



**RIVERBANK ESTATES**  
NITH RIVER, PARIS

# 46' COLLECTION OF DETACHED HOMES

LOSANI  
H O M E S





# 46'

COLLECTION  
PRODUCT BOOK

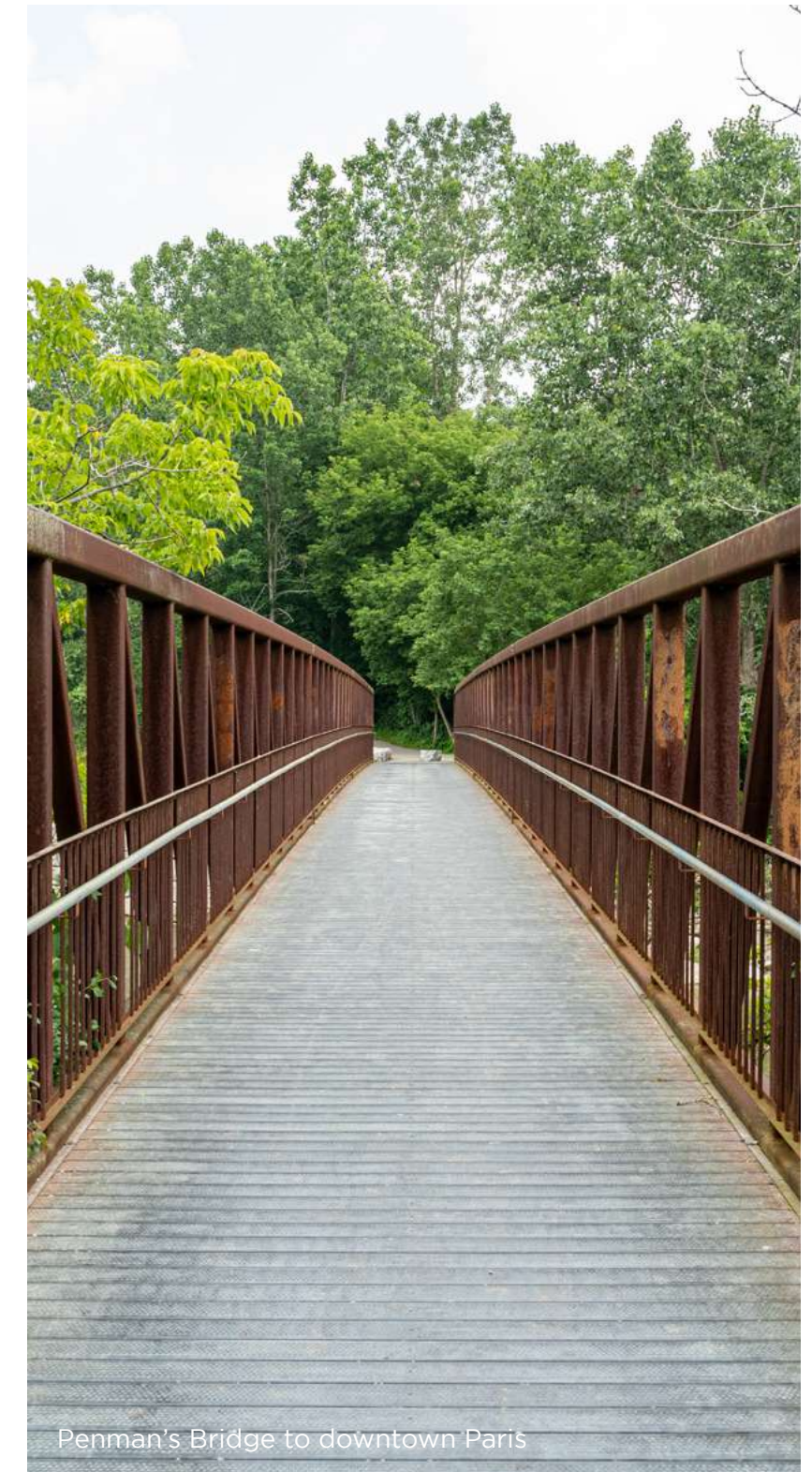
WHEN NATURE  
DESIGNS THE  
MASTER PLAN,  
YOU HONOUR  
THE VISION.



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 Albion Breakfast/Great Room/Kitchen



The Westdale Modern



The Hamlet Traditional



The Corsica Kitchen



The Jewel Farmhouse

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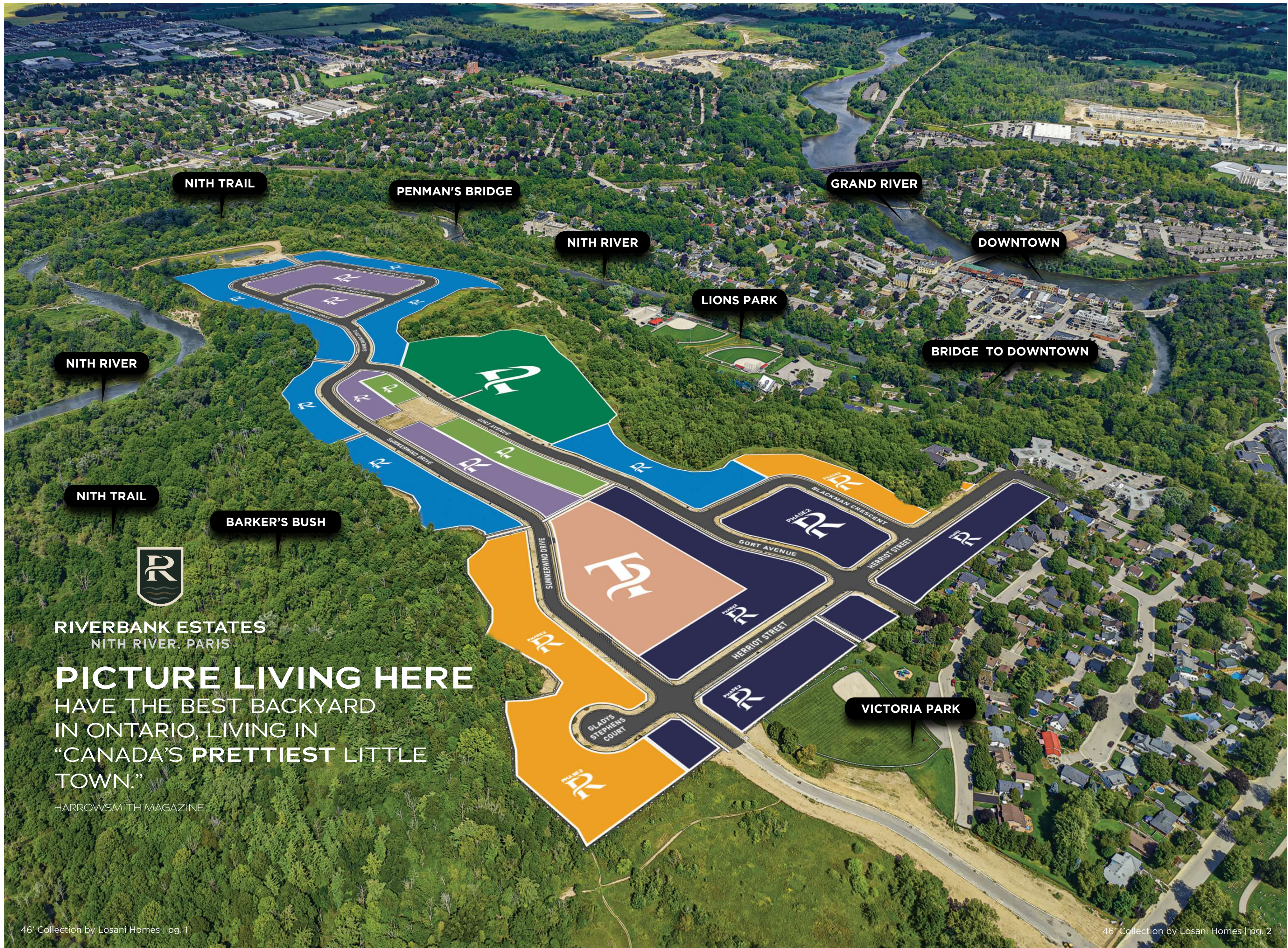
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\*Artist's concept only. Construction of dwellings may not be exactly as shown.



# 46' COLLECTION PRODUCT BOOK



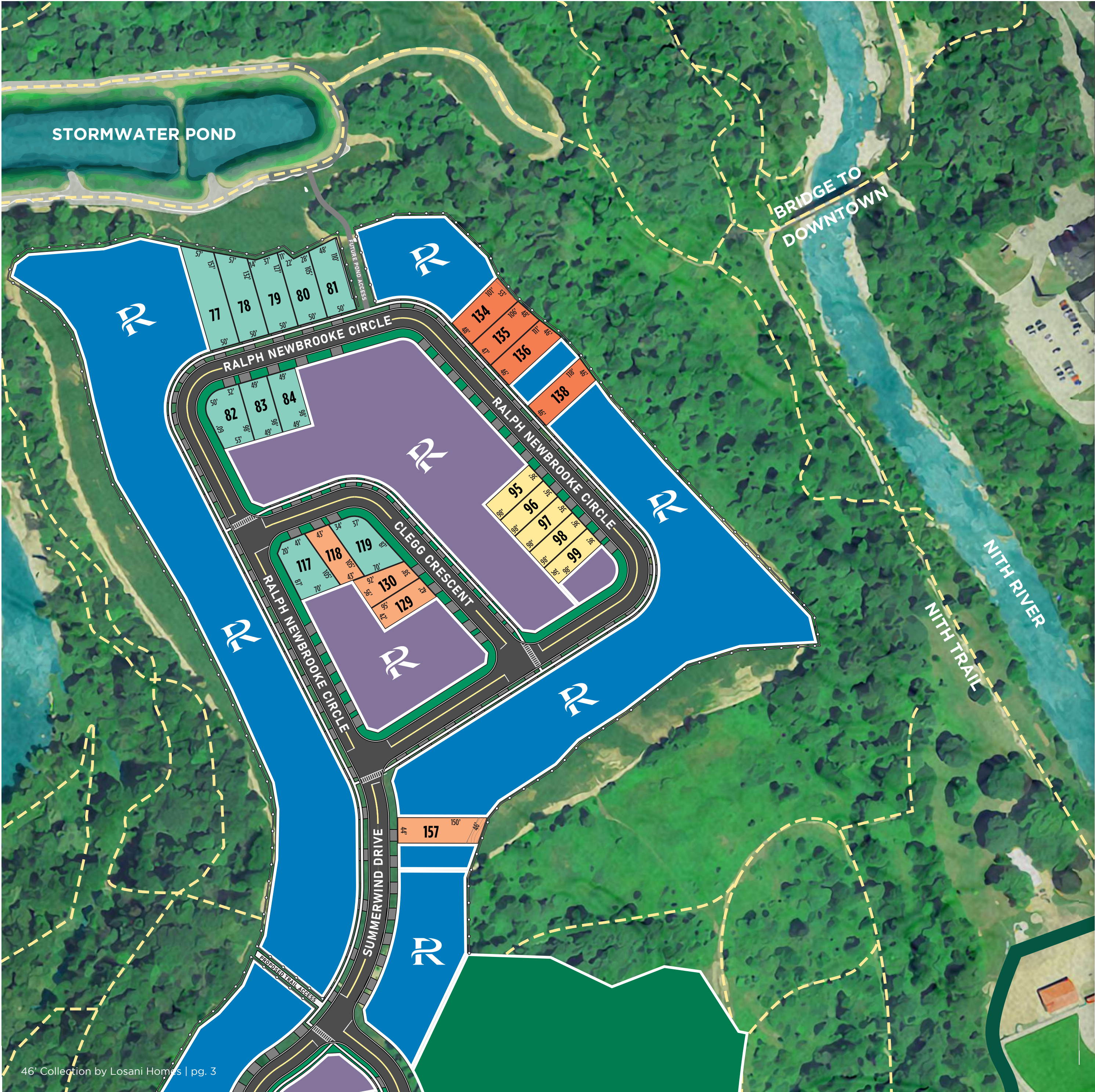


RIVERBANK ESTATES  
NITH RIVER, PARIS

**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

46' Collection by Losani Homes | pg. 5  
Artist's concept only. Construction of dwelling 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

46' Collection by Losani Homes | pg. 6





The Albion



The Jewel

# 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

46' Collection by Losani Homes | pg. 7  
 Artist's concept only. Construction of dwelling 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





46' COLLECTION  
THE **BRIDGEVIEW**

TRADITIONAL	1,503	SQ.FT.
CHÂTEAU/TUSCAN	1,515	SQ.FT.
MODERN	1,503	SQ.FT.
FARMHOUSE	1,503	SQ.FT.



