

# BENCH MARK

LOSANI  
H O M E S



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“ A STUNNING STROKE OF  
ARCHITECTURAL BRILLIANCE  
IN A MAGNIFICENT SETTING ON THE  
WORLD FAMOUS BEAMSVILLE BENCH.  
SURROUNDED BY AWARD-WINNING  
WINERIES, WORLD-CLASS RESTAURANTS,  
AND SCENIC TRAILS, THIS NEIGHBOURHOOD  
WILL BE A STANDARD OF EXCELLENCE  
AGAINST WHICH ALL OTHERS WILL BE  
MEASURED. IT'S THE BENCHMARK OF  
HOW LIFE IS MEANT TO BE LIVED. ”

- Fred Losani, CEO, Losani Homes



# STRIKINGLY CONTEMPORARY AND COMFORTABLY TIMELESS

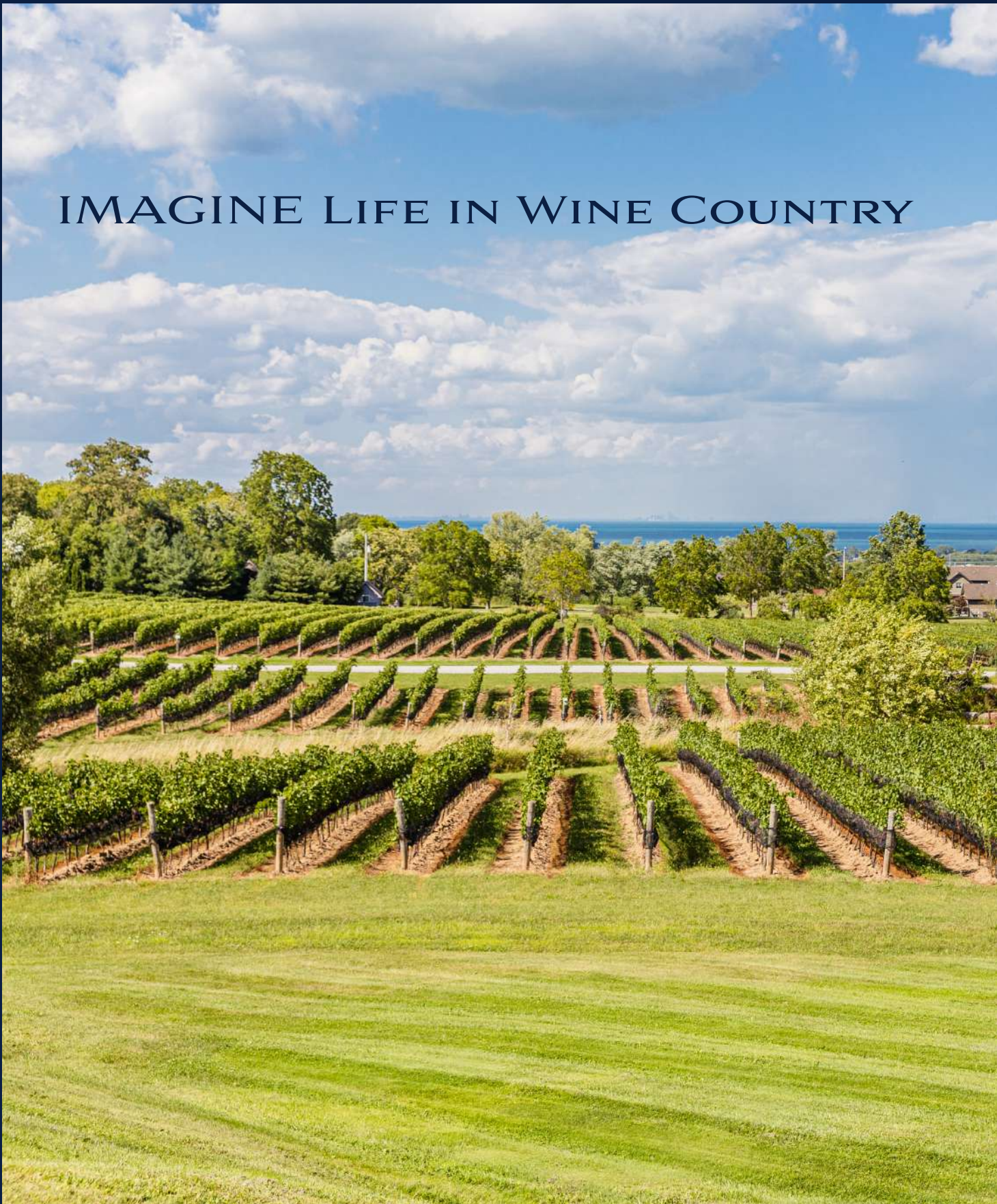








# IMAGINE LIFE IN WINE COUNTRY







View from Angel's Gate Winery







## VISION

With just a short hike you can wine and dine locally at Mike Wier, Angel's Gate, Redstone and Thirty Bench Wineries. Or visit any of the 48 vineyards in the neighbourhood, many of which have walking tours.



