



PARKVIEW II COLLECTION
FREEHOLD TOWNHOMES

PRODUCT BOOK

LOSANI
H O M E S

An aerial photograph of a dense, vibrant green forest. A winding river, appearing as a dark blue-grey ribbon, flows through the center of the forest. The river's path is irregular, with several bends and a small, lighter-colored patch of sand or rocks in the middle. The surrounding forest is thick and uniform in color, with individual tree canopies visible from above. The overall scene conveys a sense of a secluded, natural oasis.

A quiet green oasis
in a neighbourhood...

An aerial photograph of a dense, lush green forest. A winding river, appearing as a dark blue-grey line, meanders through the forest canopy, creating a natural path that divides the dense foliage. The trees are tightly packed, showing a variety of green shades from vibrant to deep forest green. The river's surface reflects some light, contrasting with the dark, textured forest floor visible from above.

...wrapped by the river.

NITH TRAIL

PENMAN'S BRIDGE

NITH RIVER

NITH RIVER

NITH TRAIL

BARKER'S BUSH



PARKVIEW II COLLECTION
FREEHOLD TOWNHOMES



GRAND RIVER

This aerial photograph shows a suburban neighborhood with a mix of greenery and residential buildings. A river, the Grand River, flows through the upper portion of the image. A bridge crosses the river, leading to the downtown area. A new housing development, Victoria Park, is visible in the lower-left corner, featuring several large, dark blue swimming pools and a green lawn. The downtown area is located in the center-right, with a bridge leading to it. The overall scene is a mix of natural and built environments.

DOWNTOWN

LIONS PARK

BRIDGE TO DOWNTOWN

VICTORIA PARK



PARKVIEW II COLLECTION AT RIVERBANK ESTATES

TOWNS

- 22' WESTTOWN END UNIT
- 22' WESTTOWN INT. UNIT
- 32' WESTTOWN DOUBLE END UNIT
- 22' WESTTOWN GRANDE END UNIT

FEATURES

- PROPOSED WOODEN FENCE
- PROPOSED METAL FENCE
- EXISTING NATURE TRAILS
- PROPOSED GRADED AREA
- ENHANCED END

This site plan depicts a draft plan submitted to the municipality for development approvals. All details, dimensions, adjacent land uses and features shown on this plan are intended to display the preliminary lot plan only. Lots, dimensions, driveway locations, sidewalks, grading, retaining walls, lot dimensions, fencing detail, landscaping features, and adjacent properties are subject to approval by the municipality, the Vendor's consulting engineers, and the developer. All elements shown are subject to change without notice and may differ. Trails shown as per Barker's Bush Trails masterplan. E. & O. E. August 21, 2025.

LOSANI
H O M E S





PARKSIDE COLLECTION

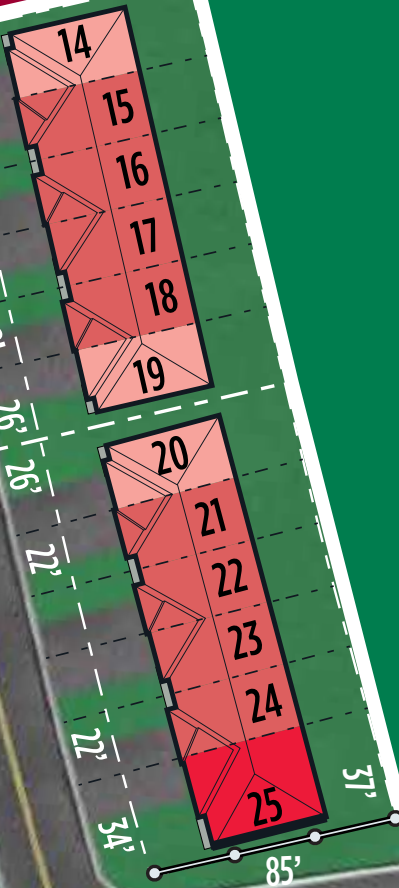
FUTURE RESIDENTIAL
RELEASE

FUTURE
RELEASE

FUTURE WALKWAY

FUTURE
RELEASE

GORT AVENUE




PARKVIEW
RELEASE OF
FREEHOLD
TOWNHOMES



Adventure awaits.

Surrounded by forest and just minutes from the Nith River, Parkview 2 invites you to live where nature leads. Wander the winding trails of Barker's Bush or bike all the way to Port Dover. Paddle down the river under a canopy of trees — kayak, canoe, or float your way to calm. Every path leads to discovery, every season brings something new. If you're seeking peace, play, or the perfect weekend escape, you'll find it here

BARKER'S BUSH

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

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



NITH RIVER



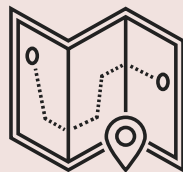
PENMAN'S BRIDGE



GRAND RIVER



70+ hectares
of forest



5.77km
of trails



3.1km
of riverbank

The most *beautiful* little town in Canada

Founded in 1850 at the meeting point of the Grand and Nith Rivers, Paris is known for its rare cobblestone architecture, heritage homes, cozy boutiques, and standout local dining. It's a little like Paris, France — but just a quick drive from Hamilton, Brantford, or Cambridge.

Nature flows through the heart of the community, with scenic parks and rivers always within reach. Here, you'll find the sweet spot between peaceful small-town life and easy access to urban energy.





CHOCOLATE
SENSATIONS



PARIS BAPTIST
CHURCH



THE PARIS WINCEY MILLS CO.



