

SOLSTICE

SIMPLY GRAND

3 STOREY TOWNHOME COLLECTION

\$719,900

OVER \$26,000 IN DESIGNER UPGRADES

DEPOSIT STRUCTURE
7.5%

PAYABLE TO "LOSANI HOMES (1998) LTD."

MORTGAGE APPROVAL REQUIRED

Common Element Condominium Fee Approx. \$100 per month



the ESPRIT GRANDE INTERIOR

UNIT 75 ELEVATION A | 1,503 sq.ft. | 3 BEDROOMS | 2.5 BATHS | MOVE IN EARLY 2023



Luxury designer features including:

- Spacious 9 ft. ceilings on main floor
- Elegant vinyl plank flooring throughout
- High performance engineered subfloor
- Modern trim and hardware throughout
- Premium modern plumbing package throughout with matte black faucets Interior potlights
- Spa inspired ensuite with tile shower walls, waterproof potlight, acrylic base with pivot shower door and 8" rain showerhead
- Keyless front entry
- Door from house to garage (where grade permits)
- Smart Home monitoring package with 3 year app
- Central Air Conditioning

Thoughtful kitchen bonuses include:

- Quartz countertops with upgraded edge profile
- Backsplash
- Fridge buildout
- Gasline for stove
- Painted finish cabinets
- Extended height upper cabinets
- Under cabinet valance moulding
- Upper corner cabinet
- Microwave space saver provision



By Appointment only ParisHomes@LosaniHomes.com

Images are samples from other Losani Homes, and may not represent the layout or included features of this home

**Colours and specifications have been pre-selected in some cases and cannot be changed. Some homes are taken to the drywall stage only, depending on the completion stage of the home and what has been pre-selected the purchaser may have the option to select colours and finishes at a Design Centre appointment. *Actual closing dates may vary. See sales representative for further details. Specifications and prices are subject to change without notice. Floorplans may change with elevation, and floorplan may be reversed from shown based on driveway and garage location. 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. Actual usable floor space may vary from the stated floor area. Due to site conditions and engineering or structural requirements, individual room dimensions may vary. Square footage is measured using the methods and tolerances prescribed by Bulletin 22 published by the Tarion Warranty Corporation. To view the acceptable measures and tolerances, please visit builder bulletin 22 at www.tarion.com. Some windows shown on side elevations may not be available due to the applicable side yard setback. Features identified as "Optional" or "Opt" are an additional cost, and may not be available based on the stage of construction of the home. 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 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". Images are samples from other Losani homes and may not represent the layout or included features of this home. E. & O. E. V1 July 2022



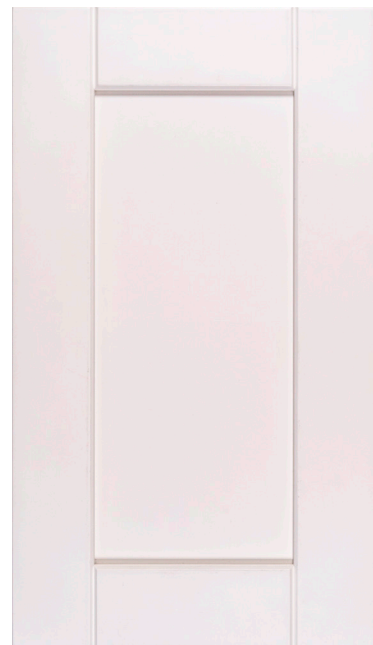
SOLSTICE SIMPLY GRAND

THE ESPRIT GRANDE

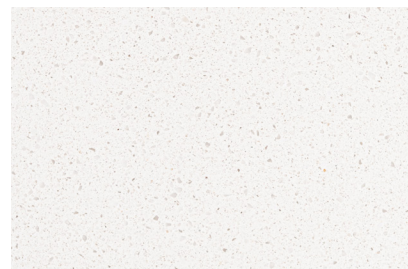
LOT 75 INTERIOR A 1,503 sq.ft.
3 BEDROOMS | 2.5 BATHS

LUXURY FINISHES & COLOURS*

KITCHEN FINISHES



Kitchen Cabinets



Quartz Counter

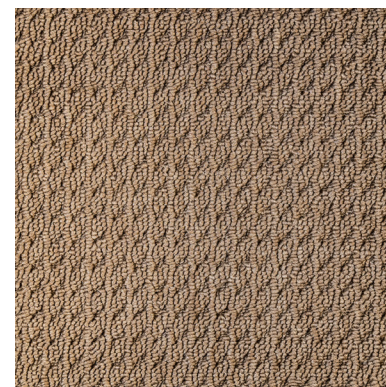


Vinyl Flooring throughout

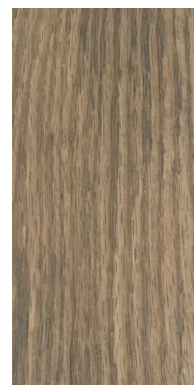
FLOORING



Foyer floor tile



Carpet



Stair Stain

ENSUITE BATH FINISHES & MAIN BATH FINISHES



Bathroom Cabinets



Floor & Wall Tile



Bath Countertops

PLUMBING PACKAGE



Kitchen Faucet



Bathroom faucets



Main bath



Ensuite bath

* Colours of product and finishes may appear to be different in photos. The purchaser acknowledges that the photographs in this flyer show a dwelling that has been used as a "Model" or "Show" home, and as such, it has been subjected to the normal wear and tear associated with that purpose. Any sale of the home will exempt wear and tear items such as scratched floors, counter or plumbing fixtures, or sun-faded paint and stain colours. Model homes are often customized to display optional items, and features or finishes that may vary from those available for other Losani Homes or shown in renderings or floor plans. Accordingly features listed or shown in this brochure do not apply to other Losani Homes, and in the event of a discrepancy between any details shown in this brochure and the as-built condition of the dwelling, the actual or as-built condition and features of the dwelling shall replace and supersede any such content of this brochure E.&O.E. June 2022