FARMHOUSE



MODERN



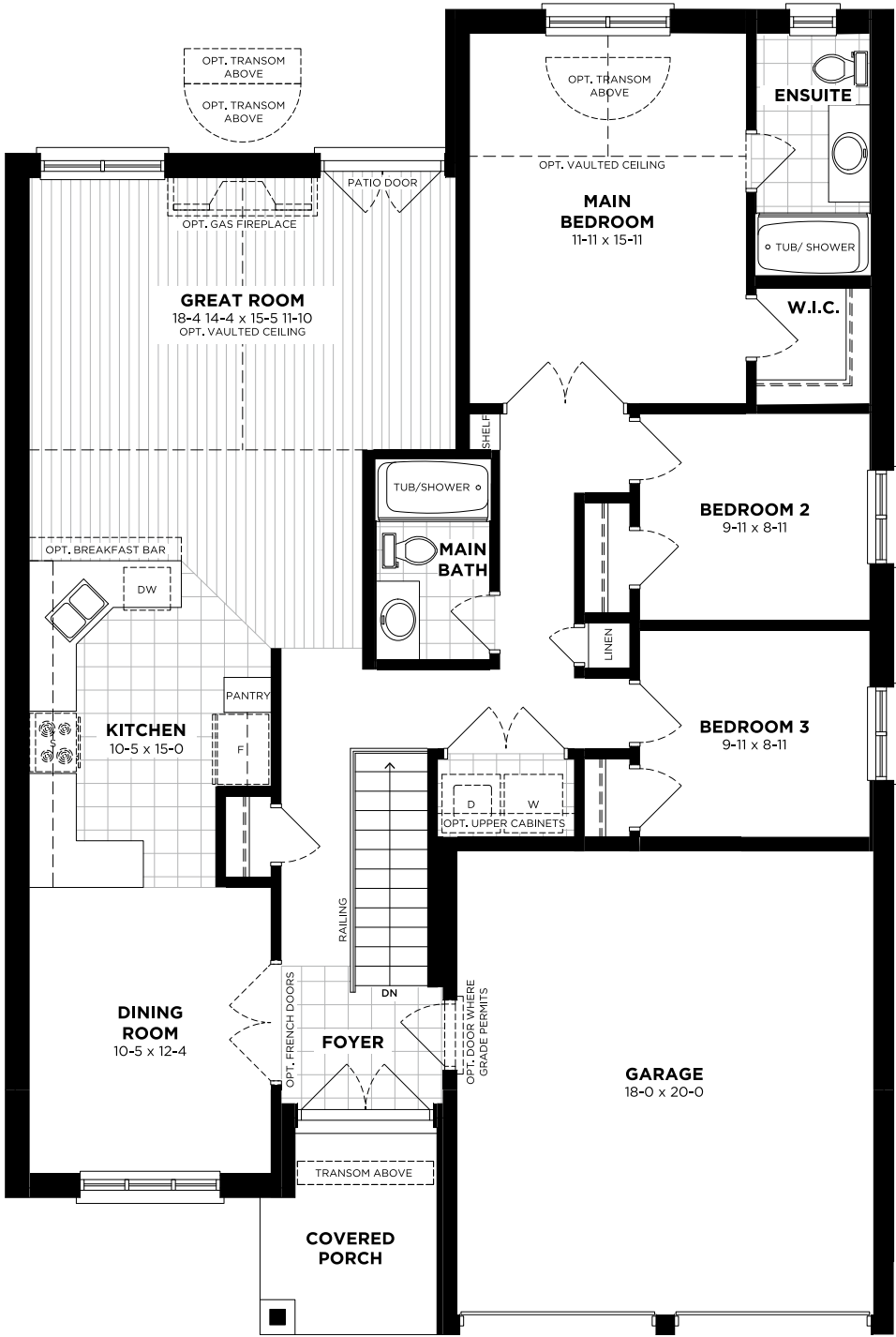
CHÂTEAU/TUSCAN



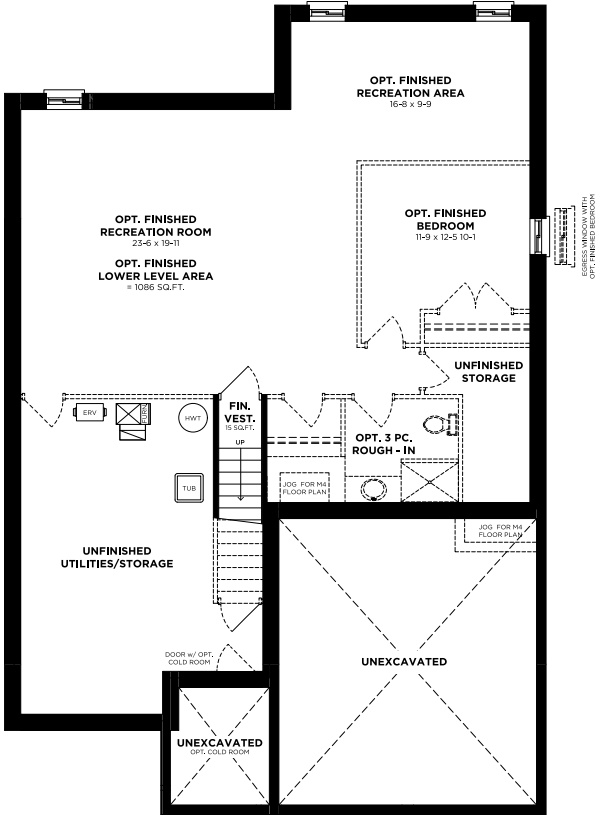
TRADITIONAL

46' COLLECTION		3	THE <b>BRIDGEVIEW</b>		PREMIUM COLLECTION BY LOSANI HOMES
		2	TRADITIONAL CHÂTEAU/TUSCAN	1,503 SQ.FT. 1,515 SQ.FT.	

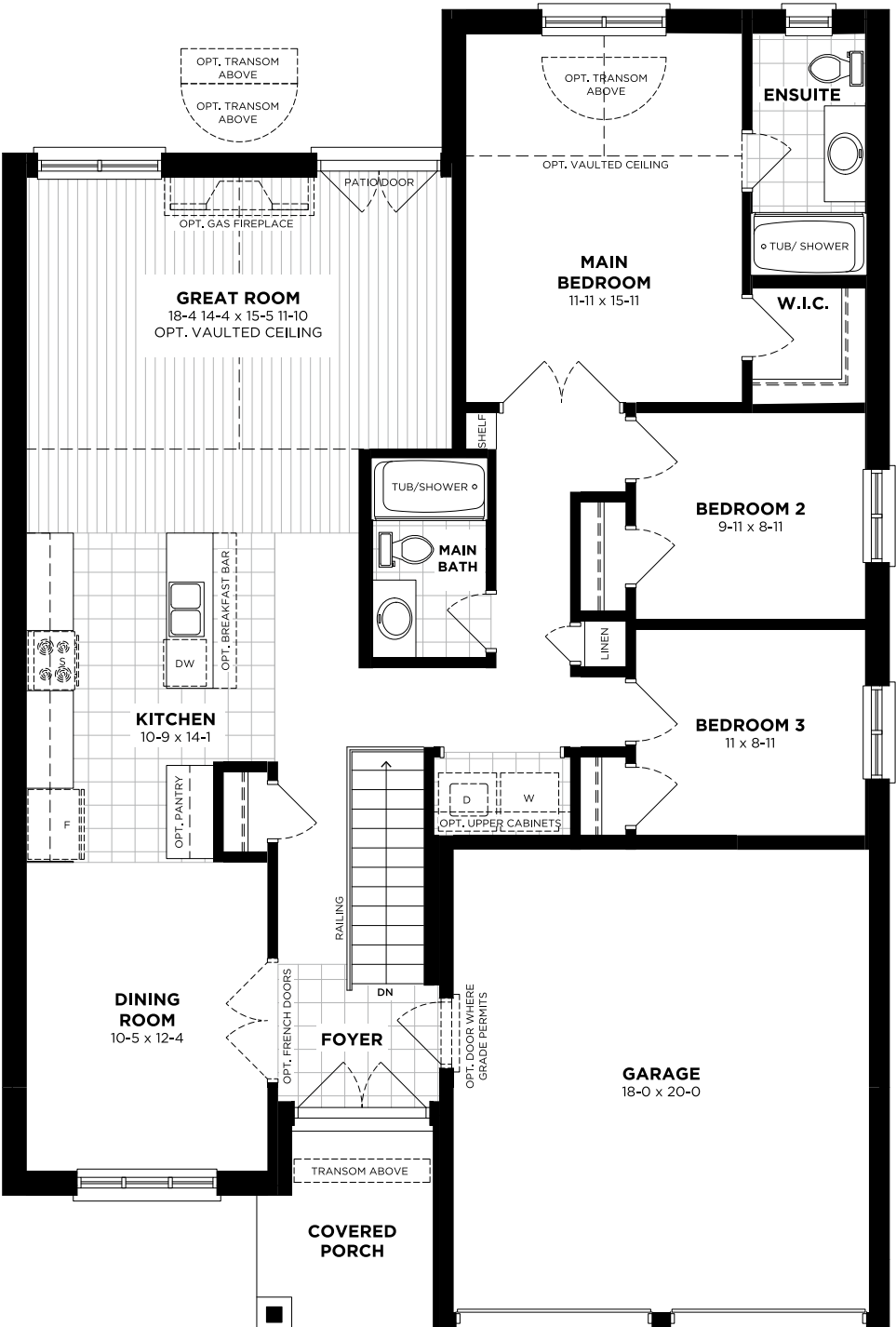
MAIN FLOOR  
STANDARD - M1



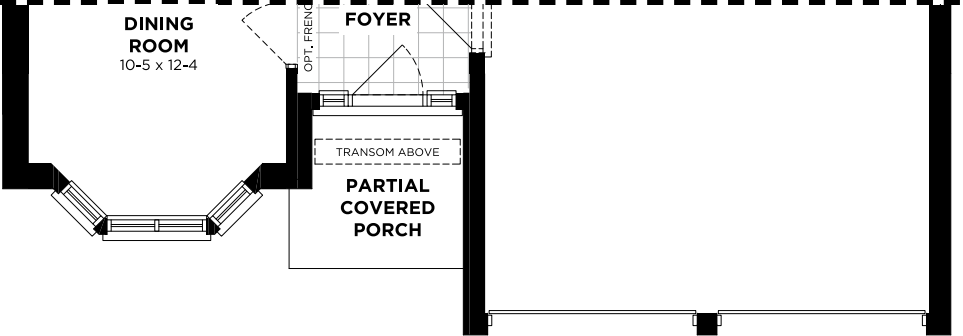
LOWER LEVEL  
STANDARD - B1



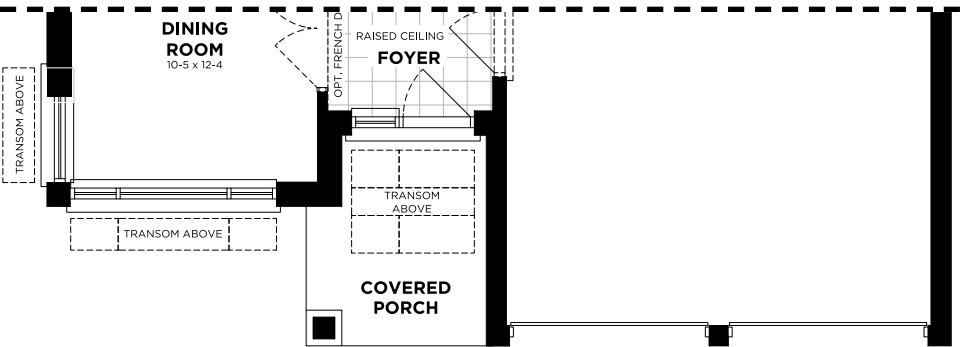
OPTIONAL MAIN FLOOR  
M3 w/ ALTERNATE LAYOUT



MAIN FLOOR  
CHÂTEAU/TUSCAN - M1/M3



MAIN FLOOR  
MODERN - M1/M3







46' COLLECTION  
THE PRINCETON

TRADITIONAL	2,421	SQ.FT.
CHÂTEAU/TUSCAN	2,453	SQ.FT.
MODERN	2,449	SQ.FT.
FARMHOUSE	2,584	SQ.FT.