MAUS ANTIQUE
MARKET



PARIS BAKERY



LIONS PARK



DOWNTOWN PARIS



TORONTO
1 hour 30 minutes

MISSISSAUGA
50 minutes

BURLINGTON
35 minutes

**DOWNTOWN
PARIS**

**GRAND
RIVER**

**NITH
RIVER**

P₁₂

PARKVIEW II COLLECTION
FREEHOLD TOWNHOMES

LAKE ONTARIO

HAMILTON
25 minutes

NIAGARA FALLS
1 hour 20 minutes



BRANTFORD
10 minutes

BRANTFORD
Municipal Airport



THE ARCHITECTURE



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

MODERN TOWNHOME ARCHITECTURE

The Parkview II Collection at Riverbank Estates is a proud statement of modern elegance with dramatic dark trim, oversized windows and the warmth of wood panelling with natural brick. Contemporary horizontal lines are repeated in windows, in unique garage transoms and in the visual rhythm created by patterns along the streetscape.

TECTURE

COMPLEMENTING A PERFECT SETTING



1 DRAMATIC PALETTE

2 DARK TRIM

3 SMOOTH BRICK

4 MODERN GLASS DOORS

5 WOOD GRAINED PANEL TREATMENTS

6 OFFSET WINDOW PANES

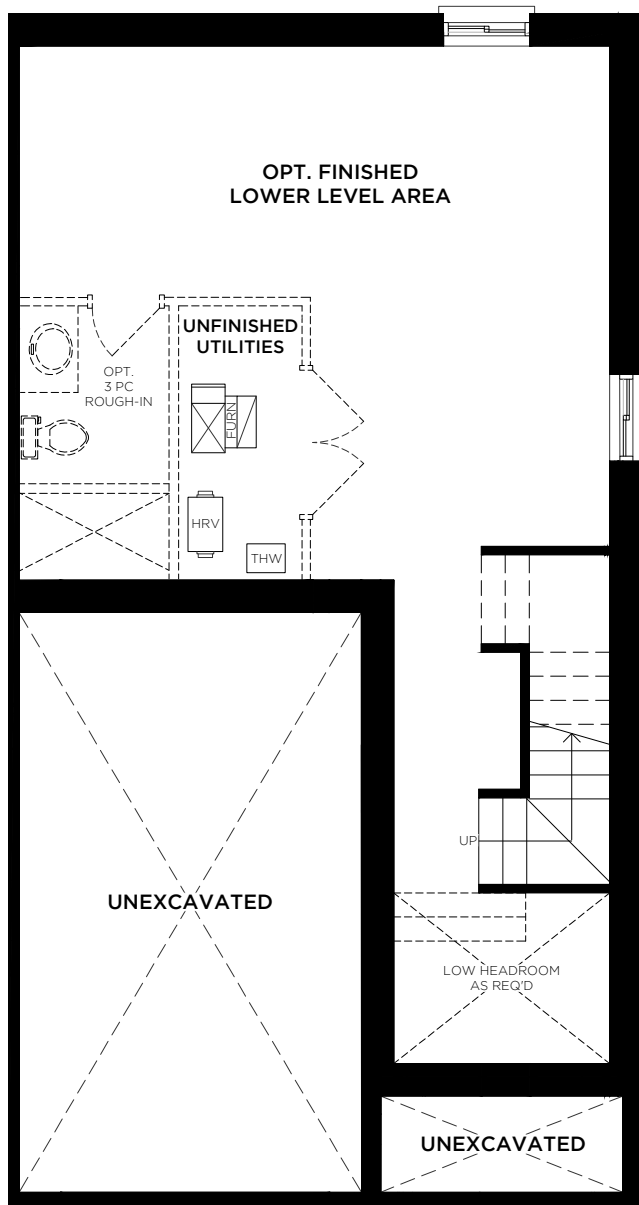


WESTTOWN END

1,446 SQ.FT.

