



## Ancaster's Championship Address

This is Augusta, one of Ontario's most historic and sought-after communities. In the heart of Ancaster, home of the world renowned Hamilton Golf and Country Club, sharing its championship cachet with nearby neighbourhoods and making Augusta the most desirable destination. It's a place that many aspire to call home and right now, that dream is achievable in this remarkable new neighbourhood at Ancaster Glen.



# ANCASTER GLEN

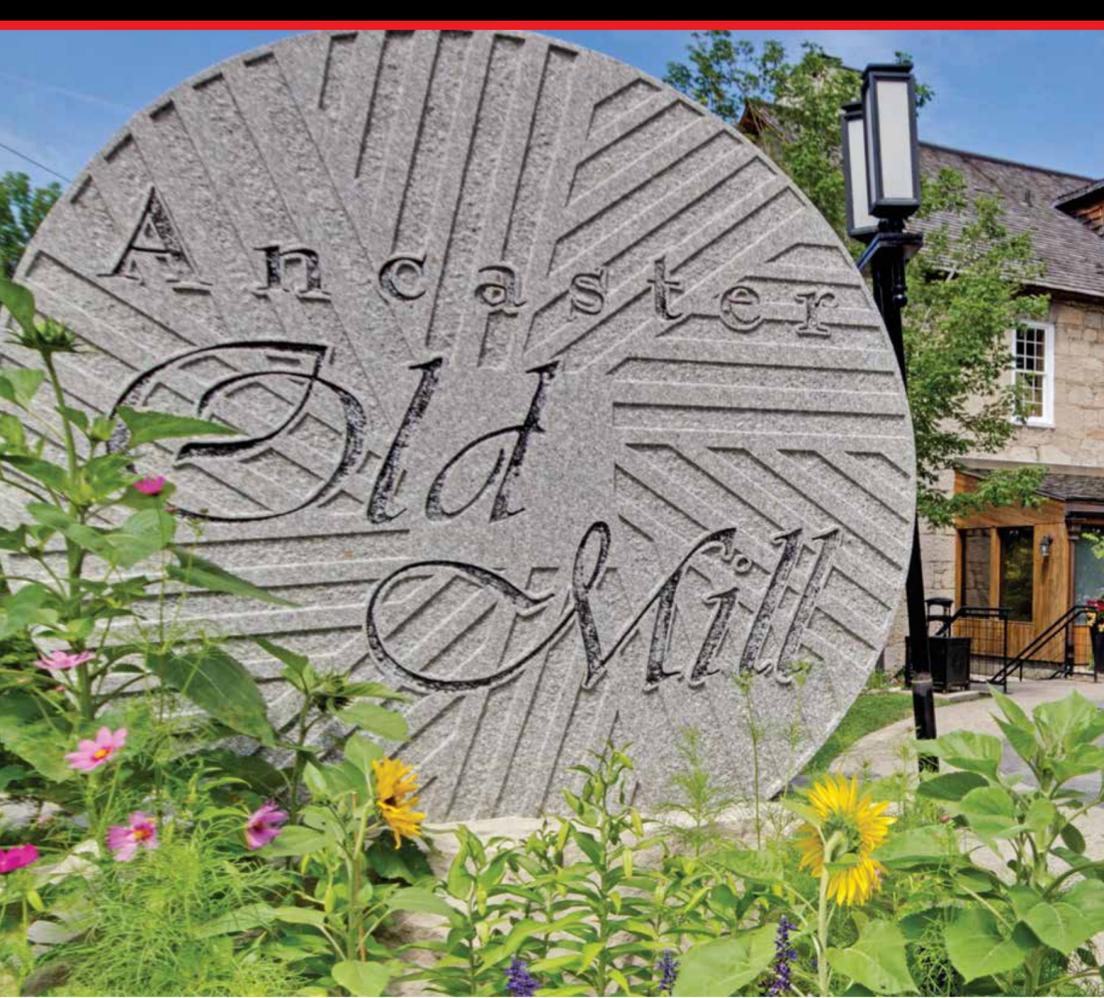
COUNTRY CLUB LIVING

## By forest, park and conservation lands

It's the most desirable new address in all of Ancaster; a place of character, charm and elegance. Set with the forest as the backdrop, wrapped in conservation lands by the park and the pond, Augusta is part of the established Master-Planned community of Ancaster Glen. Across the road, Losani's neighbourhood of Astoria has its own unique identity as the perfect complement to Augusta. This is a true community, where nature and family go hand-in-hand.

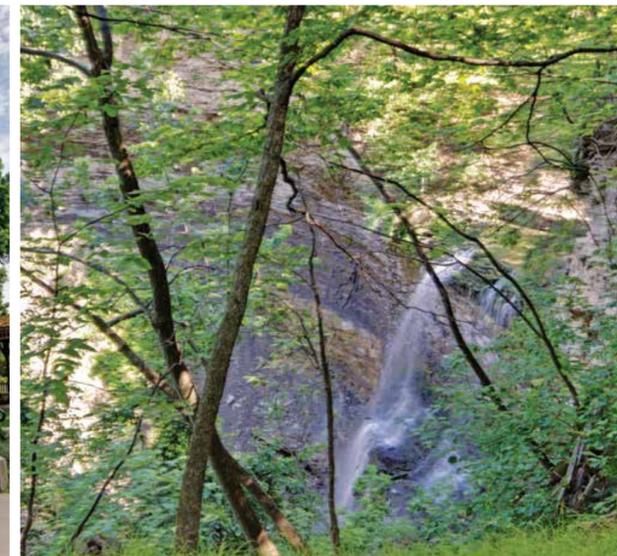


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## All the history and charm of Ancaster

Since its founding in 1793, Ancaster has drawn families seeking character and a sense of community. The historic downtown offers boutiques, services and restaurants...with great shopping just down the road. Easy access to the Linc and Hwy 403 connects you quickly to wherever you want to go. There's always something to do with annual events including the Ancaster Fair and Christmas parade. It's a perfect place for a family to grow together.



# You are home



- PARKS & CONSERVATION AREAS**
- 01. Meadowlands Community Park
- 02. Kitty Murray Park
- 03. Cinema Dog Park
- 04. Golf Links Park
- 05. Pinecrest Park
- 06. Moorland Park
- 07. Maple Lane Park
- 08. William Schwenger Park
- 09. Shawinigan Park
- 10. William McCulloch Park
- 11. Colquhoun Park
- 12. Mountview Park
- 13. Scenic Woods Park
- 14. White Chapel Memorial Gardens
- 15. Alexander Park
- 16. Dundas Valley Conservation Area
- 17. Iroquoia Heights Conservation Area

- GOLF**
- 01. Hamilton Golf and Country Club
- 02. Chedoke Civic Golf Course

- SCHOOLS**
- 01. Redeemer University College
- 02. St. Thomas More Catholic Secondary School
- 03. Sir Allan MacNab Secondary School
- 04. Holbrook Jr Public School
- 05. Chedoke Middle School
- 06. Hillfield Strathallan College
- 07. McMaster University
- 08. Bishop Tomnos Catholic Secondary School
- 09. Immaculate Conception Catholic Elementary School
- 10. Ancaster Meadow Elementary School
- 11. Ancaster High School
- 12. St. Ann Catholic Elementary School
- 13. Mohawk College

- SHOPPING**
- 01. Meadowlands Power Centre
- Best Buy
- HomeSense
- Michaels
- PetSmart
- Sport Check
- Chapters
- Party City
- Staples
- Reitmans
- Phoenix Fitness
- 02. Costco
- 03. Sobeys
- 04. Bennett's Apples & Cider
- 05. Food Basics
- 06. Westcliffe Mall
- 07. Fortinos
- 08. No Frills
- 09. Home Depot

