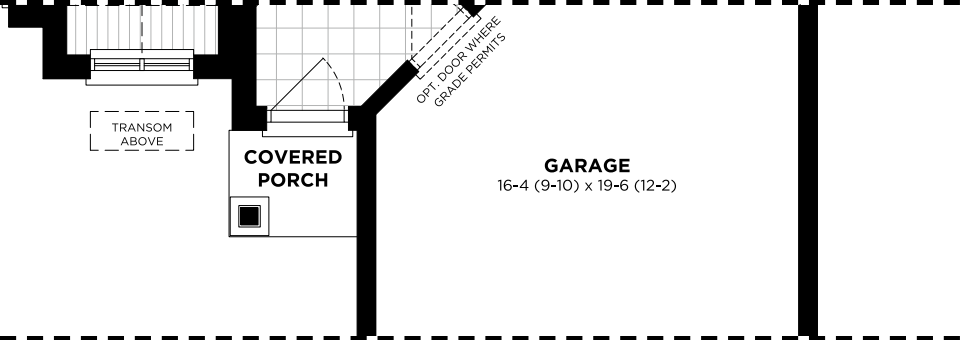
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STANDARD - B1



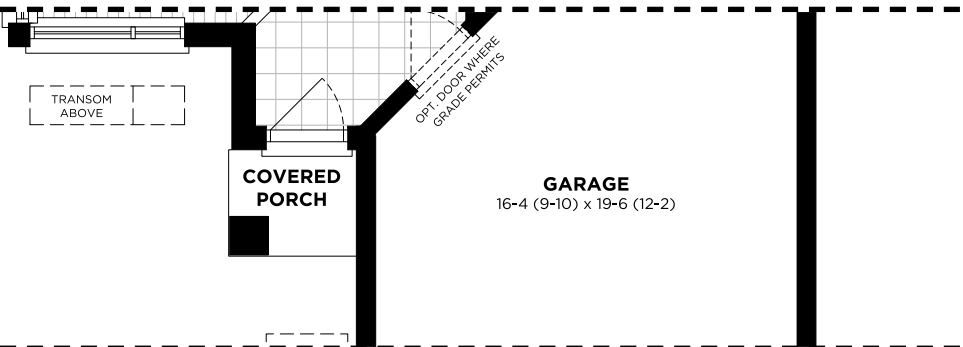
OPTIONAL MAIN FLOOR
M2 w/ ALTERNATE LAYOUT



MAIN FLOOR
CHÂTEAU/TUSCAN - M1/M2



MAIN FLOOR
MODERN - M1/M2





40' COLLECTION
THE **TOPAZ**

TRADITIONAL	1,927	SQ.FT.
CHÂTEAU/TUSCAN	1,922	SQ.FT.
MODERN	1,913	SQ.FT.
FARMHOUSE	1,922	SQ.FT.



FARMHOUSE



MODERN



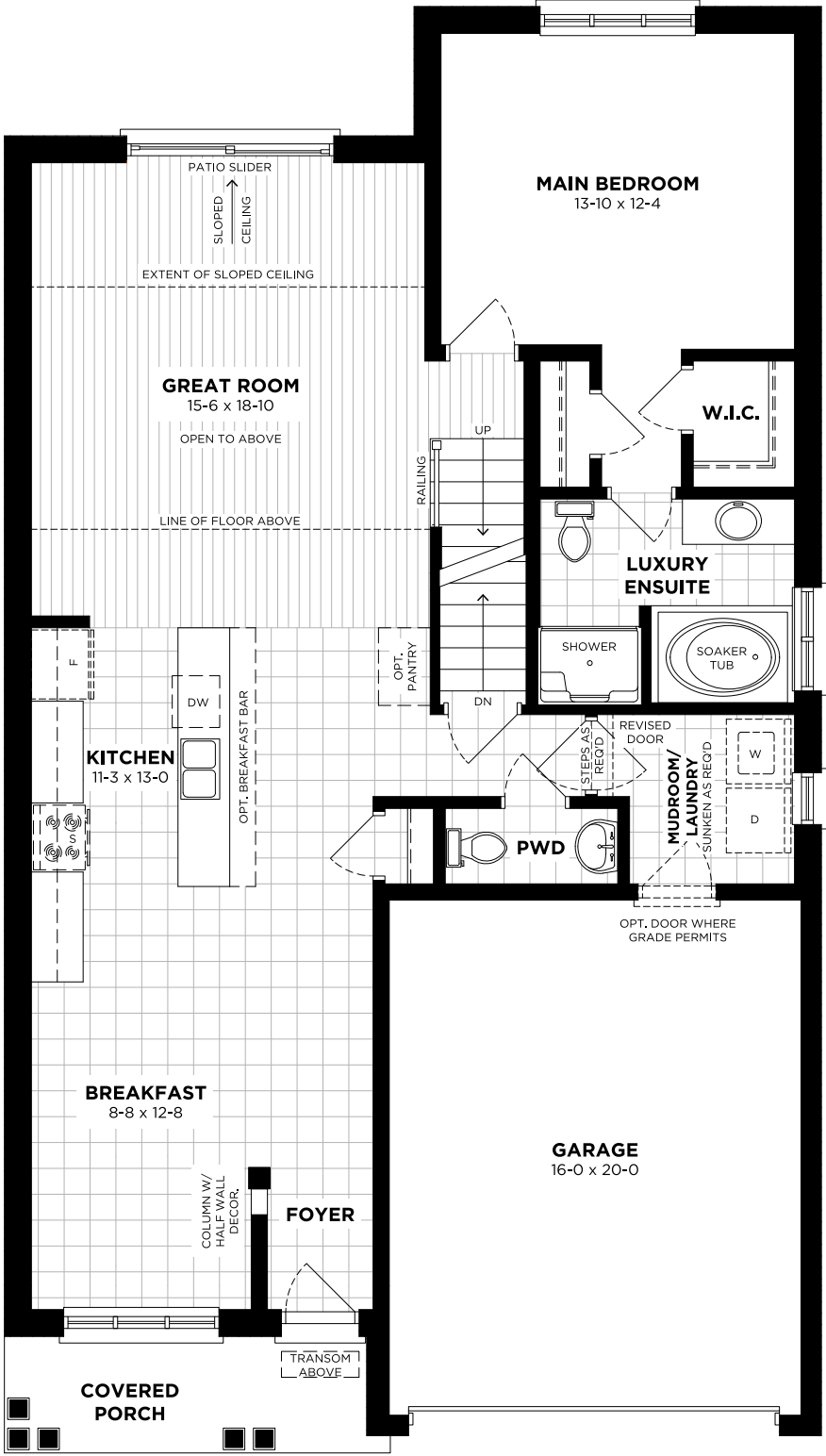
CHÂTEAU/TUSCAN



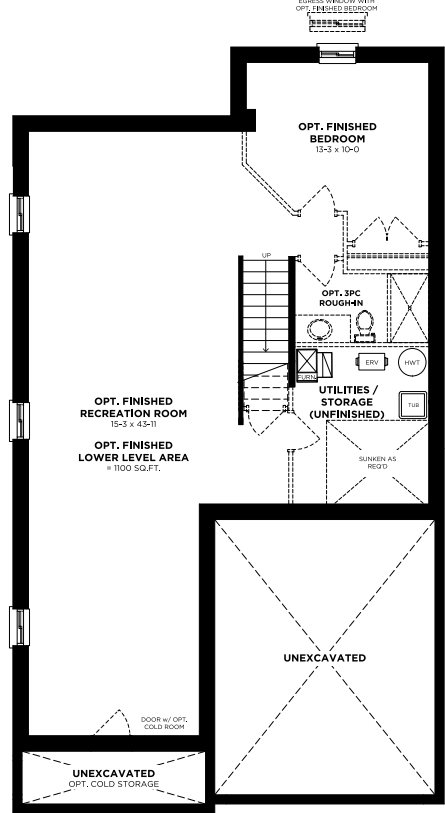
TRADITIONAL

40' COLLECTION		2	THE TOPAZ		PREMIUM COLLECTION BY LOSANI HOMES	
		2.5	TRADITIONAL CHÂTEAU/TUSCAN	1,927 SQ.FT. 1,922 SQ.FT.	MODERN FARMHOUSE	1,913 SQ.FT. 1,922 SQ.FT.