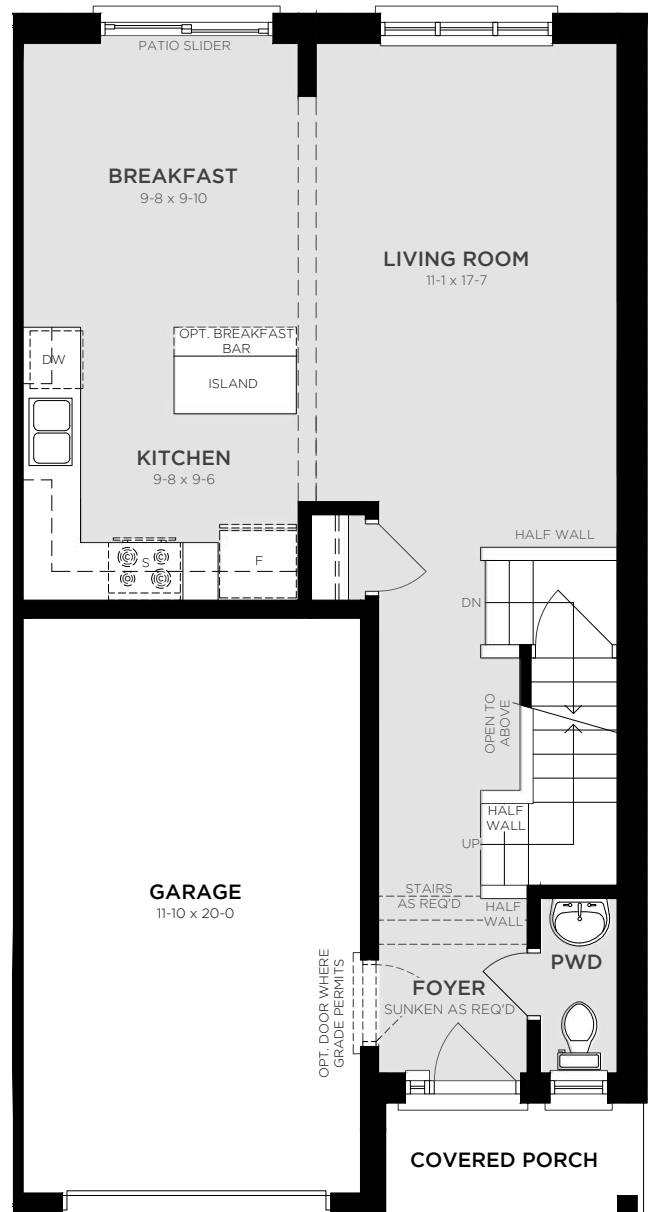
LOWER LEVEL

B1 - STANDARD



MAIN FLOOR

M1 - STANDARD



*Please refer to page 31 for additional information and legal disclaimers. Actual usable floor space may vary from the stated floor area. Room dimensions shown in the Vendor's marketing materials are approximate and not warranted, as variations may arise due to site conditions, engineering, or structural requirements. Construction of Dwelling may not be as shown. Some features labelled "Optional" or "Opt" are available at an additional cost. Exterior renderings are artist's concept and are subject to architectural controls, material availability, applicable floor plans, and site conditions. Window placement on side and rear elevations may be altered or omitted due to side yard setbacks, rear grading, or other site constraints. All details, dimensions, finishes, features, fixtures and specifications are subject to change without notice at the discretion of the vendor, the municipality, the developer, or the vendor's control architect. Total square footage is warranted by the

22'