- ENTERTAINMENT**
- 01. SilverCity Ancaster Cinemas

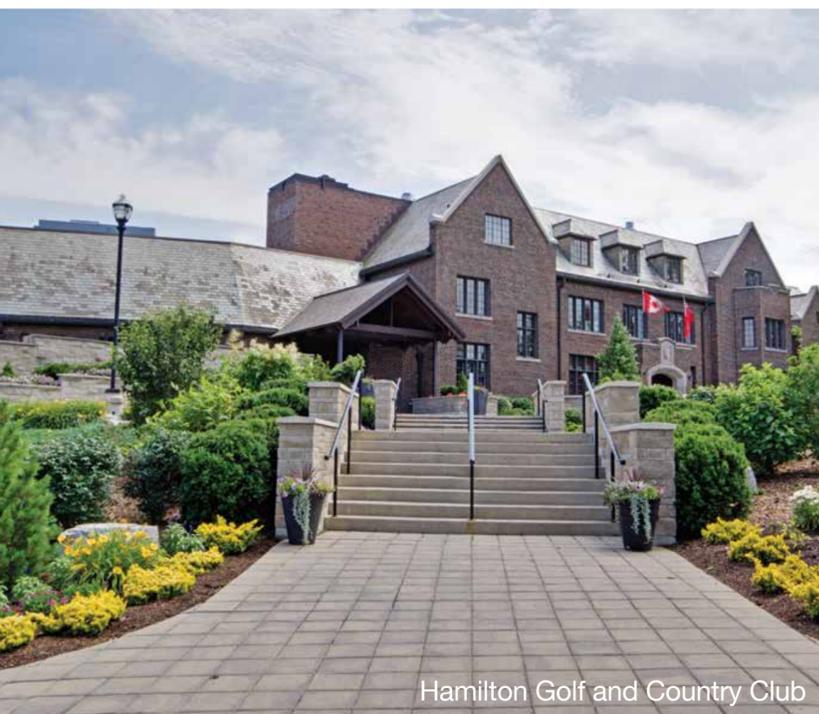
- COMMUNITY AREA**
- 01. Libraries
- 02. Recreation Centre
- 03. Arenas

- RESTAURANTS**
- 01. Southcote 53 Tap and Grill
- 02. Safin Grill
- 03. South Garden Restaurant
- 04. Venice Beach Pizza & Wings
- 05. Lone Star Texas Grill
- Tim Hortons
- Morfort Grill House
- Royal Pho
- Swiss Chalet Rotisserie & Grill
- Buffalo Wild Wings
- Subway
- A&W
- Jack Astor's
- Kelsey's
- 06. Coach & Lantern Pub
- 07. Rousseau House Restaurant and Lounge
- 08. West End Diner
- 09. Ancaster Old Mill

- BANKS**

- HOSPITALS/MEDICAL CENTRES**

..... TRAIL



## It's a lifestyle your family deserves

There are so many reasons why Ancaster has historically been one of the most prestigious neighbourhoods in the Hamilton area. It's a place where the homes are as beautiful as the natural surroundings, and the schools, parks and playgrounds bring a shared sense of community. From the rolling fairways of the Hamilton Golf and Country Club to the heritage homes and century-style streetlamps of downtown, life in Ancaster has its own sense of understated style.



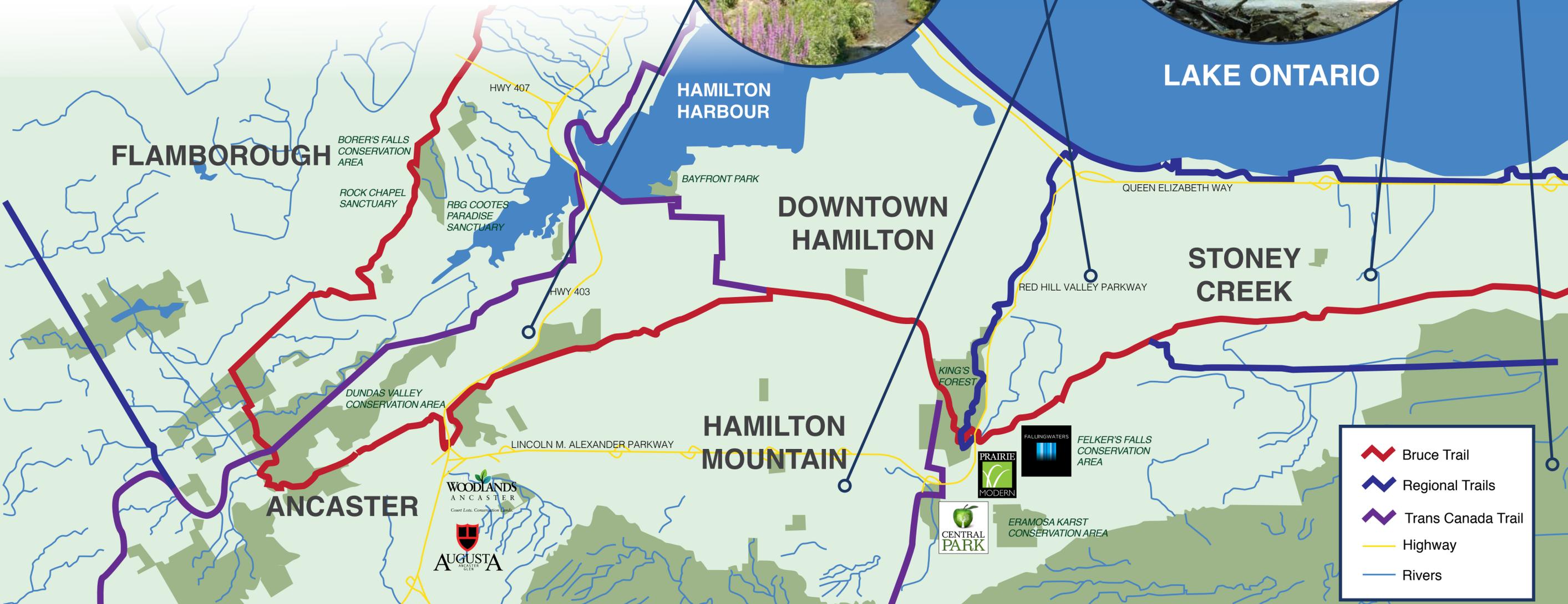
## A world class golf course is just a 5-iron away

Host to five Canadian Opens, The Hamilton Golf and Country Club has a history and tradition that reaches back to 1894. Renowned English golf architect Harry Colt designed the first 18 holes in 1914, with Canadian golf architect Robbie Robinson adding a third nine in 1974. Ranked third in Canada by SCOREGolf, it was chosen by Golf Digest as one of the Top 100 Golf Courses in the World. And when you live at Augusta, all this is just a 5-iron away.



# Trails, woods, waterfalls and more

When you live at Augusta in Ancaster Glen, there's a world of natural wonders waiting for you and your family to explore. The Bruce Trail runs along the Escarpment from Niagara Falls to Tobermory; almost 900 km's of adventure starts just a short drive from your door. There are more than a hundred waterfalls and cascades in the Ancaster area including Tiffany Falls, Sherman Falls, Mill Falls and the 1200 hectares of rare Carolinian forest in the Dundas Valley Conservation Area. All waiting for you to explore.





- The Vardon
  - The Nelson
  - The Palmer
  - The Hogan
  - The Watson
  - The Nicklaus
  - Custom Units
  - The Norman
  - The Mickelson
  - The Faldo
  - The Woods
  - The Els
  - The Trevino
  - The Casper
  - The Taylor
  - Enhanced Side or Rear Elevation
  - Community Mailbox
- Dimensions shown are the lot width at building setback

Site plan is artist's concept. Landscape areas and plantings are concepts only and may vary from finished landscape. See sales representative for more information. E. & O. E.  
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## A perfect balance of contemporary and classic

### Darker, more dramatic colour palette

Distinctive. Tasteful. Contemporary. The rich warm tones of our designs give Augusta an upscale elegance. Individually, the result is striking and stylish. As a community, the streetscape will have a refined, consistent palette.

