

LOSANI
H O M E S

QSmart™

Quality Smart Home Buyer Solutions



Losani Quality Smart Homebuyer Features and Finishes

Dare to compare our value-added QSmart™, Upgraded Standard Features and Finishes. You'll find exceptionally smart features and practical finishes that offer more home and more value for your family. Look for QSmart™ at many of our communities.

Awarded One
of Canada's 50 Best
Managed Companies





CERTIFIED FEATURES

Upgraded Standard Finishes for improved lifestyle and peace-of-mind

Design Smart

Losani's smart designed homes are award-winning, modern layouts designed for today's families. They feature highly functional plans and built-in features that make your home not only perform well, but a pleasure to live in.

Feel the difference premium features and finishes make. Notice the subtle design details that have a great impact. Make smart choices with our professional décor staff at your side! These Losani smart features are designed with you in mind.

Build Smart

Behind the scenes, technology makes your home the silent, strong type. Losani's signature construction and building technology reinforces your home's structural features and ensures it's built smart and built to last.

Energy Smart

Live more comfortably and with peace-of-mind knowing that our EnergySmart features are making your home energy efficient while saving you money.



The Losani brand is synonymous with built-in quality and smart building innovation. Now, Losani Homes offers QSmart™, signature quality features and finishes that add value and comfort to your new Losani Home.

Tech Smart

State-of-the art, built-in TechSmart features make your home perform well, and enhance your lifestyle at the same time.

Secure Smart

Home is your castle and we want to make sure it is a safe haven. So security systems, heavy duty doors and hardware add that extra peace-of-mind you are looking for.

Health Smart

Breathe easier. Enjoy better quality air. Comfortable temperature and humidity levels and an all round better living environment are the benefits of a HealthSmart home.

Comfort Smart

Enjoy your new home knowing that it has been built by one of Ontario's best and most awarded builders. Losani Homes has a customer service department and a complete warranty program for your peace-of-mind.

Products featured in this brochure may vary from those used in homes constructed due to variations in home design and/or changes in manufacturer product lines.

Find out more, visit www.losanihomes.com

Upgraded Standard Finishes for improved lifestyle and peace of mind



Design Smart

Experience it!



Experience our Design Centre, a one-stop showroom with every feature and finish plus the added value of complimentary design consultants.



Premium grade ceramic tile on all foyer, dinette, kitchen, laundry and bathroom floors available in the best standard selections of anyone in the industry.



All cabinetry is "custom-crafted" by Barzotti and exclusive to Losani Homes.



California knockdown ceilings



- Mirolin china sinks are used in all bathroom vanities
- All sinks are fitted with mechanical pop-up drains



Moen premium plumbing packages are pleasing to the eye and the touch. Above: crescent shaped Moen shower rod and Model 3838 Shower Head.



Exterior patio doors are 5' to 8' in width to allow an abundance of natural light into your home.



Maintenance-free vinyl clad casement and sliders feature Craftsman Prairie grills on all front elevations for character and curb appeal.



Traditional exteriors are handsomely clad in brick, stone, stucco, and siding and may also feature solid stone surrounds on windows and/or doors.



Kitchen sinks are stainless steel ledgeback with premium Moen Solara pull-out faucets.



- Powder rooms feature premium china pedestal sinks
- All plumbing fixtures are fitted with shut-off valves.



Enjoy ensuite privilege, main bath or master ensuite extra deep, Soaker Tub with tile surround.

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Build Smart

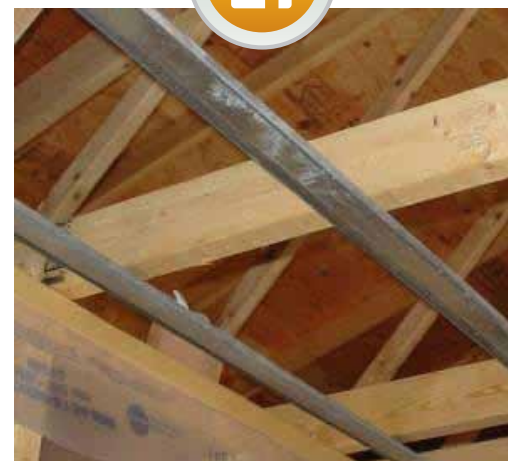
Experience it!



2" x 6" Losani Strongwall™ system with R20 insulation.



All 2-storey walls use superior Microlam stud technology to resist movement and shrinkage.



Ceilings float on metal resilient channel on trussed areas including ceilings for straighter ceiling finishes.



Losani Strong Floor System™ exceeds the OBC requirements by up to 25% through the use of stronger floor systems bridging smaller spans of floor.



All floors are nailed, glued, and screwed to minimize floor noise.



Exterior soffit complete with one holiday receptacle for your convenience.

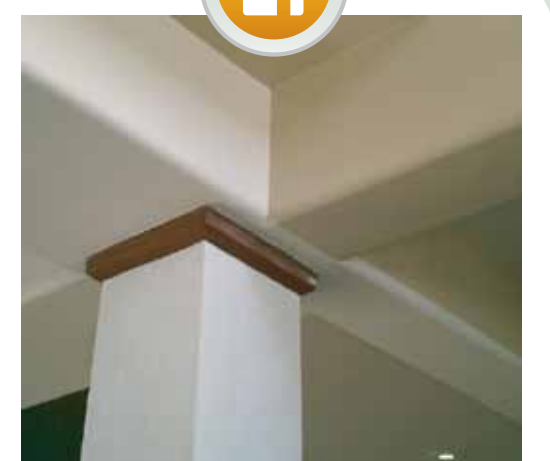
LOSANI
HOMES



Brick to first storey window where first storey is bricked on sides and rear of house.



