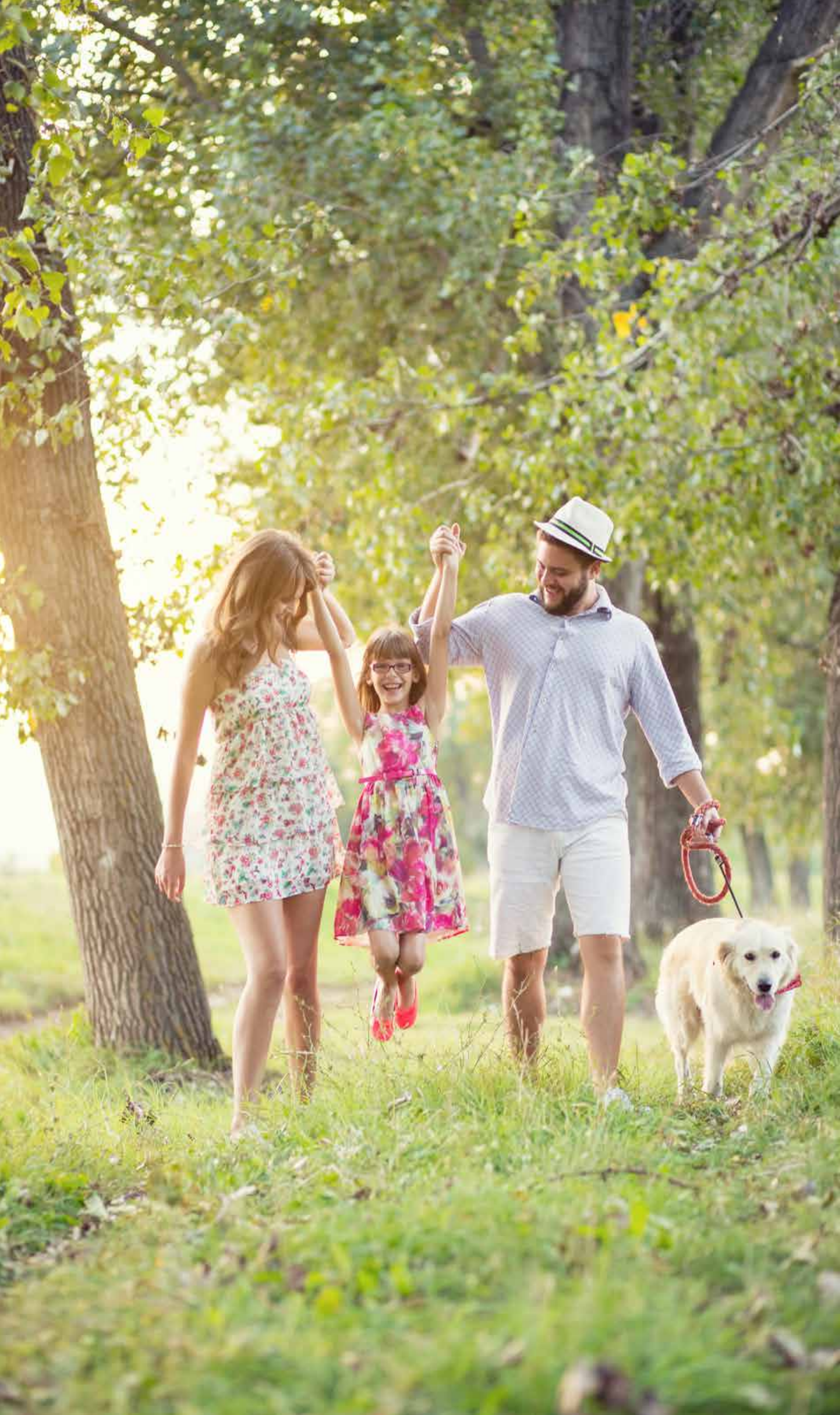


# THE ANCASTER STORY

This is where you've always wanted to live. Ancaster is a place unlike any other with a rich quality of life, a close connection to nature and a storied history with roots as deep as the Niagara Escarpment beneath your feet. And now, it's all within reach. With Astoria, Losani has brought together everything that's great about their sought-after Ancaster Glen community into one masterfully planned townhome neighbourhood. All the quality, all the comfort, all the convenience and all the nearby amenities. All within your budget for your active, connected lifestyle.