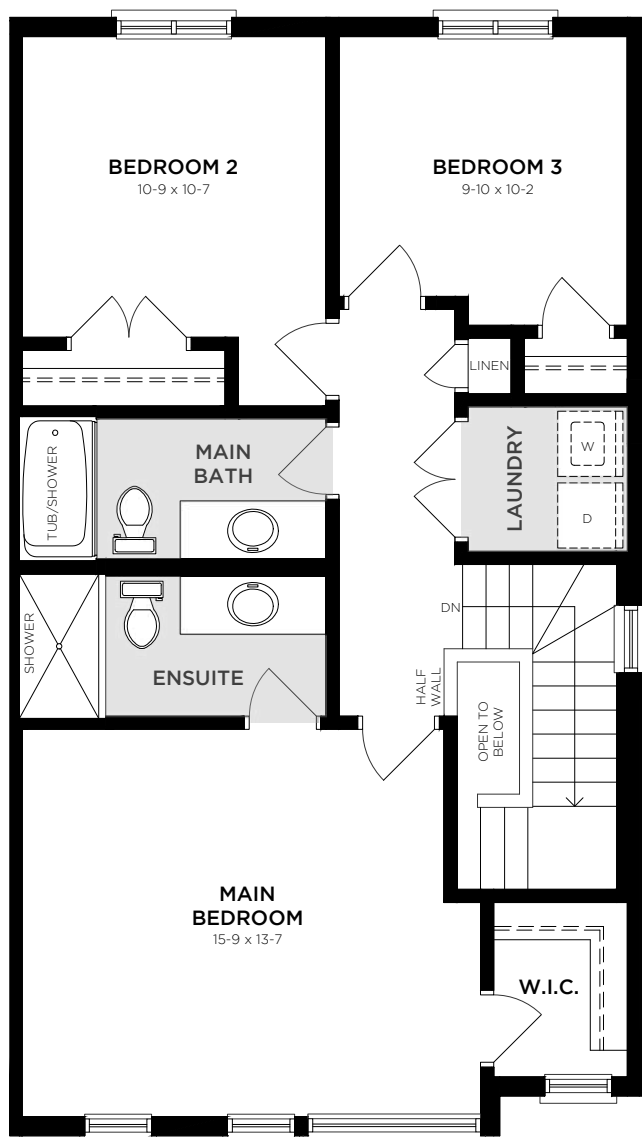
 3

 2.5



SECOND FLOOR

S1 - STANDARD



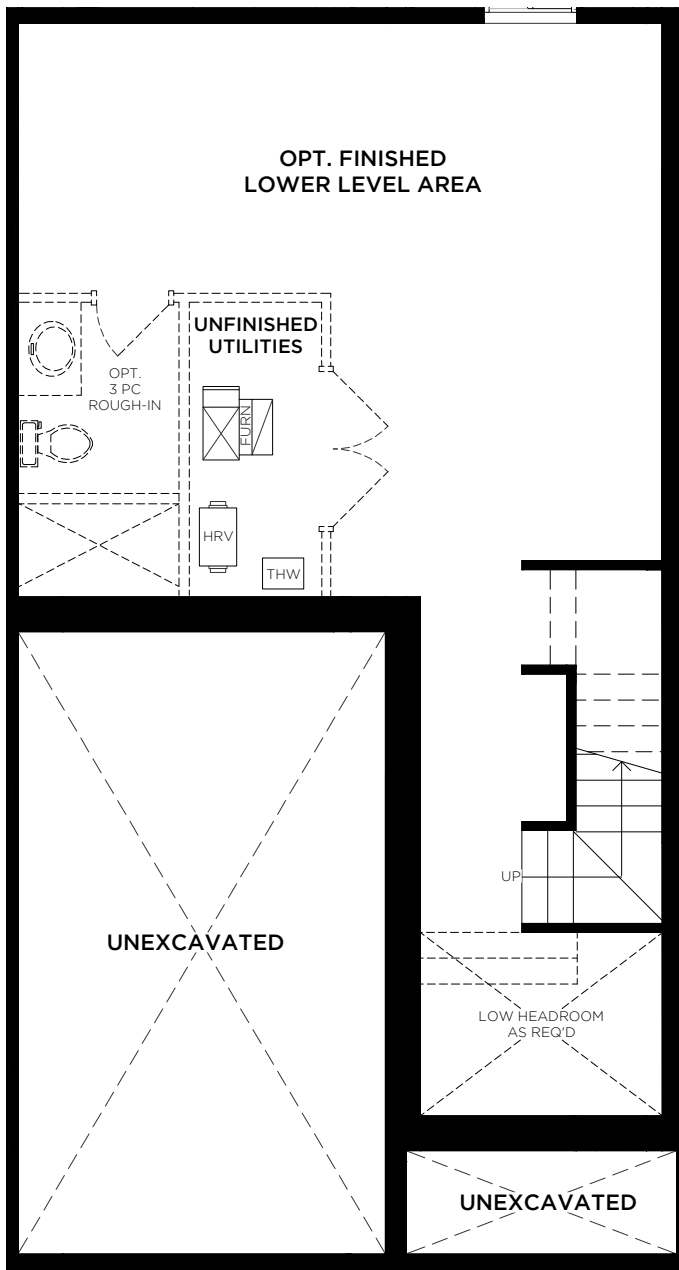


WESTTOWN INTERIOR

ELEVATION 1 & 2 - 1,446 SQ.FT.

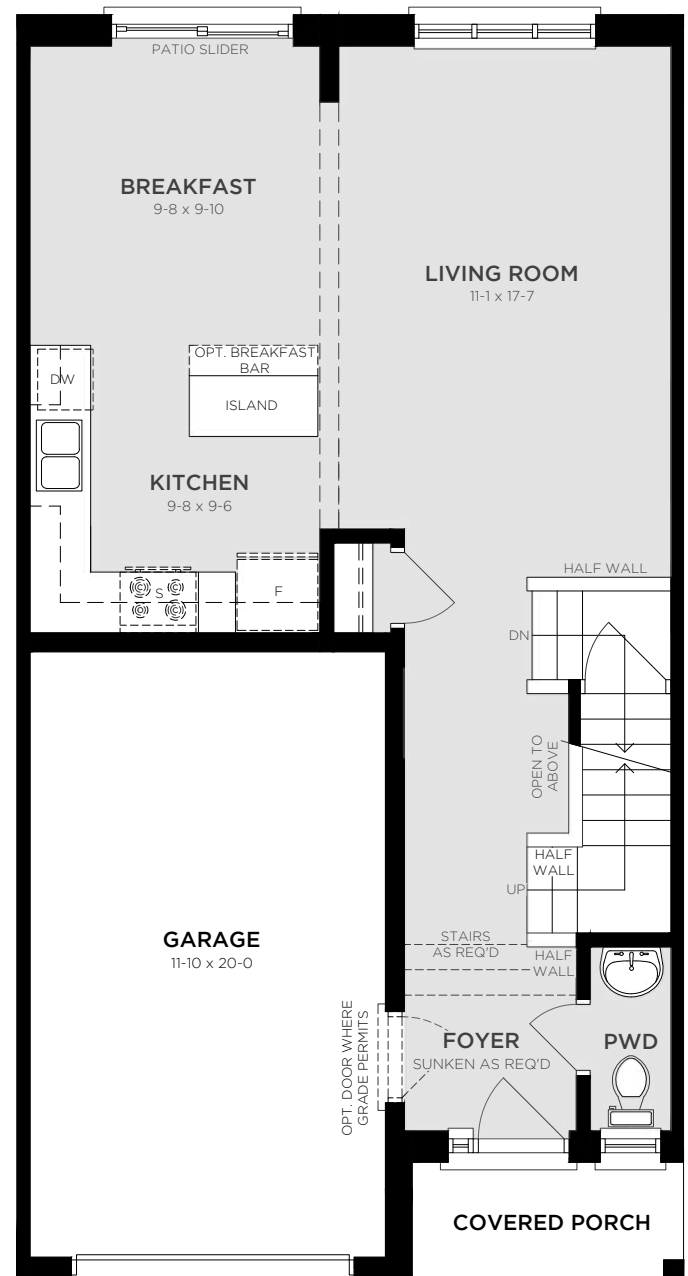
LOWER LEVEL

B1 - STANDARD



MAIN FLOOR

M1 - STANDARD



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22'

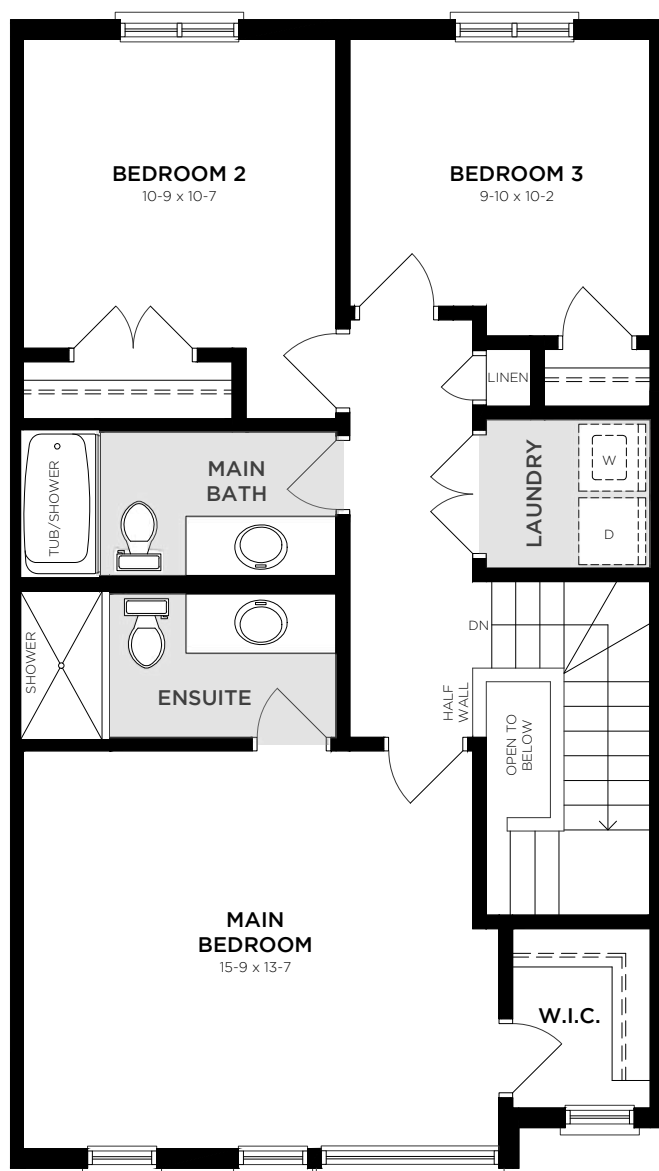
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2.5