# FOLLOW THE PATH LESS TRAVELLED

Hike to the top of the Escarpment. Explore the Bruce Trail. Breathe the scent of pine and cedar. Every day can be as wild, or as mild as you feel. Tumbling waterfalls and tall cliffs. Deep forests and rolling vineyards. Nature is quite literally in your backyard when Benchmark is your home.















## THE TASTE OF AWARD-WINNING RESTAURANTS

In the heart of Wine Country, superb restaurants are just around the corner. Imagine the vineyard views, the long shadows of sunset, the fresh local produce, and the inspired expression of notable chefs. Explore and discover new tastes and experiences. When you live here, the cuisine is as extraordinary as the setting.





## EVERY DAY IS ALIVE WITH OPPORTUNITY

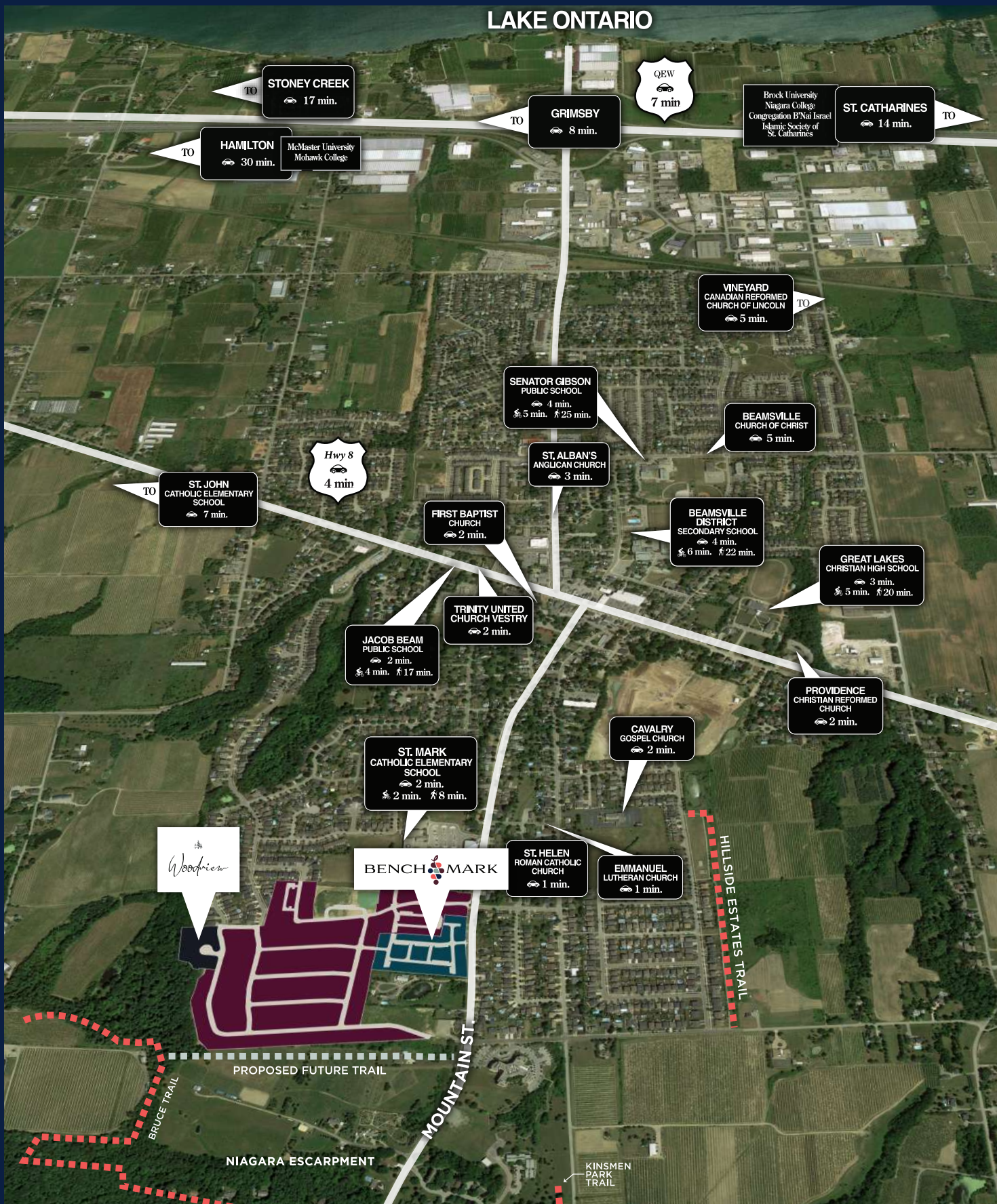
Will you wake up early to golf a championship course? Or will you spend the afternoon browsing antique shops and boutiques? Is tonight the night you catch a show at the casino on an evening that sparkles with the sound of spinning roulette wheels and the chime of slots. Life in Wine County is an adventure waiting to happen.