FARMHOUSE



MODERN



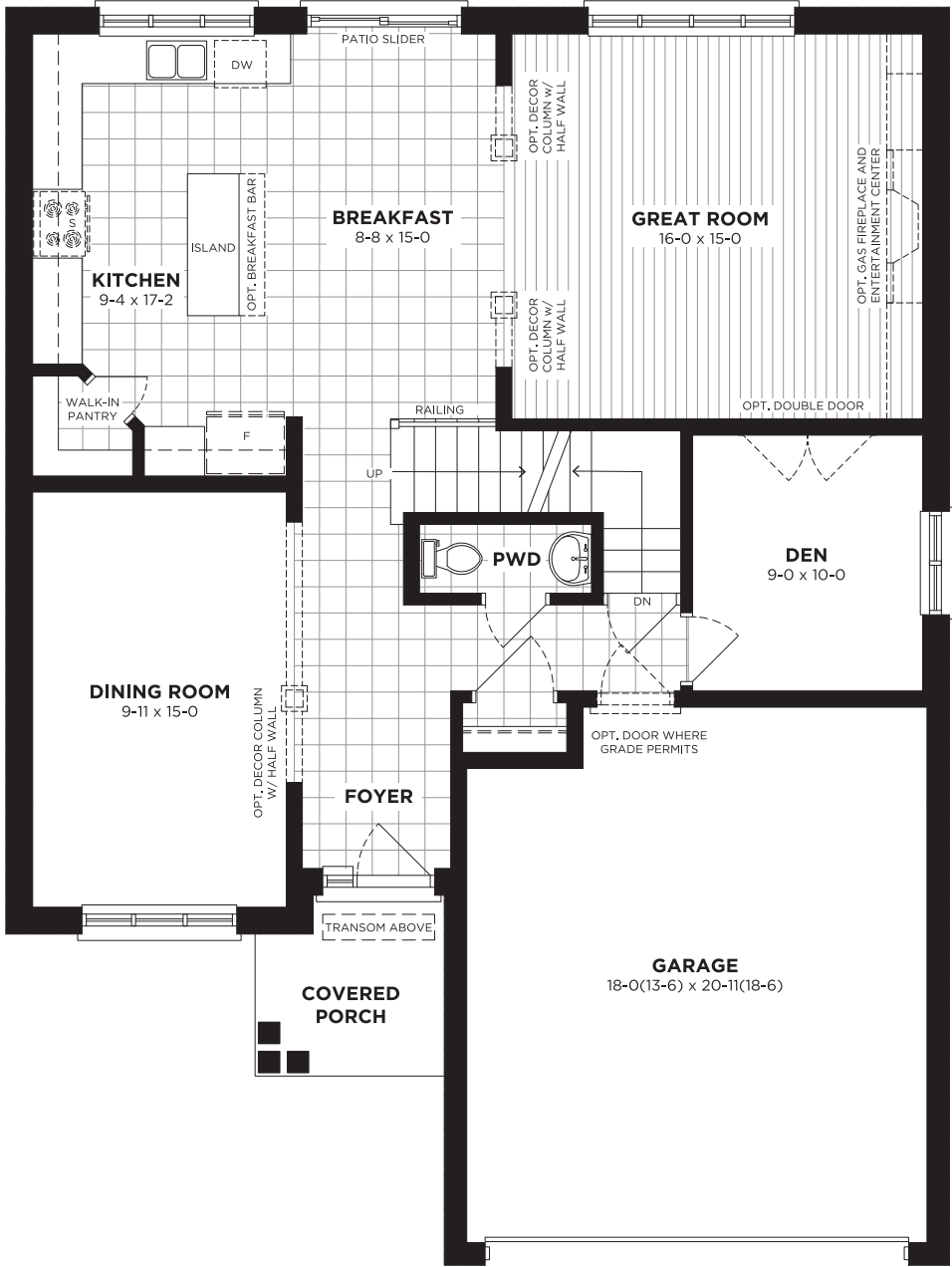
CHÂTEAU/TUSCAN



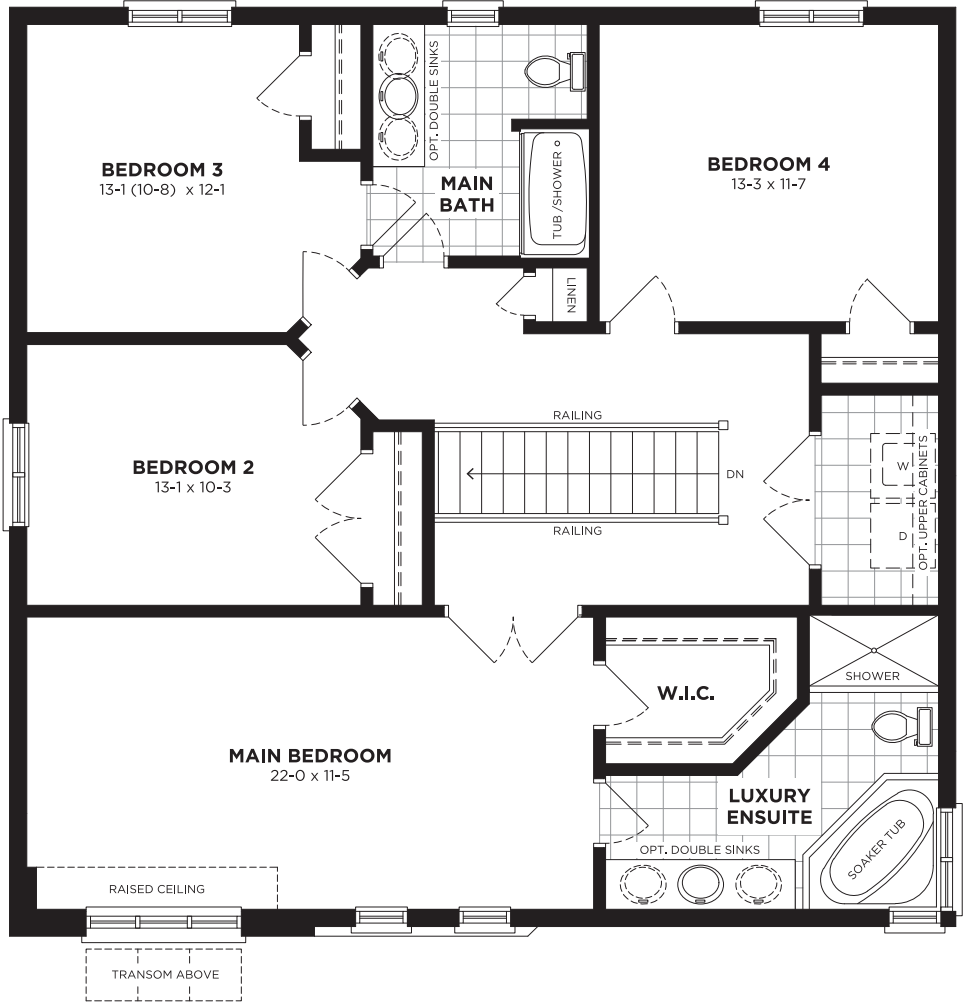
TRADITIONAL

46' COLLECTION		4	THE PRINCETON		PREMIUM COLLECTION BY LOSANI HOMES
		2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,421 SQ.FT. 2,453 SQ.FT.	
			MODERN FARMHOUSE	2,449 SQ.FT. 2,584 SQ.FT.	

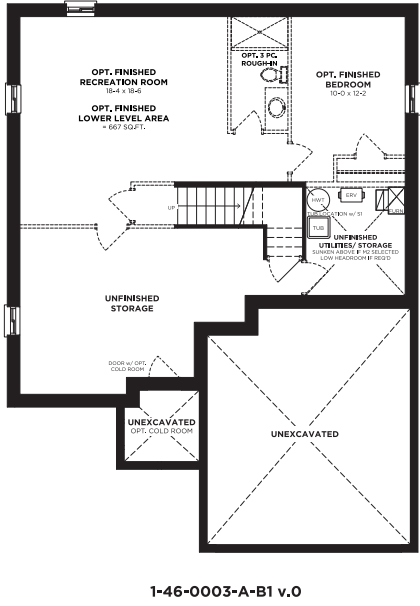
MAIN FLOOR  
STANDARD - M1



SECOND FLOOR  
STANDARD - S1

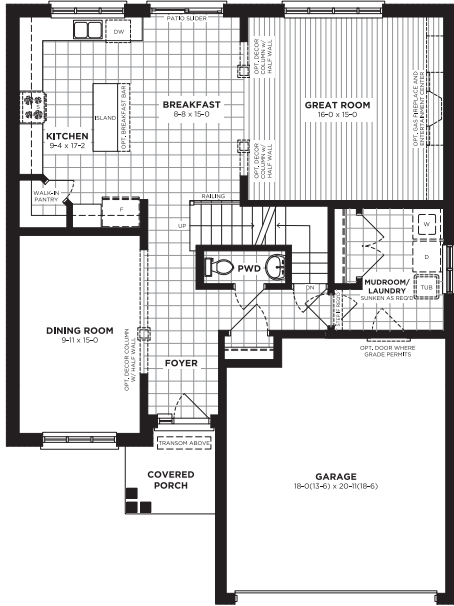


LOWER LEVEL  
STANDARD - B1



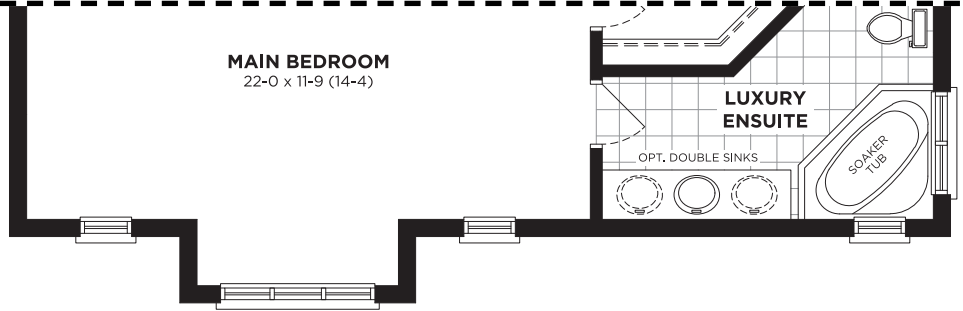
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OPTIONAL MAIN FLOOR  
M2 w/ MUDROOM

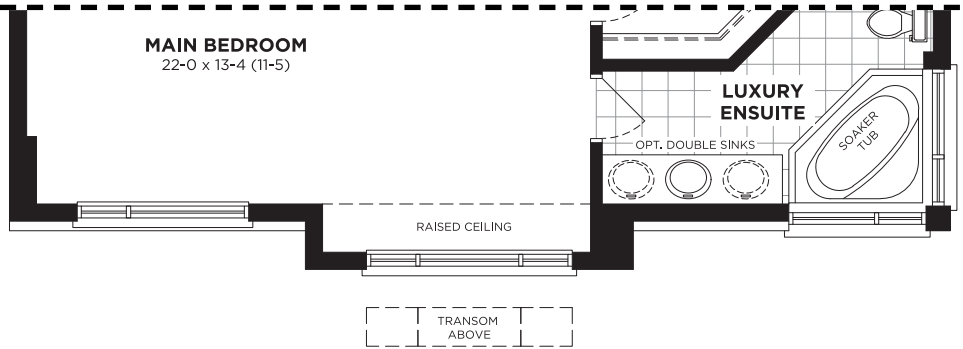


1-46-0003-A-M2 v.0

SECOND FLOOR  
CHÂTEAU/TUSCAN - S1



SECOND FLOOR  
MODERN - S1







46' COLLECTION  
THE **HAMLET**

TRADITIONAL	2,249	SQ.FT.
CHÂTEAU/TUSCAN	2,239	SQ.FT.
MODERN	2,245	SQ.FT.
FARMHOUSE	2,333	SQ.FT.