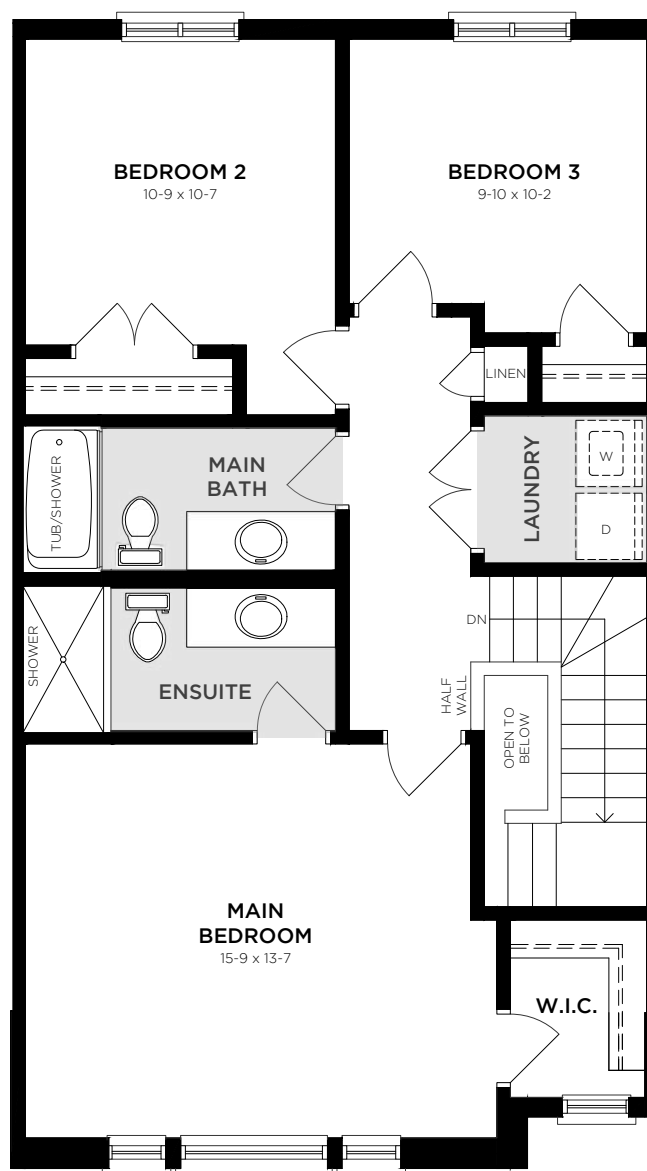
SECOND FLOOR

S1 - STANDARD



SECOND FLOOR

S1 - STANDARD - ELEVATION 2



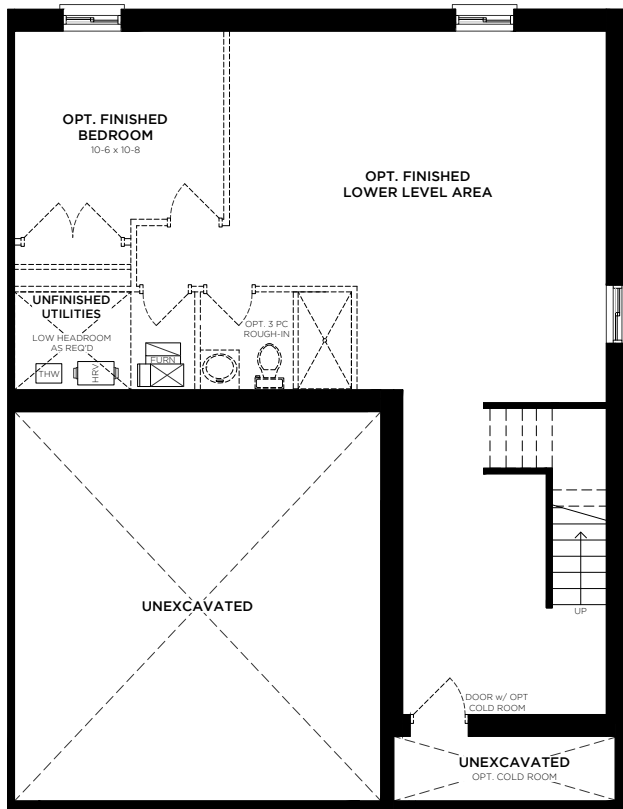


WESTTOWN DOUBLE END

2,081 SQ.FT.