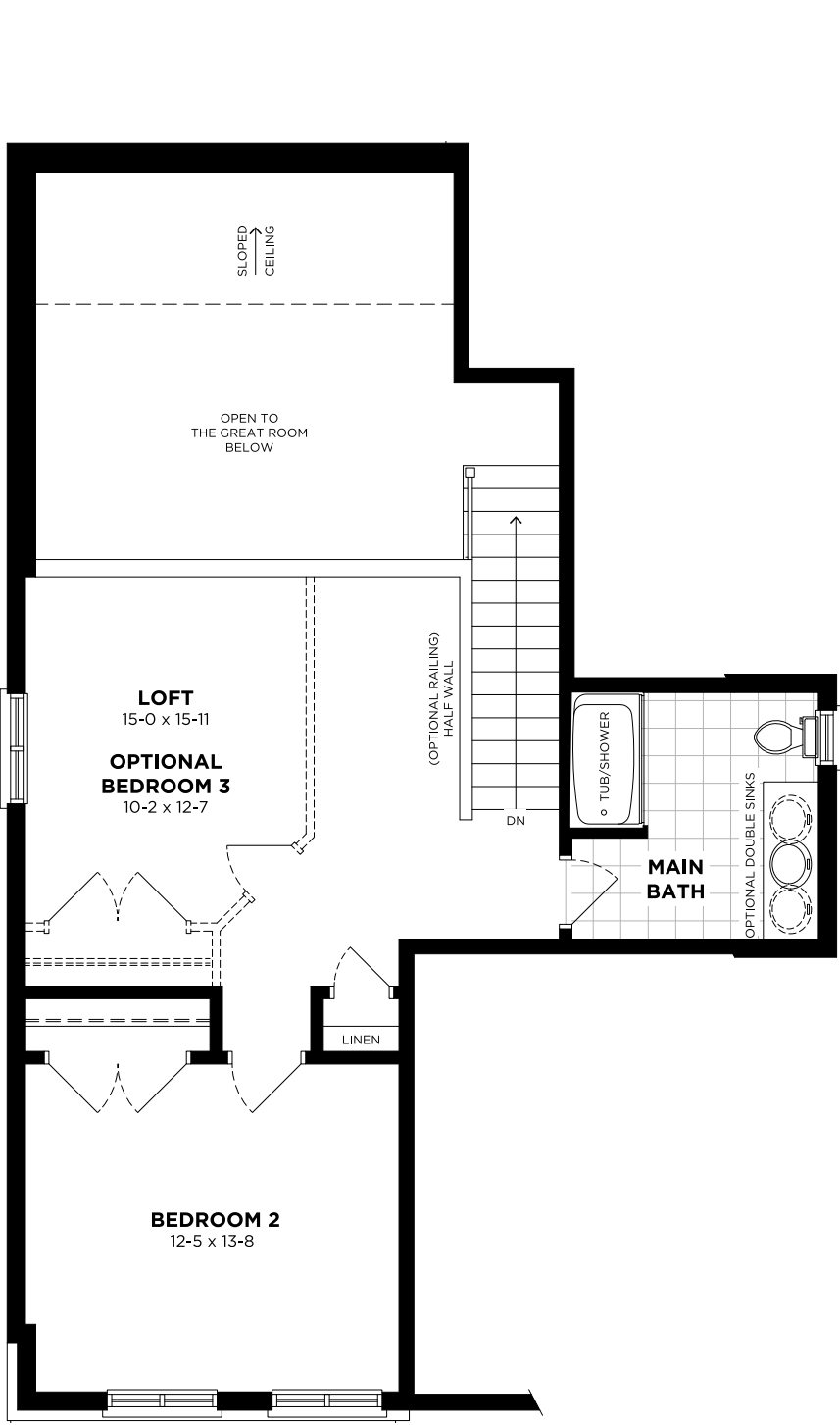
MAIN FLOOR
STANDARD - M1



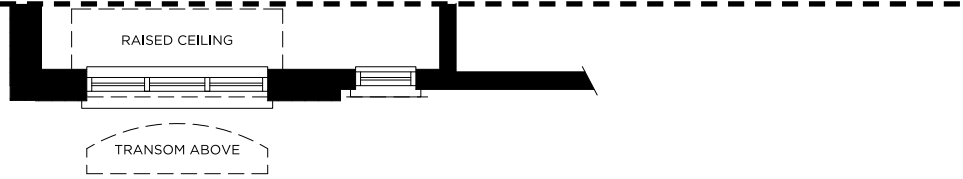
LOWER LEVEL
STANDARD - B1



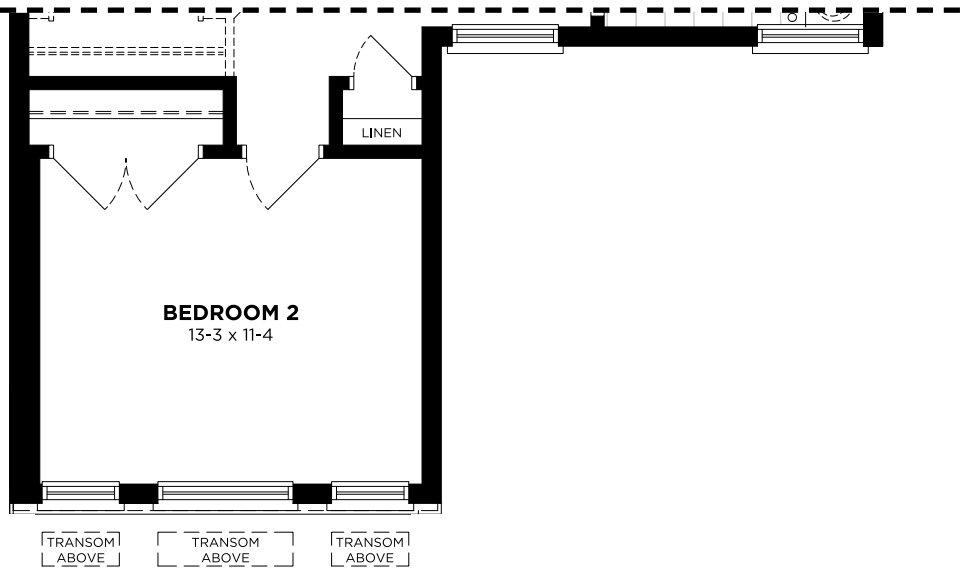
SECOND FLOOR
STANDARD - S1



SECOND FLOOR
CHÂTEAU/TUSCAN - S1



SECOND FLOOR
MODERN - S1





40' COLLECTION
THE **MACNAB**

TRADITIONAL	2,213	SQ.FT.
CHÂTEAU/TUSCAN	2,213	SQ.FT.
MODERN	2,213	SQ.FT.
FARMHOUSE	2,204	SQ.FT.



FARMHOUSE



MODERN



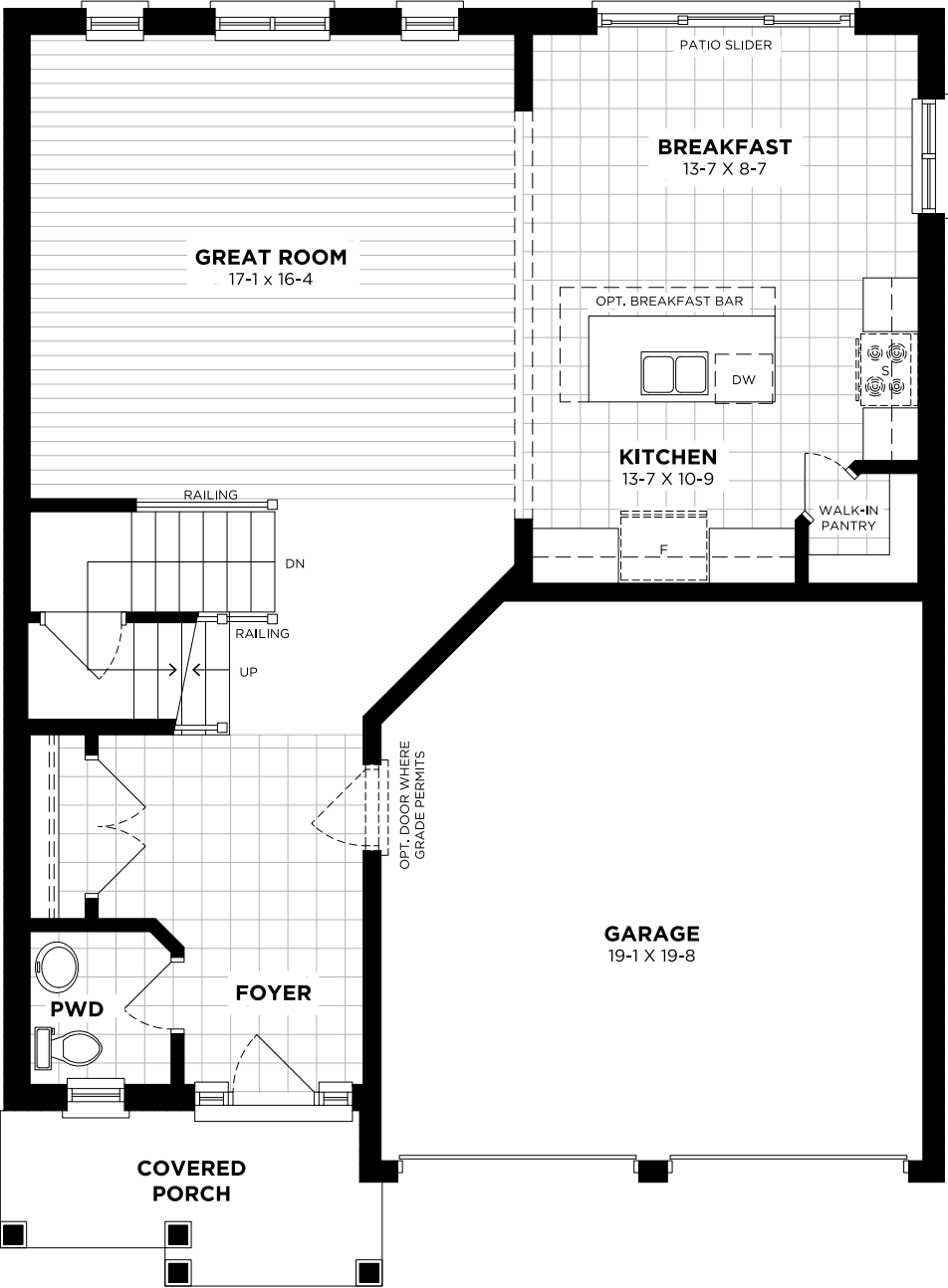
CHÂTEAU/TUSCAN



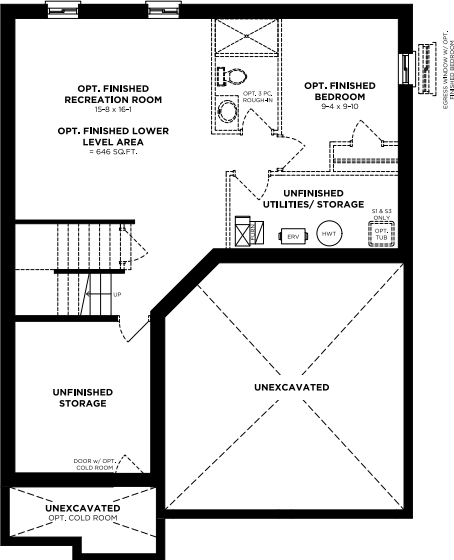
TRADITIONAL

40' COLLECTION	4	THE MACNAB				PREMIUM COLLECTION BY LOSANI HOMES	
	2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,213 SQ.FT. 2,213 SQ.FT.	MODERN FARMHOUSE	2,213 SQ.FT. 2,204 SQ.FT.		

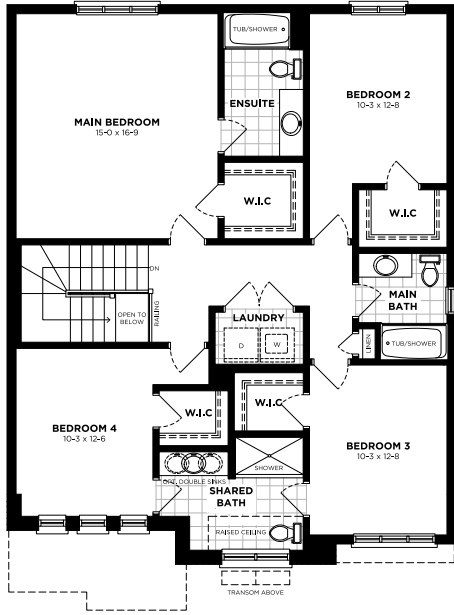
MAIN FLOOR
STANDARD - M1



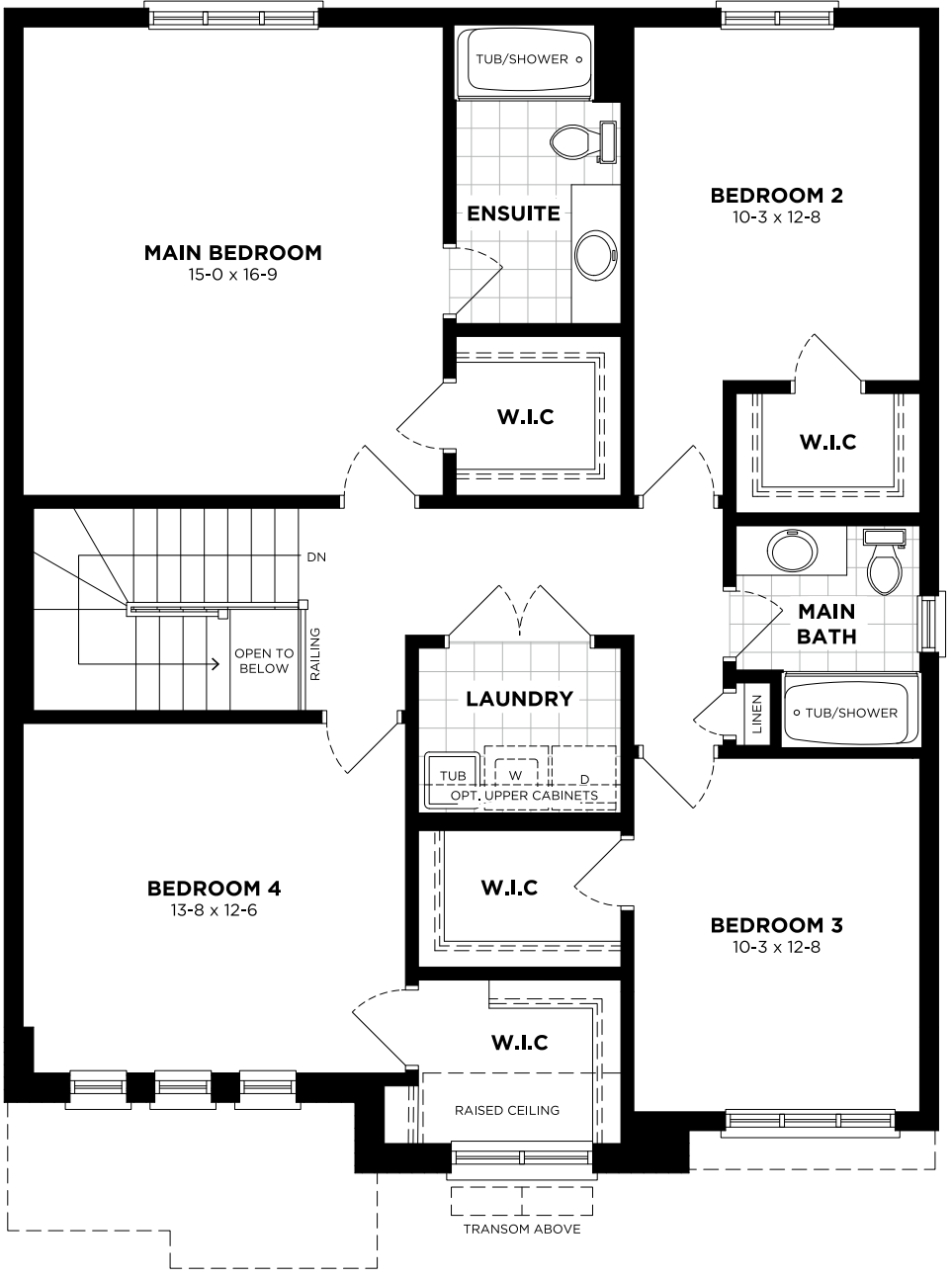
LOWER LEVEL
STANDARD - B1



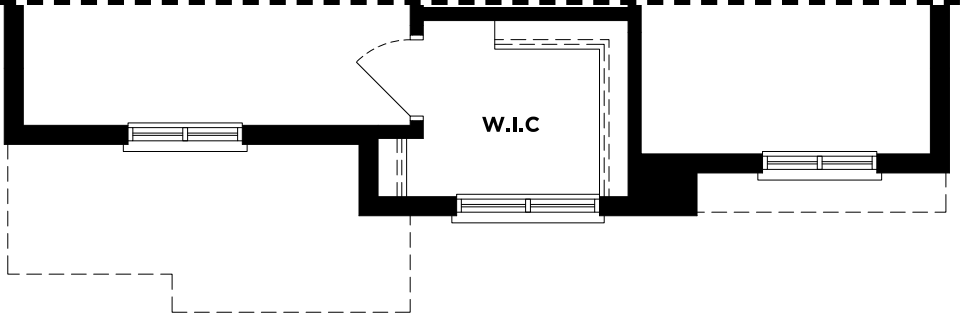
OPTIONAL SECOND FLOOR
S3 w/ 4 BEDS & SHARED BATH