FARMHOUSE



MODERN



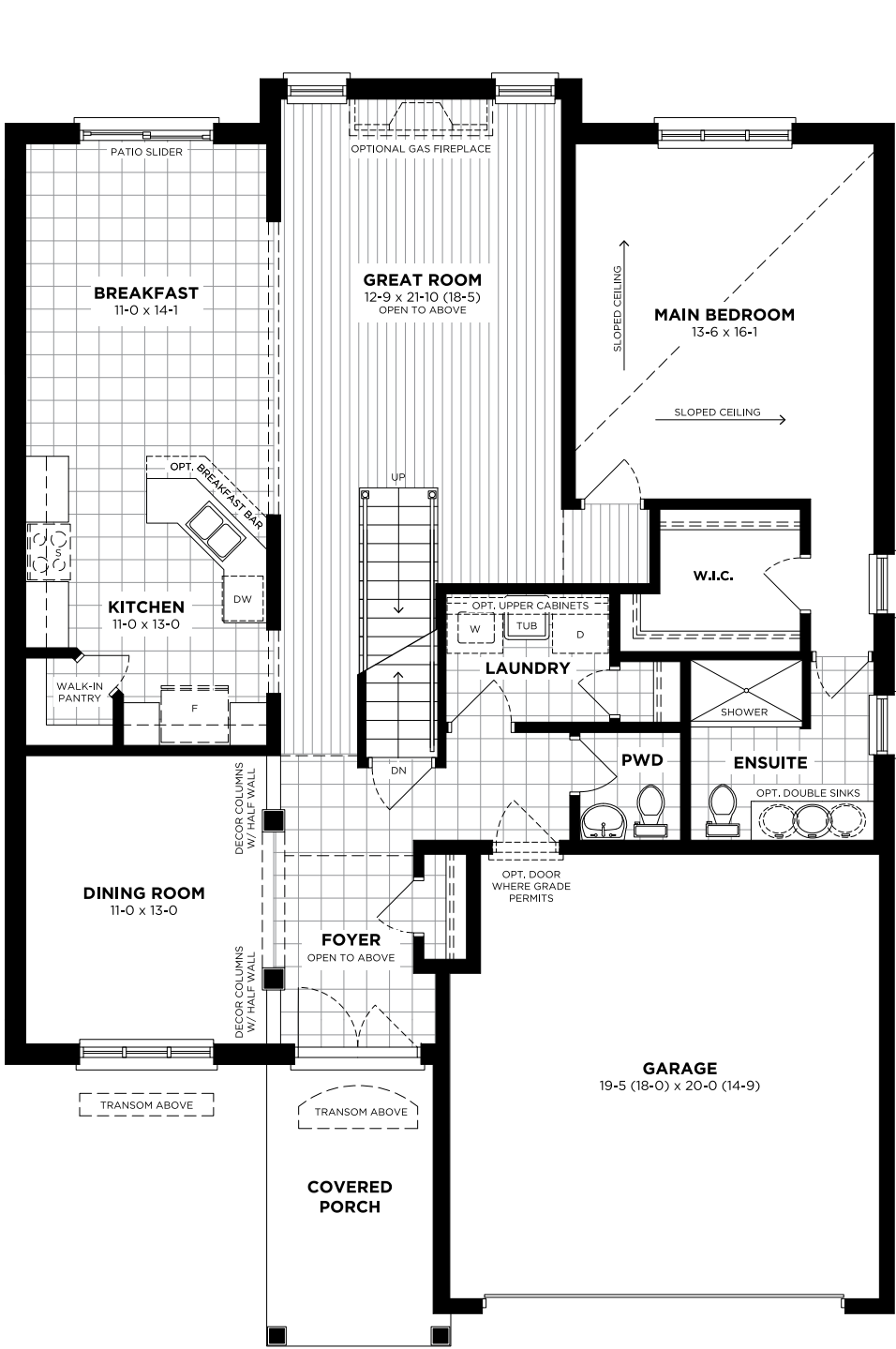
CHÂTEAU/TUSCAN



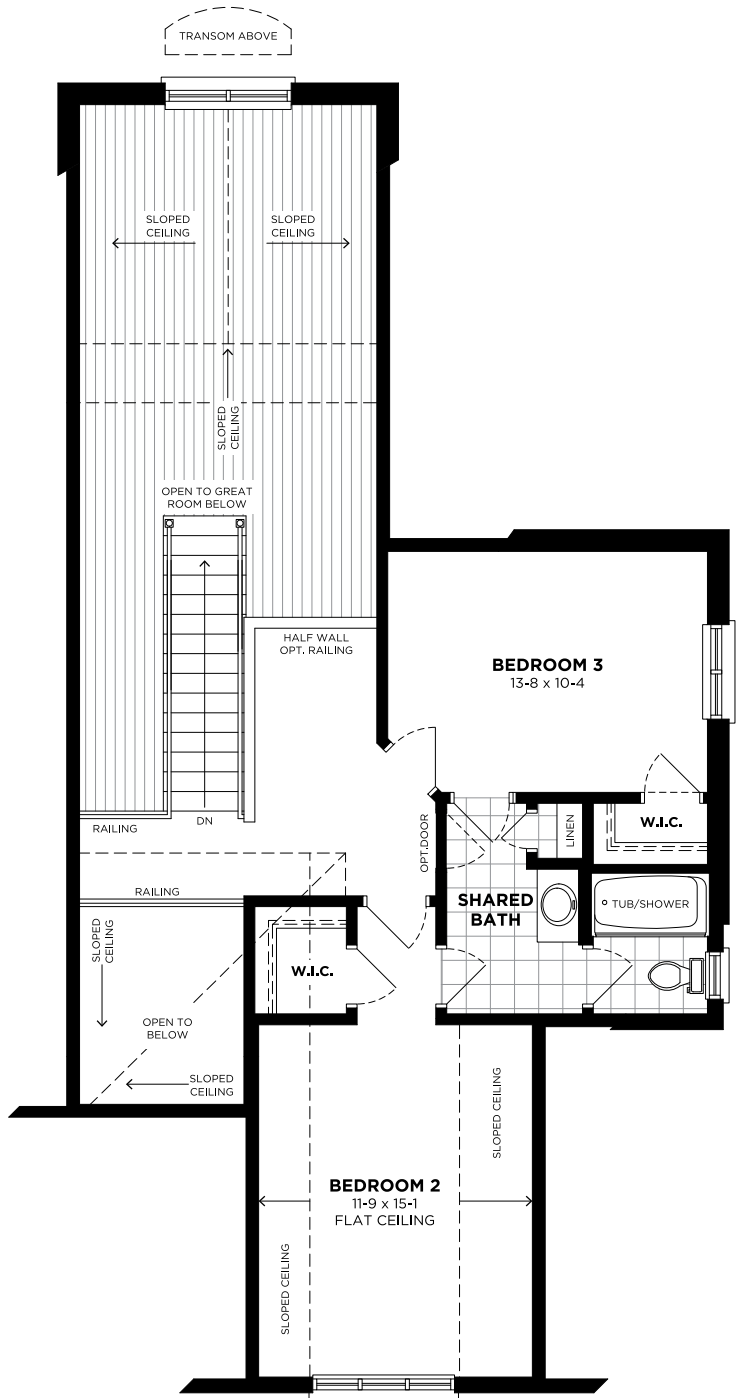
TRADITIONAL

46' COLLECTION		3	THE <b>HAMLET</b>		PREMIUM COLLECTION BY LOSANI HOMES
		2.5	TRADITIONAL CHÂTEAU/TUSCAN	2,249 SQ.FT. 2,239 SQ.FT.	
			MODERN FARMHOUSE	2,245 SQ.FT. 2,333 SQ.FT.	

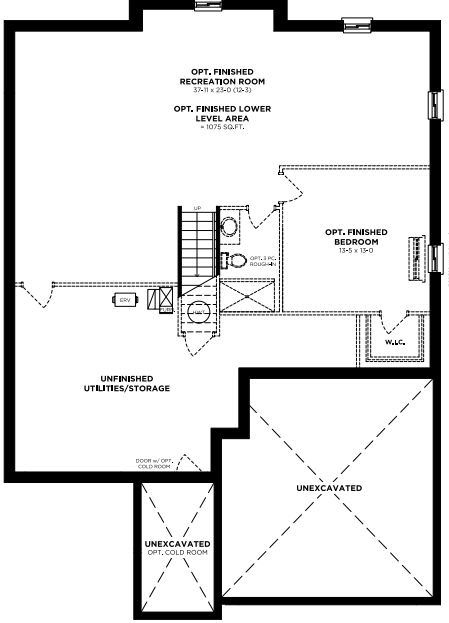
MAIN FLOOR  
STANDARD - M1



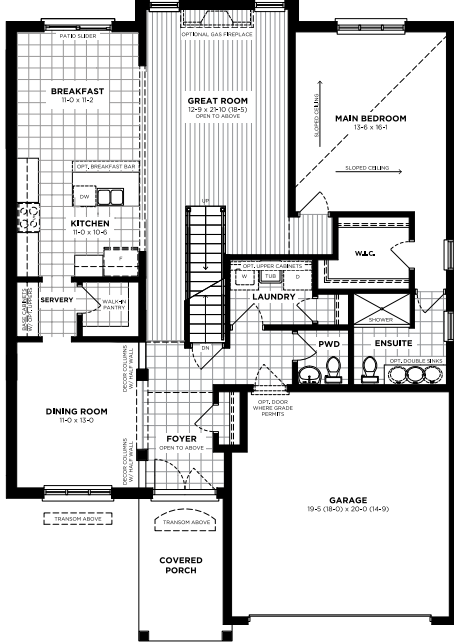
SECOND FLOOR  
STANDARD - S1



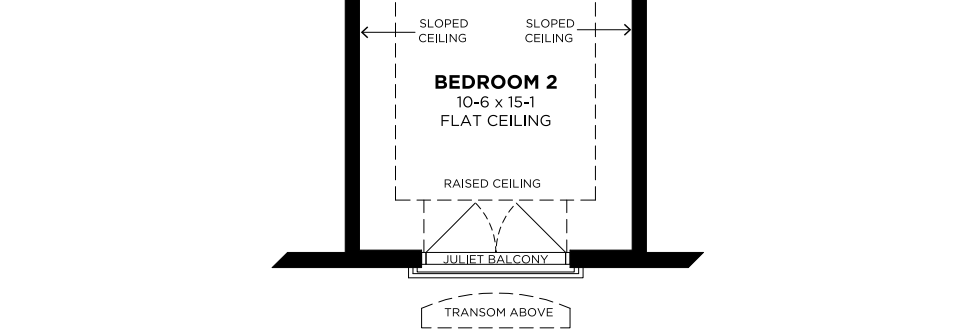
LOWER LEVEL  
STANDARD - B1



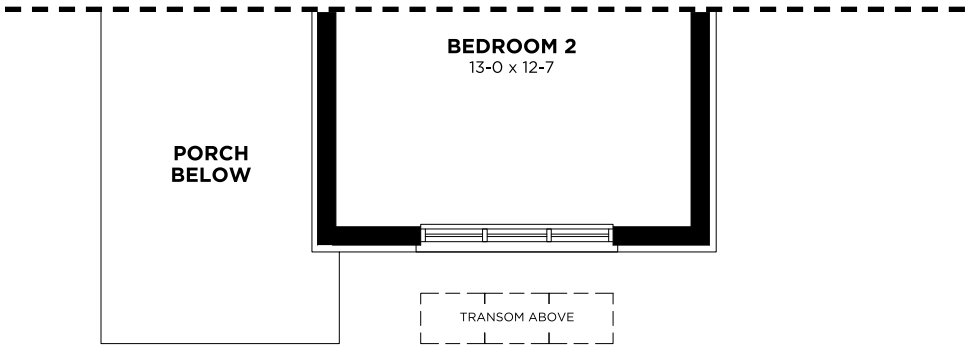
OPTIONAL MAIN FLOOR  
M1A W/ ALT LAYOUT



SECOND FLOOR  
CHÂTEAU/TUSCAN - S1



SECOND FLOOR  
MODERN - S1







46' COLLECTION  
THE **WESTDALE**

TRADITIONAL	\$1 2,677	SQ.FT.	-	\$3 3,007	SQ.FT.
CHÂTEAU/TUSCAN	\$1 2,656	SQ.FT.	-	\$3 2,976	SQ.FT.
MODERN	\$1 2,664	SQ.FT.	-	\$3 3,020	SQ.FT.
FARMHOUSE				\$3 2,983	SQ.FT.