### Modern, linear design

Everything about the architecture of Augusta is designed to be clean, minimalist, structured and linear. Subtle horizontal lines are created by our special roof treatment, dark trim and the way the stone is set.

### A look seen in high end custom homes

This rich, understated, modern design is a look that is usually only seen in custom homes or in some high-end urban condominiums. But Losani has brought it all together with smooth brick, striking modern doors, more glass and offset window panes. It's a different, more sophisticated level of design. It's Augusta.

# The Palmer

1,492 sq.ft.  
Elev. A Left

# The Palmer

1,481 sq.ft.  
Elev. A Right



Elev. B Left

Elev. B Right

# The Palmer

1,492 sq.ft.  
Elev. B Left

# The Palmer

1,481 sq.ft.  
Elev. B Right



Elev. A Left

Elev. A Right

# The Palmer

Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 37, 38 & 39

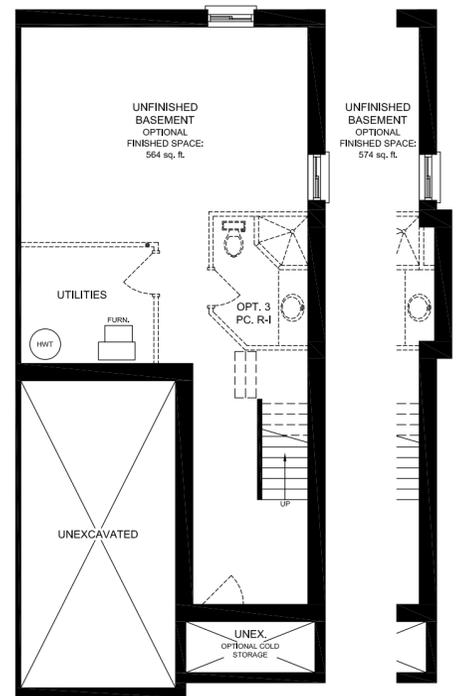
Left - 1,492 sq.ft. | Right - 1,481 sq.ft.  
 Enhanced Left - 1,512 sq.ft. lot number 26  
 Enhanced Right - 1,500 sq.ft. lot number 27