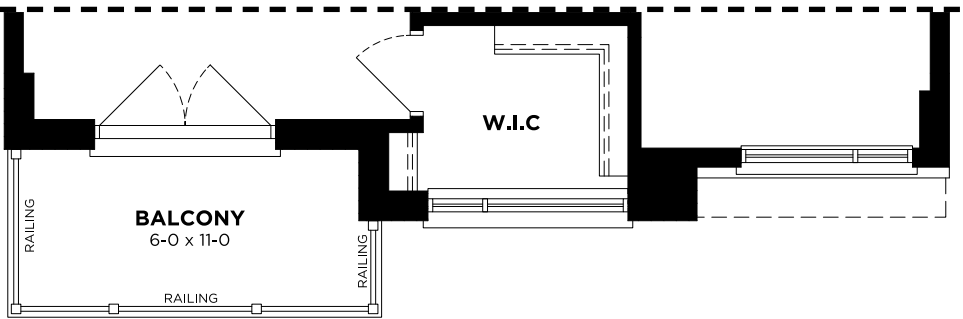
SECOND FLOOR
STANDARD - S2



SECOND FLOOR
CHÂTEAU/TUSCAN - S2



SECOND FLOOR
MODERN - S2





40' COLLECTION
THE CLAREMONT

TRADITIONAL	2,455	SQ.FT.
CHÂTEAU/TUSCAN	2,456	SQ.FT.
MODERN	2,460	SQ.FT.
FARMHOUSE	2,446	SQ.FT.



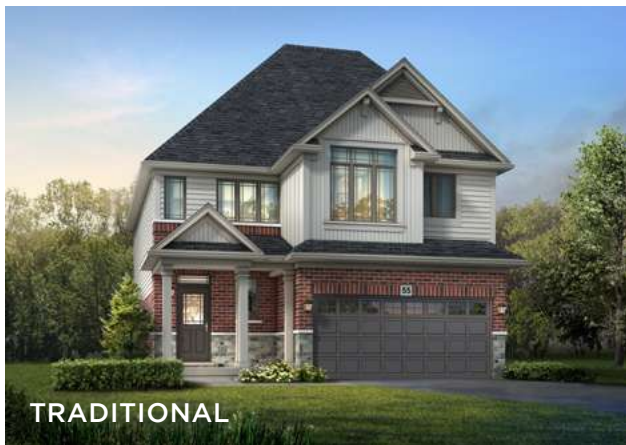
FARMHOUSE



MODERN



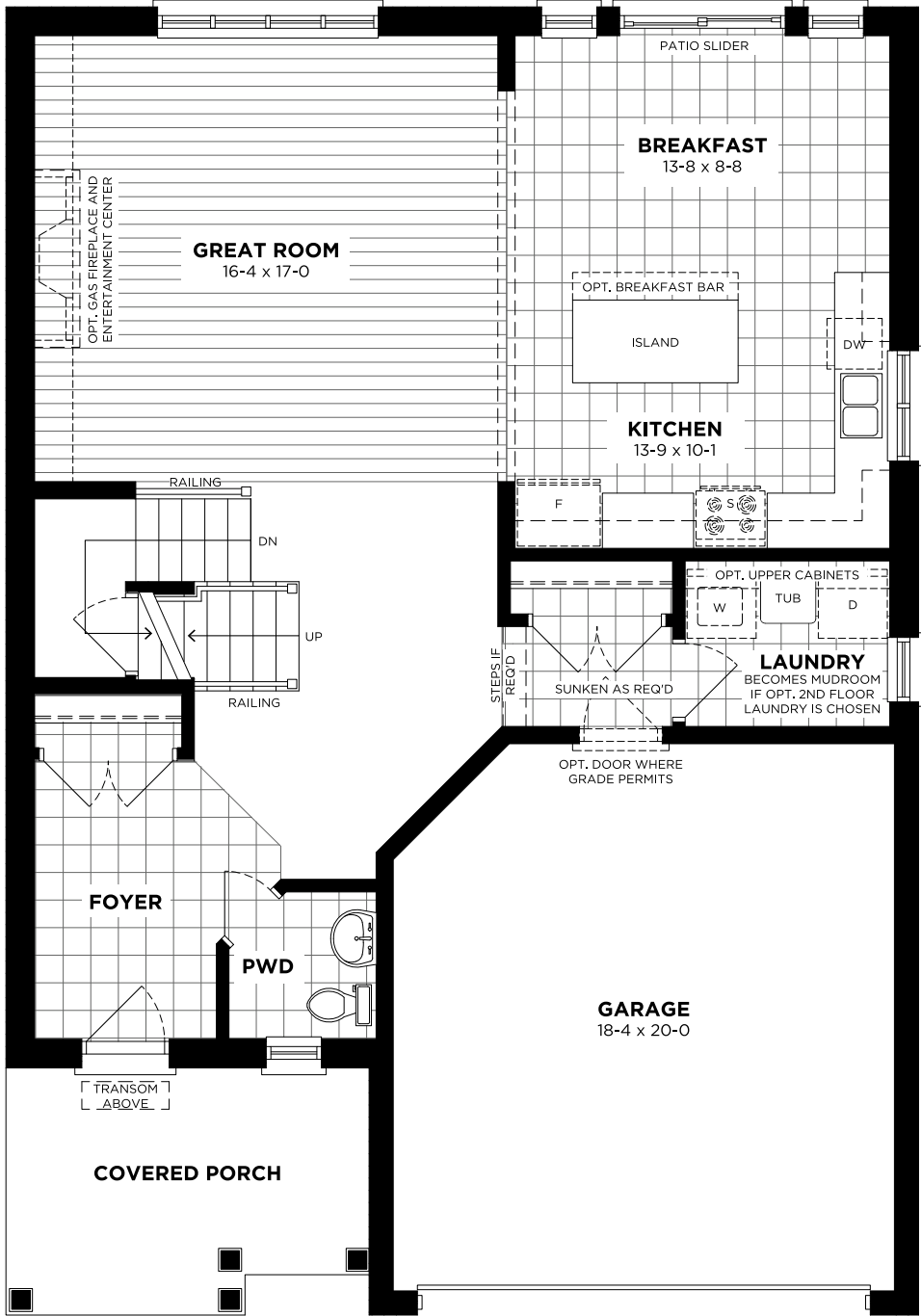
CHÂTEAU/TUSCAN



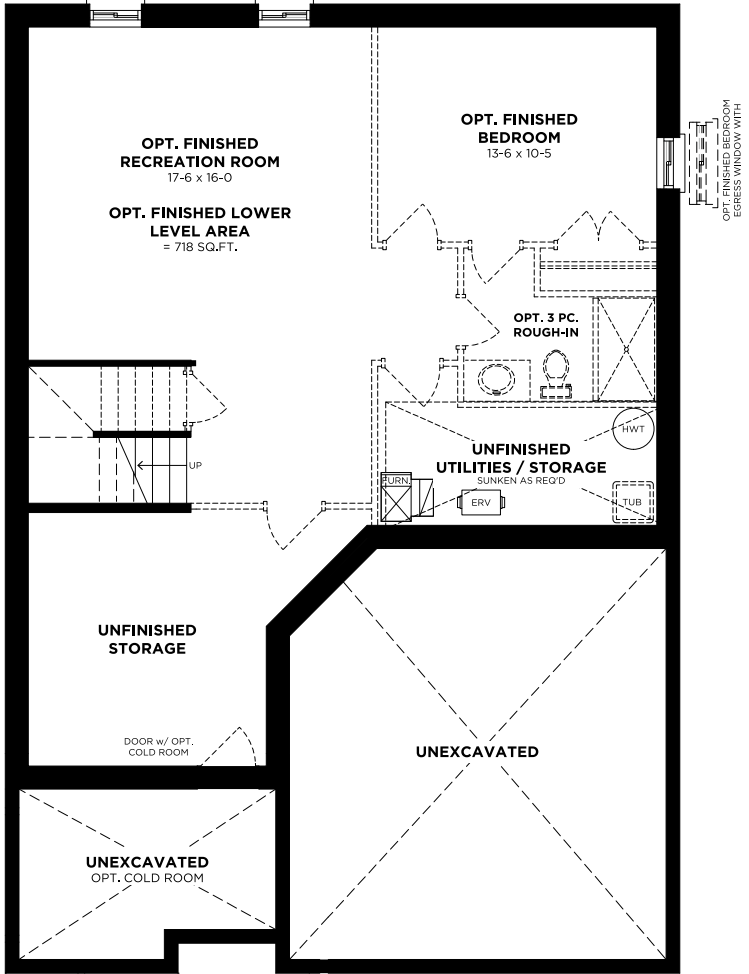
TRADITIONAL

40' COLLECTION	4 2.5	THE CLAREMONT				PREMIUM COLLECTION BY LOSANI HOMES
		TRADITIONAL CHÂTEAU/TUSCAN	2,455 SQ.FT. 2,456 SQ.FT.	MODERN FARMHOUSE	2,460 SQ.FT. 2,446 SQ.FT.	