FARMHOUSE (S3)



MODERN(S3)



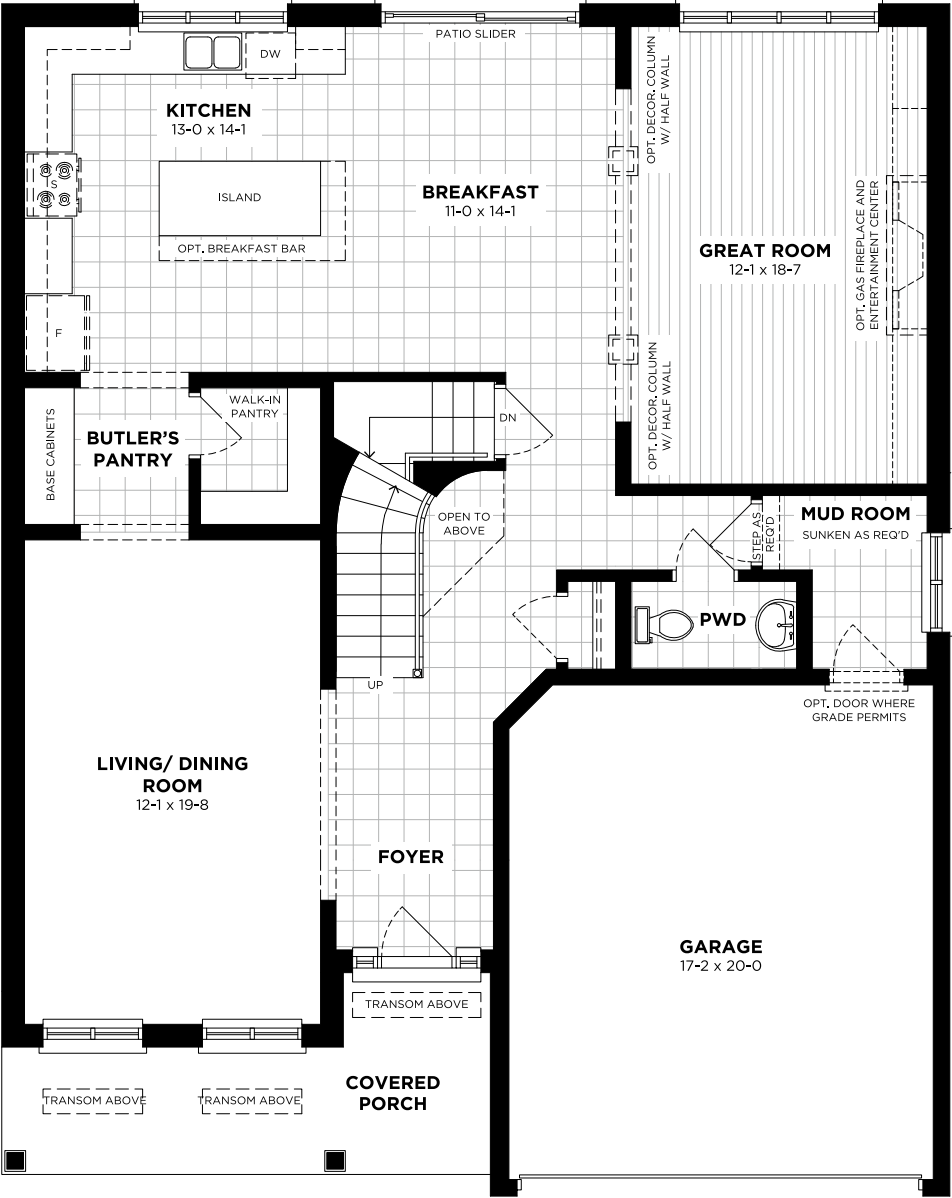
CHÂTEAU/TUSCAN (S3)



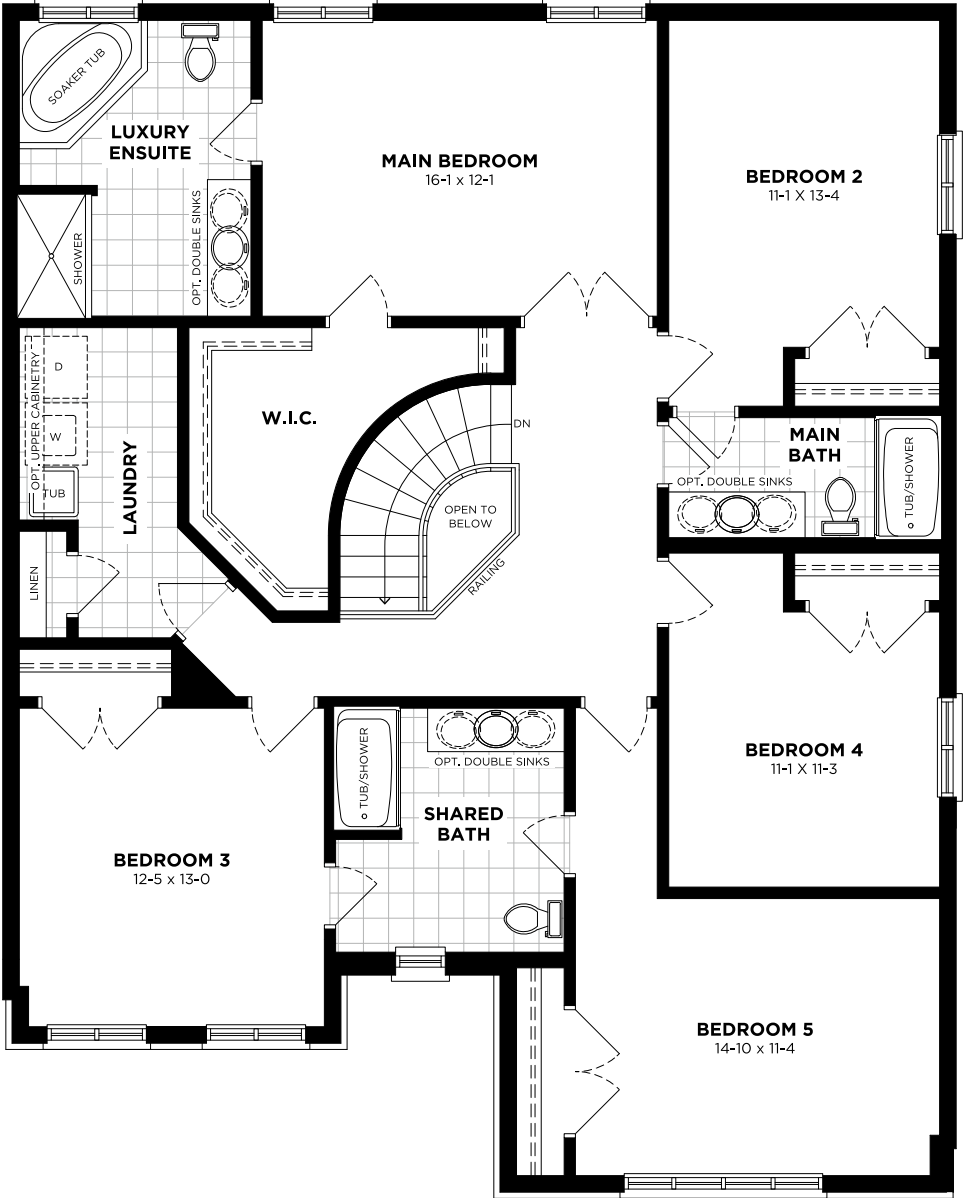
TRADITIONAL (S3)

46' COLLECTION	 4-5	THE <b>WESTDALE</b>		PREMIUM COLLECTION BY LOSANI HOMES
	 2.5-3.5	TRADITIONAL _____ 2677-3007 SQ.FT. CHÂTEAU/TUSCAN _____ 2656-2976 SQ.FT.	MODERN _____ 2664-3020 SQ.FT. FARMHOUSE _____ 2,983 SQ.FT.	

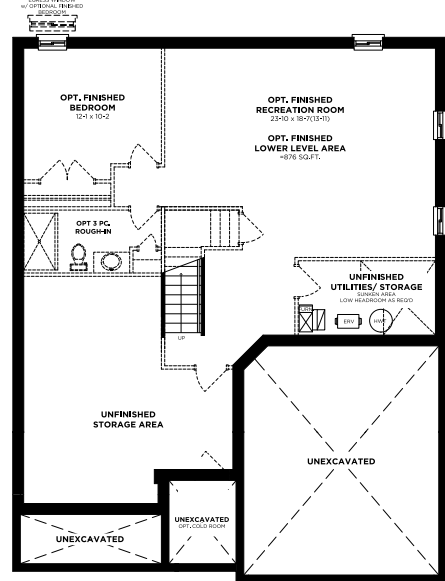
**MAIN FLOOR**  
STANDARD - M3



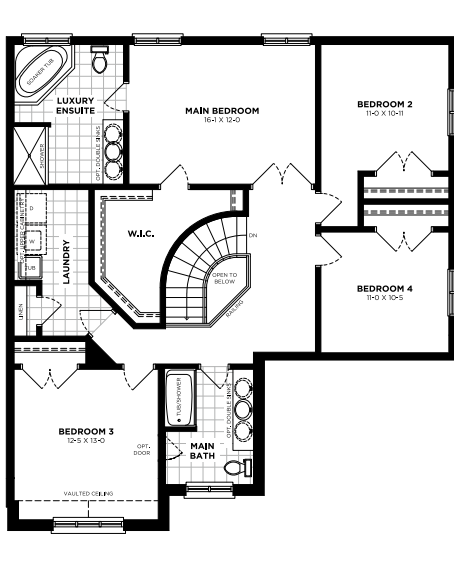
**SECOND FLOOR**  
STANDARD - S3



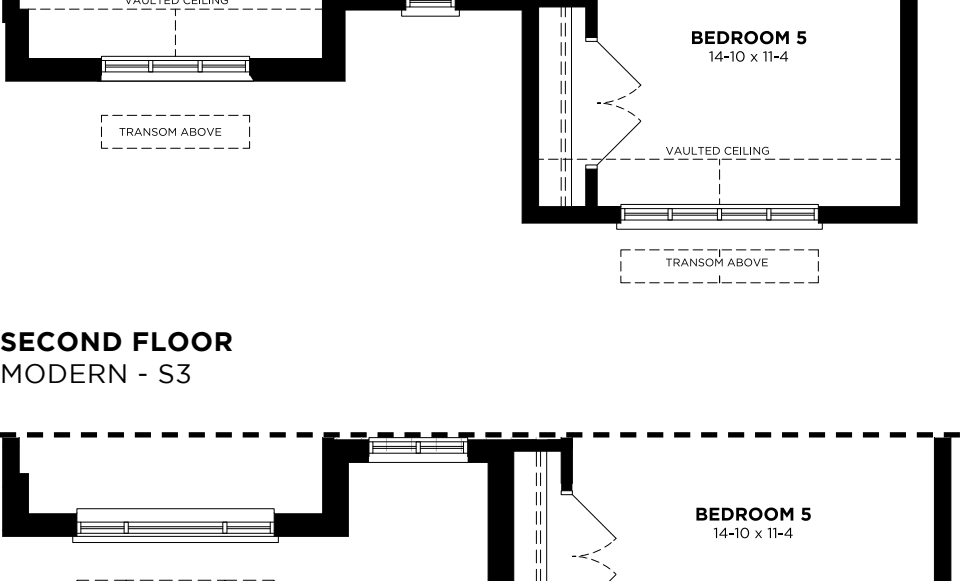
**LOWER LEVEL**  
STANDARD - B1



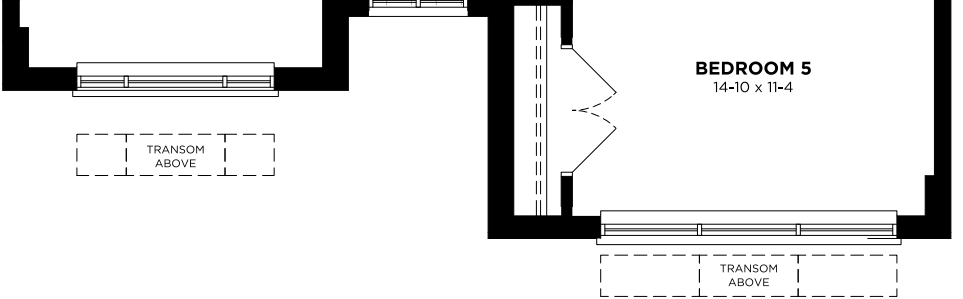
**OPTIONAL SECOND FLOOR**  
S1 ALTERNATE LAYOUT



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S3



**SECOND FLOOR**  
MODERN - S3







46' COLLECTION  
THE JEWEL

TRADITIONAL	2,991 SQ.FT.
CHÂTEAU/TUSCAN	2,991 SQ.FT.
MODERN	2,995 SQ.FT.
FARMHOUSE	2,982 SQ.FT.