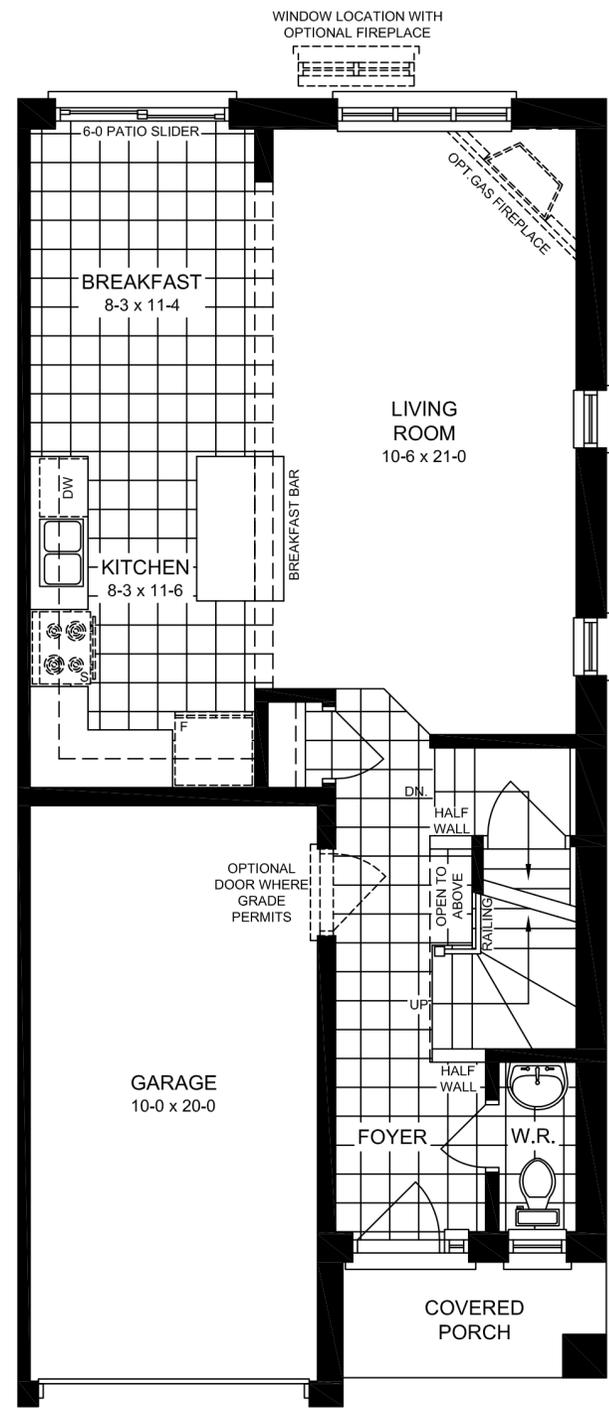
Elev. A



Elev. B

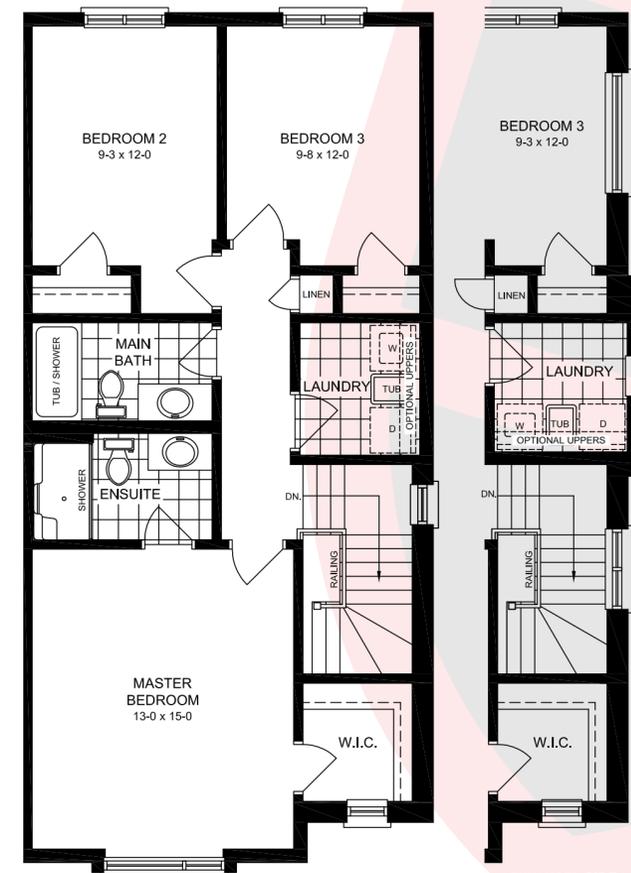


BASEMENT FLOOR PLAN



MAIN FLOOR PLAN

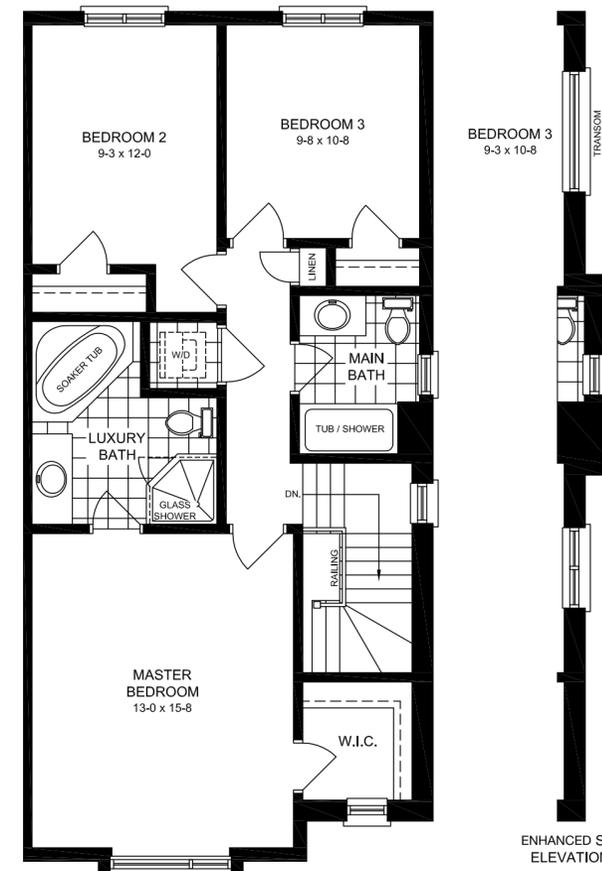
ENHANCED SIDE ELEVATION



RIGHT SIDE FRONT ELEVATION A

ENHANCED SIDE ELEVATION

S1 - SECOND FLOOR PLAN



RIGHT SIDE FRONT ELEVATION A

ENHANCED SIDE ELEVATION

S2 - SECOND FLOOR PLAN



Enhanced side elevation lot number 27\*



Enhanced side elevation lot number 26\*



Enhanced rear elevation lot numbers 27, 28, 29, 30, 31\*

Floor plans shown are for marketing purposes only and may differ from the floor plans included in an agreement to purchase. Actual usable floor space may vary from the stated floor area. Optional items shown are an additional charge. Bulkheads and boxing may be required, not shown on plan. Ceiling height, stair configuration and mechanical equipment locations may change as per plan. Total square footage measurements are warranted by the Vendor, subject to the methods and tolerances prescribed by Bulletin 22 published by the Tarion Warranty Corporation. The Builder reserves the right to reverse or alter the floor plan. Drawings are not to be scaled. See sales representative for details. E. & O. E. October 2015  
 \*Materials on enhanced elevations may alternate between brick/stone and brick/stone.