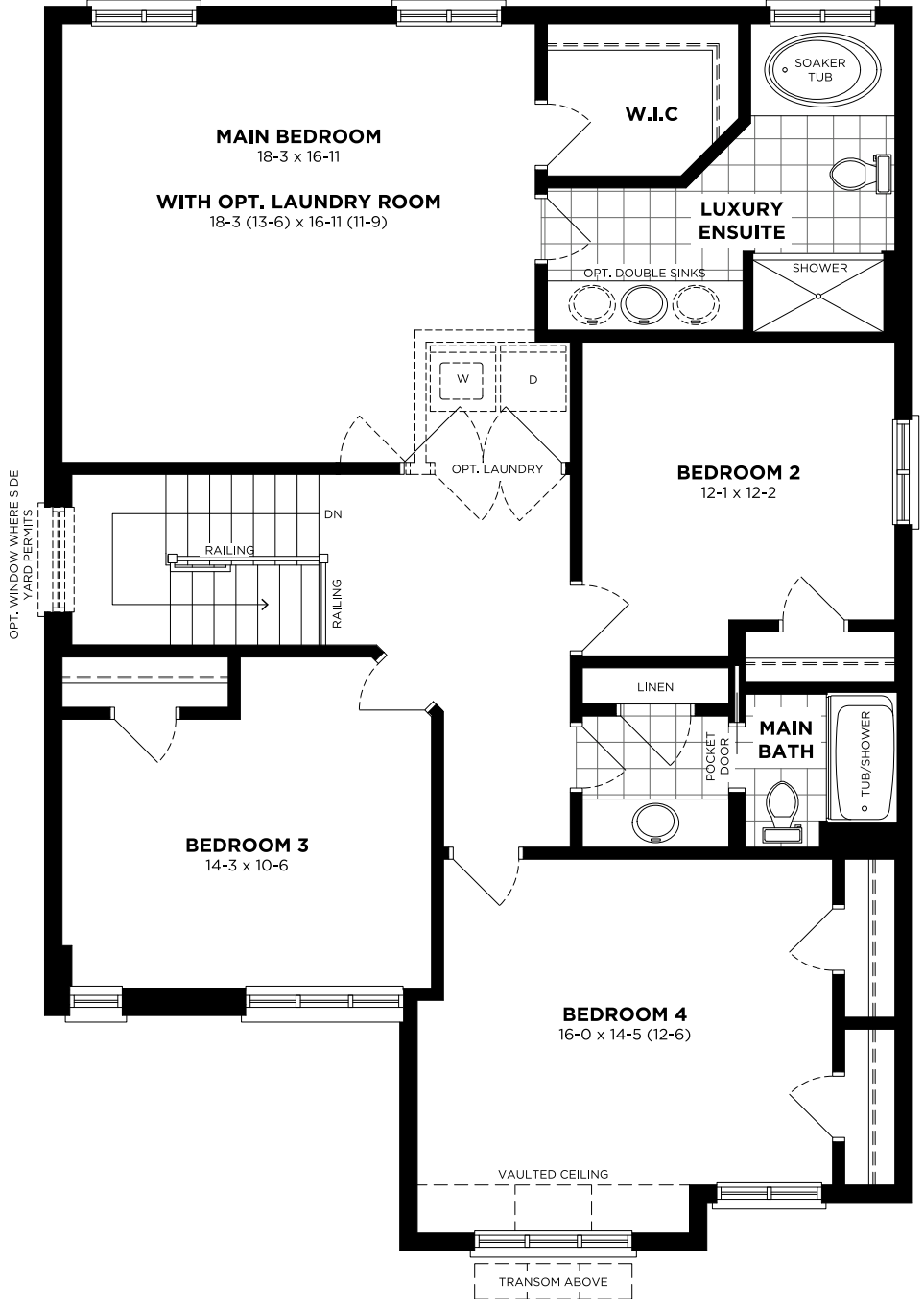
MAIN FLOOR
STANDARD - M1



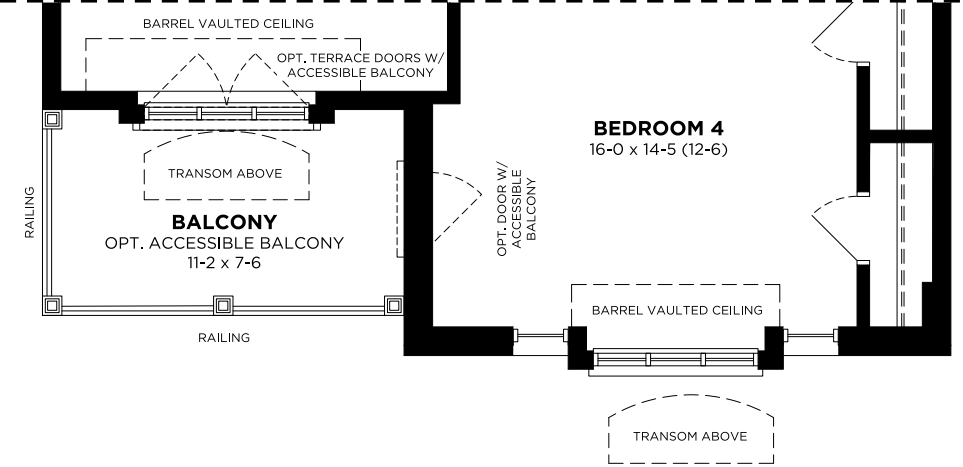
LOWER LEVEL
STANDARD - B1



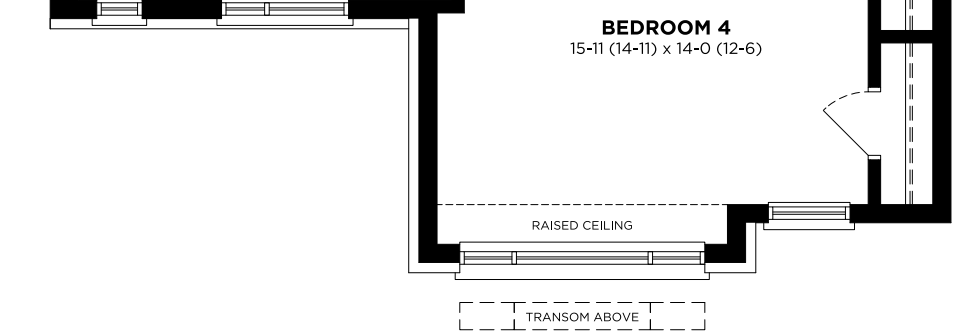
SECOND FLOOR
STANDARD - S1



SECOND FLOOR
CHÂTEAU/TUSCAN - S1



SECOND FLOOR
MODERN - S1





40' COLLECTION
THE **MILLBANK**

TRADITIONAL	2,300	SQ.FT.
CHÂTEAU/TUSCAN	2,300	SQ.FT.
MODERN	2,298	SQ.FT.
FARMHOUSE	2,311	SQ.FT.



FARMHOUSE





MODERN



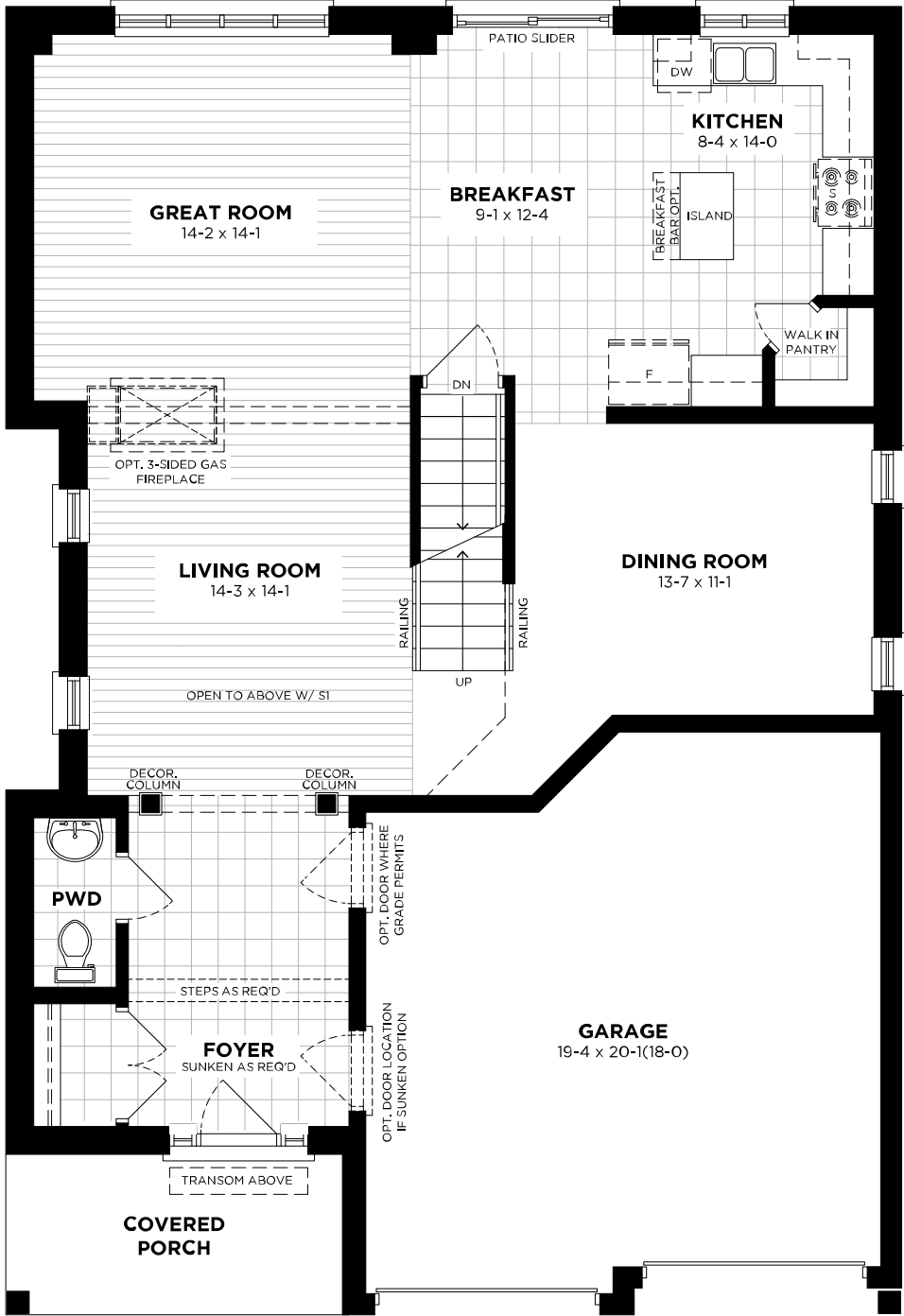
CHÂTEAU/TUSCAN



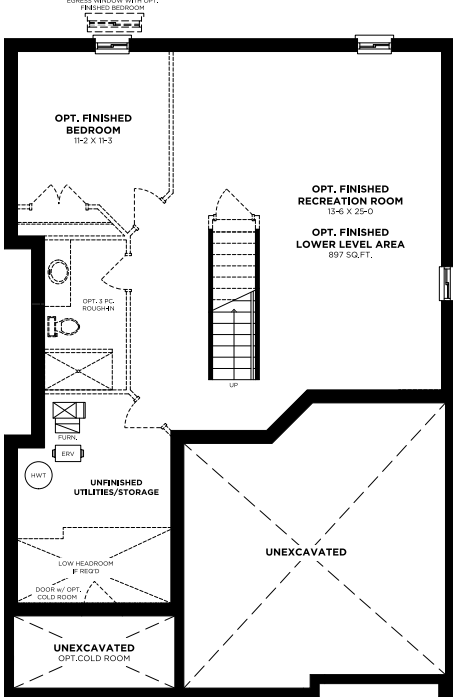
TRADITIONAL

40' COLLECTION	 4-5	THE MILLBANK				PREMIUM COLLECTION BY LOSANI HOMES
	 2.5	TRADITIONAL ————— 2,300 SQ.FT. CHÂTEAU/TUSCAN ————— 2,300 SQ.FT.	MODERN ————— 2,298 SQ.FT. FARMHOUSE ————— 2,311 SQ.FT.			

