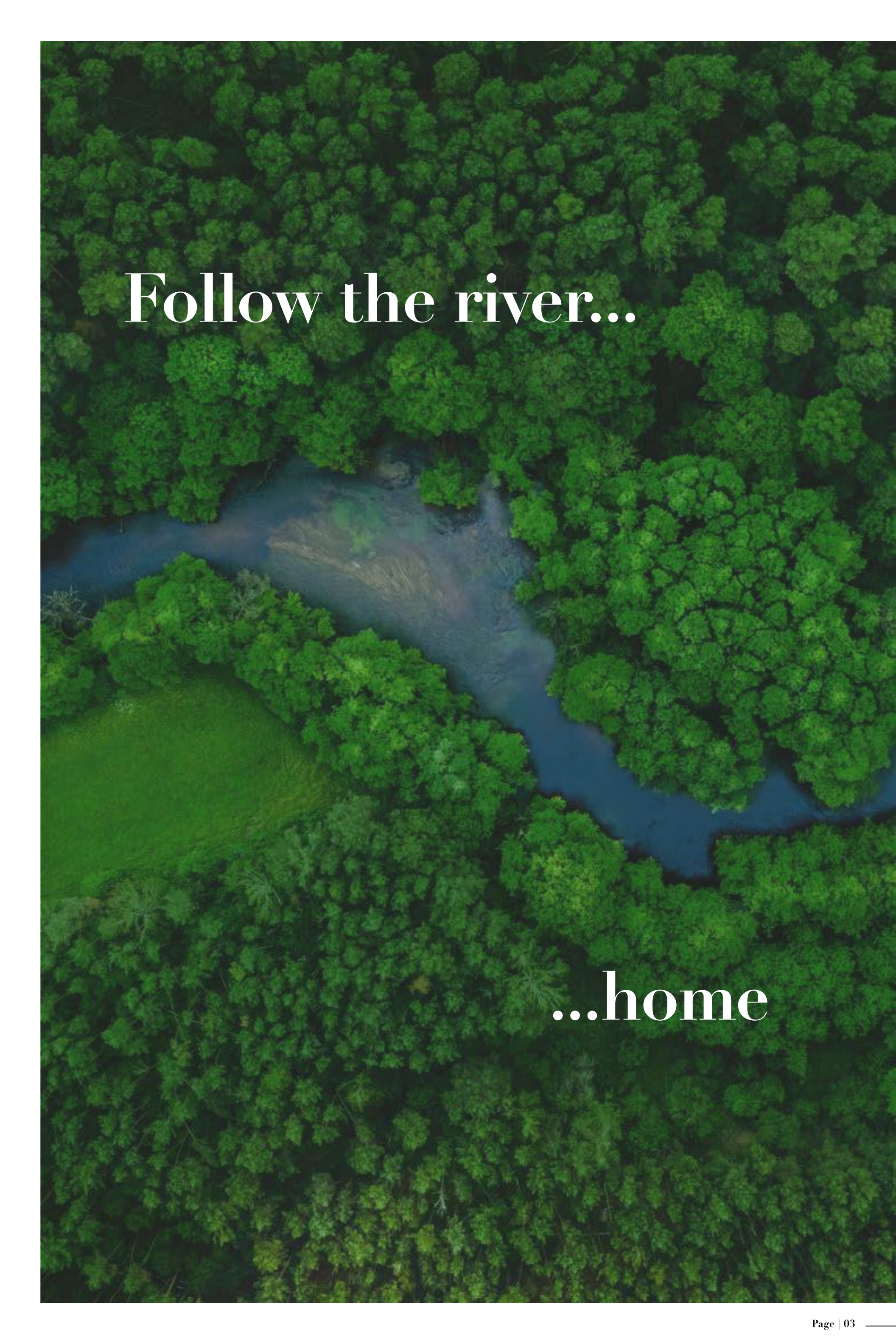


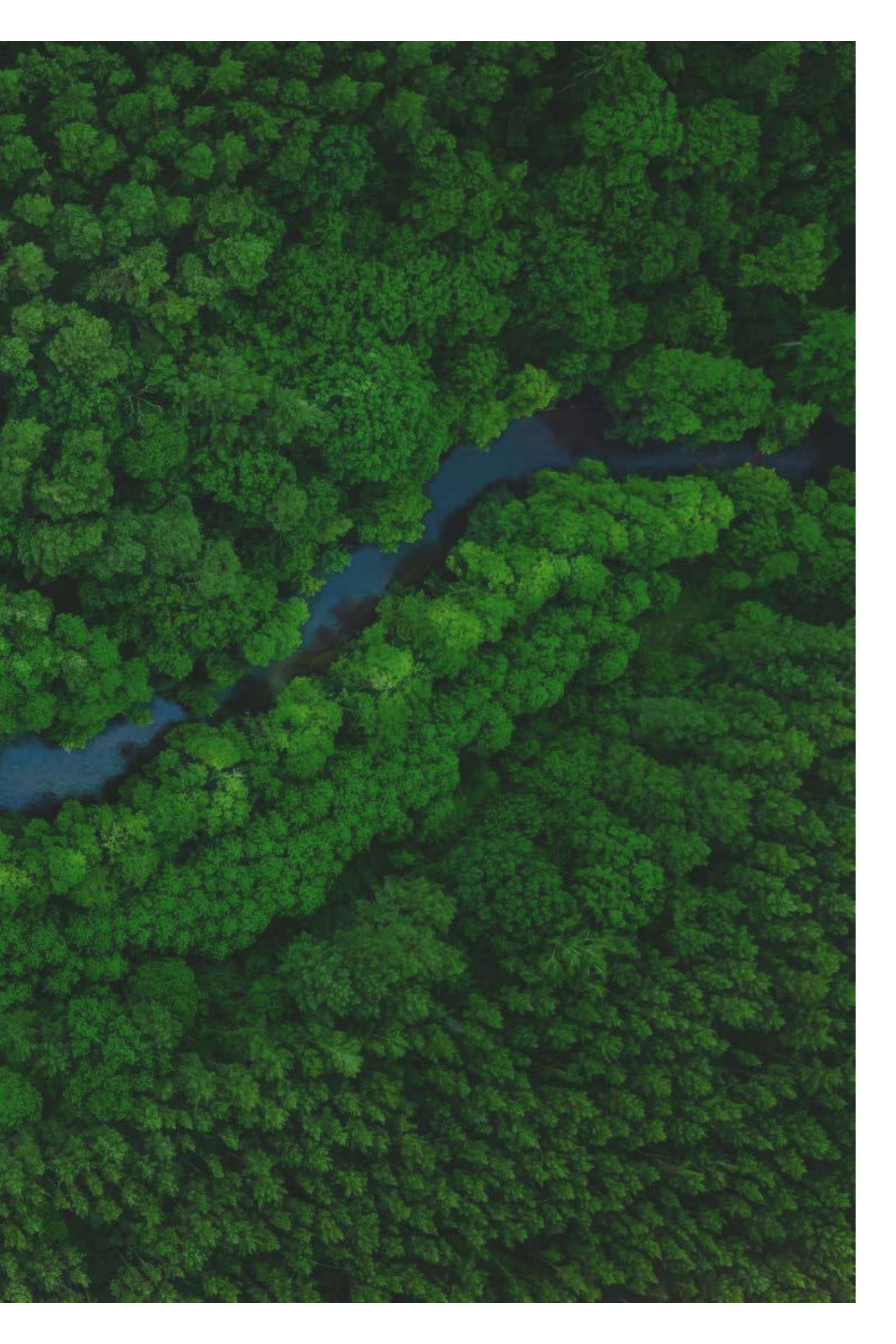


RIVERBANK ESTATES
NITH RIVER, PARIS

An aerial photograph of a river winding through a dense, lush green forest. The river is a dark blue-grey color, contrasting with the vibrant green of the trees. The forest is thick and covers the majority of the landscape, with a small, lighter green clearing visible on the left side of the river.