- All closets are fully-jambed and encased with easy-slide shelving.
- All doors, including closets are triple hinged for stability.



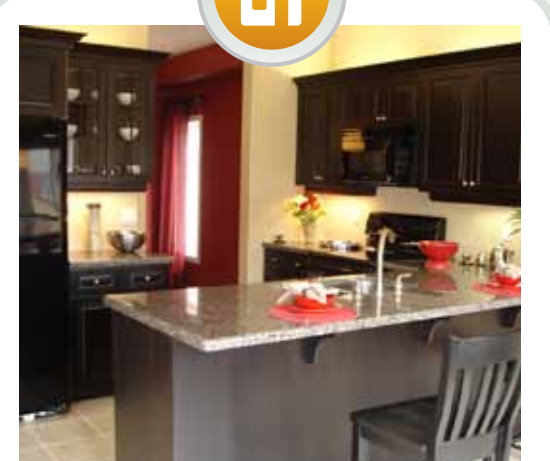
All drywall corner beads are metal or plastic with paper covering to minimize cracking.



Where a laundry area is located on the second floor, the washer area will have a fiberglass basin complete with drain.



Cabinets are 3/4" premium sized boxing that is assembled using glue and dowel construction.



Rears of all cabinets are finished with 7/16" solid panel construction.

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Upgraded Standard Finishes for improved lifestyle and peace of mind



EnergySmart

Experience it!



Beautiful to the touch and visually pleasing, these energy smart taps conserve water and costs.



Standard light fixtures with CFL bulbs for appropriate lighting and energy savings.



High-Efficiency gas furnaces are installed with AFUE > than 90% adding comfort and long-term savings.



All ducts are sealed for maximum home air tightness.



Thermostats are programmable leading to energy savings.



Low E Argon filled Energy Star™ windows keep your home cool in the summer and warm in the winter.

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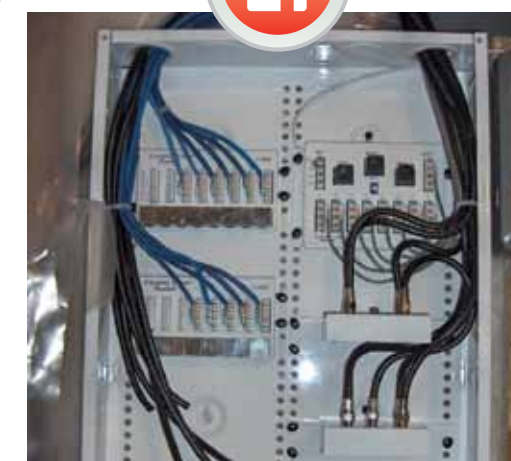


TechSmart

Experience it!



You'll appreciate 1 set-up for CAT 6 network connections.



Network Smart Panel for a convenient state-of-the-art tech home.



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.



Built-in wall dryer vent boxes are installed behind the clothes dryer area to eliminate bends and flex in the exhaust hose.



3 Month Free Cable
3 Month Free Internet
3 Month Free Phone adds great value and communication.



Each home comes equipped with roughed-in system for central vacuum for your convenience.

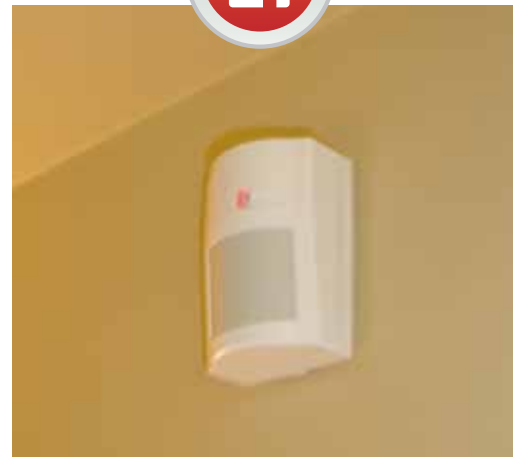
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SecureSmart

Experience it!



Homes are roughed-in for security systems giving you peace of mind.



Smoke detectors are on each floor and directly connected to the electrical panel.



Carbon monoxide detector is connected directly to the electrical panel.



Exterior doors are equipped with security dead bolts.



Keyless grip set and interior hardware in a satin nickel finish are strong, secure and stylish.



Resilient, embossed insulated steel garage doors, some featuring glass inlays have great curb appeal.

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HealthSmart

Experience it!



Homes are designed to allow for cold air returns to be installed in all bedrooms, if possible, to create proper flow of air throughout the home.



Power exhaust override by the main floor thermostat to allow for humidity control and interior comfort.



Thermostats are programmable leading to energy savings and maximum efficiency.



ComfortSmart

Experience it!



Losani Homes is proud to be selected as one of Canada's 50 Best Companies of 2007, 2008 and 2009.



Winners of 100's of industry awards for product design, quality construction, community planning and superior service.



Losani Homes Warranty Program and Customer Service Team are hands-on responsive professionals.

Find out more, visit www.losanihomes.com

Losani Homes Design Centre

Experience it!



The Design Centre is a convenient, one-stop showroom that allows homebuyers to see, touch, feel and experience the quality features and finishes available to them. A series of private one-on-one consultations with your Design Consultant will take the guesswork out of decision making and ensure your new home is a reflection of your good taste, your budget and, has enduring re-sale value. It's the smart way to buy a new home.



Find out more, visit www.losanihomes.com

SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.