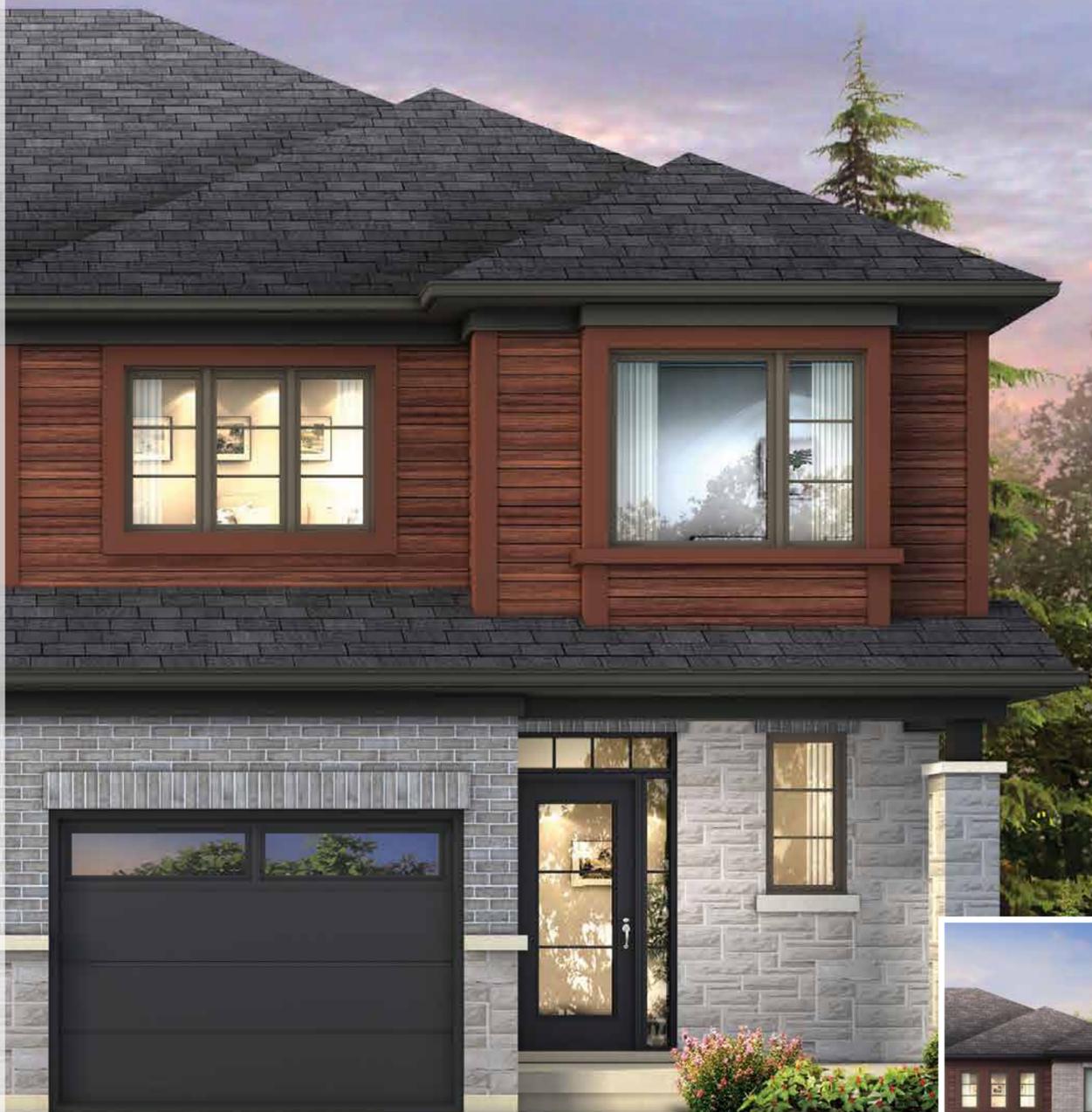
**AUGUSTA**  
 ANCASTER  
 GLEN

# The Vardon

1,587 sq.ft.  
Elev. A Left

# The Vardon

1,601 sq.ft.  
Elev. A Right



Elev. B Left

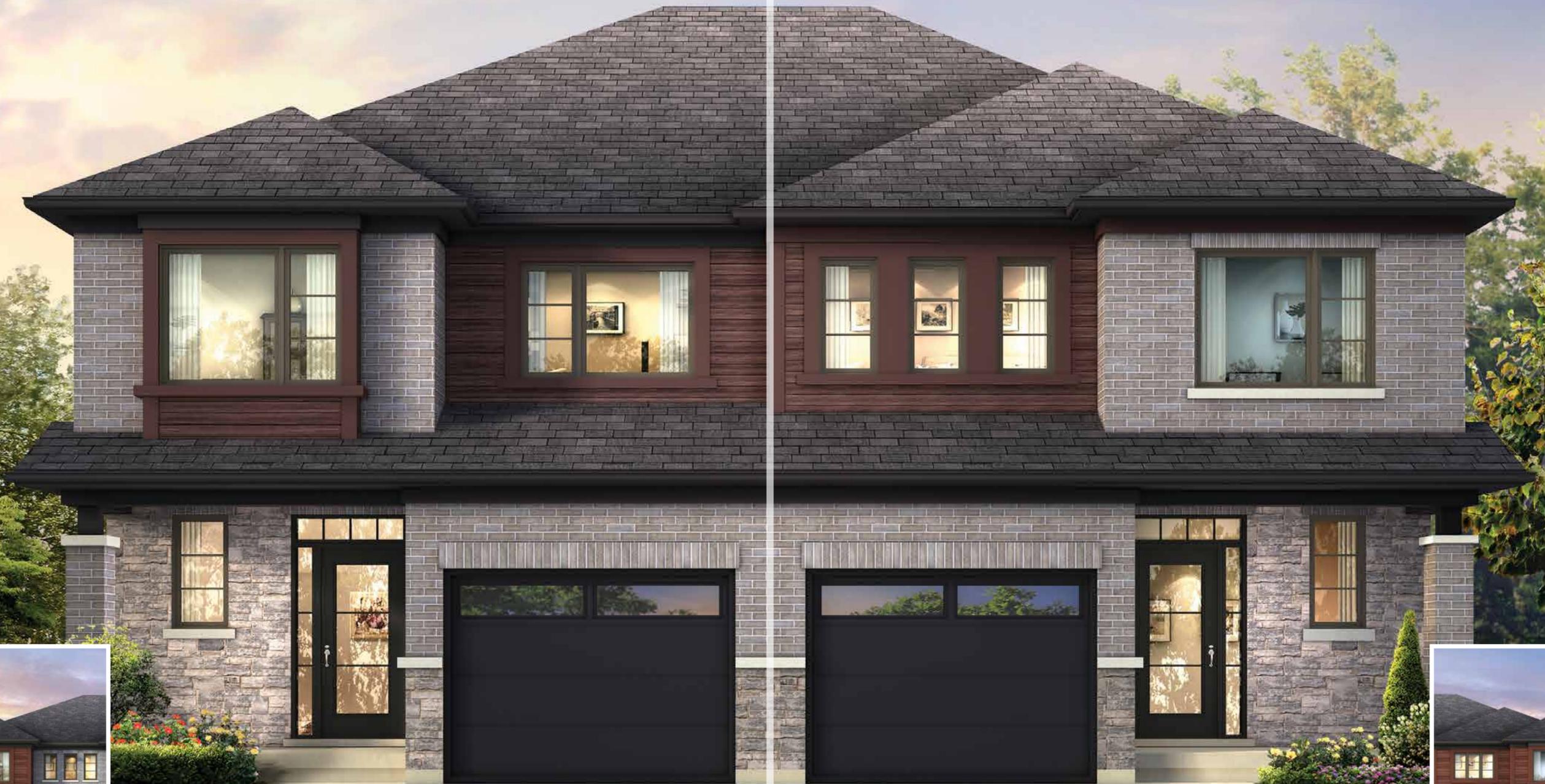
Elev. B Right

# The Vardon

1,587 sq.ft.  
Elev. A Left

# The Vardon

1,601 sq.ft.  
Elev. A Right



Elev. A Left

Elev. A Right

# The Vardon

Lots 19, 20, 21, 22, 34, 35, 36, 42, 43, 44, 45, 46, 47, 48, 49, 50 & 51

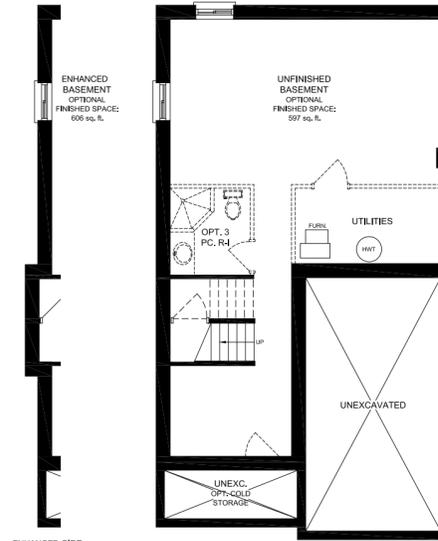
Left - 1,587 sq.ft. | Right - 1,601 sq.ft.  
Enhanced Right - 1,619 sq.ft. lot number 48