YOUR PATH IN  
LIFE HAS LED  
YOU HERE











BACHELDER WINE  
TASTING - 🚲 17 min.

FIELDING ESTATE  
WINERY - 🚲 16 min.

MOUNTAINVIEW  
CONSERVATION AREA  
🚲 18 min.

ORGANIZED CRIME  
WINERY - 🚗 17 min.

LOCUST LANE WINERY  
🚲 16 min.

HIDDEN BENCH  
WINERY - 🚗 12 min.

Woodview

BEAMSVILLE PARK  
🚶 5 min.

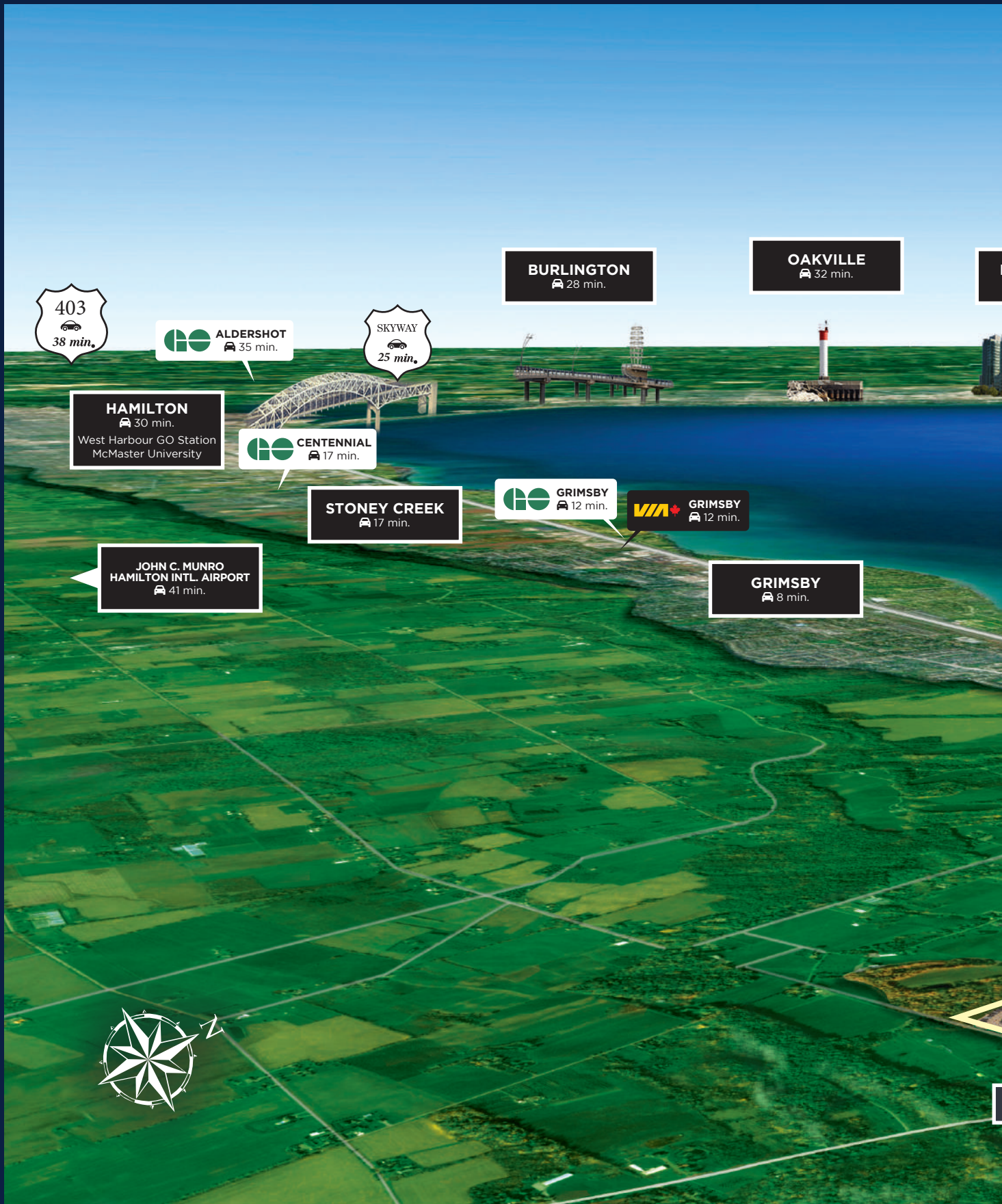
ANGELINA MARCI  
PROKICH PARK  
🚶 5 min.