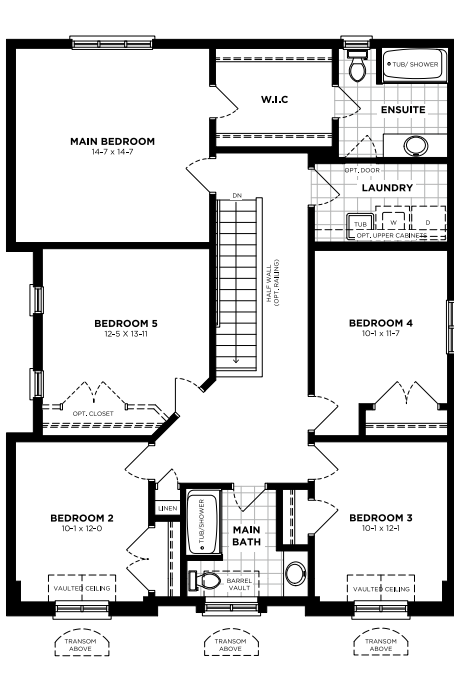
MAIN FLOOR
STANDARD - M1



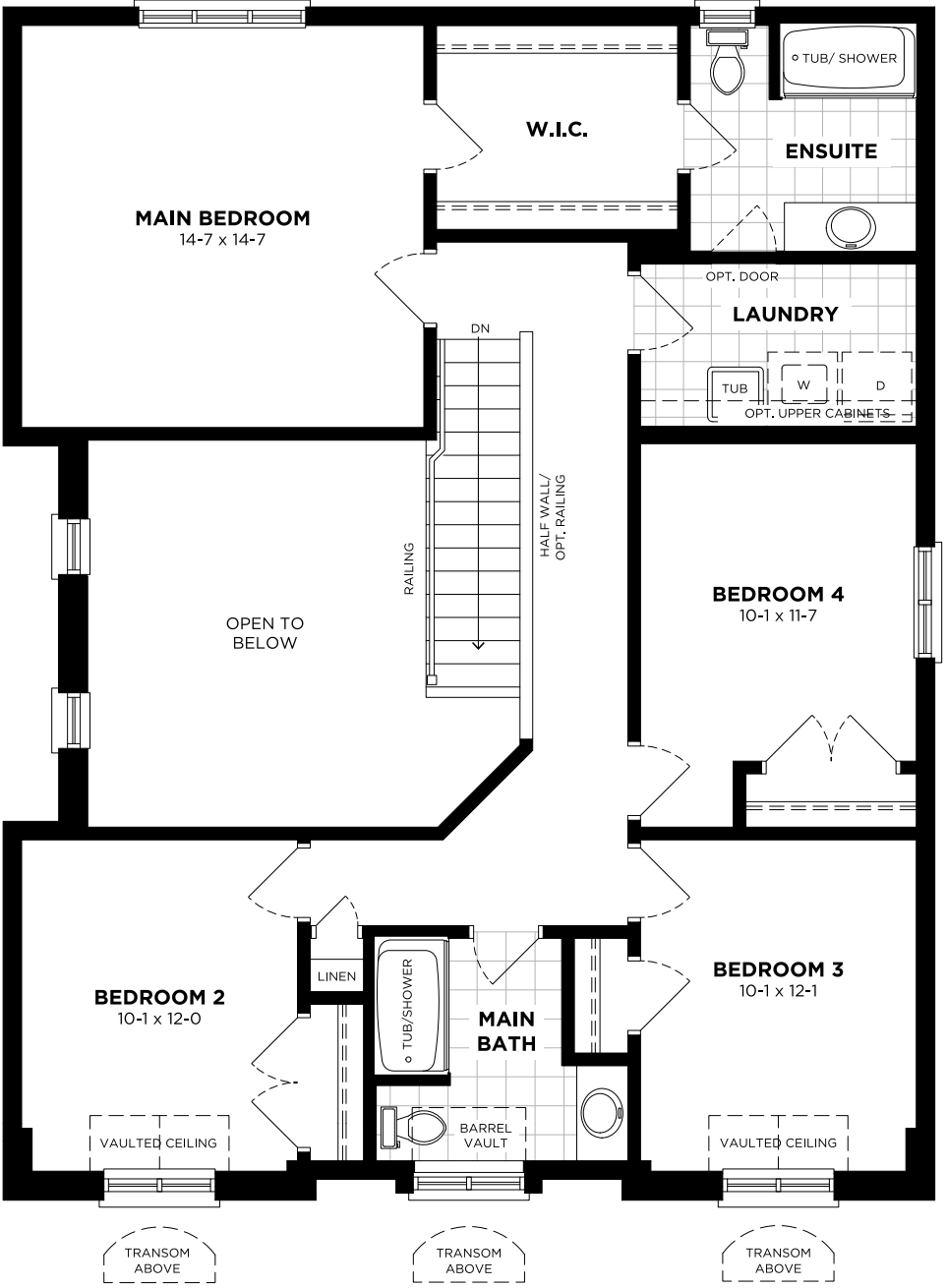
LOWER LEVEL
STANDARD - B1



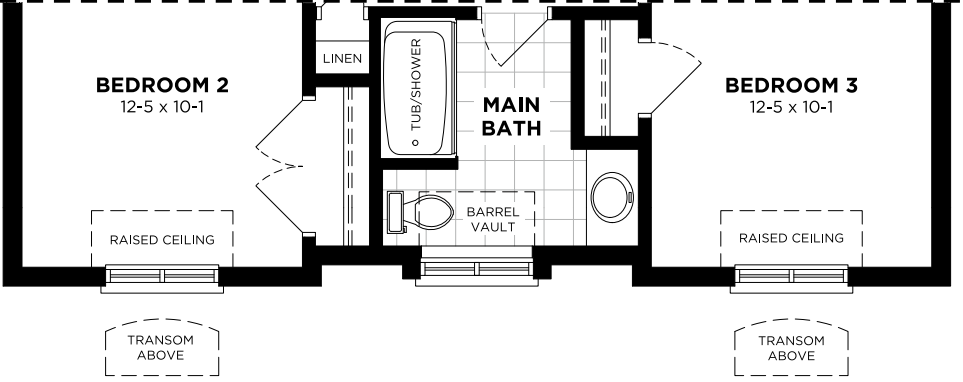
OPTIONAL SECOND FLOOR
S6 w/ 5 BEDROOMS



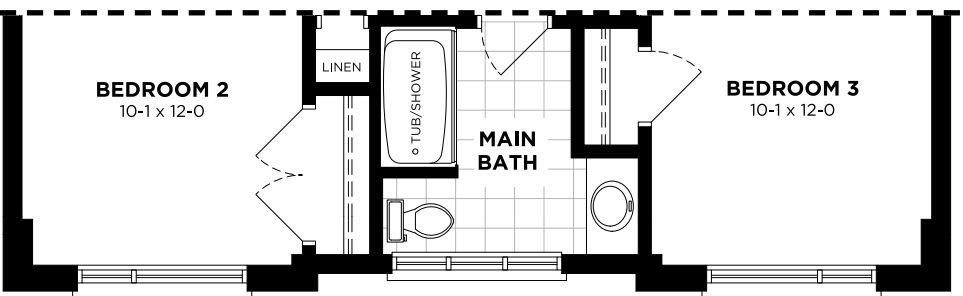
SECOND FLOOR
STANDARD - S1



SECOND FLOOR
CHÂTEAU/TUSCAN - S1



SECOND FLOOR
MODERN - S1





40' COLLECTION
THE **GARDENVIEW**

TRADITIONAL	2,459	SQ.FT.
CHÂTEAU/TUSCAN	2,459	SQ.FT.
MODERN	2,444	SQ.FT.
FARMHOUSE	2,449	SQ.FT.



FARMHOUSE





MODERN



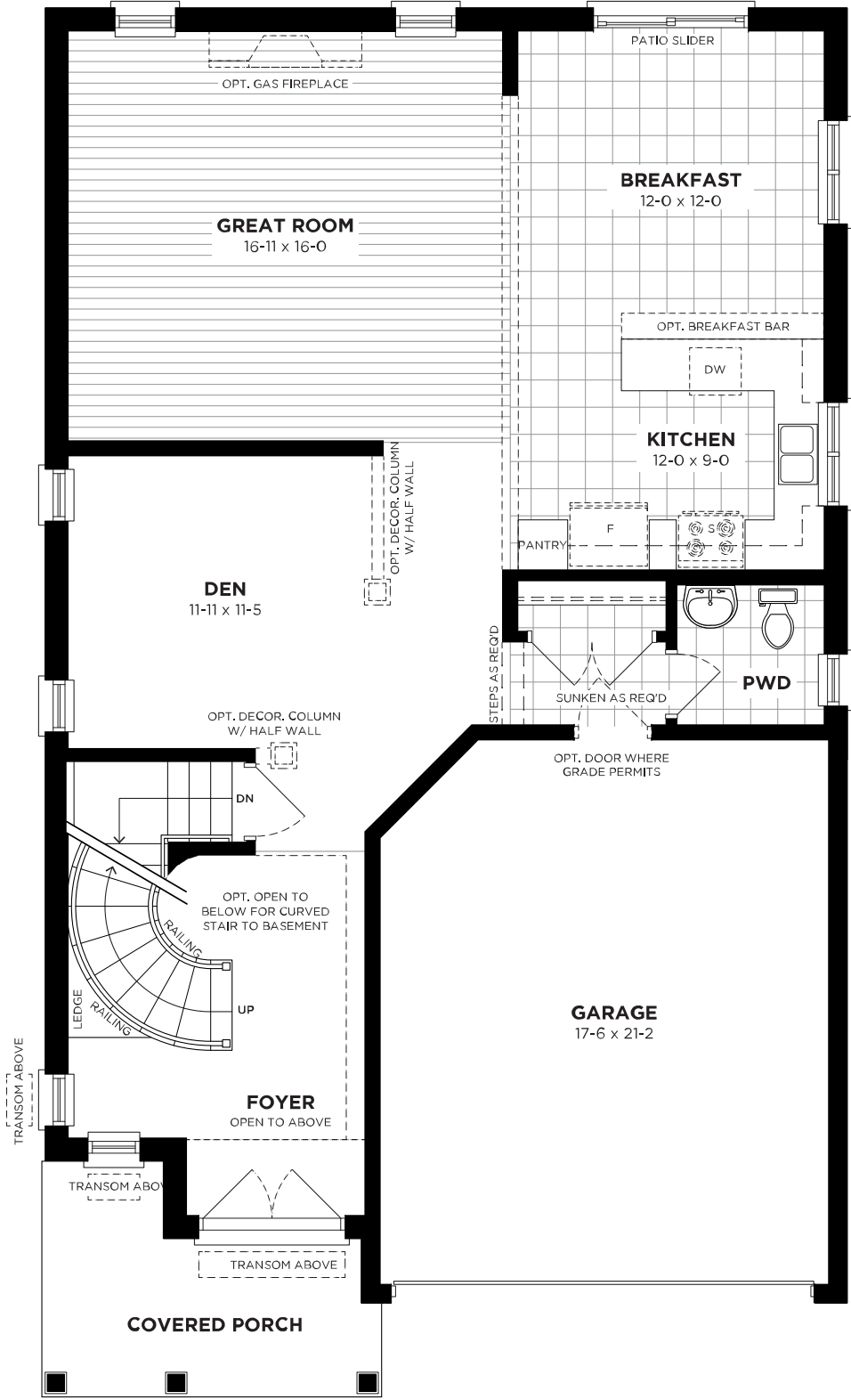
CHÂTEAU/TUSCAN



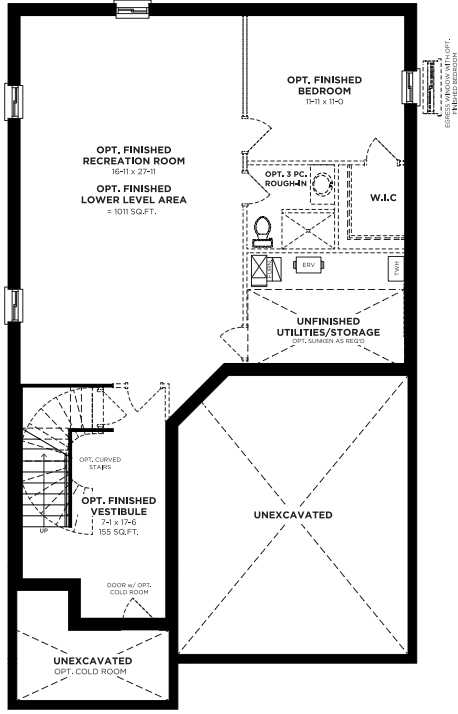
TRADITIONAL

40' COLLECTION	 4	THE GARDENVIEW				PREMIUM COLLECTION BY LOSANI HOMES
	 2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,459 SQ.FT. 2,459 SQ.FT.	MODERN FARMHOUSE	2,444 SQ.FT. 2,449 SQ.FT.	