FARMHOUSE



MODERN



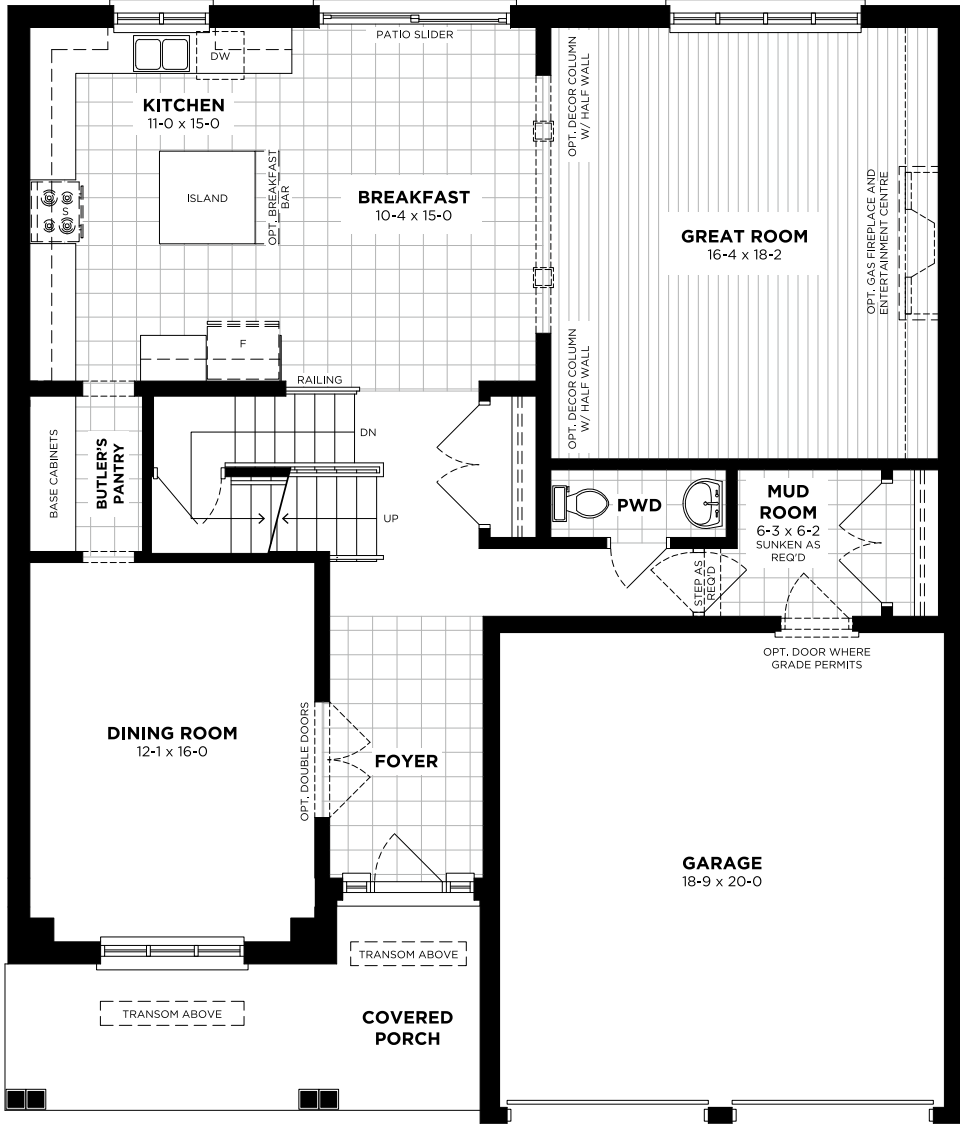
CHÂTEAU/TUSCAN



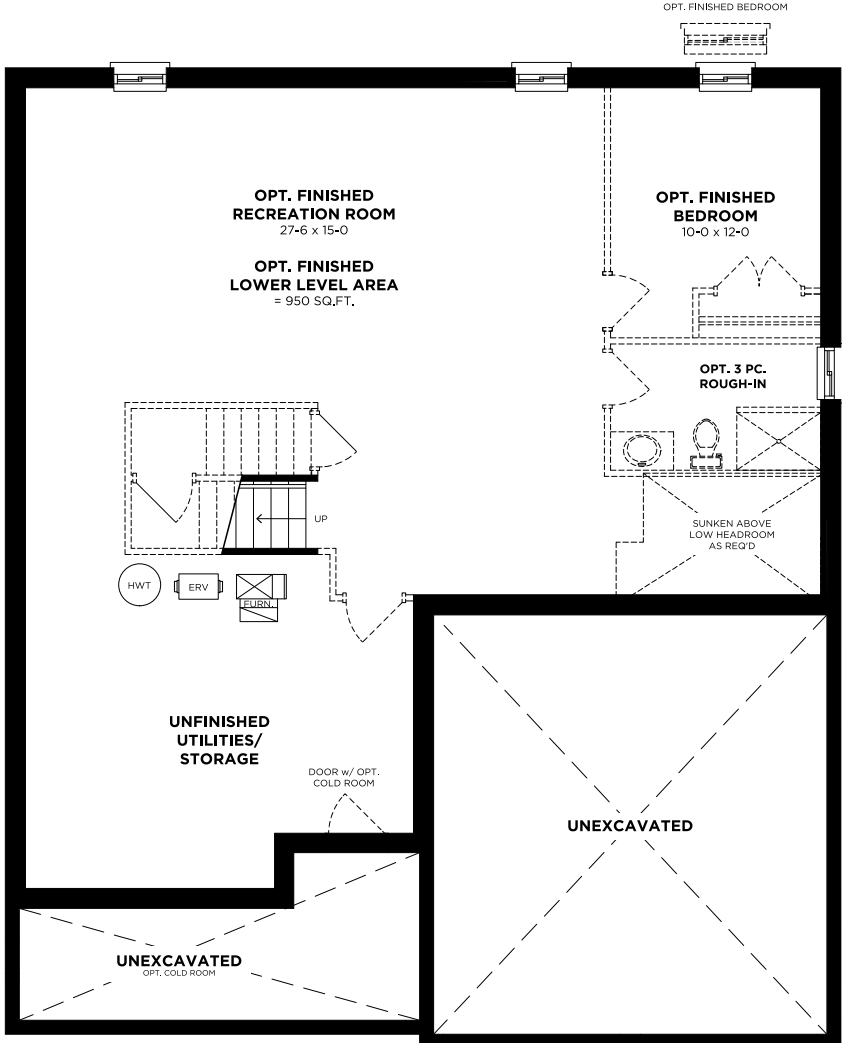
TRADITIONAL

46' COLLECTION		4	THE JEWEL		PREMIUM COLLECTION BY LOSANI HOMES	
		3.5	TRADITIONAL CHÂTEAU/TUSCAN	2,991 SQ.FT. 2,991 SQ.FT.	MODERN FARMHOUSE	2,995 SQ.FT. 2,982 SQ.FT.

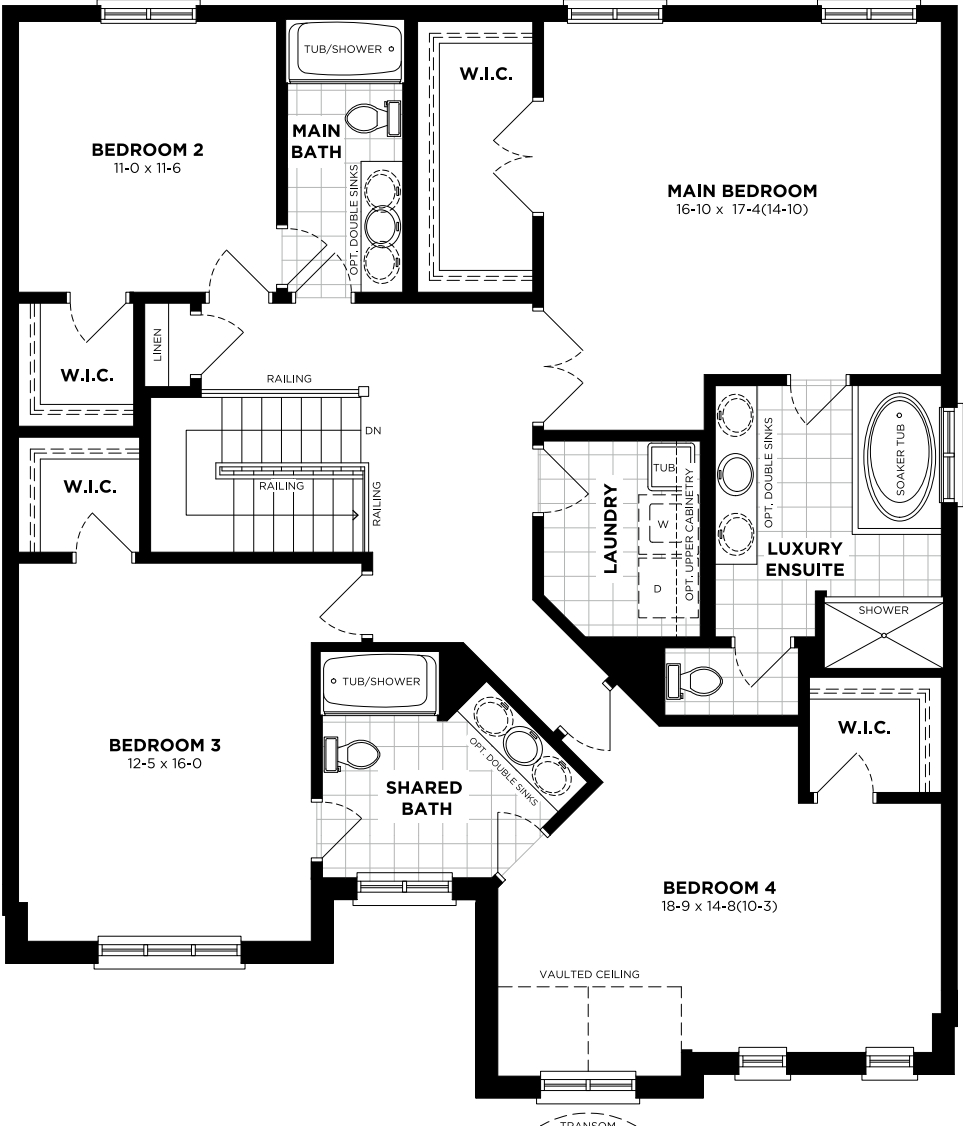
MAIN FLOOR  
STANDARD - M1



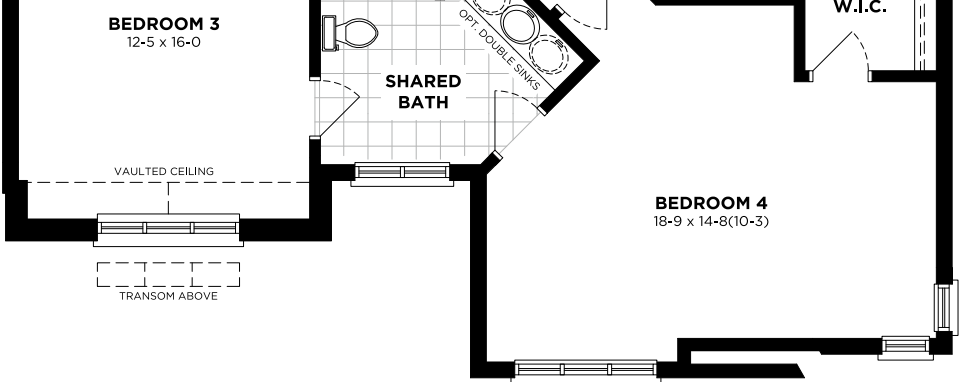
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STANDARD - B1



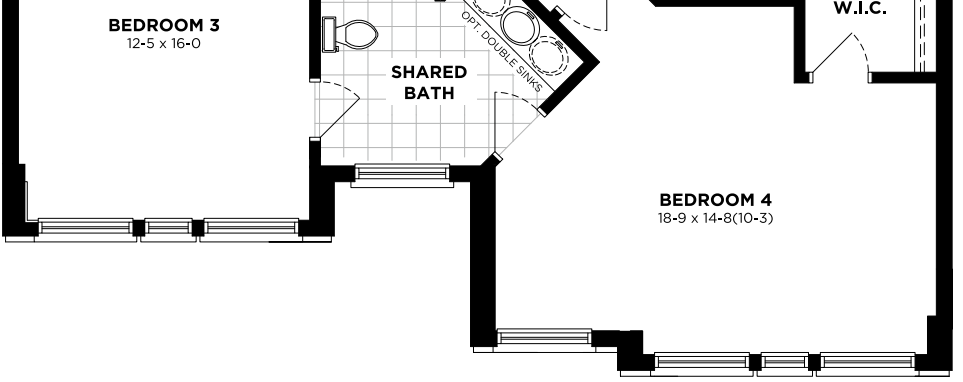
SECOND FLOOR  
STANDARD - S1



SECOND FLOOR  
CHÂTEAU/TUSCAN - S1



SECOND FLOOR  
MODERN - S1







46' COLLECTION  
THE **ALBION**

TRADITIONAL	3,229	SQ.FT.
CHÂTEAU/TUSCAN	3,248	SQ.FT.
MODERN	3,282	SQ.FT.
FARMHOUSE	3,235	SQ.FT.