Follow the river...

...home



The Story of *Riverbank Estates*



16

Barker's Bush

Over 100 acres of forest donated by the Losani Family Foundation to be forever protected by Brant County.



30

Your Backyard

Picture a place wrapped on three sides by river and woods. That's Riverbank Estates.



36

Lions Park

This is where Paris comes to play and it's right next door to home.



42

Paris

Canada's prettiest little town. Life in Paris is a moveable feast.

46

Downtown

Stroll over the walking bridge to shops, restaurants, markets & more.



50

Your Home

Six neighbourhoods of stunning homes.
There's a place that's perfect for you.



Paris Arlington Hotel



Paris Arlington Hotel



Grand River Street



Paris Presbyterian Church



Nith River Trail



Grand River



Paris Ontario Overview

The prettiest *little town* in Canada.

- Harrowsmith Magazine



RIVERBANK ESTATES
NITH RIVER, PARIS



The Grand River



NITH RIVER

PENMAN'S
BRIDGE

LIONS
PARK

NITH RIVER



RIVERBANK ESTATES
NITH RIVER, PARIS

BARKER'S BUSH
Protected Forest





The most *perfect setting* in all of Canada

Over 100 acres of forest was donated by Losani Homes and The Losani Family Foundation to the people of Brant County. Wrapped in green forest with endless trails, it was surrounded on three sides by the gentle Nith River, nestled next to the extraordinary recreation amenities of Lions Park, just a stroll from all the charm of historic downtown Paris on the banks of the Grand River.

This one-of-a-kind place is quite literally incomparable. Nowhere else approaches this level of privacy, not just next to Nature, but encircled by it. Not just close to amenities, but steps away. That is why Losani Homes is creating a matchless community here that will be the most desirable neighbourhood on the edge of the Greater Toronto and Hamilton Area.



Stillwaters! Restaurant



Nith River



Nith River Trail



Downtown Paris



Grand River Trail



Adventure starts at your *back door*

When the riverbank is your home, every day presents all the possibilities of Paris. Explore the paths that wind their way through Barker's Bush. Bike and hike trails that lead all the way to Port Dover or Hamilton, or follow The Grand River to Cambridge.

Look around and you'll see that there's something here for everyone. Kayak, canoe, raft, or tube down the river under a canopy of green. Make a splash in the pool or play a round of tennis at Lions Park. Try fly fishing at Penman's Dam, or even in your backyard on the Nith River. For those who value culture over adventure, take a stroll downtown or shop at the weekend market at Wincey Mills. Tour the cobblestone homes of Paris and explore the Paris Museum. Enjoy live music while you have a picnic in the park. Have a cold pint at your local craft brewery, or catch up with friends over coffee. Charm, friendliness, and small-town sophistication mean that Paris is more than just a pretty place.





Losani Homes donated
over half their land to
be *preserved forever*.



100 acres
of land donated



When nature designs
the master plan,
you honour the vision.

Actual Photo from Barker's Bush



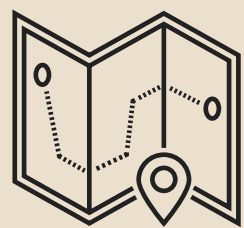
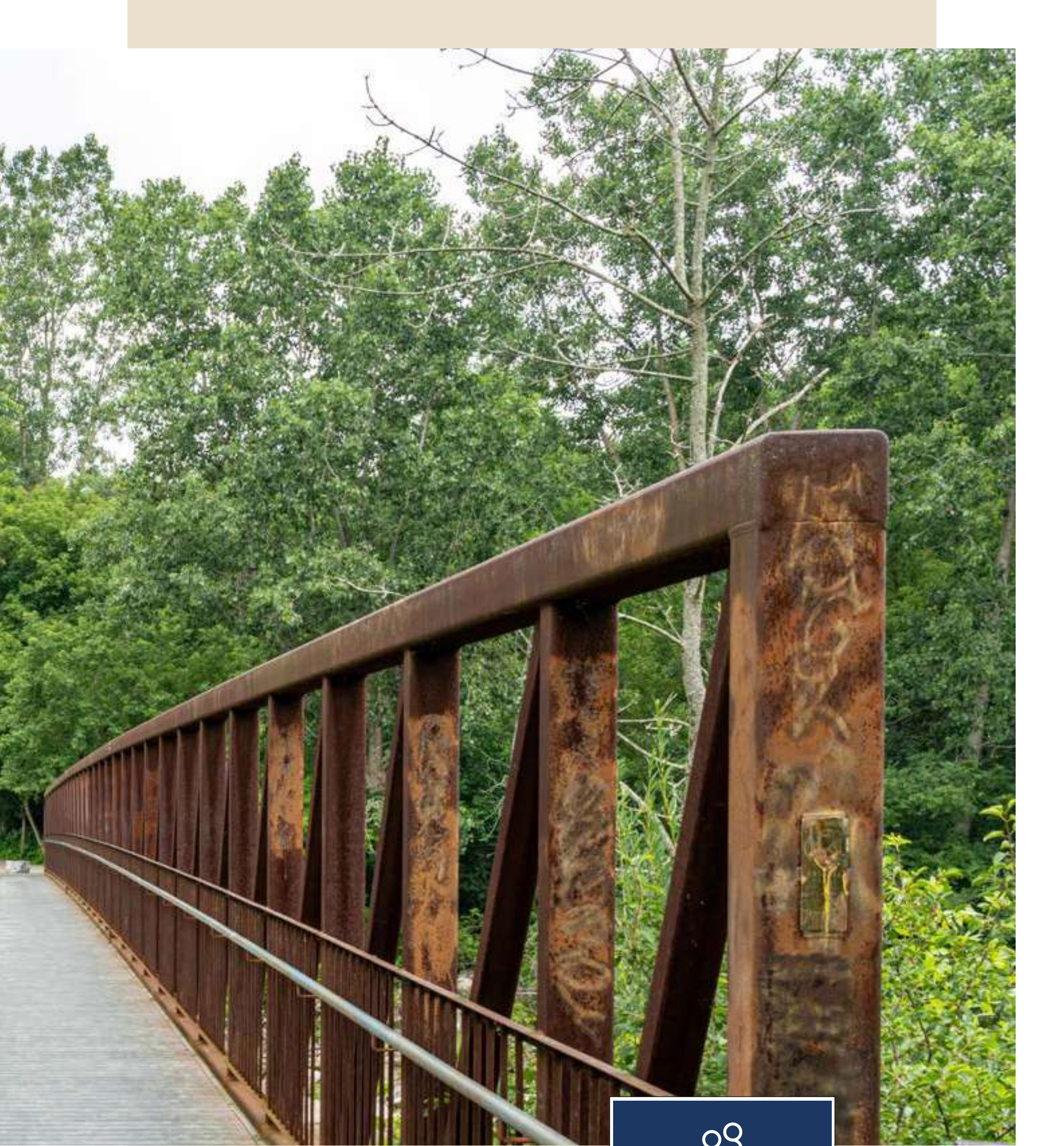