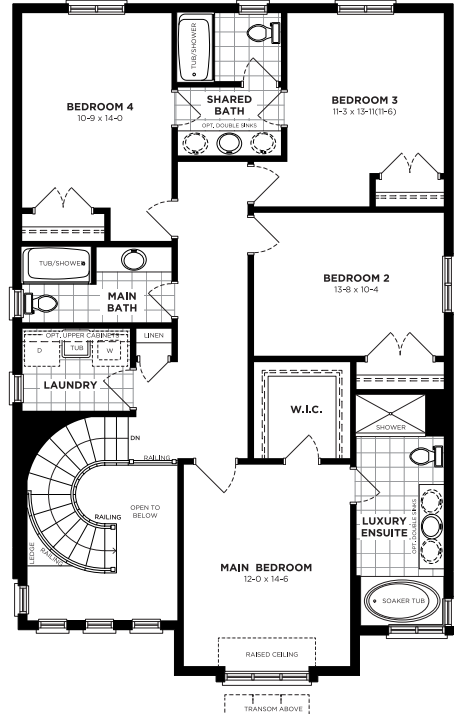
MAIN FLOOR
STANDARD - M1



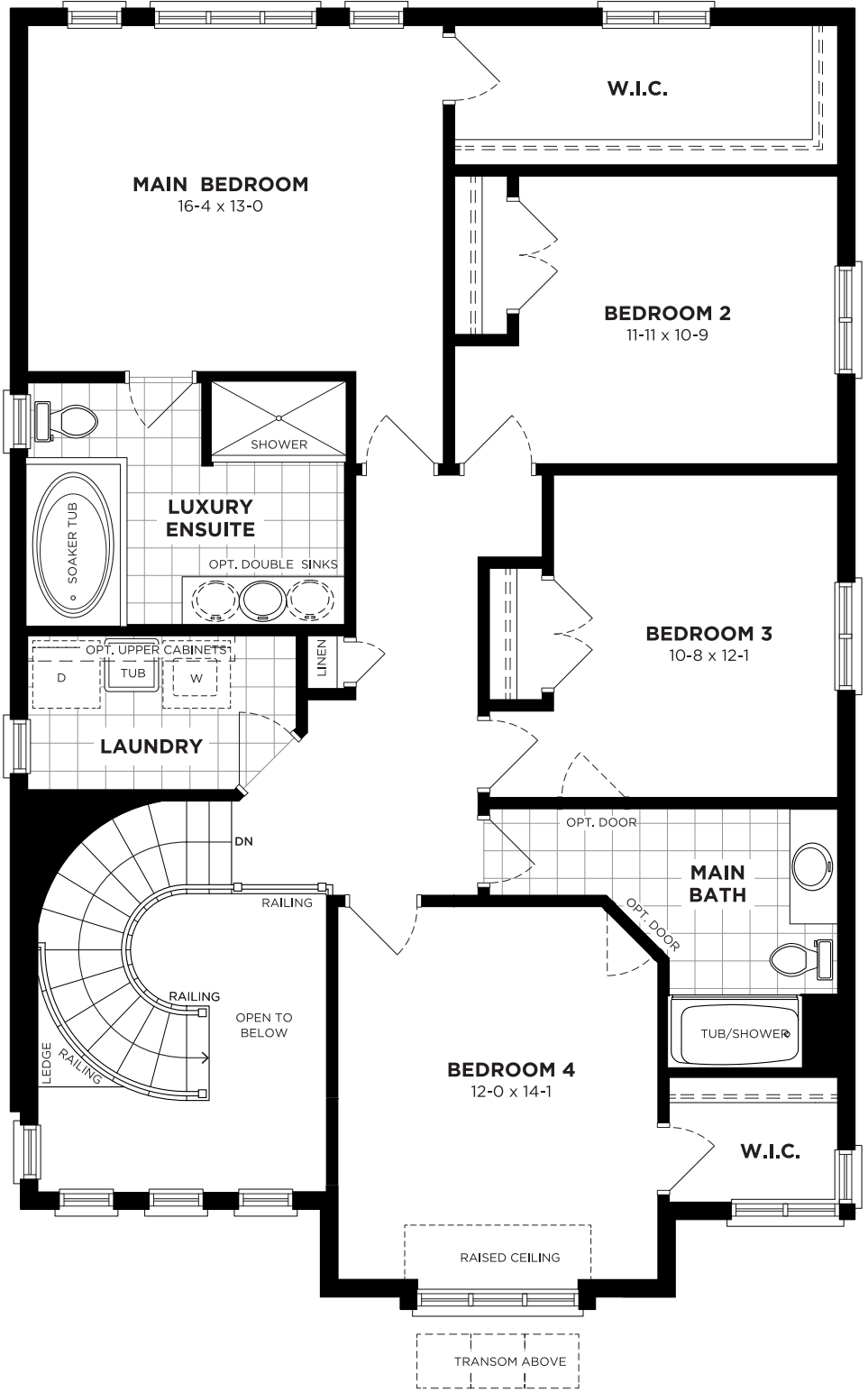
LOWER LEVEL
STANDARD - B1



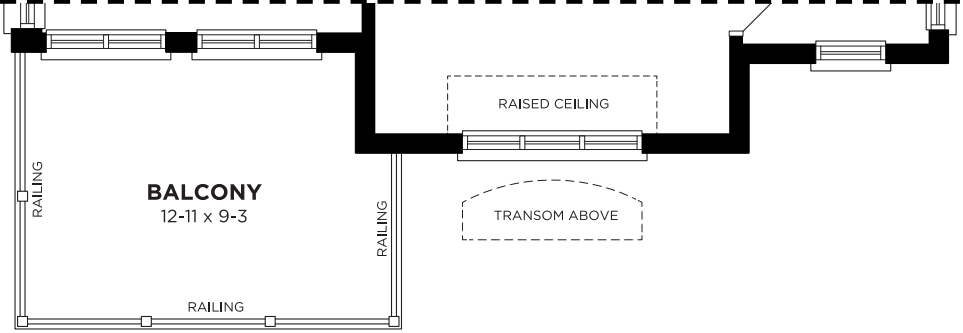
OPTIONAL SECOND FLOOR
S4 w/ SHARED BATH



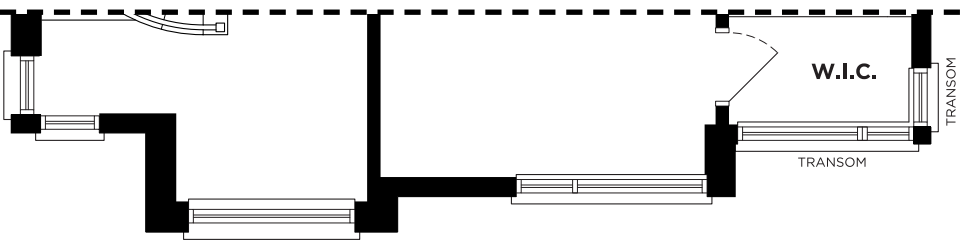
SECOND FLOOR
STANDARD - S2



SECOND FLOOR
CHÂTEAU/TUSCAN - S2



SECOND FLOOR
MODERN - S2





40' COLLECTION
THE **WOODSIDE**

TRADITIONAL	2,745	SQ.FT.
CHÂTEAU/TUSCAN	2,745	SQ.FT.
MODERN	2,763	SQ.FT.
FARMHOUSE	2,784	SQ.FT.



FARMHOUSE



MODERN



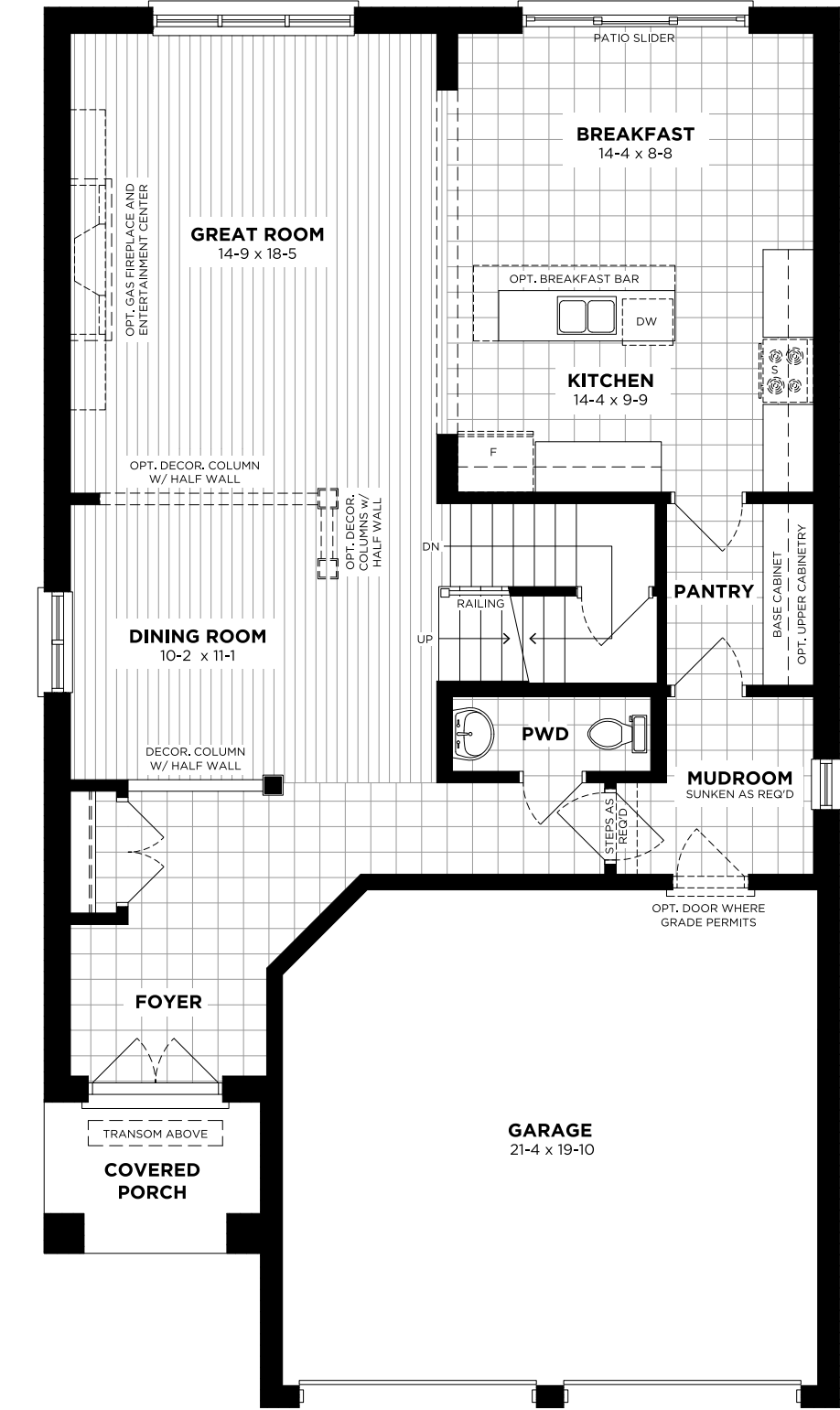
CHÂTEAU/TUSCAN



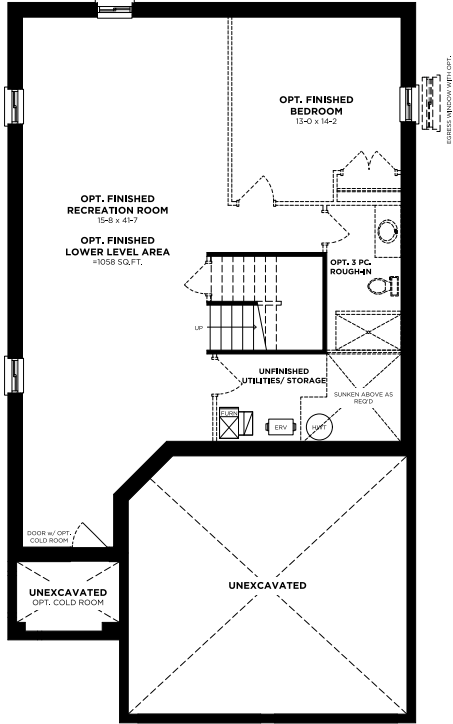
TRADITIONAL

40' COLLECTION		4	THE WOODSIDE		PREMIUM COLLECTION BY LOSANI HOMES	
		3.5	TRADITIONAL CHÂTEAU/TUSCAN	2,745 SQ.FT. 2,745 SQ.FT.	MODERN FARMHOUSE	2,763 SQ.FT. 2,784 SQ.FT.