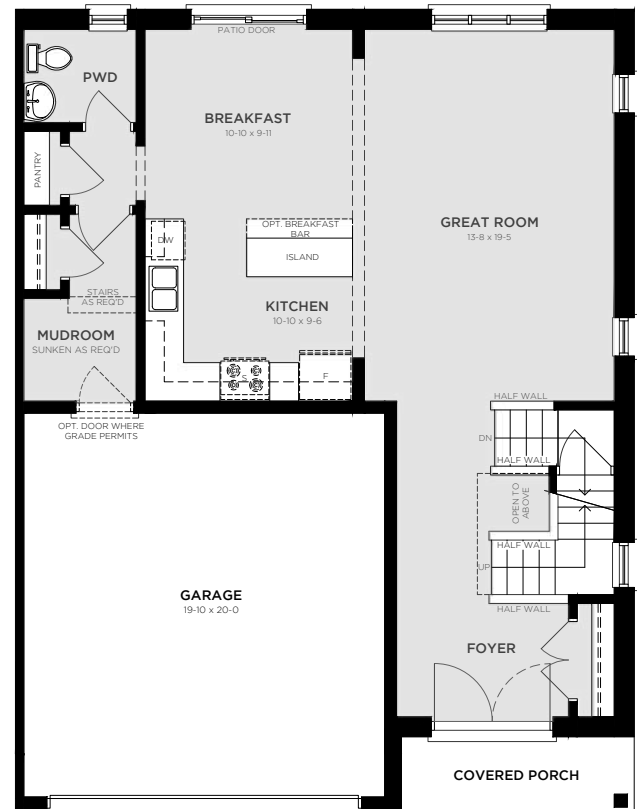
LOWER LEVEL

B1 - STANDARD



MAIN FLOOR


M1 - STANDARD



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32'