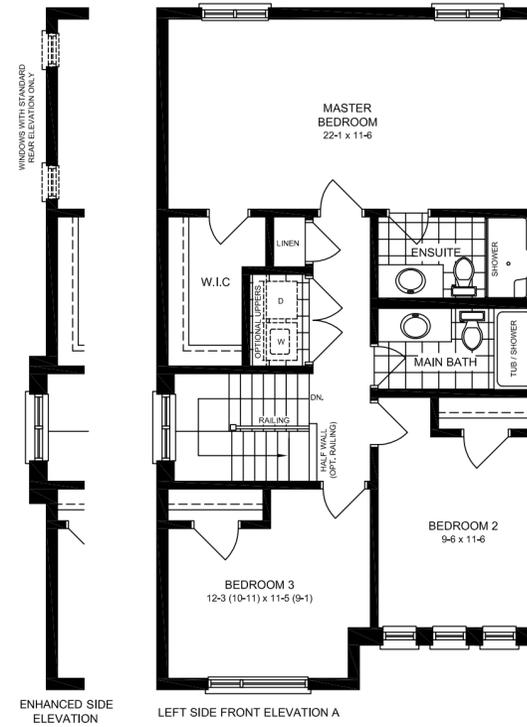
Elev. A



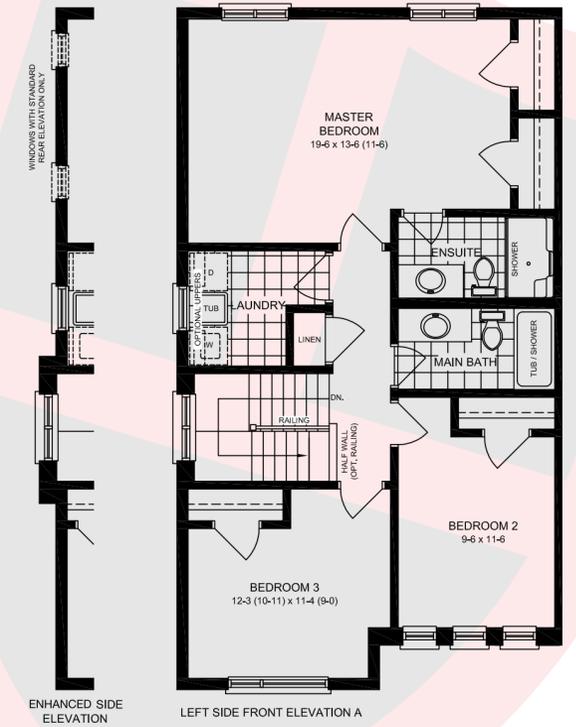
Elev. B



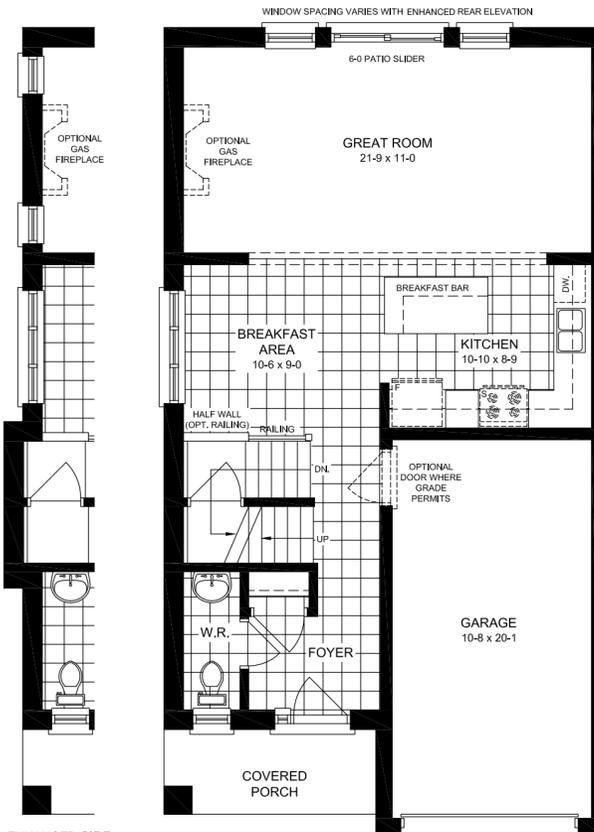
ENHANCED SIDE ELEVATION  
BASEMENT FLOOR PLAN



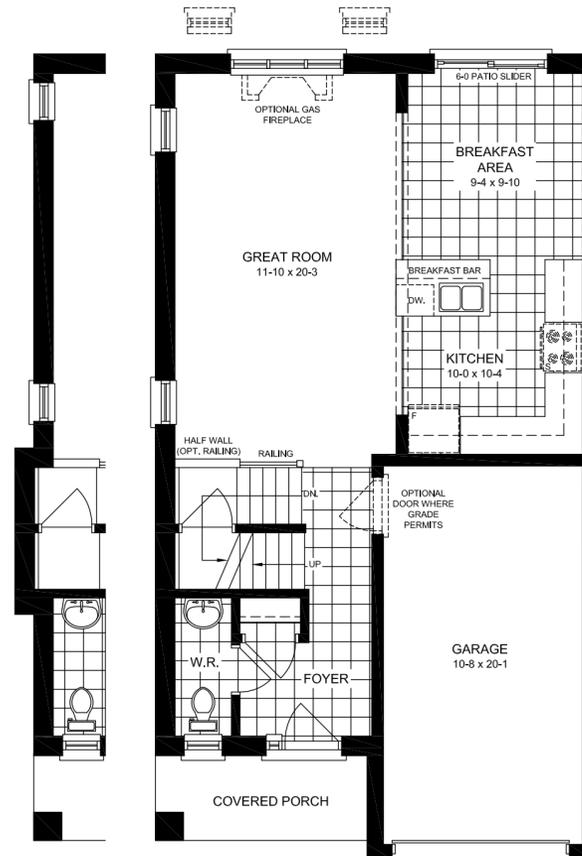
ENHANCED SIDE ELEVATION  
LEFT SIDE FRONT ELEVATION A  
S1 - SECOND FLOOR PLAN



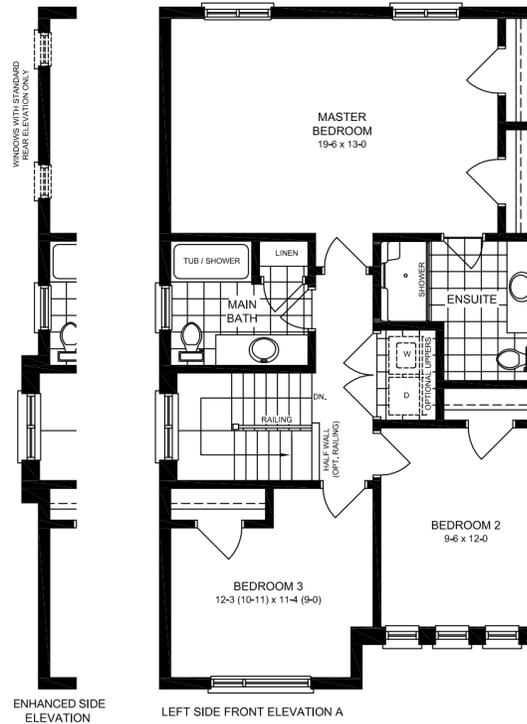
ENHANCED SIDE ELEVATION  
LEFT SIDE FRONT ELEVATION A  
S2 - SECOND FLOOR PLAN



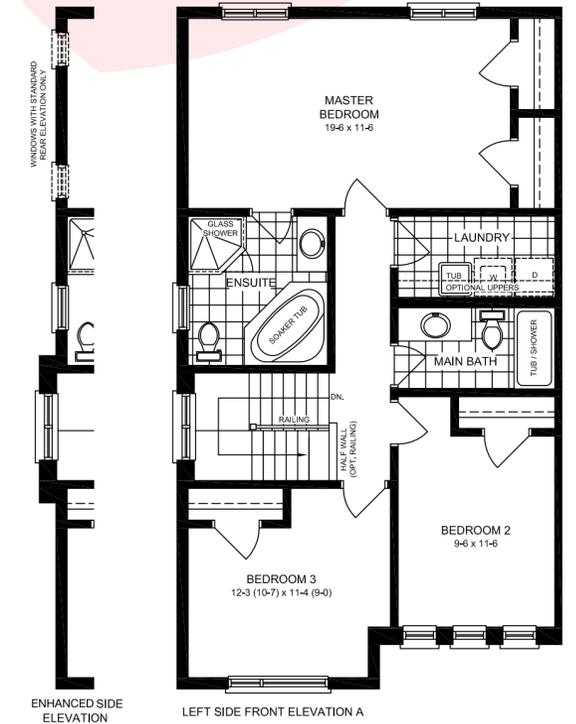
ENHANCED SIDE ELEVATION  
M1 - MAIN FLOOR PLAN