70+ hectares
of protected forest donated

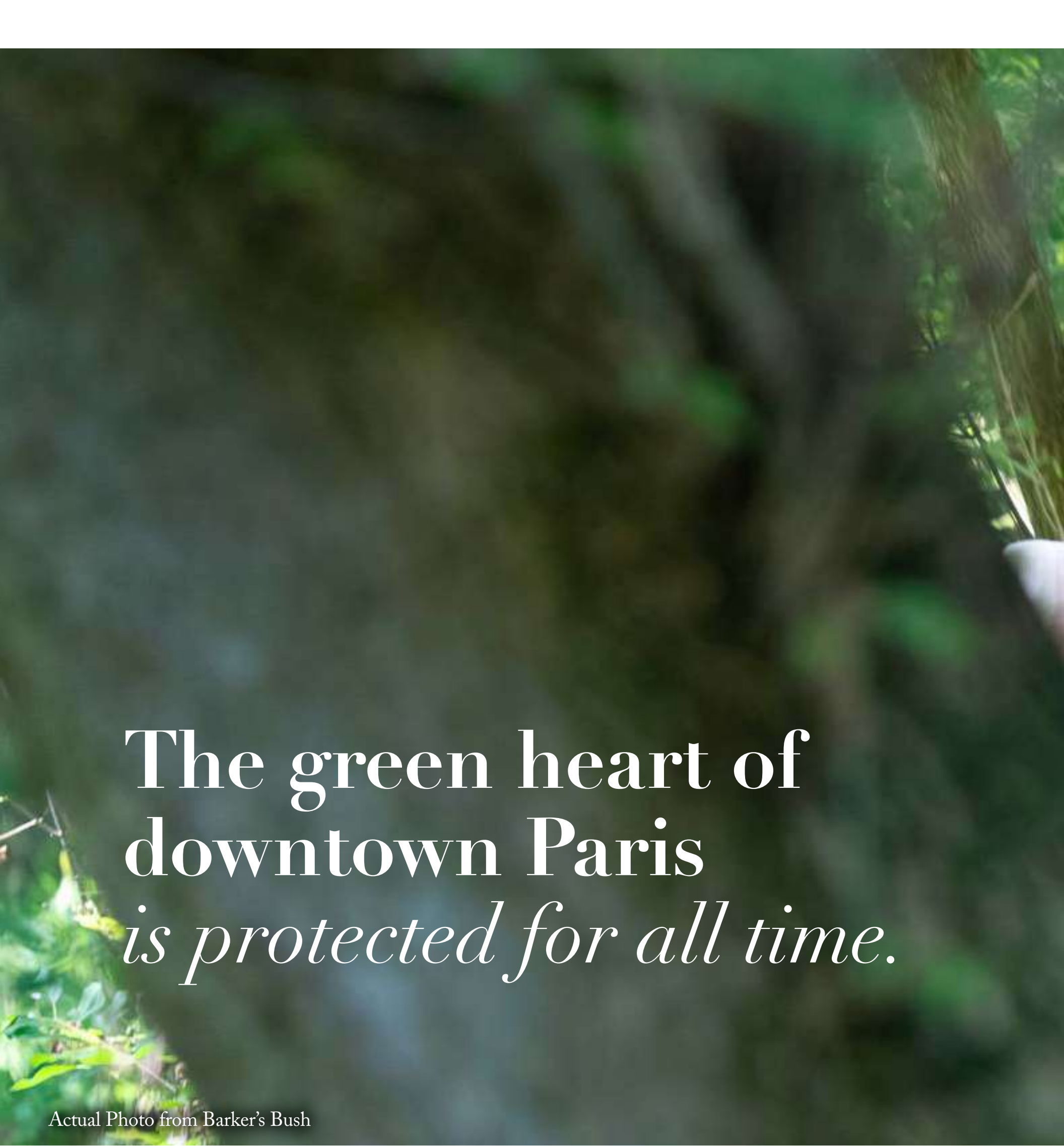


Penman's Bridge

Barker's Bush.
Now a forest for all.



5.77km
of trails donated



The green heart of
downtown Paris
is protected for all time.