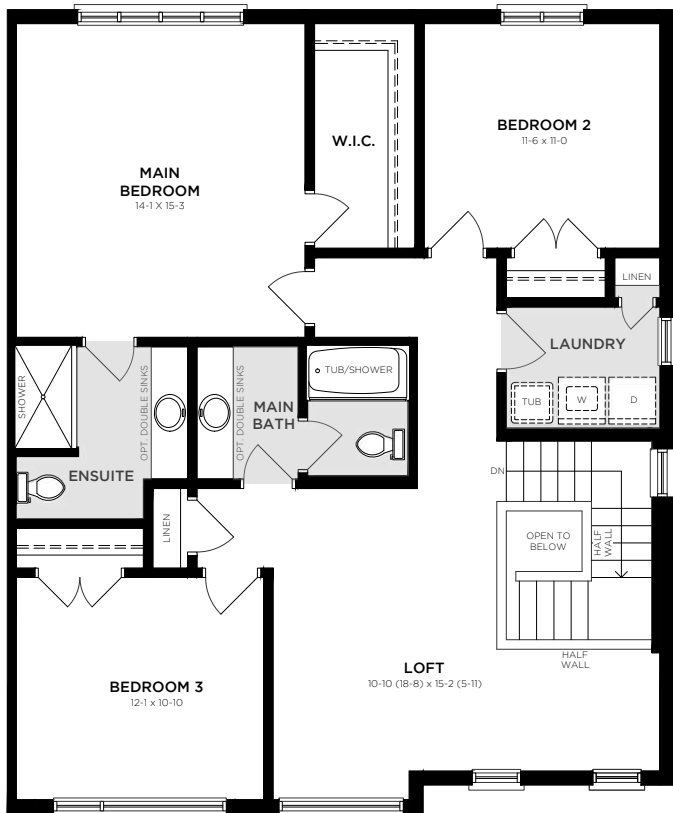
 3-4

 2.5



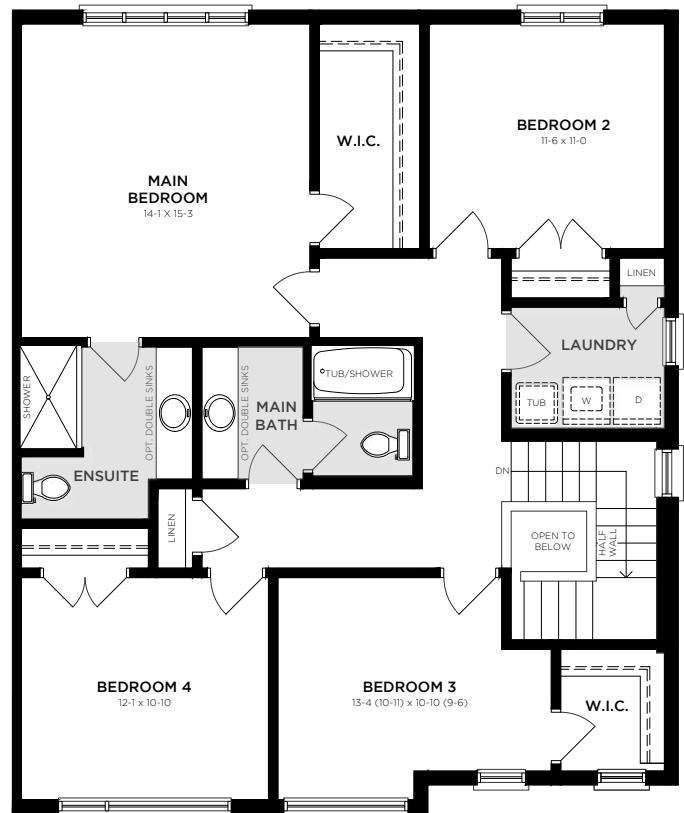
SECOND FLOOR

S1 - STANDARD



OPTIONAL SECOND FLOOR

S2 - ALTERNATIVE LAYOUT





FEATURES & FINISHES



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

DISTINCTIVE CONSTRUCTION & EXTERIOR FEATURES

- Brick veneer, siding, stucco, stone, or other accents as per plans and elevations.* Brick to top of first storey window on sides and rear of dwelling for two storey models.
- Two storey towns feature nine-foot ceilings on Main Floor (except at dropped ceiling areas). All plans feature eight-foot ceilings on Bedroom levels.
- Sub-floors shall be sanded at joints and screwed and glued.
- All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan and elevation.*
- Dark casement windows as per plan (Does not apply to below grade windows).
- Pre-finished vinyl sliding patio door as per plans.*
- Pre-finished soffits, fascia, eavestroughs, and downspouts.
- All exterior woodwork to be painted to match exterior colour package.
- Front entry swing door(s) will be thermal insulated fibreglass, may include sidelites or transoms as per plans* and will be painted as per exterior colour package.
- Front entry doors feature grip set and deadbolt with satin nickel finish.
- All exterior doors feature exterior lights.
- Poured concrete foundation.
- Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane
- All exterior walls of habitable rooms above foundation to be 2" x 6" construction.
- Foam spray insulation in the Garage Ceiling to the extent of the finished area above to help prevent air infiltration.
- All interior walls that adjoin the Garage will be insulated.
- Garages to be fully drywalled, with first-coat rough tape with electrical receptacle for future Garage Door Opener.
- Prefinished insulated steel sectional Garage Door, may include lites as per plan.*
- Saw-cut Garage and Basement Floors.
- Poured concrete Garage Floors with steel reinforcing.
- Two exterior water taps to be installed, one in Garage and one on Exterior with separate Basement shut off valves.
- Fully sodded lot as per site plan.* The lot will be graded to the requirements of the authority having jurisdiction. Sod completion may occur after occupancy.
- Freehold communities to receive base coat only asphalt paved driveway.
- Self-sealing quality roof shingles with manufacturer's twenty-five-year rating.
- Address stone with engraved municipal number.
- Walkway from the driveway to front doorstep(s) as designated by grade.

*From the Vendor's Standard Sample Selection

Features, finishes, details, dimensions, treatments, specifications, and fixtures shown vary by site and product type and may be changed by the vendor, the municipality, the developer, or the vendor's control architect, in their sole and unfettered discretion at any time without notice. Specifications may also change due to the availability of materials, site conditions, municipal requirements, and/or changes to applicable building codes. Alternate features may be provided as "permitted substitutions" in circumstances prescribed by the Tarion Warranty Corporation. Samples of the materials currently offered by Losani Homes are available for viewing at the Losani Homes Design Centre. September 9, 2025



VIRTUALLY STAGED KITCHEN

SUPERIOR INTERIOR FEATURES

- Finished Main Level staircase with carpeted treads and risers.
- May include stained oak stringers or painted stringers, railings and spindles or just stained handrail as per plan.*
- Interior Modern trim approximately includes 2 ¾" casings and 4" baseboards.
- Satin nickel finish, interior door levers, and hinges.
- Interior walls to be finished with quality flat paint.
- Interior doors and trim will be finished with semi-gloss Losani White paint.
- Ceilings in all rooms will be "California Knockdown" texture finish, except Kitchen, Bathrooms, and finished Laundry area which will be smooth finish.
- Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.
- All drywall corner beads are square metal beads with paper covering.
- Builder standard Berber carpet on 3/8" chip foam under pad in finished areas as per plans*.
- Vinyl floor in Foyer, Powder Room, Kitchen, Breakfast Room, Laundry room and all Bathrooms, as per plans*.
- High performance engineered subfloor.
- Where a laundry area is located on the Second Floor, the washer area will be supplied with a fiberglass basin complete with drain. Where a laundry tub is not provided, there will be an in-wall housing unit that allows for hot and cold-water supply and waste disposal outlet for future washer.
- Wire closet shelving throughout including linen closet(s).
- Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.*
- Interior doors are two panel smooth doors.
- All full swing interior doors feature triple hinge construction and, are hung on fully cased jams, and fully trimmed.
- All half walls are capped and cased in MDF with painted finish.

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FEATURES & FINISHES



VIRTUALLY STAGED BATHROOM

KITCHEN FEATURES

- Venting for hood fan to exterior.
- Quality finished cabinets, with laminate countertops.
- Townhomes to receive single bank of drawers in Kitchen Cabinetry,*as per plan
- Cabinet doors and drawer fronts available in maple, oak, or other materials.
- Extended height upper cabinets.
- Breakfast bar are optional when specified on plans.*
- Stainless steel ledge back sink with chrome kitchen faucet with pull out spray.
- Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough-in (not connected).
- All electrical receptacles in the kitchen counter area are on a dedicated circuit.
- Outlet on island only provided when plumbing, electrical, or HVAC components are located within.

BATHROOM FEATURES

- Quality finish cabinets with laminate countertop.
- Cabinet doors and drawer fronts available in maple, oak, and other materials.
- Mirror(s) installed above vanity may be glued.
- Premium china sinks used in all Bathrooms.
- White bath fixtures throughout.
- Tub/shower combination enclosure to include wall tile to ceiling (not including ceiling).
- Soaker tub in Main Ensuite and one piece acrylic shower stall where shown on plans*.
- Tension Shower Rod all Bathrooms.
- Powder room includes a pedestal sink and lavatory faucet.
- Premium elongated low consumption toilets.
- Single lever faucets (with exception of laundry) and pressure balanced shower controls.
- All bathroom sinks are fitted with mechanical pop-up drains.
- All plumbing fixtures are fitted with shut-off valves.
- Showers to include full-height wall surround in tile or high-quality acrylic wall system, with acrylic base, as per plan.
- Tile or high-quality acrylic wall system is also featured where indicated on bathtub walls.*

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VIRTUALLY STAGED MAIN BEDROOM

ELECTRICAL & MECHANICAL FEATURES

- 100-amp breaker panel installed; location may vary.
- Electrical receptacle with integrated USB port in kitchen.
- Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
- Exterior soffit, complete with 1 holiday receptacle.
- Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
- Carbon monoxide detector directly connected to electrical panel.
- Draft resistant electrical boxes at exterior walls.
- Heavy duty wiring and receptacle/outlet for stove and dryer.
- All utility rooms are unfinished.
- White Decora-style switches throughout the home.
- Electric door chime for front entry.
- Lights at front of home will be coach lamps or modern lamps or exterior portlights as per plan and elevation.*
- High efficiency furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion, location may vary.
- All heating systems are sized for future installation of air conditioning systems.
- Rental water heaters are tankless high efficiency direct vent water heaters (some homes require power venting), location may vary.
- The Dwelling is supplied with a Energy Recovery Ventilation unit “ERV” supplied on a rental basis through an ERV supplier. The Purchaser acknowledges and agrees to assume and be bound by the standard terms and conditions of the rental ERV unit supplier and the market rent offered by the supplier at the time of closing.
- Exhaust fans in all Bathrooms and Laundry room areas, as required.
- Power exhaust override by the Main Floor thermostat for humidity control.
- Efficient programmable thermostats to be installed.