STADLEBAUER RAVINE  
TRAIL - 🚶 10 min.

SAINT MARK CATHOLIC  
ELEMENTARY SCHOOL  
🚶 5 min.











**MISSISSAUGA**  
41 min.

**PEARSON  
INTL. AIRPORT**  
54 min.



**TORONTO**  
54 min.

**ST. CATHARINES**  
14 min.  
VIA Rail Station  
GO Station  
Brock University

**NIAGARA**  
24 min.  
Niagara Falls  
VIA Rail Station  
Niagara College  
Niagara Hospital



*Woodview*

**KING ST.**

**BEAMSVILLE**  
1 min.

**ONTARIO ST.**

**BENCHMARK**

**MOUNTAIN ST.**

**RAINBOW BRIDGE** 32 min.  
**PEACE BRIDGE** 43 min.  
**BUFFALO** 38 min.  
**BUFFALO AIRPORT** 1 hr. 3 min.  
**PEACE BRIDGE** 43 min.

# THE BENCHMARK FOR EVERY NEW NEIGHBOURHOOD







LOSANI  
HOMES

### 3-STOREY TOWNS

- |                            |                              |
|----------------------------|------------------------------|
| 15' ESPRIT END             | 15' ESPRIT INTERIOR          |
| 16' ESPRIT CUSTOM END      | 18' ESPRIT CUSTOM END        |
| 26' WALDORF END            | 15' ESPRIT GRANDE END        |
| 15' ESPRIT GRANDE INTERIOR | 16' ESPRIT GRANDE CUSTOM END |
| 18' ABBOTSFORD INTERIOR    | 18' ABBOTSFORD END           |
| 18' WHITEHAVEN INTERIOR    | 18' WHITEHAVEN END           |

### 2-STOREY TOWNS

- |                       |                         |
|-----------------------|-------------------------|
| 18' KNIGHTON END      | 18' KNIGHTON CUSTOM END |
| 18' KNIGHTON INTERIOR |                         |

### FEATURES

- |                           |                       |
|---------------------------|-----------------------|
| ENHANCED END              | PROPOSED WOODEN DECK  |
| PROPOSED BIKE RACK        | PROPOSED WOODEN FENCE |
| PROPOSED CHAIN LINK FENCE | PROPOSED METAL FENCE  |
| PROPOSED RETAINING WALL   | EXISTING WOODEN FENCE |
| PROPOSED CANADA POSTBOX   |                       |