Actual Photo from Barker’s Bush



Nith Riverbank





3.1km
of riverbank donated





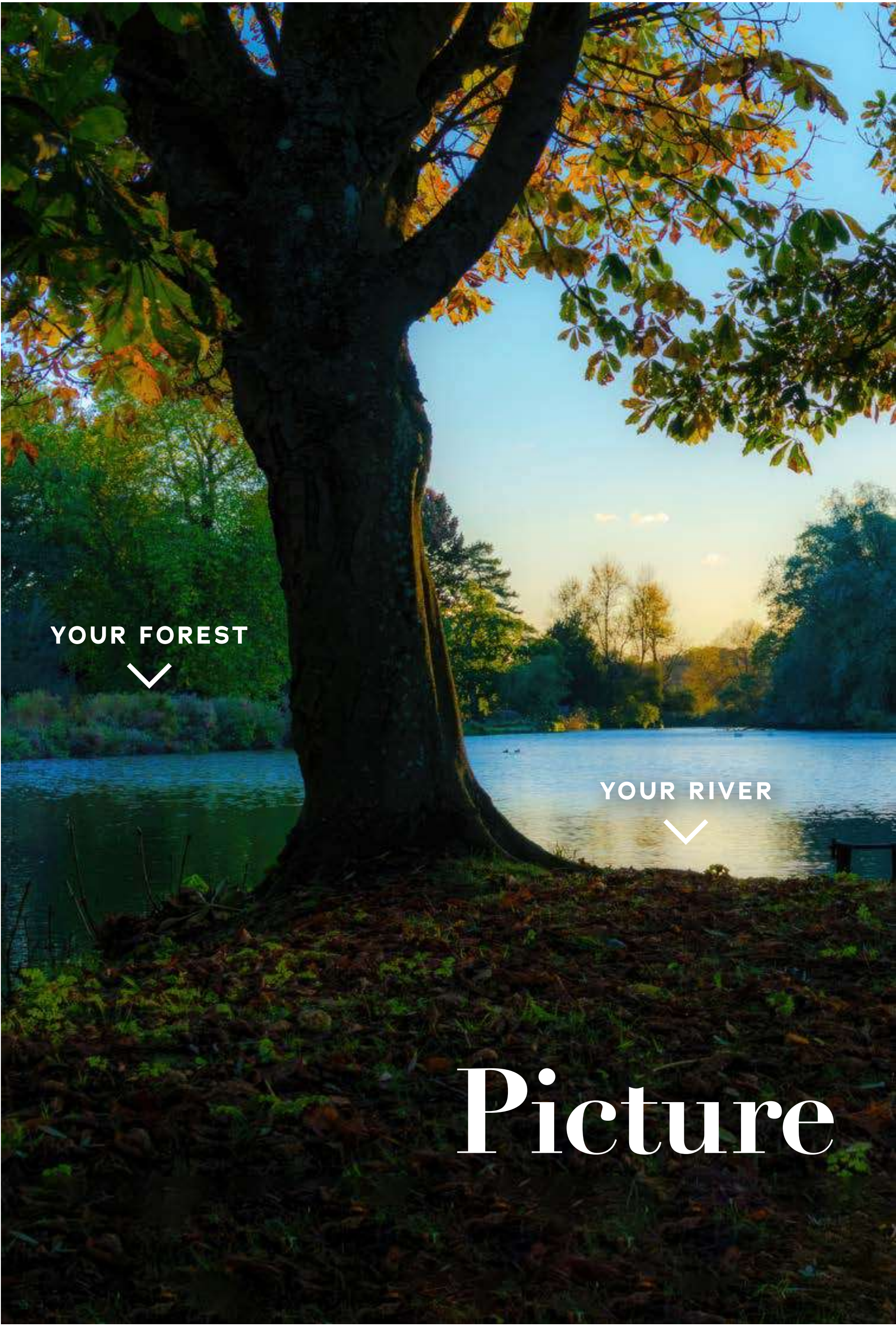
River Behind Lot 75



The riverbank is part of every *perfect day*

Start the morning on the water with your kayak, and paddle downriver. Pass through the towering trees of Barker's Bush and land at Lions Park, where you can cool off in the pool or explore the winding trails. When you're ready to come home, it's just a short trip upriver until you come ashore right behind your own backyard. Life on the river is nothing short of extraordinary.