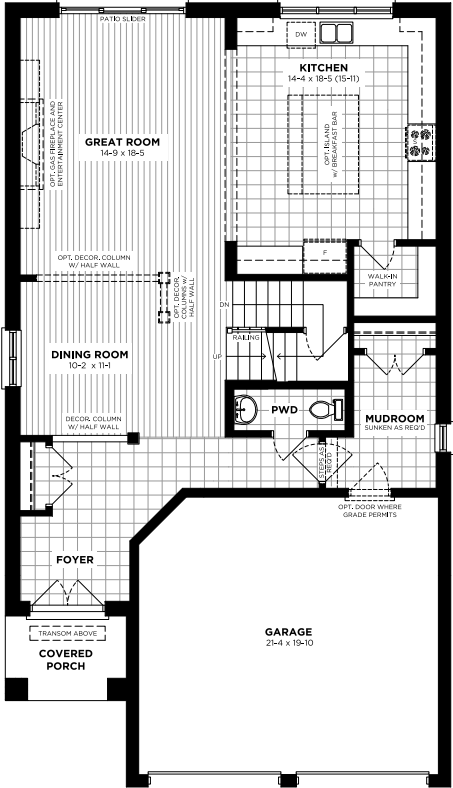
MAIN FLOOR
STANDARD - M3



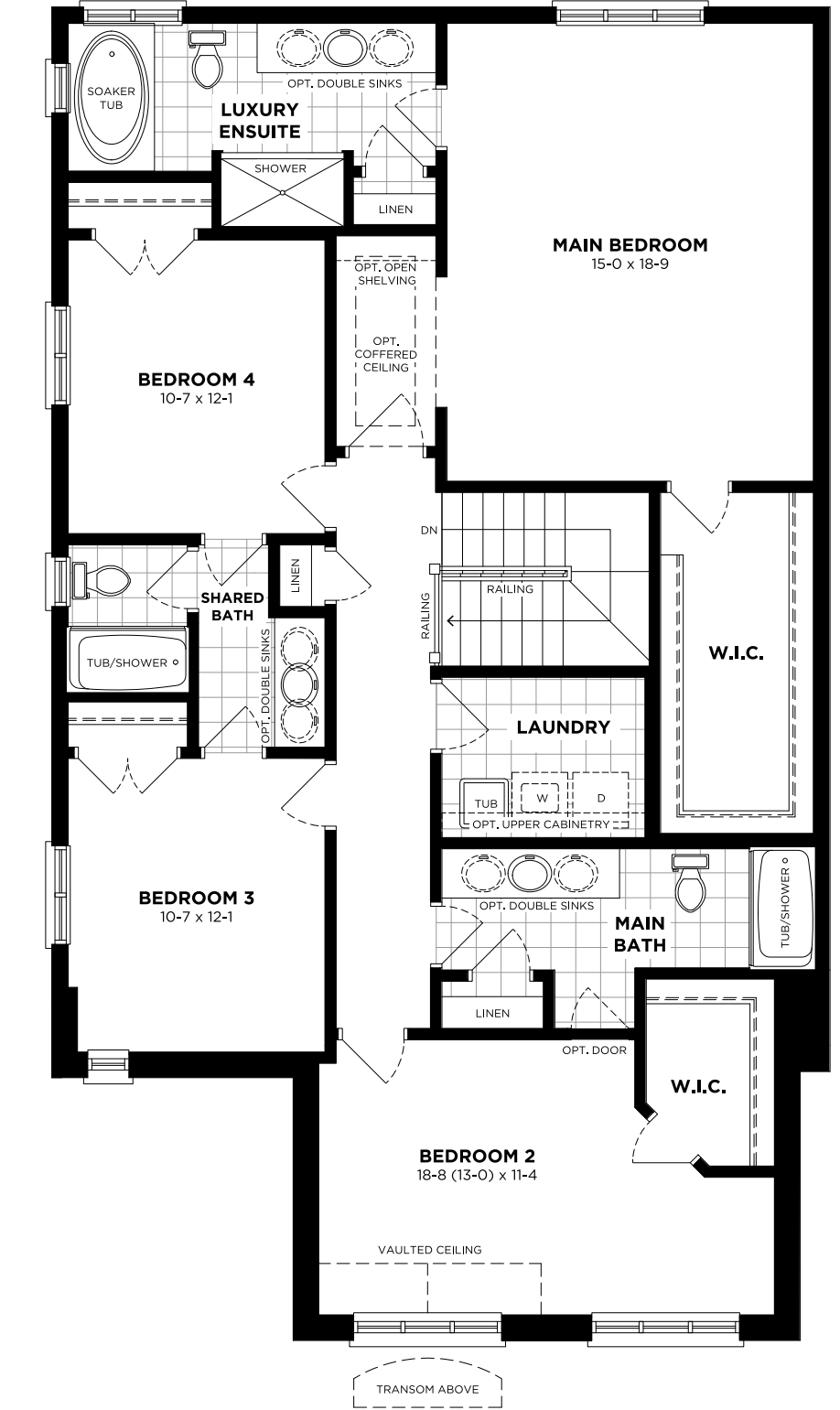
LOWER LEVEL
STANDARD - B1



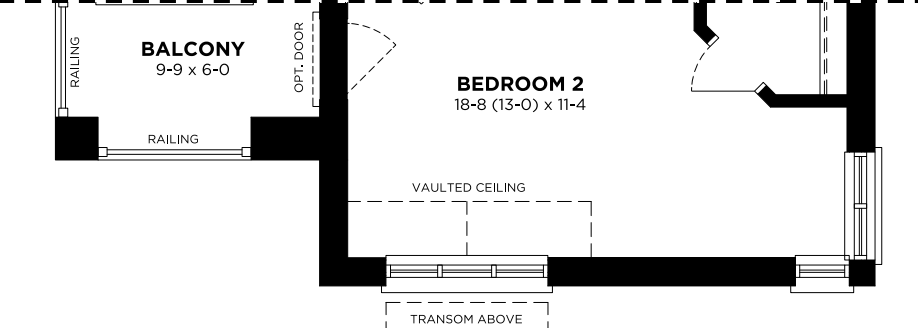
OPTIONAL MAIN FLOOR
M4 w/ ALTERNATE LAYOUT



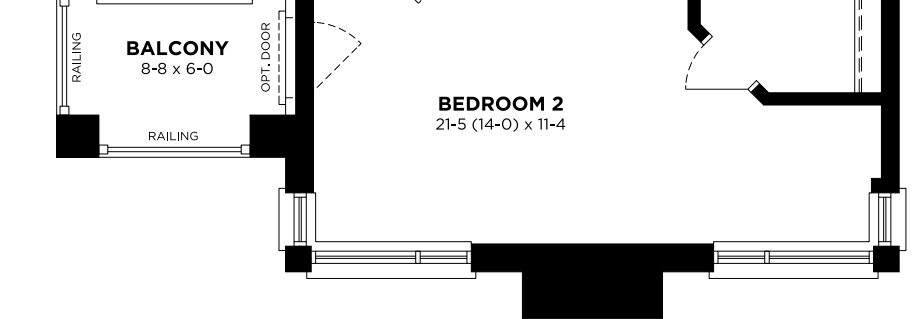
SECOND FLOOR
STANDARD - S4



SECOND FLOOR
CHÂTEAU/TUSCAN - S4



SECOND FLOOR
MODERN - S4





40' COLLECTION
THE **MULBERRY**

TRADITIONAL	2,785 SQ.FT.
CHÂTEAU/TUSCAN	2,762 SQ.FT.
MODERN	2,758 SQ.FT.
FARMHOUSE	2,804 SQ.FT.



FARMHOUSE



MODERN



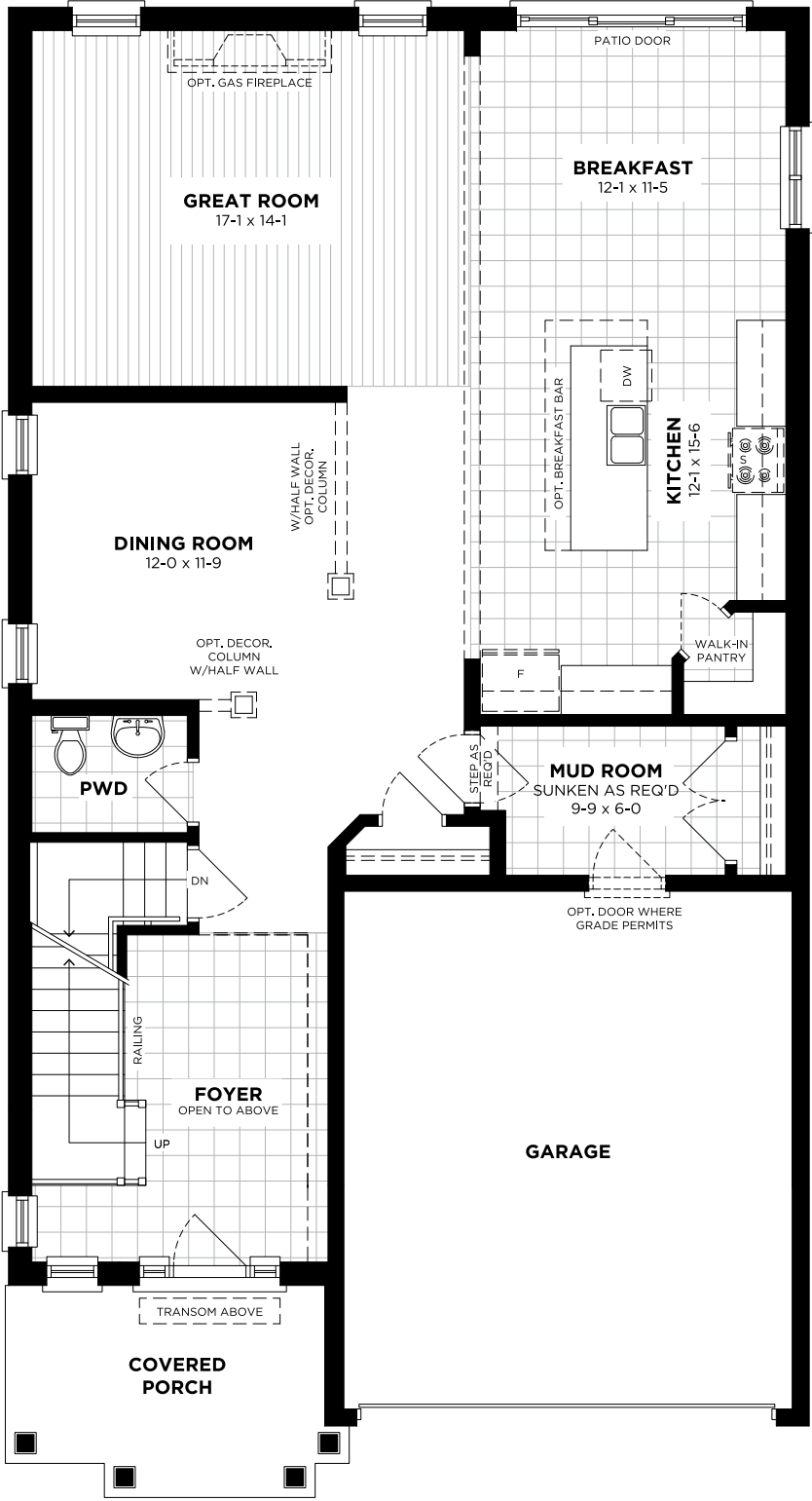
CHÂTEAU/TUSCAN



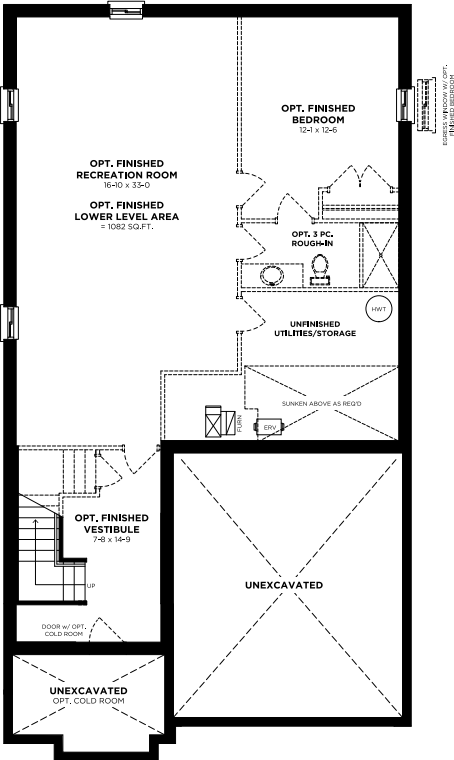
TRADITIONAL

40' COLLECTION	4	THE MULBERRY		PREMIUM COLLECTION BY LOSANI HOMES	
	3.5	TRADITIONAL CHÂTEAU/TUSCAN	2,785 SQ.FT. 2,762 SQ.FT.	MODERN FARMHOUSE	2,758 SQ.FT. 2,804 SQ.FT.

MAIN FLOOR
STANDARD - M2



LOWER LEVEL
STANDARD - B1

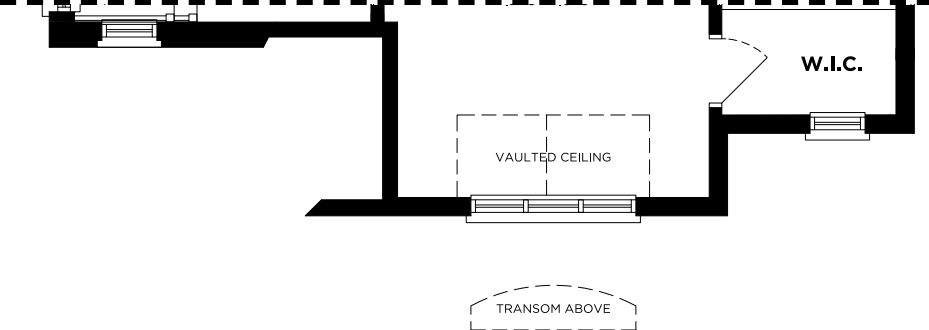


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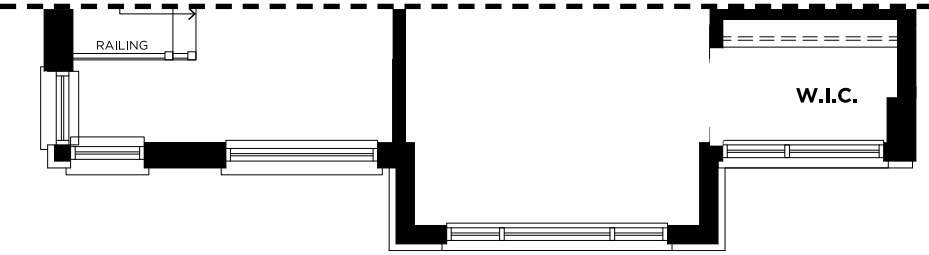
SECOND FLOOR
STANDARD - S3



SECOND FLOOR
CHÂTEAU/TUSCAN - S3



SECOND FLOOR
MODERN - S3





40' COLLECTION
THE **MARIGOLD**

TRADITIONAL	3,147	SQ.FT.
CHÂTEAU/TUSCAN	3,140	SQ.FT.
MODERN	3,156	SQ.FT.
FARMHOUSE	3,153	SQ.FT.



