

# EXPRESSIONS

S I M P L Y   G R A N D

**PRODUCT PRICELIST**



LOSANI  
H O M E S

# MODERN *architectural* FEATURES



- 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



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

# EXPRESSIONS PRICING

Common Element Fee: Approx. \$100 per month | Occupancies start mid to late 2024

BLOCK 1								
UNIT	ELEVATION	SQ.FT.	GRADE	BASE PRICE	PREMIUM	UPGRADES	DISCOUNT	PRICE
2	Esprit Interior F1	1,237	3:2 STD	\$632,400	\$13,000	\$37,250	-\$30,250	\$652,400
4	Esprit Interior F2	1,205	3:2 STD	\$632,400	\$20,500	\$37,250	-\$32,750	\$657,400
5	Esprit Interior F2	1,205	3:2 STD	\$632,400	\$20,500	\$37,250	-\$32,750	\$657,400
6	Esprit Interior F2	1,205	3:2 STD	\$632,400	\$20,500	\$37,250	-\$32,750	\$657,400
BLOCK 3								
UNIT	ELEVATION	SQ.FT.	GRADE	BASE PRICE	PREMIUM	UPGRADES	DISCOUNT	PRICE
20	Esprit Interior F2	1,205	3:2 STD	\$632,400	\$20,500	\$37,250	-\$32,750	\$657,400
BLOCK 4								
UNIT	ELEVATION	SQ.FT.	GRADE	BASE PRICE	PREMIUM	UPGRADES	DISCOUNT	PRICE
65	Esprit Interior End	1,205	3:2 STD	\$662,400		\$37,250	-\$27,750	\$667,400
67	Esprit Interior F2	1,205	3:2 STD	\$632,400	\$10,000	\$32,250	-\$32,750	\$642,400

Common Element Fee: Approx. \$100 per month | Occupancies start mid to late 2024

## DEPOSIT STRUCTURE

### DEPOSIT POLICY FOR HOMES 10% OF THE PURCHASE PRICE

- Five equal payments of 2% - First due upon signing the Agreement of Purchase and Sale
- Second due within 2 Months of Agreement
- Third within 4 Months of Agreement
- Fourth due within 6 Months of Agreement
- Fifth due within 8 Months of Agreement

Deposit structure illustrated above does not apply to purchases by Loyalty Club Members. Purchases by Loyalty Club Members are subject to additional or higher deposit requirements. For more information, please see a Losani Homes Sales Representative. Additional deposit is required at your Design Centre appointment. For more information, please see a Losani Homes Sales Representative.

Monthly Fee is an estimate and subject to change based on the proposed first year budget of the condominium. Purchasers are encouraged to read the proposed budget statement which will be included with the condominium disclosure statement.

\*Price inclusive of Builder Included features listed on page 7

INCLUDED PREMIUMS			INCLUDED UPGRADES		INTERIOR
LOT PREMIUM	ENHANCED REAR/SIDE	BALCONY	A/C	INC. UPGRADES*	UPGRADE PACKAGES
\$5,500	\$7,500		\$4,500	\$32,750	\$14,750
\$5,500	\$7,500	\$10,000	\$4,500	\$32,750	\$14,750
\$3,000	\$7,500	\$10,000	\$4,500	\$32,750	\$14,750
\$3,000	\$7,500	\$10,000	\$4,500	\$32,750	\$14,750
INCLUDED PREMIUMS			INCLUDED UPGRADES		INTERIOR
LOT PREMIUM	ENHANCED REAR/SIDE	BALCONY	A/C	INC. UPGRADES*	UPGRADE PACKAGES
\$3,000	\$7,500	\$10,000	\$4,500	\$32,750	\$14,750
INCLUDED PREMIUMS			INCLUDED UPGRADES		INTERIOR
LOT PREMIUM	ENHANCED REAR/SIDE	BALCONY	A/C	INC. UPGRADES*	UPGRADE PACKAGES
-	-	-		\$32,750	\$14,750
-	-	\$10,000		\$32,750	\$14,750



# FEATURES & FINISHES

## SIX DESIGNER PACKAGES



Wild Truffle



Vanilla Sky



Scandineuve



Fresh Linen



Sloane Square



Cosmopolitan

## EXPRESSIONS

## BONUS *features*

### INCLUDED FEATURES \$32,750

1. Garage to House Door \$1,600
2. Home Monitoring Package - Video Doorbell, Leak Sense, Smart Thermostat \$880
3. 6 Potlights on a dimmer switch - Main Floor \$1,480
4. Fridge Waterline \$270
5. Tiled shower with Acrylic Base & Sliding Glass Door \$2,735
6. Quartz in Kitchen \$2,640
7. Stainless undermount Kitchen Sink \$570
8. Upgraded Plumbing Package \$3,200
9. Triple Hinged Doors \$500
10. Real Wood Look Vinyl Plank Flooring \$2,450
11. Extended Height Uppers \$2,350
12. Black Keyless Gripset at Front Door \$400
13. Advance OSB Subflooring \$2,500
14. Microwave Space Saver Provision \$690
15. Fridge Buildout \$630
16. Valence for future recessed lighting \$705
17. Modern Farmhouse Trim Package \$2,150
18. Modern Farmhouse Elevation \$7,000

### AVAILABLE UPGRADED INTERIOR PACKAGES

### \$14,750 - \$16,500

1. Vinyl Stairs at Entry (Esprit & Esprit Grande) \$3,500
2. Kitchen Backsplash (\$1,450-\$1,750)
3. Painted Cabinetry (Kitchen & Baths) \$4,400
4. Garage Door Opener with Remotes \$780
5. Quartz Countertop in Baths \$1,660
6. Undermount bathroom Sinks \$710
7. Vinyl Floor on Upper Level \$2,250-\$2,800)
8. Air Conditioner (Whitehaven) \$4,500

# LOSANI H O M E S



## LOSANIHOMES.COM

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Renderings/Exterior Elevations are 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. Site plan generally depicts a draft plan submitted to the municipality for development approvals. All details, dimensions and features shown on this schedule are intended to display the preliminary lot plan of the lot purchased herein only. The lot and surrounding lots or other features shown on this schedule such as driveway locations, depth measurements and landscaping features are subject to approval by the municipality, the Vendors consulting engineers, and developer. Accordingly the lot, adjacent lots, and all such surrounding features shown on this schedule are subject to change without notice and may differ from this schedule. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the Simply Grand site and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. Losani Homes makes no representation or warranty with respect to the actual views or locations of such features from the homes once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E. & O.E. August 2023