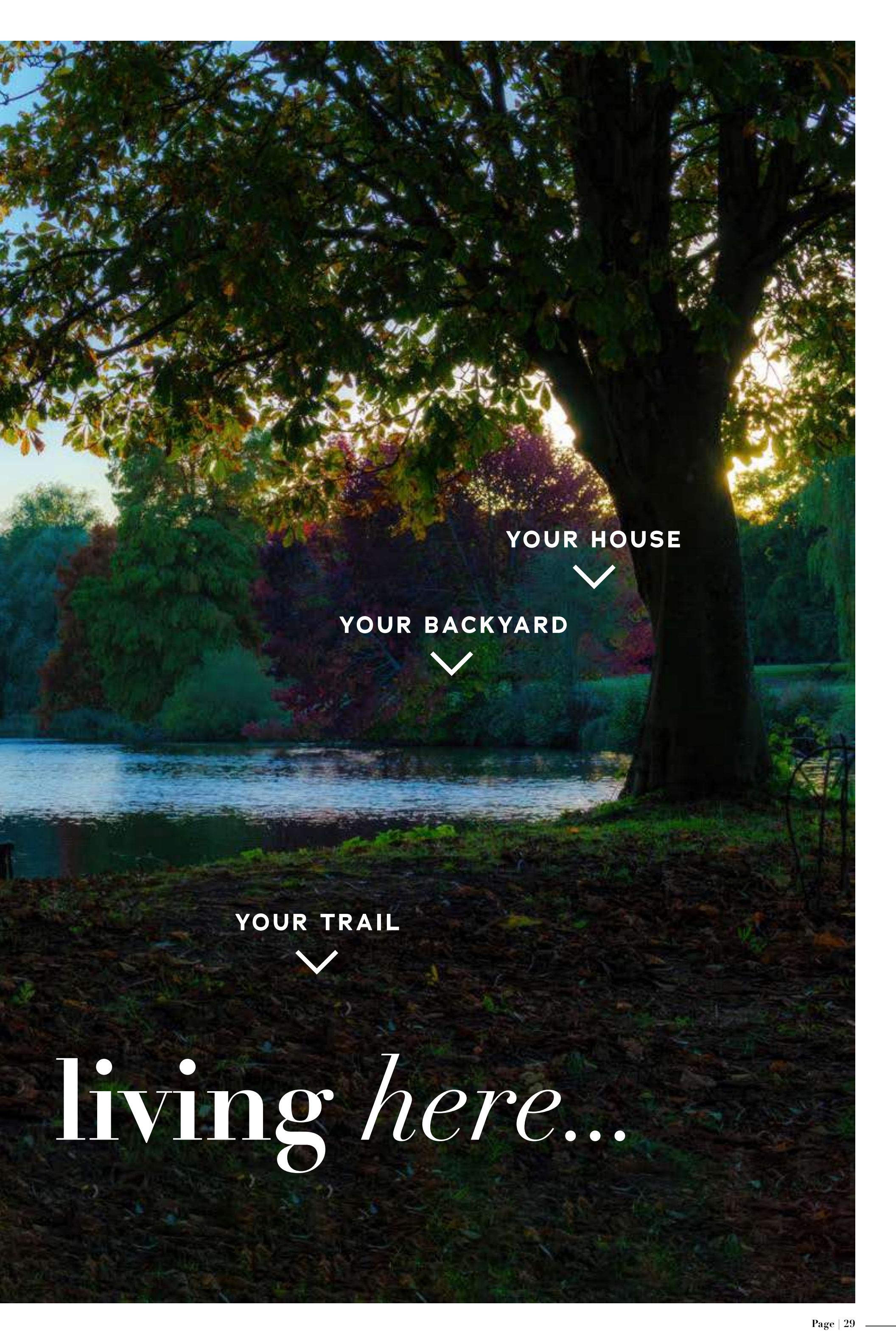
YOUR FOREST



YOUR RIVER



Picture



YOUR HOUSE



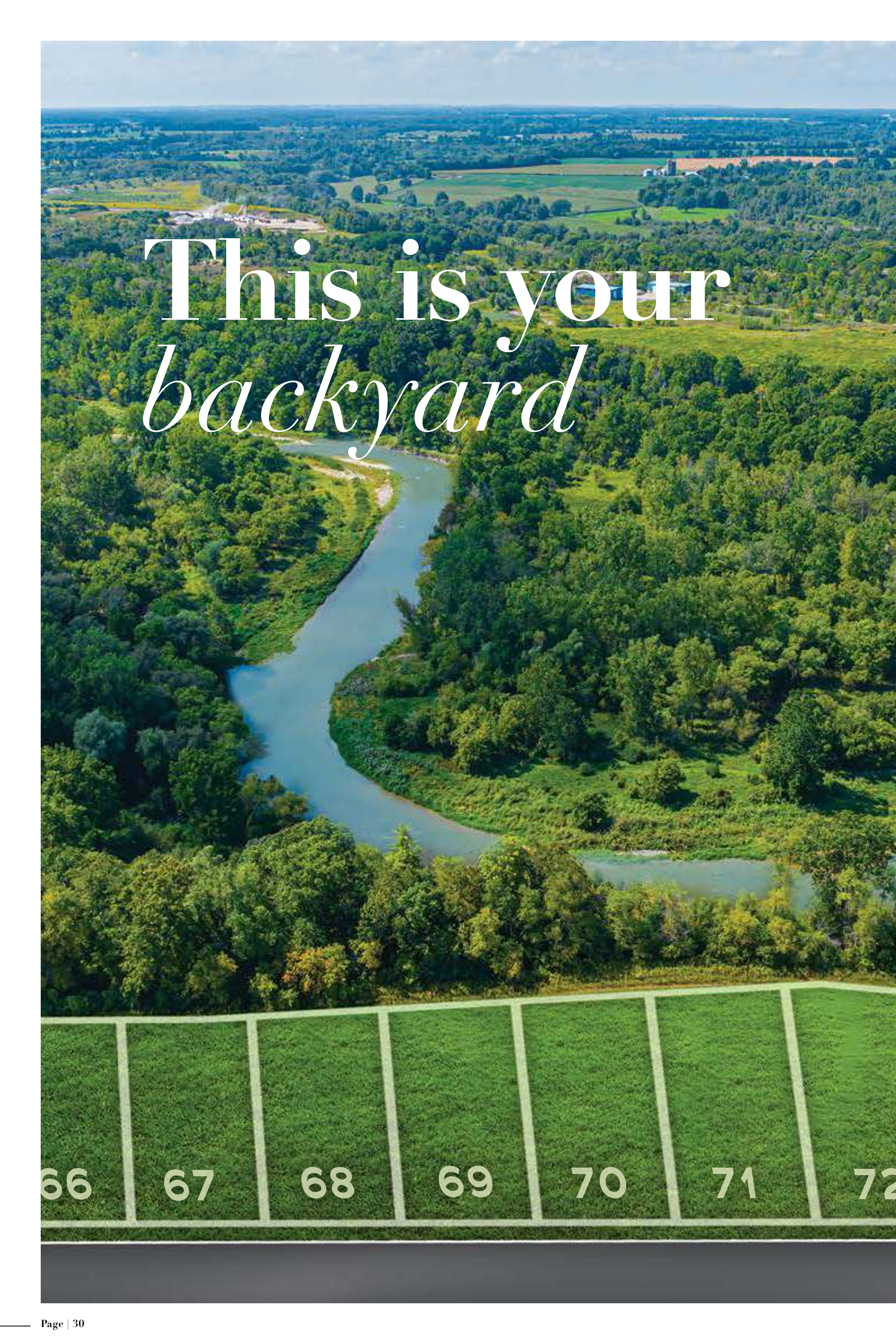
YOUR BACKYARD



YOUR TRAIL



living *here...*

An aerial photograph showing a river meandering through a lush, green forest. In the foreground, a row of rectangular green plots, likely a golf course or a planned development, is visible. The background shows a mix of forest and some distant buildings under a clear sky.

This is your
backyard

66

67

68

69

70

71

72



Nith River

Barker’s Bush brings 200 acres of protected forest right to your back door. When the woods are all around you and the river is just a short stroll down the path, every day is filled with new opportunities to get in touch with nature. Whether you’re seeking serenity, adventure, or an understanding of your local ecosystems, you’ll find it all in your own backyard.



Grand River Kayaking



Riverbank Estates Streetscape



Actual Backyard View

**NITH RIVER
& TRAILS**
15 Steps

136

137

138

139



Annual Paris Bike Race



Stillwaters! Restaurant



Downtown Paris



The most *beautiful* little town in Canada

Established in 1850 where the stunning Grand River and the meandering Nith River meet, Paris is renowned for its unique cobblestone architecture, historic homes, excellent restaurants and charming boutiques. Like Paris, France, but just a short drive from Hamilton, Brantford, and Cambridge.

Paris is a place where nature is right at the heart of the community, with rivers and parks just a stroll away. It's the perfect balance of small town living with big city amenities just close enough for comfort.

An aerial photograph of a residential area with a large dark green overlay at the top. The overlay contains the title 'RIVERBANK ESTATES' and 'NITH RIVER, PARIS' in white. Below the overlay, the image shows a dense forest, a baseball field, a building, a parking lot, and a river at the bottom. Three labels are placed over the image: 'LIONS PARK Playground' over a grassy area, 'WALTER WILLIAMS Amphitheatre' over a wooded area, and 'LIONS PARK FOOTBRIDGE' over the river.