FARMHOUSE



MODERN



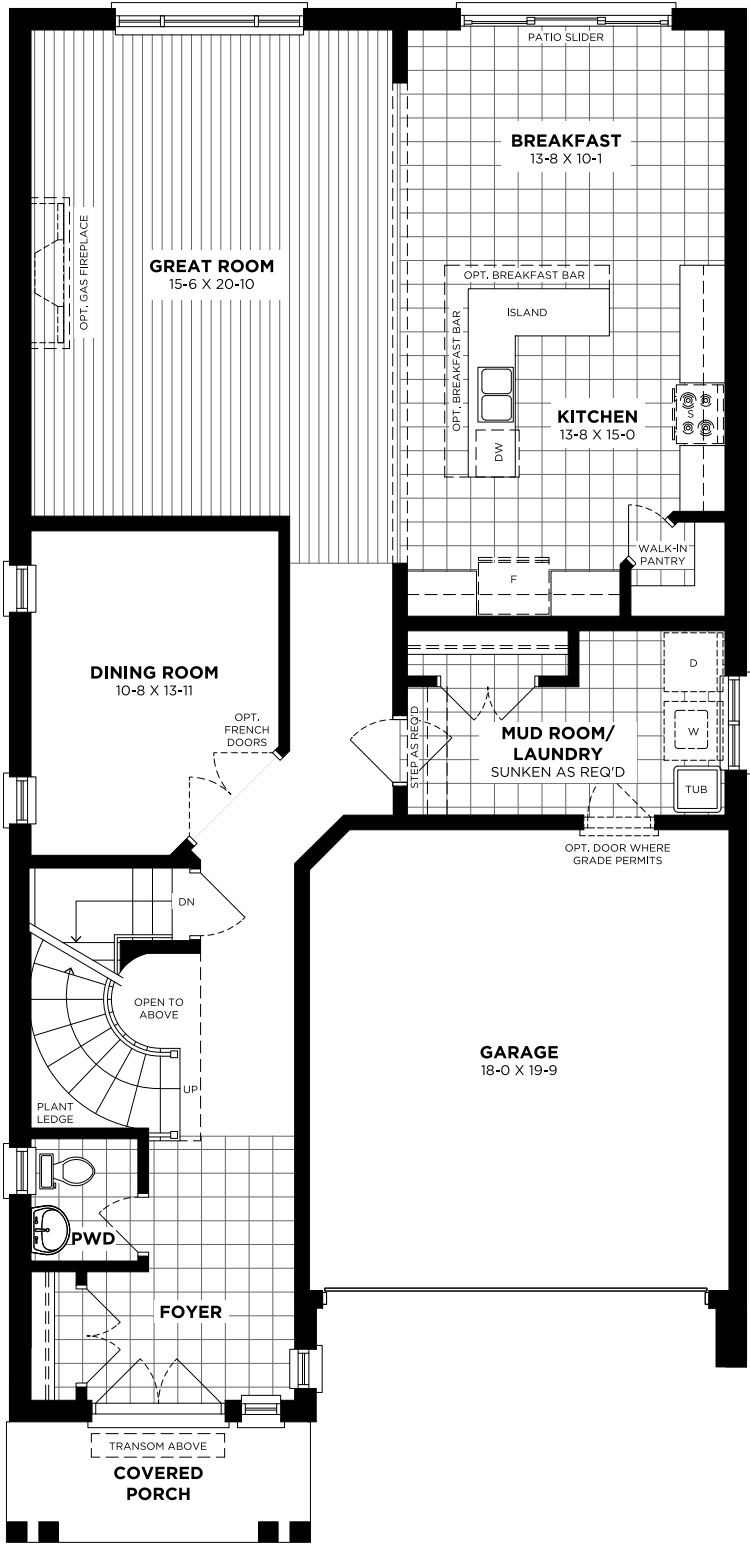
CHÂTEAU/TUSCAN



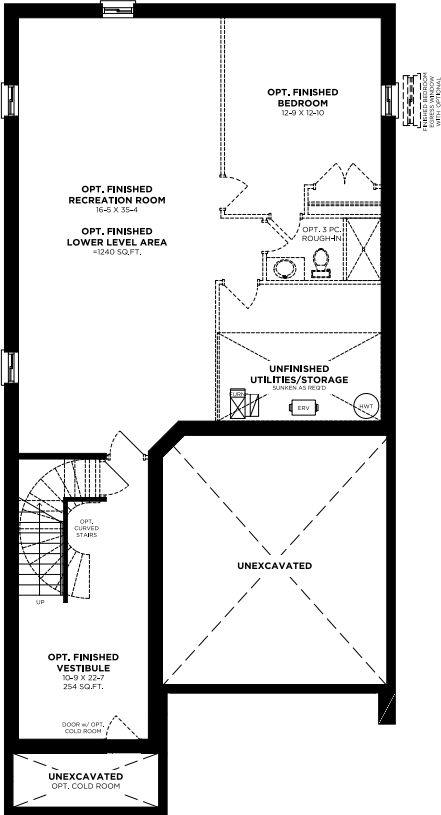
TRADITIONAL

40' COLLECTION	5	THE MARIGOLD		PREMIUM COLLECTION BY LOSANI HOMES	
	3.5	TRADITIONAL CHÂTEAU/TUSCAN	3,147 SQ.FT. 3,140 SQ.FT.	MODERN FARMHOUSE	3,156 SQ.FT. 3,153 SQ.FT.

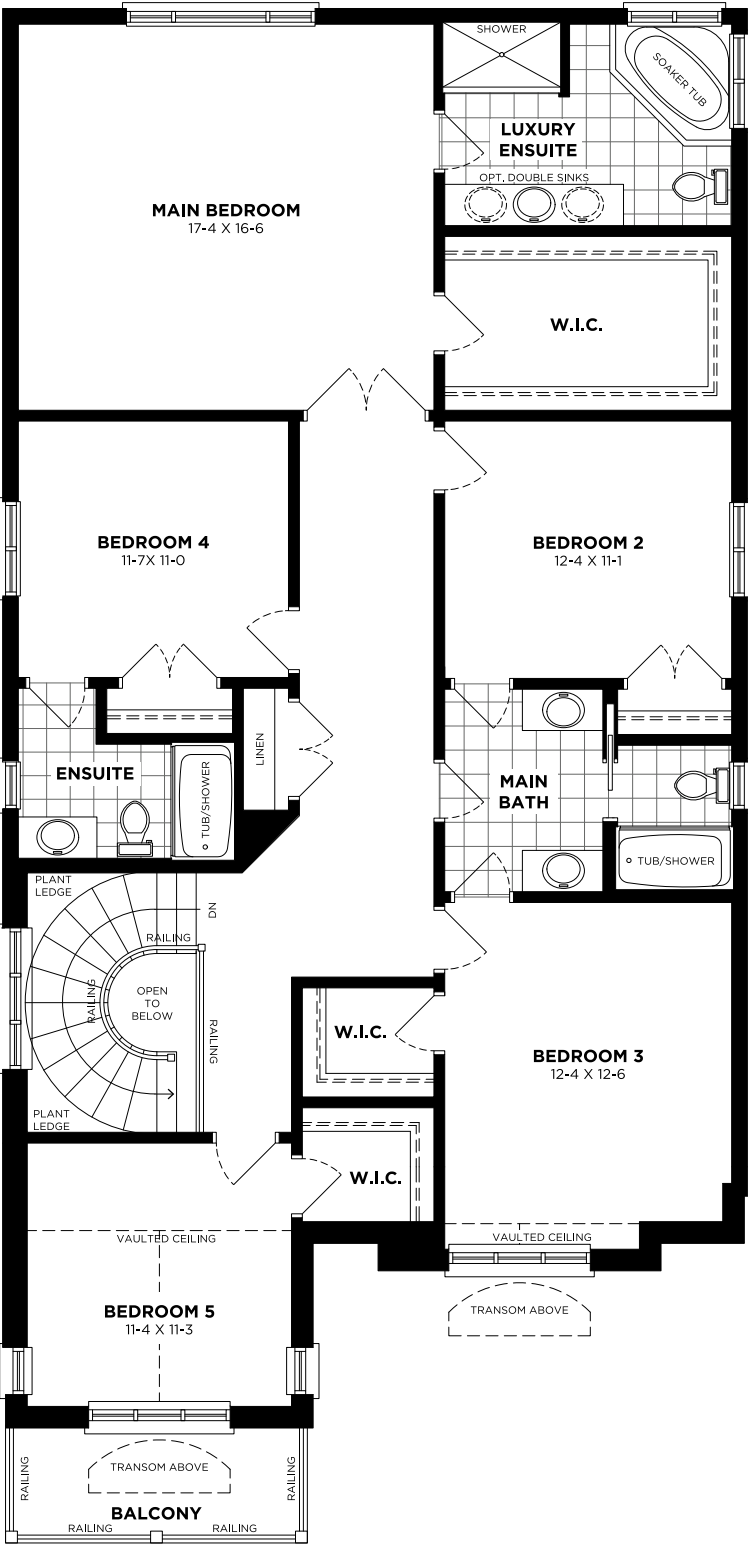
MAIN FLOOR
STANDARD - M2



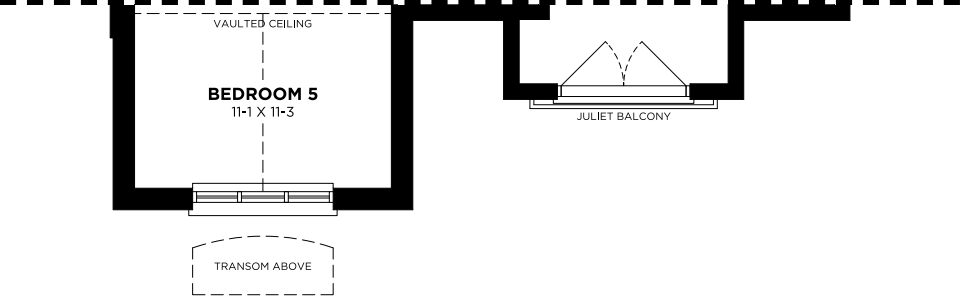
LOWER LEVEL
STANDARD - B1



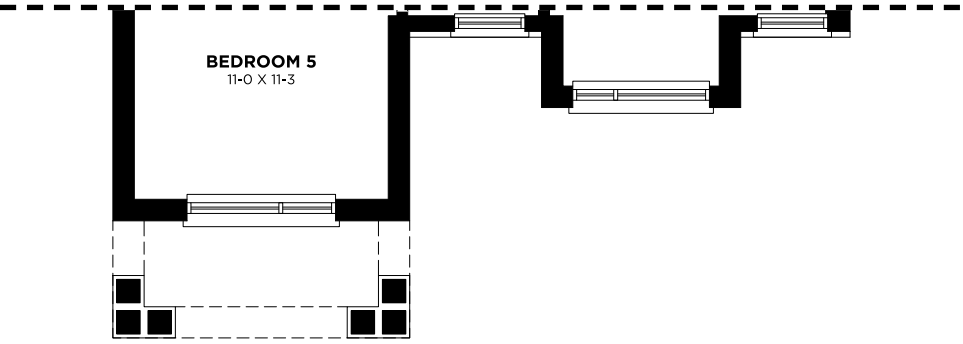
SECOND FLOOR
STANDARD - S4



SECOND FLOOR
CHÂTEAU/TUSCAN - S4



SECOND FLOOR
MODERN - S4



INSPIRED DE SIGN

WITH SOMETHING FOR EVERYONE





The Mulberry - Kitchen



The Marigold - Ensuite



The Macnab - Great Room



The Claremont - Kitchen



The Gardenview - Den



40'

COLLECTION
PRODUCT BOOK

LOSANI HOMES

LEGAL DISCLAIMERS AND INFORMATION

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 12, 2024 2:14 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 12, 2024 2:14 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 swales. The 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 12, 2024 2:14 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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Naomi Thompson
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