ENHANCED SIDE ELEVATION  
M2 - MAIN FLOOR PLAN



ENHANCED SIDE ELEVATION  
LEFT SIDE FRONT ELEVATION A  
S3 - SECOND FLOOR PLAN



ENHANCED SIDE ELEVATION  
LEFT SIDE FRONT ELEVATION A  
S4 - SECOND FLOOR PLAN



Enhanced side elevation  
lot number 48\*



Enhanced rear elevation  
lot numbers 49, 50, 51\*

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# The Nicklaus

1,855 sq.ft.  
Elev. A Left



# The Nicklaus

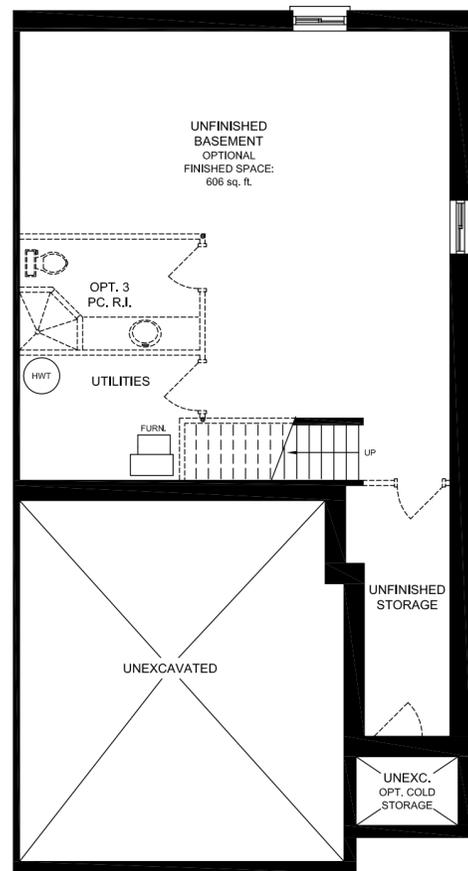
1,861 sq.ft.  
Elev. A Right



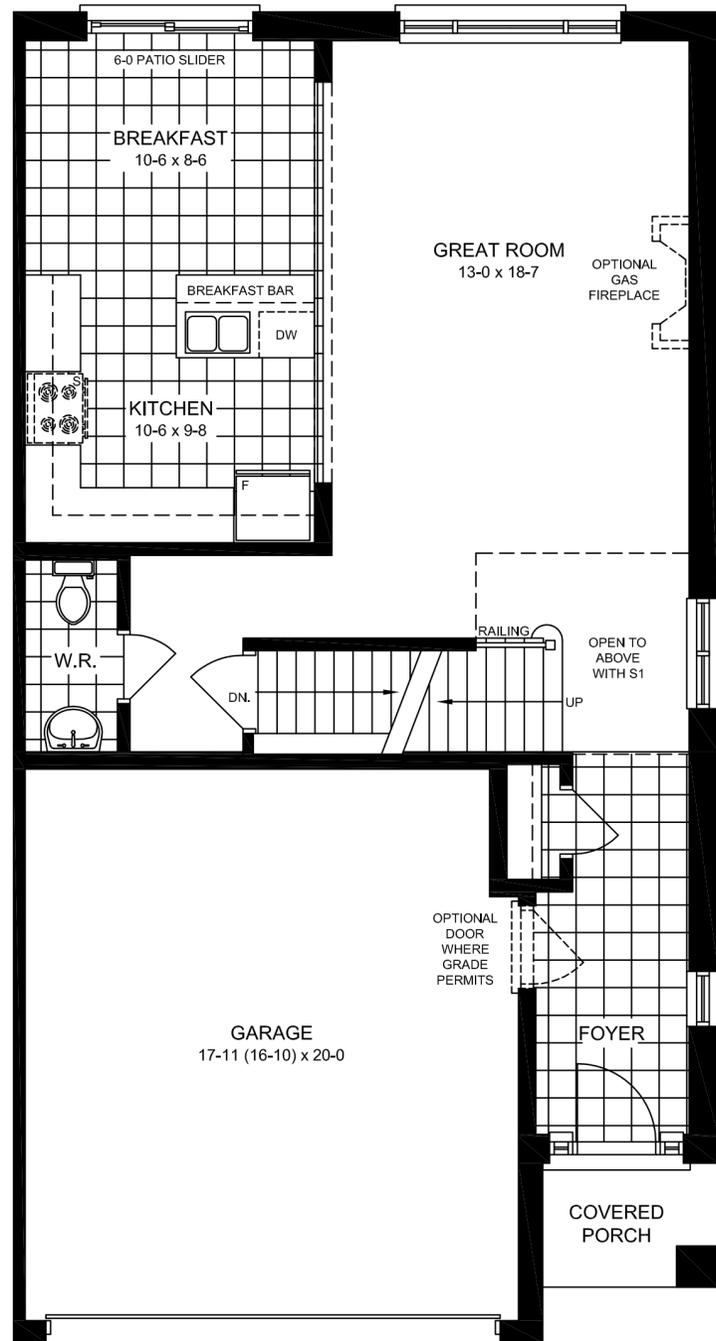
# The Nicklaus

Lots 1, 2, 7, 8, 9, 10, 17, 18, F7 & F8

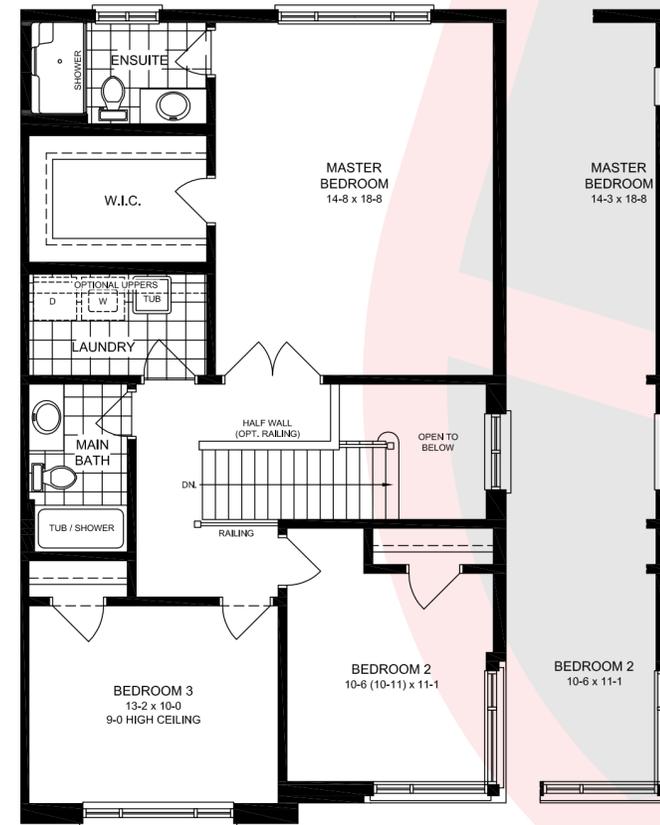
Left - 1,855 sq.ft. | Right - 1,861 sq.ft.



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN - S1

ENHANCED SIDE ELEVATION



SECOND FLOOR PLAN - S2

ENHANCED SIDE ELEVATION



Enhanced side elevation lot number 1\*



Enhanced rear elevation modified for lookout and walkout conditions lot numbers 1, 2\*

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**AUGUSTA**  
ANCASTER  
GLEN

The Hogan 2,260 sq.ft.  
Left



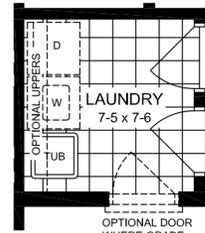
The Hogan 2,272 sq.ft.  
Right



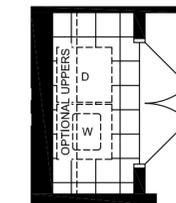
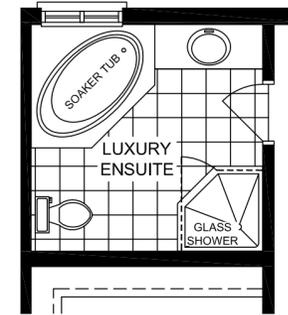
# The Hogan

Lots 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, F5 & F6

Left - 2,260 sq.ft. | Right - 2,272 sq.ft.