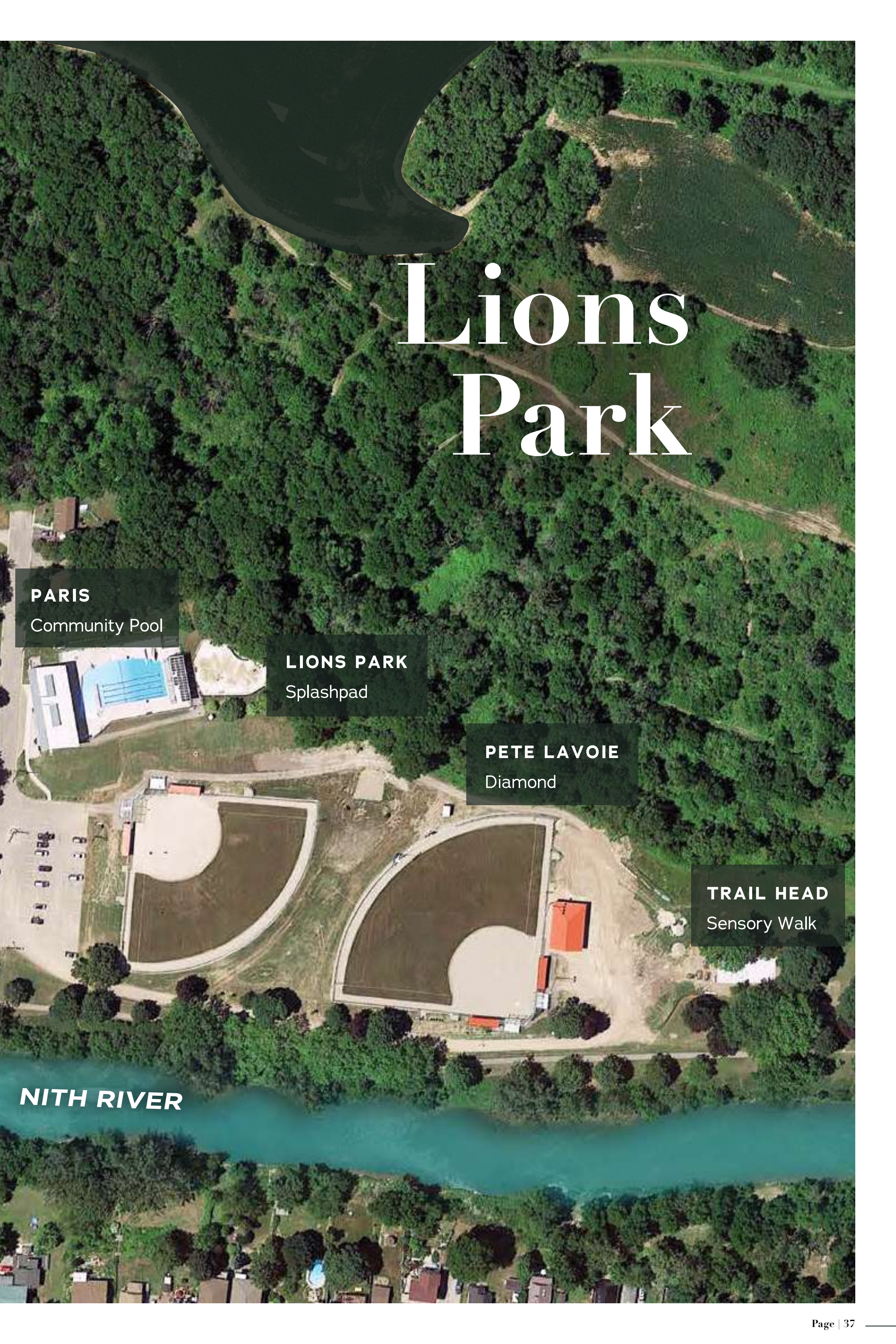
RIVERBANK ESTATES

NITH RIVER, PARIS

LIONS PARK
Playground

WALTER WILLIAMS
Amphitheatre

LIONS PARK
FOOTBRIDGE

An aerial photograph of Lions Park, showing a large green forested area at the top, a swimming pool and splashpad in the middle left, two baseball diamonds in the middle right, and a sensory walk area at the bottom right. A river flows along the bottom edge. A dark, curved shape is in the top left corner.

Lions Park

PARIS

Community Pool

LIONS PARK

Splashpad

PETE LAVOIE

Diamond

TRAIL HEAD

Sensory Walk

NITH RIVER

Lions Park is *the heartbeat* of Paris and it's right next door

This is where Paris comes to play, and what a playground it is. Centred on the Paris Community Pool and Splashpad, Lions Park features seven unique accessible playground structures including a bucket swing, saucer, ramps to top of play structure, a transfer platform with ground elements like spinners, steering wheel, store front, abacus, and music.



Lions Park Ball Diamonds



Lions Park Playground



Paris Community Pool





Nith River Sensory Walk



Grand River



Penman's Bridge



Finding fun is just a walk *in the park*

The new 270-meter Sensory Walk Trail is designed for people of all abilities with a variety of sensory experiences including musical instruments and a sensory garden. There are two baseball diamonds, outdoor fitness equipment, multiple picnic areas with stand-alone tables and benches, plus washrooms, a bandshell for concerts and theatre, and plenty of parking. All of these incredible amenities are right in your backyard.

Dine by *the river* as the
day rolls gently away



Stillwaters! Patio

From the footbridge, it's only a few steps to Downtown, where boutiques and antique shops, coffee shops and ice cream stores draw you along from one historic storefront to the next. Wander and wonder at new finds. Meet friends and settle on a welcoming patio with a stunning view of The Grand River. Then savour, sample, sip, and share, as the river rolls by and conversation weaves its way into the early afternoon.





Chocolate Sensations



Paris Baptist Church



The Paris Winkey Mills Co.



Grand River Street



Portrait of Home



Maus Antique Market



Chocolate Sensations

Paris is a moveable *feast*

Since 1850, Paris has stood proudly on the banks of The Grand and Nith Rivers. Today, this charming town is home to intriguing shops, boutiques, cafes, bakeries, and fine restaurants to savour and explore.



Antiques and special finds

Whether it's something old or something new, you never know what you'll discover when you browse through the charming shops and boutiques of Paris.



So fresh and fabulous

When you explore downtown Paris, there's so much to discover around every corner. Like fresh market food, butchers, bakers, delicious ice cream, chocolate truffles, and artisan cheese.



The Grand River, Downtown Paris

Long shadows paint
the ripples on *the river*



Evening begins to fall. You’ve had dinner overlooking The Grand River and there’s music in the amphitheatre. From the pool, a splash of laughter follows you home. It’s been a perfect day here on the riverbank. Tonight, well, tonight is the start of another story.