# MODERN ARCHITECTURE



- 1 FRESH BRIGHT COLOUR PALETTE
- 2 LIGHT STONE AND BRICK
- 3 WOODEN TREATMENT FACADES

- 4 MODERN GLASS DOORS
- 5 OFFSET WINDOWS PANES
- 6 WOOD GRAINED PANEL TREATMENTS







# ARCHITECTURE INSPIRED BY A SENSE OF SPACE

























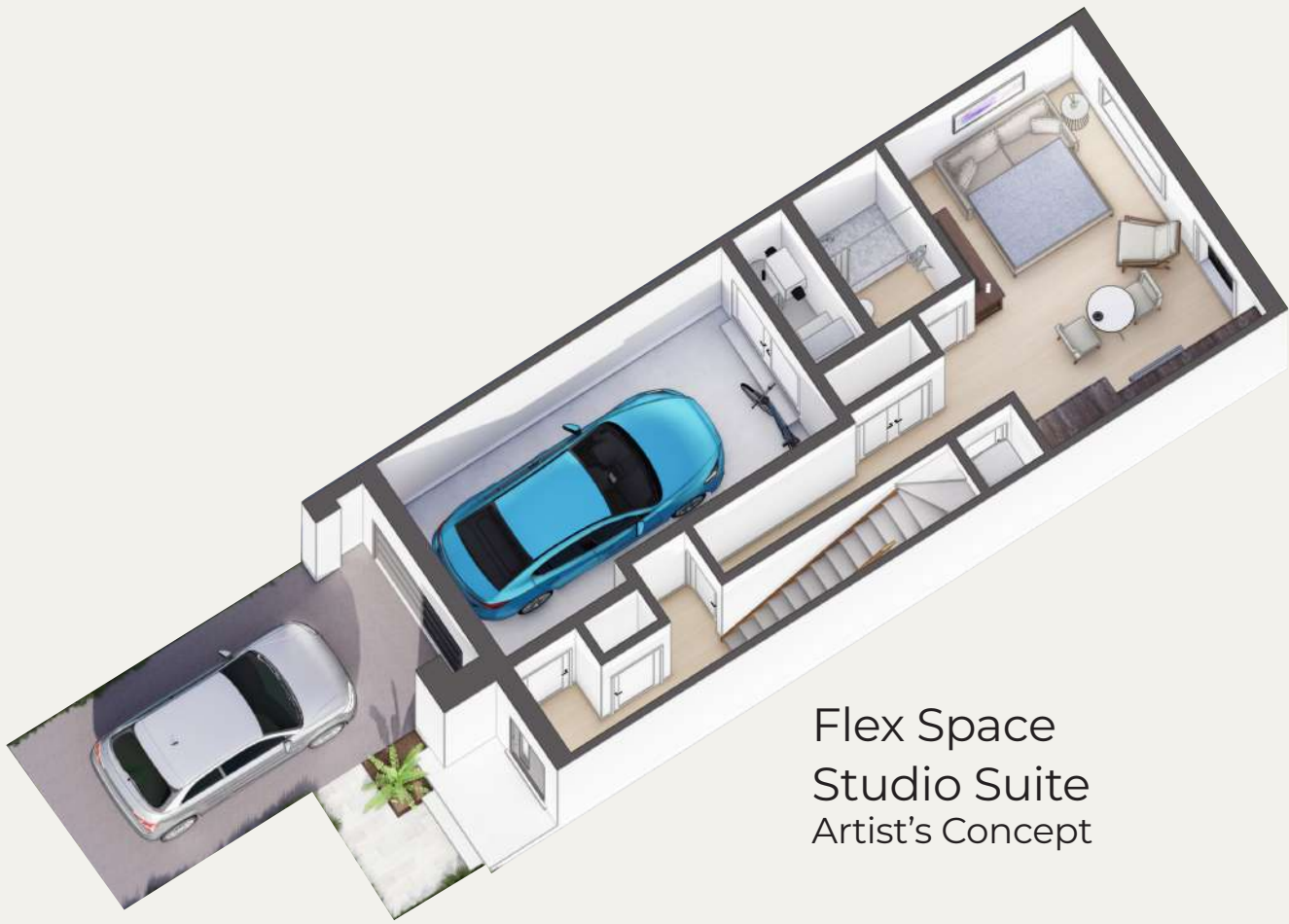
# FLEXSPACE FITS YOUR LIFESTYLE



**WITH THE WHITEHAVEN AT BENCHMARK, LOSANI OFFERS THE “FLEXSPACE ADVANTAGE” THAT GIVES YOU UNPRECEDENTED DESIGN FLEXIBILITY.**

- Create a ground level In-law suite for parents or a private space for young adult children.
  - Set up a private office or equip your own personal gym for your daily workout.
  - Have a mud room/play room where the kids can switch between outdoor and indoor activities.
- Entertain friends and family with a home theatre, games room, hobby room or den with bar.
  - Keep all your tools or crafts organized in a work room
- Or even add wide internal door to the garage so you can have a extra-long dining table for the largest of family dinners!





Flex Space  
Studio Suite  
Artist's Concept





# FORTY-NINE YEARS OF CRAFTSMANSHIP

Founded by Giovanni Losani and 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.







Fred Losani - CEO

Lino Losani - President



Giovanni Losani - Founder







# 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 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







# IN VINEYARD HAVEN ON THE BENCH









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**Sales Centre: 4008 Mountain Street, Beamsville, Ontario | LOR 1B2**

Artist's concept only. Construction of dwelling may not be exactly as shown. Actual usable floor space may vary from the stated floor area.

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 included 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". E. & O. E. May 7, 2025