FARMHOUSE



MODERN



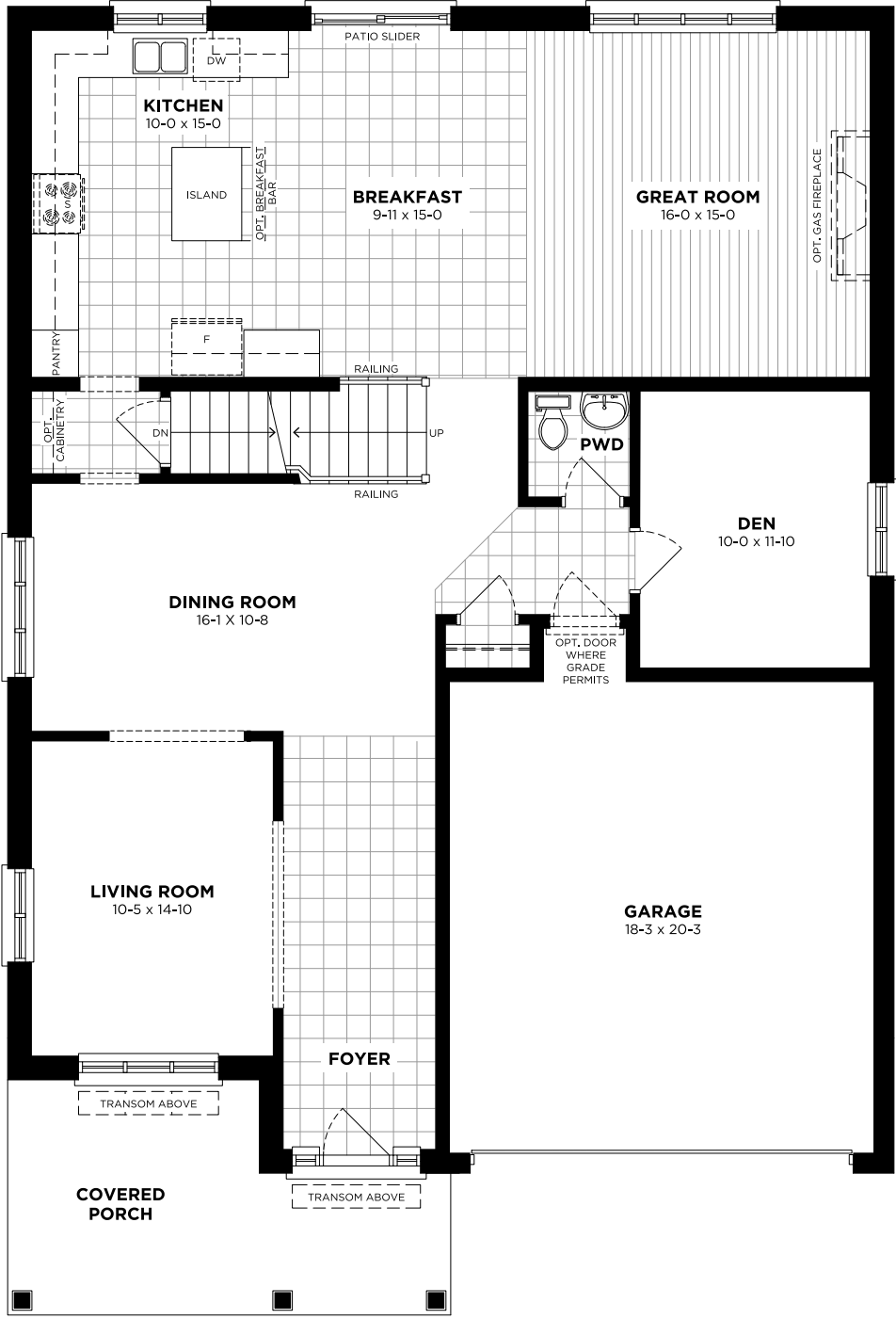
CHÂTEAU/TUSCAN



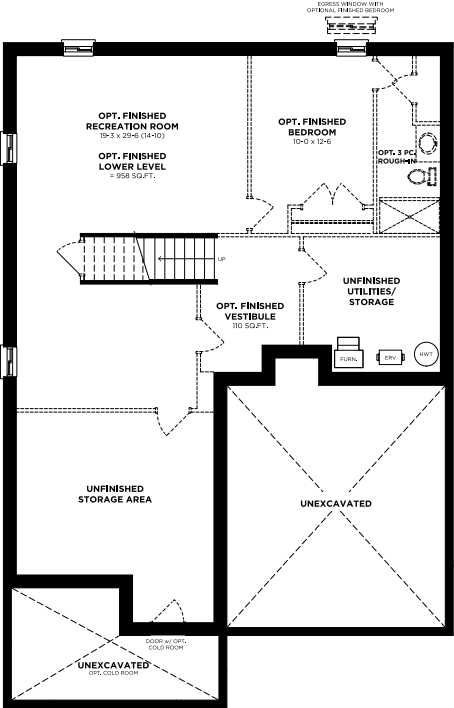
TRADITIONAL

46' COLLECTION		4	THE <b>ALBION</b>		PREMIUM COLLECTION BY LOSANI HOMES
		3.5	TRADITIONAL CHÂTEAU/TUSCAN	3,229 SQ.FT. 3,248 SQ.FT.	
			MODERN FARMHOUSE	3,282 SQ.FT. 3,235 SQ.FT.	

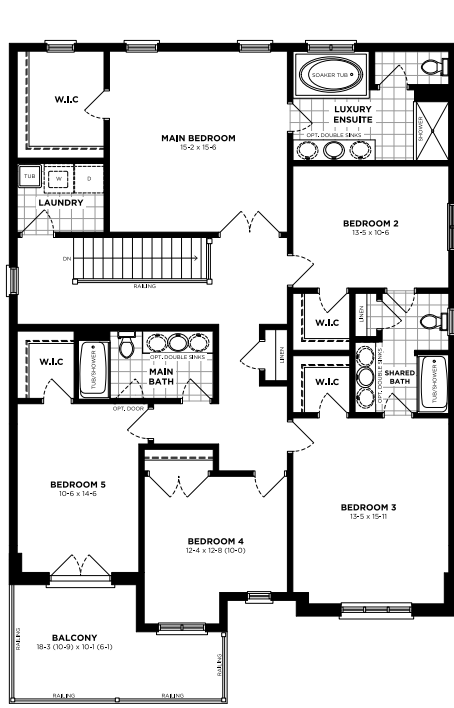
**MAIN FLOOR**  
STANDARD - M2



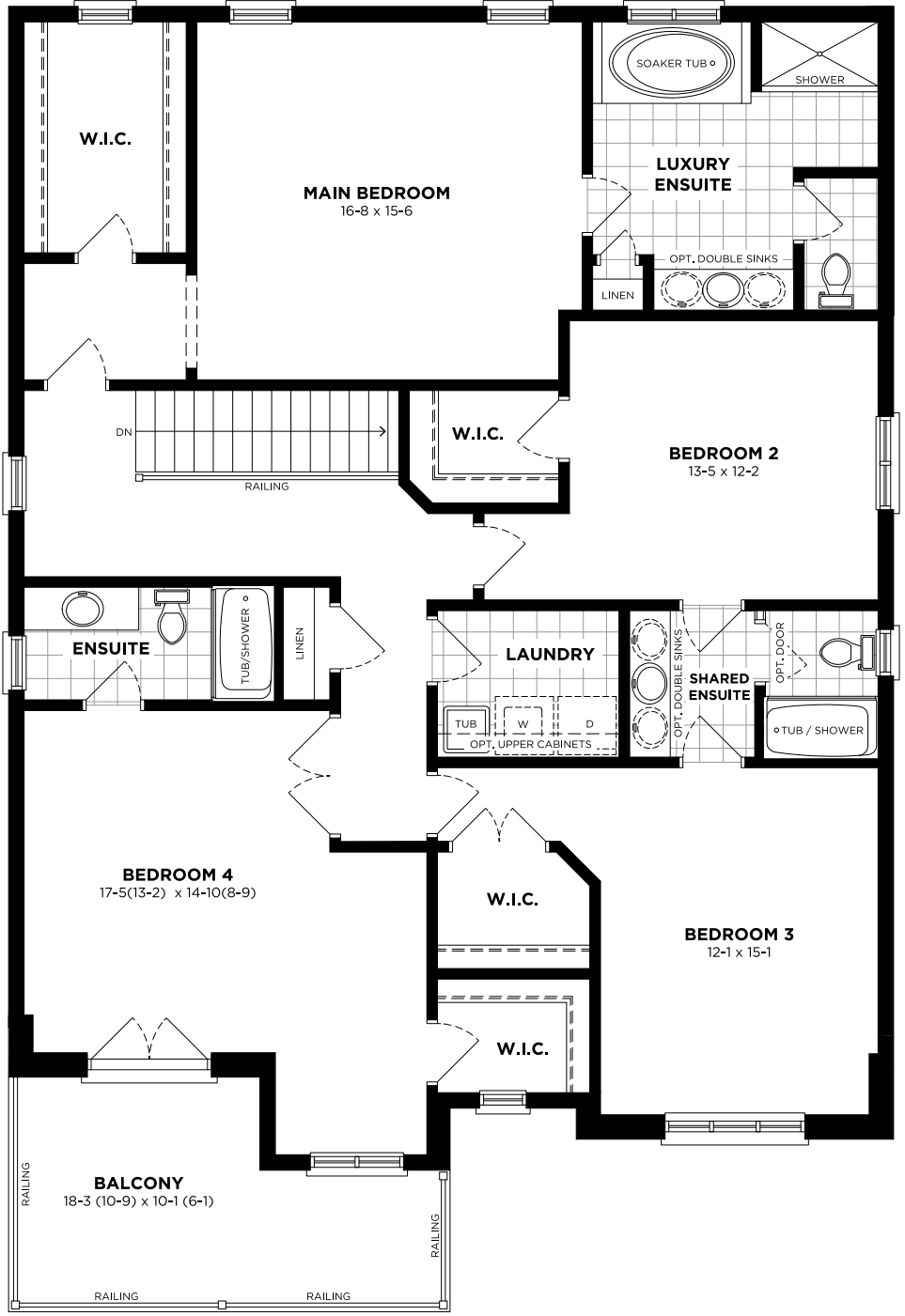
**LOWER LEVEL**  
STANDARD - B1



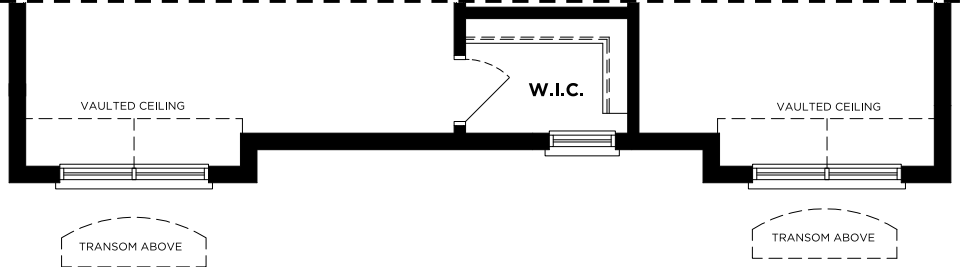
**OPTIONAL SECOND FLOOR**  
S3 w/ 5 BEDROOMS



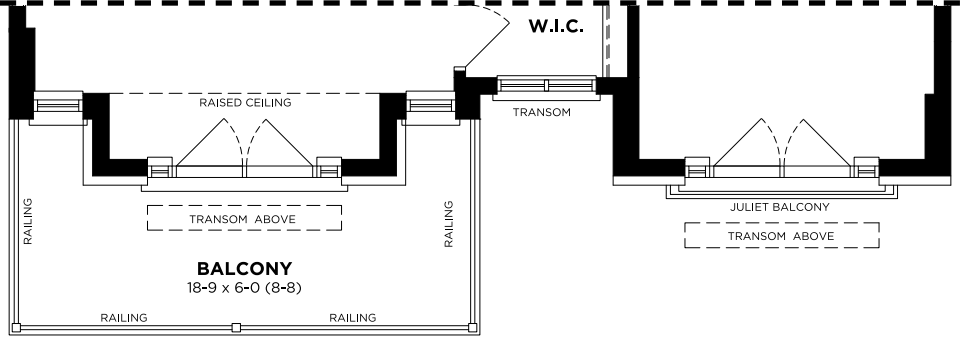
**SECOND FLOOR**  
STANDARD - S2



**SECOND FLOOR**  
CHÂTEAU/TUSCAN - S2



**SECOND FLOOR**  
MODERN - S2







46' COLLECTION  
THE **CORSICA**

TRADITIONAL	3,289	SQ.FT.
CHÂTEAU/TUSCAN	3,270	SQ.FT.
MODERN	3,259	SQ.FT.
FARMHOUSE	3,283	SQ.FT.