TORONTO
1 hour 30 minutes

MISSISSAUGA
50 minutes

BURLINGTON
35 minutes

**HWY
24**

**GRAND
RIVER**

**HWY
5**

**DOWNTOWN
PARIS**



RIVERBANK ESTATES
NITH RIVER, PARIS

**NITH
RIVER**



HAMILTON
25 minutes

NIAGARA FALLS
1 hour 20 minutes

**LAKE
ONTARIO**

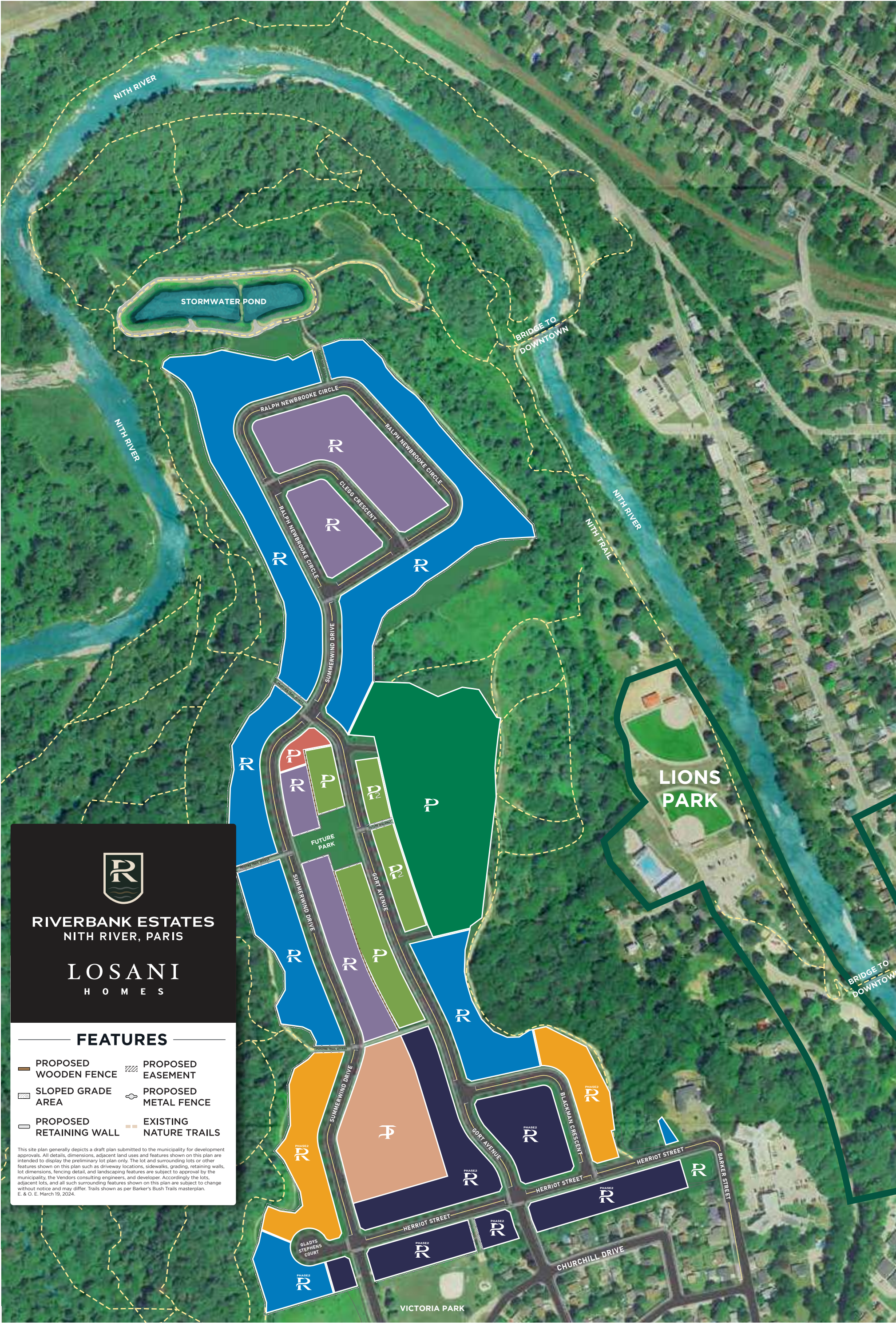


BRANTFORD
10 minutes



BRANTFORD
Municipal Airport





RIVERBANK ESTATES
NITH RIVER, PARIS

LOSANI
H O M E S

FEATURES

- PROPOSED
WOODEN FENCE
- SLOPED GRADE
AREA
- PROPOSED
RETAINING WALL
- PROPOSED
EASEMENT
- PROPOSED
METAL FENCE
- 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 Vendors 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. March 19, 2024.



There is a place for everyone *along the river*



RIVERVIEW ESTATE PREMIUM COLLECTION
36' - 50'+ SINGLES



RIVERSIDE ESTATE PREMIUM COLLECTION
40' - 50'+ SINGLES



PARKVIEW COLLECTION PHASE 1 & 2
FREEHOLD MODERN TOWNS



PARKSIDE COLLECTION
MODERN TOWNS



RIVERSIDE COLLECTION PHASE 2
40' - 50'+ SINGLES



PREMIUM CUSTOMS



TRAILSIDE COLLECTION
MODERN TOWNS



RIVERVIEW COLLECTION PHASE 2
36' - 46' SINGLES

Riverview Estate Premium Collection

36' - 50'+ SINGLES



Riverside Estate Premium Collection

40' - 50'+ SINGLES



Parkside Collection

MODERN TOWNS


PARKVIEW COLLECTION
PREMIUM SERIES

Parkview Collection

**FREEHOLD MODERN
TOWNS**


PARKSIDE COLLECTION
PREMIUM SERIES



Premium Customs



Riverside Collection Phase 2

40' - 50'+ SINGLES



Riverview Collection Phase 2

36' - 46' SINGLES



Trailside Collection

MODERN TOWNS





40' - 50'+ SINGLES

On the forest by the river,
where adventure is
right in your backyard.

This phase of our magnificent Master-Planned community features
stunning 40' to 50'+ Singles backing right onto the forest and the river.



Millbank, 40ft Single





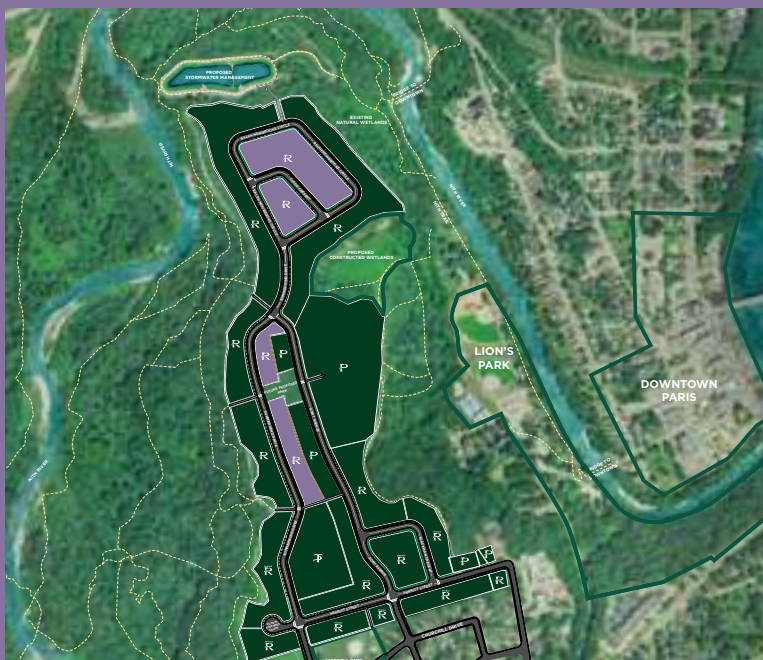


R
RIVERVIEW COLLECTION
PREMIUM SERIES

36' - 50'+ SINGLES

Wherever your path
takes you, the river will
call you home.

These matchless 36' to 50'+ Singles face the woods and the river.
Just a short stroll from Lions Park, this collection is steps from trails
and adventure.



Marigold, 40ft Single



FREETOWN MODERN TOWNS

A quiet green oasis
in a neighbourhood
wrapped by the river.

In the very heart of Riverbank Estates these stunning modern towns are
steps from the trail leading to Lions Park.









MODERN TOWNS

Listen to childrens'
laughter echo softly
through the trees.

Live in an impressive townhome where woodland trails lead to Lions Park, and Riverbank Estate's own, future, proposed local park is right across the road.



Whitehaven Town

PHASE2
R
RIVERSIDE COLLECTION
PREMIUM SERIES

40' - 50'+ SINGLES

The forest sets
the backdrop for
every new adventure.

In this phase of premium singles, 40' to 50'+ Singles will line the peaceful edge of our community, where protected woodlands will be your back neighbour, forever.



Hamlet II, 40ft Single









PREMIUM CUSTOMS

Seasons change the
scenery all around you,
but the river is timeless.

Your vision will come to life, surrounded by towering trees and winding trails. Discover the peace and prestige of a premium custom home between the water and the woods.



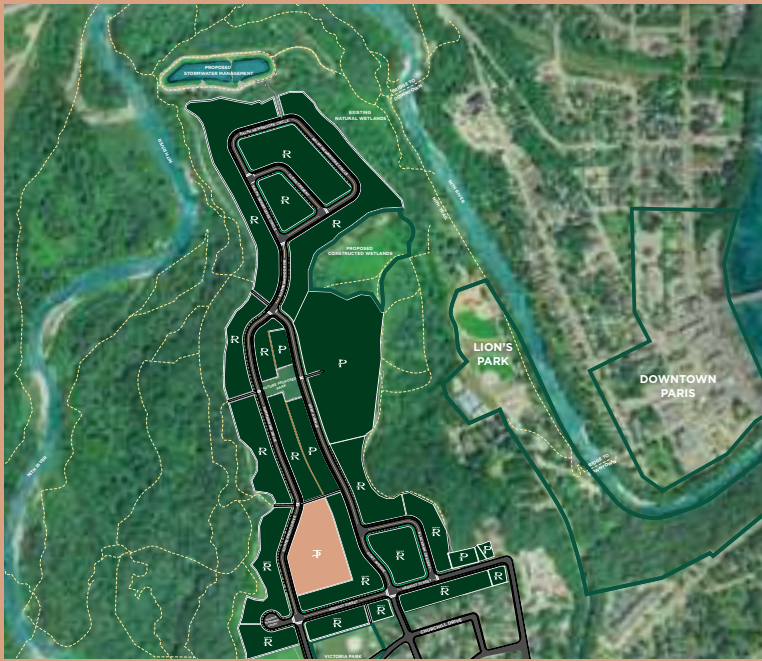
Burgundy, 50ft Single



MODERN TOWNS

Not all those who
wander are lost.
Find yourself by the river.