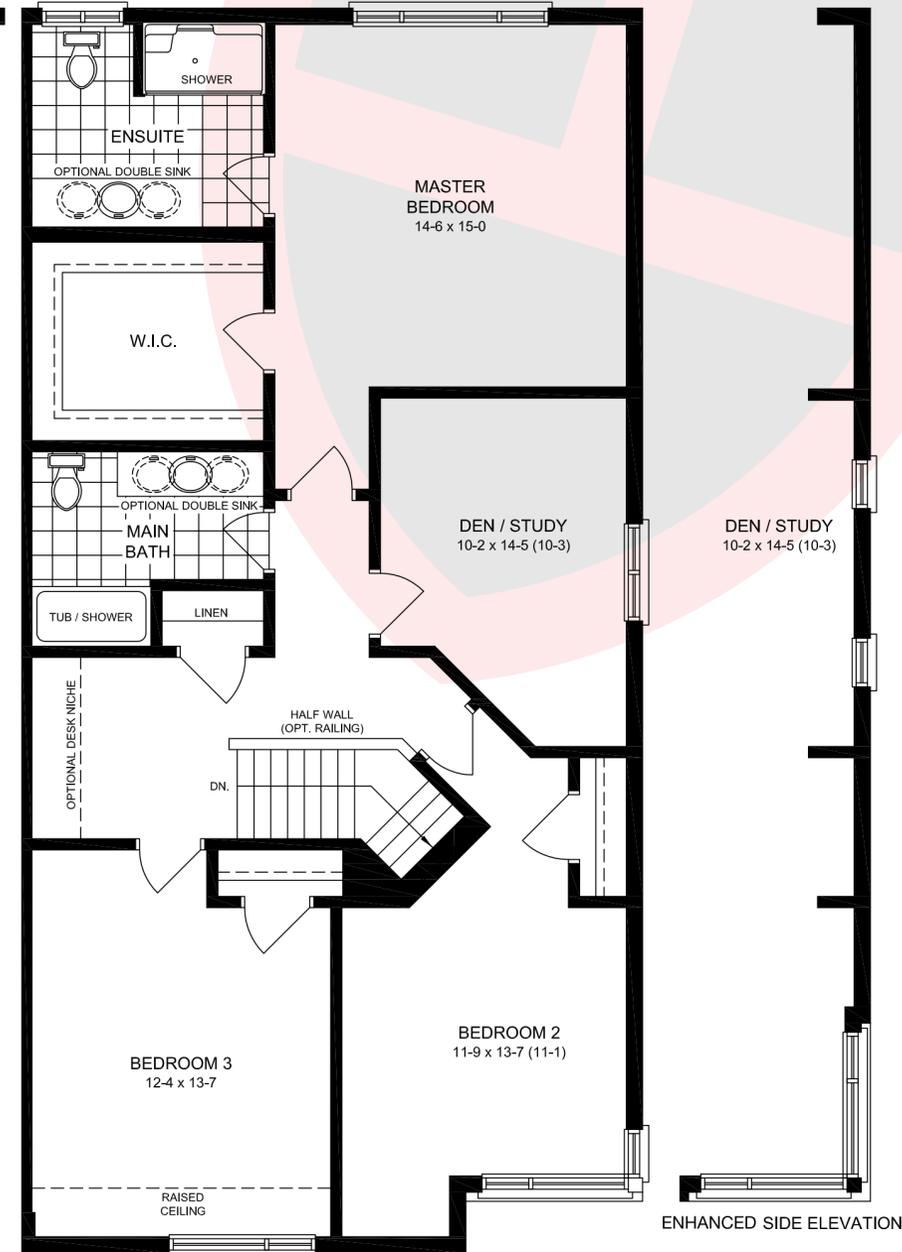
OPTIONAL MAIN FLOOR LAUNDRY



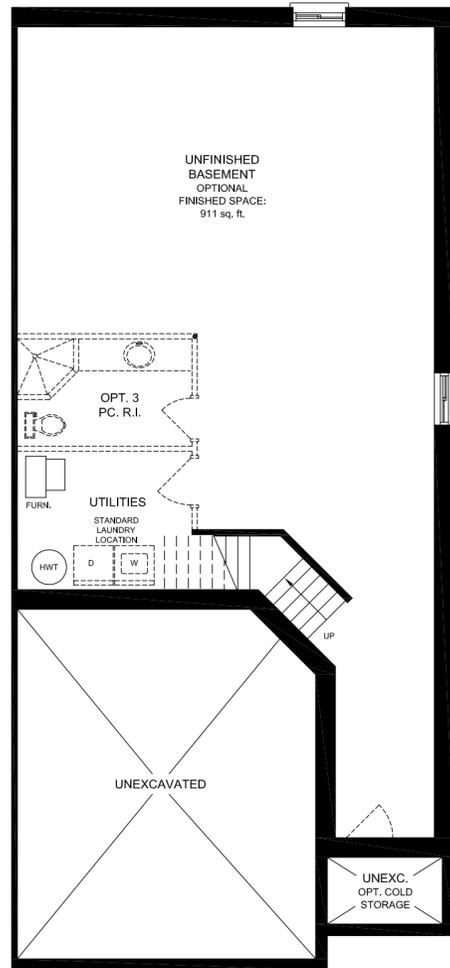
OPTIONAL LAUNDRY CLOSET



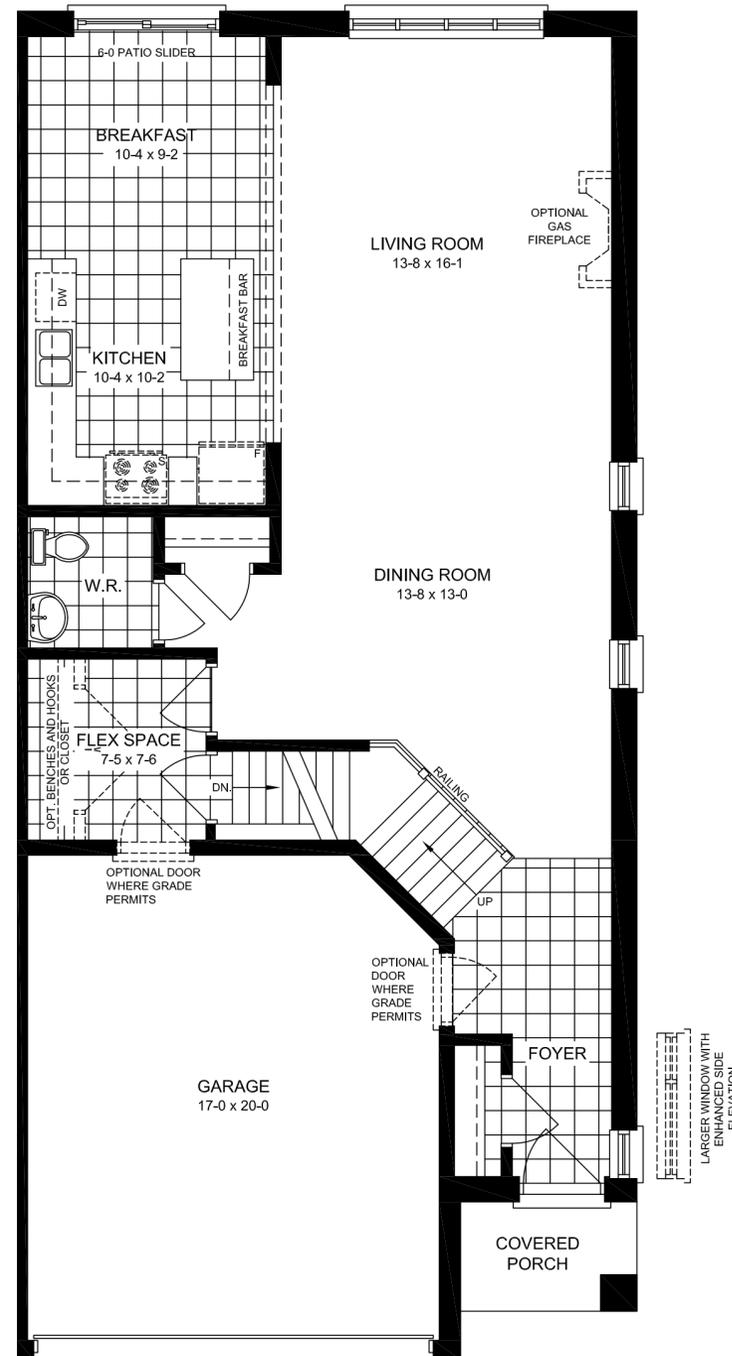
ENHANCED REAR ELEVATION



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



Enhanced side elevation lot numbers F5, F7\*



Enhanced side elevation lot numbers F6, F8\*



Enhanced rear elevation lot numbers F5, F6, F7, F8\*

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**AUGUSTA**  
ANCASTER  
GLEN



## You're ready for Losani style

For four decades, quality craftsmanship and well-planned designs have been the hallmarks of every Losani Homes' community. From the very first homes constructed in the late 70s to the boutique townhomes offered today at Astoria, every home has been conceived and crafted with the modern home buyer in mind. Losani communities have an immediately recognizable style that exudes character and curb appeal - wide boulevards, pleasing streetscapes, original home designs in green settings near parks, trails and wooded areas. Every year since 2007, Losani Homes has been named one of "The 50 Best Managed Companies in Canada", a distinction conferred by The National Post, Queen's School of Business, CIBC and Deloitte Touche. In addition, Losani Homes' customers have awarded the company with a Consumer's choice award in the categories of service, value and quality for 4 consecutive years from 2012 - 2015. This prestigious designation is given only to top service providers across Canada. Proof that doing things right is the right thing to do.