FARMHOUSE



MODERN



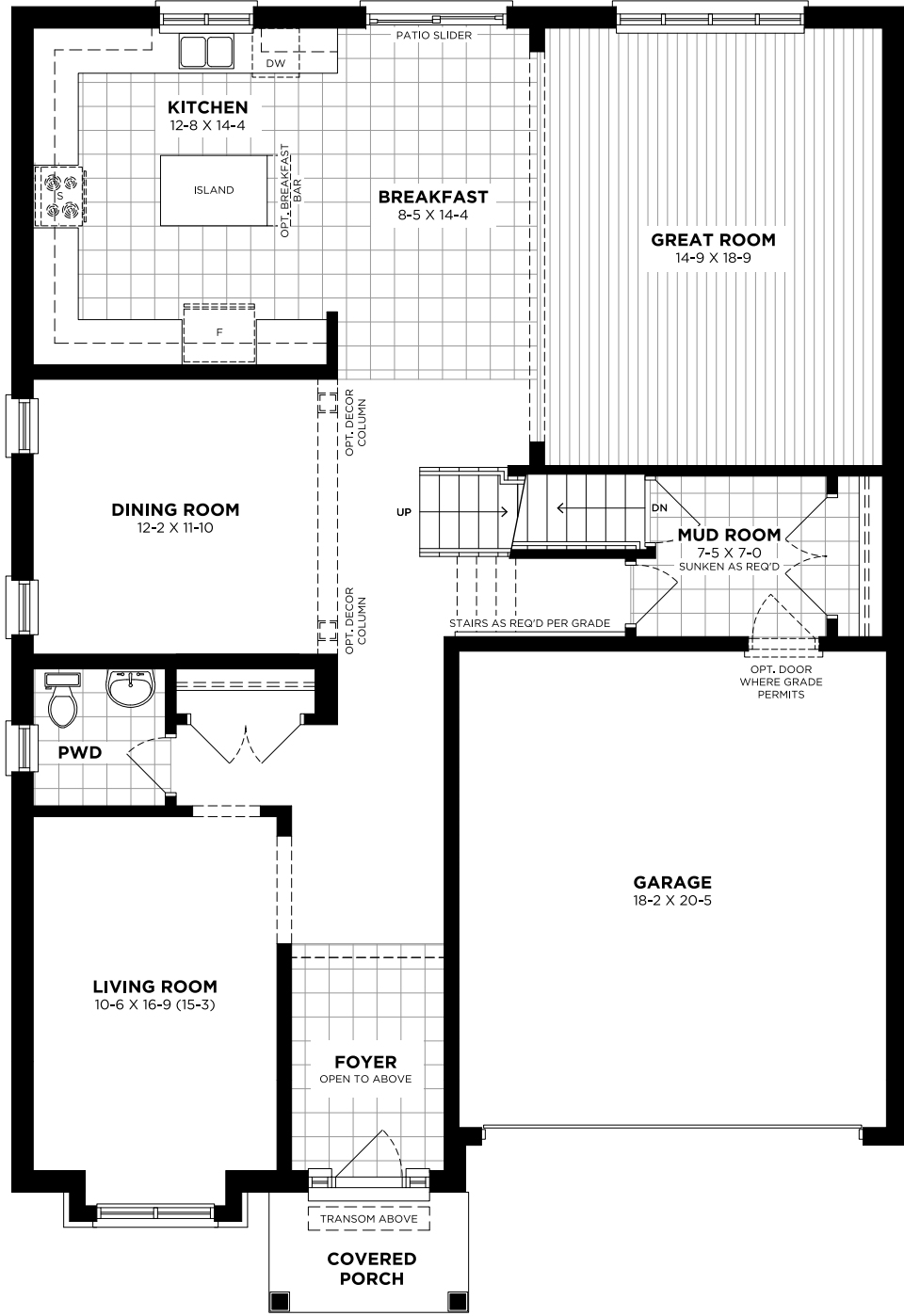
CHÂTEAU/TUSCAN



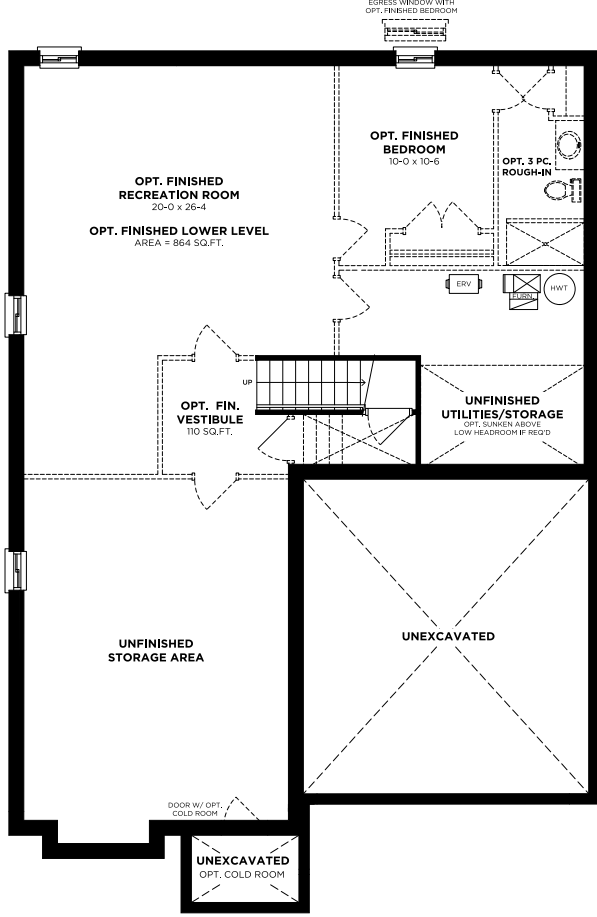
TRADITIONAL

46' COLLECTION		4	THE <b>CORSICA</b>				PREMIUM COLLECTION BY LOSANI HOMES
		3.5	TRADITIONAL CHÂTEAU/TUSCAN	3,289 SQ.FT. 3,270 SQ.FT.	MODERN FARMHOUSE	3,259 SQ.FT. 3,283 SQ.FT.	

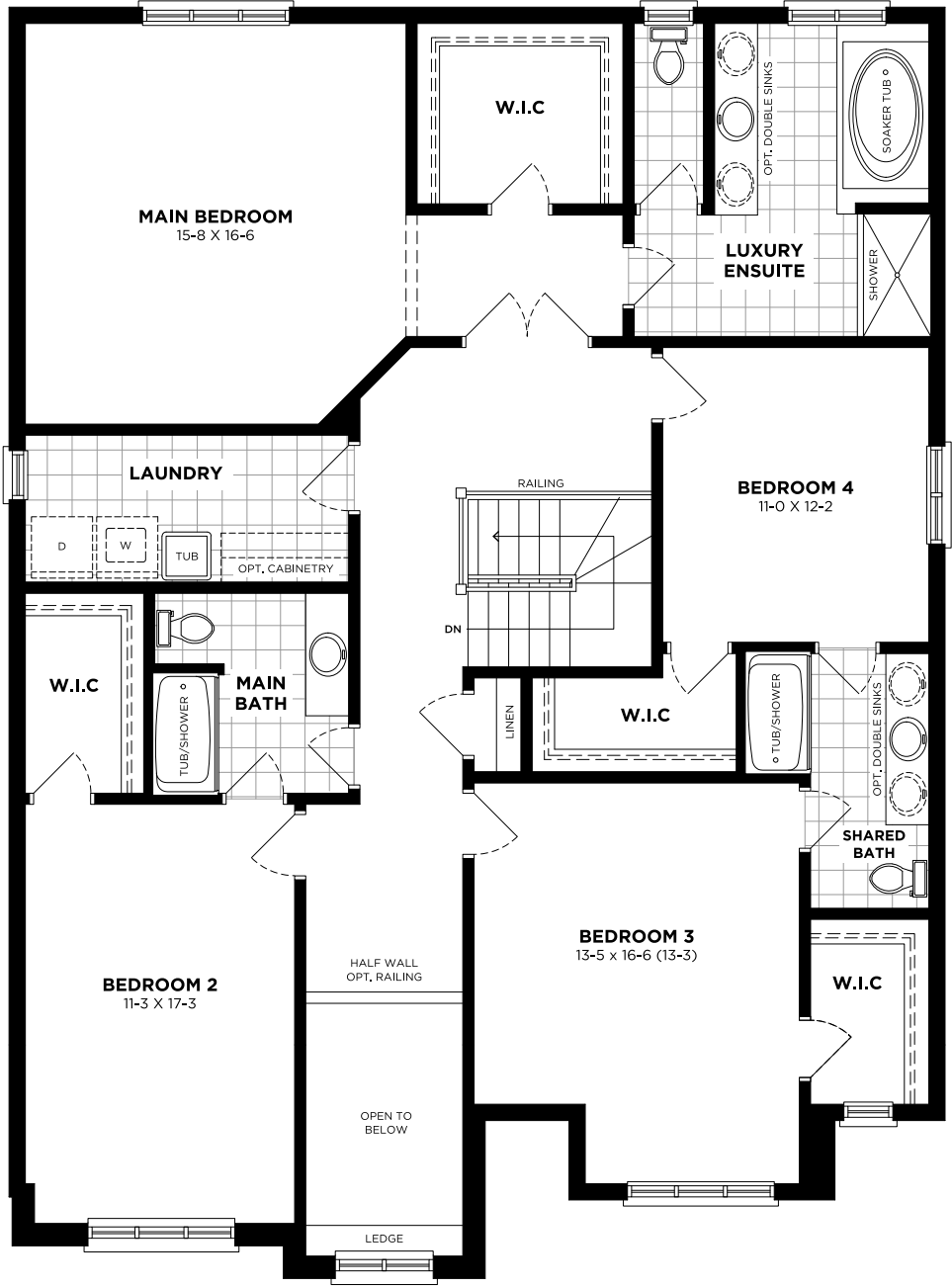
MAIN FLOOR  
STANDARD - M2



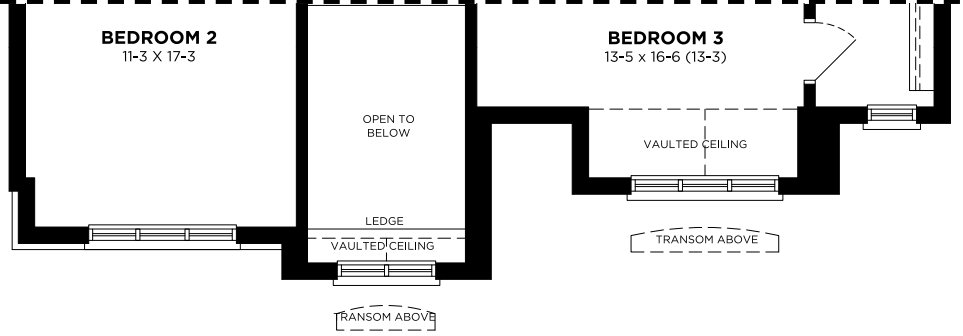
LOWER LEVEL  
STANDARD - B1



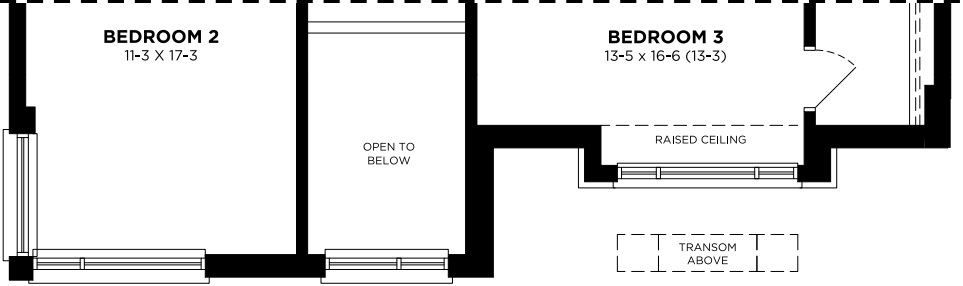
SECOND FLOOR  
STANDARD - S1



SECOND FLOOR  
CHÂTEAU/TUSCAN - S1



SECOND FLOOR  
MODERN - S1







The Corsica - Great Room & Kitchen



The Albion - Foyer



The Westdale - Kitchen



The Corsica - Living room



The Albion - Luxury Ensuite



# 46'

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 11, 2024 2:16 AM.

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 Taron 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 11, 2024 2:16 AM

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 11, 2024 2:16 AM.

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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SALES INFORMATION

**Paris**  
**Parkview Discovery Centre**  
1021 Rest Acres Rd.  
Hours: Sat & Sunday 12-5pm

Sales Representatives:

**Bronwen Roberts**  
riverbanktownssales@losanihomes.com

**Naomi Thompson**  
riverbanktownssales@losanihomes.com

**Riverbank Sales Office**  
129 Daugaard Ave.  
Hours: Sat & Sunday 12-5pm

Sales Representatives:

**Alicia Haight**  
riverbanksinglesales@losanihomes.com

**Laila Andersen**  
riverbanksinglesales@losanihomes.com

**Brantford**  
**Brantwest Discovery Centre**  
501 Shellard Lane  
Hours: Sat & Sunday 12-5pm

Sales Representatives:

**Bronwen Roberts**  
brantwestsalesteam@losanihomes.com

**Naomi Thompson**  
brantwestsalesteam@losanihomes.com

Beamsville

**Vista Ridge Discovery Centre**  
4008 Mountain Street  
Hours: Tues - Thurs, Sat & Sunday 12-5pm

Sales Representatives:

**Billie Ventresca**  
benchmarksales@losanihomes.com

**Jelena Srdjenovic**  
benchmarksales@losanihomes.com

**Hamilton**  
**Central Park Discovery Centre**  
1809 Rymal Road  
Hours: Sat & Sunday 12-5pm

Sales Representatives:

**Billie Ventresca**  
maplewoodsalesteam@losanihomes.com





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