Here at the proud entrance to Riverbank, these beautiful townhomes are
are just steps from winding trails that trace their way down to the river.





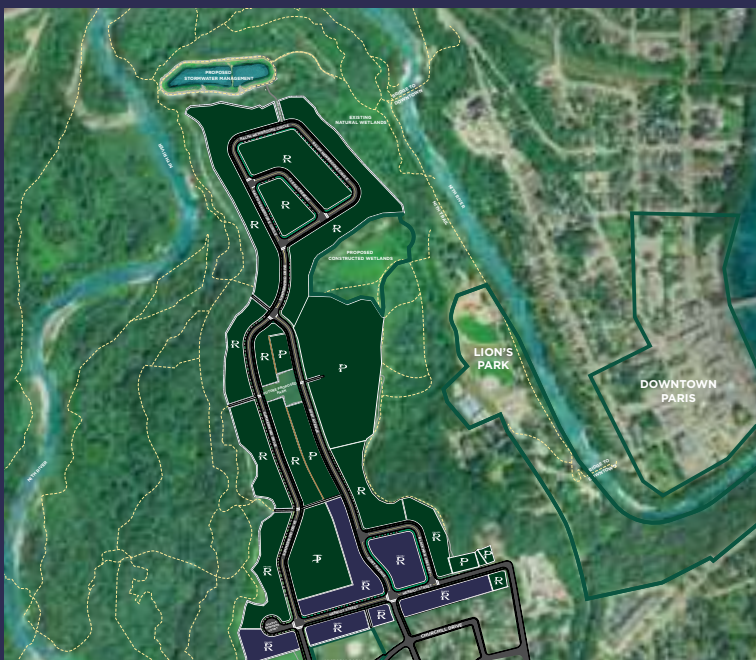


R
RIVERVIEW COLLECTION
PREMIUM SERIES

36' - 46' SINGLES

Fresh air, clear waters,
and trees that have
stood for centuries.

This collection places you in the timeless setting with all the connections that come with prime access to major thoroughfares. These 36' to 46' Singles are close to it all.



Architecturally *beautiful*



A setting as remarkably rare as Riverbank Estates called for architecture that does it justice. These stunning designs blend tradition with modernity, in streetscapes as beautiful as the woods and water that surround this extraordinary enclave.



Riverbank Estates Streetscape



Modern Farmhouse *singles*



All the character you want in a stately detached home with the current and contemporary look of Modern Farmhouse architecture. Bright expanses of glass welcome the light through oversized windows. Striking black trim is balanced by stone, brick, and panels with a woodgrain effect. It's a stunning and desirable statement in design. Inside, every detail and every feature of these Modern Farmhouse singles imbue contemporary style with historic charm. Prestigious, proud, and impressive.



Freehold Modern *towns*



These modern townhomes are 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. Contemporary horizontal lines are repeated in windows, in garage transoms, and in the visual rhythm created by patterns along the streetscape. Each home is a proud statement of modern design.



Custom Bordeaux



Tailored to *you*

Every detail at Riverbank Estates has been carefully chosen to elevate your experience to the highest level. With refined finishes, gleaming floors and countertops, and superior hardware, every room is filled with space and light. This is the way you want live, in a home that inspires the best in life, set in a neighbourhood where the river and the forest wrap your dreams in blue and green.





Blackline floorplans are a thing of the past. PreVu is our exciting *Virtual Model Home* program.

It's a library of Virtual Tours of every single home we sell, in every community, and it's now available at Riverbank Estates. Walk through our homes, see them in each designer-inspired package, and decide which one best suits you before you buy! It's all online, so pull up any plan on any device – mobile, desktop, tablet, or even a VR headset. It's fun and easy. Our sales office is equipped with Oculus VR stations for the deepest level of VR experience. Seeing is believing, so prepare to be moved by PreVu!

- At the Losani Homes Sales Office you can take a Virtual Tour of every single home. Losani Homes is the first to create a complete PreVu library to help you make a confident decision.
- It's an Interior Design Tool. At your Design Appointment, you can apply every finish you choose and then view it in your Virtual Tour.
- It's also a measuring tool. When you go furniture shopping, it can measure any floor space or wall, so you can be sure everything fits.



Forty-nine years of *craftsmanship*

Founded by Giovanni Losani, his son Lino Losani in 1976, and later joined by younger son Fred Losani in 1985 - Losani Homes has an immediately recognizable style. A Losani home exudes character and curb appeal with wide boulevards, pleasing streetscapes and original home designs in green settings near parks, trails and wooded areas. For four decades now, quality craftsmanship and well-planned designs have been the hallmarks of every Losani Homes community.

In addition to over 150 homebuilding awards, ranging from their local markets to Canada-wide recognition, Losani Homes has been named as one of Canada's Best Managed Companies for an astounding ten straight years, a distinction conferred by Queen's School of Business, CIBC, The National Post and Deloitte. Losani Homes also has the honour of being recognized with Platinum status, a feat achieved by no other homebuilder in Canada. In addition, the company has been awarded the Consumer's Choice Award in the Hamilton Region in the categories of service, value and quality for six consecutive years as well as the award for Philanthropic Company of the Year. Proof that doing things right is the right thing to do.



Giovanni Losani - Founder



Fred Losani - CEO

Lino Losani - President





Building a future for you and *your world*

When you choose a Losani home, you're doing something to make your community, and the world, a better place through the Losani Family Foundation. Created to help support various charitable efforts and initiatives, the Losani Family Foundation has been recognized for their humanitarian efforts with the 2017 Gold Award for Industry Community Spirit, and the 2017 Stephen Dupuis Humanitarian of the Year Award.

For our local community, the Losani Family Foundation has helped raise millions of dollars for Hamilton Health-Sciences, McMaster Children's Hospital, the Canadian Breast Cancer Foundation, and the Ride to Conquer Cancer. Losani Homes continues to support local charities to learn more and support important initiatives like CityKidz, Interval House, De Mazenod Door, and Food4Kids just to name a few. Now a decades-old tradition, the Annual Christmas Turkey Drive has helped raise funds for charity, year after year.

Working with global charitable organizations to help execute a vision for a better world, in only a few short years the Losani Family Foundation has brought a massive development project to Western Kenya which includes the opening of an all-girls school, several additional classrooms, a clean source of water, housing, and sustainable income projects. The Foundation also entirely funded and helped in building a brand new state-of-the-art medical facility deep in the Amazon jungle in Ecuador. This facility will help provide over 12,000 neighbouring villagers care they have previously thought was out of reach.



citykidz

Good Shepherd
Faith in people.



wesley



HAMILTON
Food Share

McMaster
Children's
Hospital

St. Matthew's House
Where Hope Lives

Thrive Group

Bike for Make



RIVERBANK ESTATES
NITH RIVER, PARIS





RiverbankEstates.com