*From the Vendor's Standard Sample Selection
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SALES INFORMATION



RIVERBANK ESTATES SALES CENTRE

📍 30 Grand River St. N., Paris
🕒 Mon-Thurs 1-7pm, Sat-Sun 12-5pm
☎ (905) 594-0542

For Parkview I & II Freehold Towns:

✉ riverbanktownssales@losanihomes.com
🌐 parkviewparis.com

For Riverbank Singles:

✉ riverbanksinglessales@losanihomes.com
🌐 riverbankparis.com

OTHER COMMUNITY SALES CENTRES

HQ New Homes Sales Centre

📍 430 McNeilly Rd., Suite 101, Stoney Creek
🕒 Mon-Fri 12-5pm
☎ (289) 309-6280
✉ hqsales@losanihomes.com

Beamsville Sales Centre

📍 4008 Mountain St., Beamsville
🕒 Mon-Thurs 1-7pm, Sat-Sun 12-5pm
☎ (905) 594-0541

For Benchmark Townhomes Inquires:

✉ benchmarksales@losanihomes.com
🌐 benchmarkvistaridge.com

For Woodview Luxury Singles Inquires:

✉ woodviewsales@losanihomes.com
🌐 woodviewvistaridge.com

For Maplewood Park Semis Inquires:

✉ maplewoodsales@losanihomes.com
🌐 maplewoodstoneycreek.com

LEGAL DISCLAIMERS

Marketing Site Plan: This site plan depicts a draft plan submitted to the municipality for development approvals. All details, dimensions, adjacent land uses and features shown on this plan are intended to display the preliminary lot plan of the lot purchased herein only. The lots, dimensions, driveway locations, sidewalks, grading, retaining walls, depth measurements, fencing details, landscaping features, and adjacent lots are subject to approval by the municipality, the Vendor's consulting engineers, and developer. All elements shown are subject to change without notice and may differ.

Renderings: Artist's concept only. Construction of Dwelling may not be exactly as shown. Some features shown may be optional extras at additional cost. Exterior elevations, renderings and sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the Dwelling, and site conditions. Some windows shown on side elevations may not be available due to the applicable side yard setback. All details, dimensions, elevations, treatments, specifications, and features shown may be changed by the vendor, the municipality, the developer, or the vendor's control architect, in their sole and unfettered discretion at any time without notice.

Products: Prices are accurate at the time of publishing and subject to change. Move in dates vary and may not be guaranteed in all circumstances. Free upgrade packages and included extras have no cash redemption value and may consist of pre-selected items. Images shown in this product book depict Losani Homes designs and products generally as constructed in previous developments. All finished products are subject to availability at the time of purchase and vary by location and model type. Finished products may differ from the images shown due to lighting conditions, dye lot variances, and other factors. Accordingly, all features shown are for illustration purposes only and may not be exactly as shown or be available to all home buyers. Items shown such as furniture, artwork, window coverings and area rugs are shown for staging purposes only and are sold separately by other vendors. Reproduction of any images displayed in this product book is strictly prohibited. For more information, please contact a Losani Homes home design centre representative.

Floorplans: Actual usable floor space may vary from the stated floor area. Room dimensions shown in the Vendor's marketing materials are approximate and not warranted, as variations may arise due to site conditions, engineering, or structural requirements. Construction of Dwelling may not be as shown. Some features labelled "Optional" or "Opt" are available at an additional cost. Exterior renderings are artist's concept and are subject to architectural controls, material availability, applicable floor plans, and site conditions. Window placement on side and rear elevations may be altered or omitted due to side yard setbacks, rear grading, or other site constraints. All details, dimensions, finishes, features, fixtures and specifications are subject to change without notice at the discretion of the vendor, the municipality, the developer, or the vendor's control architect. Total square footage is warranted by the Vendor in accordance with the HCRA Directive 3 – Floor Area Calculations, dated February 1, 2021, and updated March 22, 2021 (formerly Tarion's Builder Bulletin 22). A tolerance of 2.0% on the total area measurement is acceptable. Garage area is excluded from the floor area calculation, while any finished, year-round habitable space above the garage is included. Features noted as "where grade permits" or "subject to grading" may not be feasible depending on the grading of the land. In some cases, this may require adjacent floor areas to be lowered by one riser, resulting in "sunken" areas. Product availability is constantly changing.

Extras, Options, Upgrades: The supply and installation of items may be restricted due to the unavailability of materials from the Vendor's suppliers, structural or engineering requirements, site conditions, or architectural controls. In the event that the Vendor is unable or unwilling to supply or install any of the extras, upgrades, modifications or options set out in this amendment/change order, the Vendor's liability for such item shall be limited to a refund or cancellation of the price paid or to be paid by the Purchaser for such extra, upgrade, modification or option. Alternatively, the Vendor may substitute materials of equal or better quality.

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E & OE September 9, 2025.



PARKVIEW II COLLECTION

FREEHOLD TOWNHOMES

parkviewparis.com

(905) 594-0542

riverbanktownssales@losanihomes.com

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LOSANI
H O M E S