# ASTORIA

At Astoria in Ancaster Glen, you will discover that special something that says you belong here. That sense of casual elegance; refined, yet comfortable. And every home here can be finished to your specifications, whether you're looking for "pret a porter" simplicity or "haute couture" elegance. It's a perfect reflection of your personal taste in a townhome! That's what Losani's Astoria is all about. It's everything you love about Ancaster Glen; the pleasing streetscape, the address of distinction, the home of your dreams – designed especially for you!







# ASTORIA IS CONNECTED

When you live here, everything great about Ancaster is a central part of your life. Conservation lands, ponds and a green corridor with walking trails lead to the community's own park. Excellent schools, recreation centres, golf courses and miles of hiking and biking trails are nearby. Historic downtown Ancaster has fine restaurants, charming shops and services. Meadowland Smart Centre and Country Fair Plaza are just down the road. And Highways 406 and 403, can get you to downtown Hamilton in 15 minutes; or downtown Toronto in just an hour.





## Meadowlands Smart Centre

Sobeys  
Target  
Best Buy  
HomeSense  
Michaels  
PetSmart  
Sport Check  
Kelsey's  
Chapters  
Party City  
Staples  
Reitmans

## Country Fair Plaza

LCBO  
Shoppers Drug Mart  
The Beer Store  
RBC  
Food Basics  
Fortinos

## Schools

1. Immaculate Conception S. E.
2. Ancaster Meadow P. E.
3. Holy Name of Mary S. E.
4. St. Vincent de Paul S. E.
5. Rousseau P. E.
6. Gordon Price P. E.
7. St. Thomas More
8. Montessori School



## Sales Office

435 Garner Rd East, Ancaster





# THE ESPRIT COLLECTION



THE VICUNA  
1,741 SQ. FT.

THE CHANTILLY  
1,688 SQ. FT.

THE CHARMEUSE  
1,673 SQ. FT.

THE GABARDINE  
1,690 SQ. FT.

THE BROCADE  
1,656 SQ. FT.

THE CHINO  
1,698 SQ. FT.





# SPACE FUNCTION & STYLE

You want a home that exactly suits your sense of style. A place where rooms flow with a feeling of space and light and openness. Where features are fabulous and finishes are the perfect finishing touch to your personal statement. Each Losani design answers your needs in its own unique way, and is the product of many hours of design, inspiration, and innovation. Look over the floor plans carefully, study them and picture what life would be like living here. Because one of them is exactly your style!



# THE CHANEL COLLECTION



THE HOUNDSTOOTH  
1,404 SQ. FT.

THE TARTAN A  
1,344 SQ. FT.

THE TARTAN A  
1,344 SQ. FT.

THE TARTAN B  
1,353 SQ. FT.

THE ARGYLE  
1,751 SQ. FT.







# LUXURY FEATURES & FINISHES

## DISTINCTIVE CONSTRUCTION AND EXTERIOR FEATURES:

1. Brick veneer, siding, stucco, stone, or other accents as per plans and elevations.
2. Eight foot ceilings (except at dropped ceiling areas) on main and bedroom levels.
3. Sub-floors shall be sanded at joints and screwed and glued to assist in reducing floor squeaks.
4. All windows except basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan.
5. Maintenance-free, pre-finished vinyl sliding patio door as per plans.
6. Pre-finished maintenance-free soffits, fascia, eavestroughs and downspouts.
7. All exterior woodwork to be painted.
8. Front entry swing door(s) as per plans will be thermal dent-resistant fibreglass and will be painted as per exterior colour package.
9. Where shown on plans, front doors shall feature side light(s).
10. Front entry doors feature grip set and deadbolt with satin nickel finish.
11. All exterior doors feature exterior lights.
12. Poured concrete foundation.
13. Exterior foundation walls are damp-proofed with a spray sealant and wrapped in a solid plastic drainage membrane.
14. All exterior walls of habitable rooms above foundation to be 2" x 6" construction. Ceilings of the attic areas to have R50 insulation.
15. Framed party walls with sound attenuation and fire retardant wall.
16. Foam spray insulation in the garage ceiling to the extent of the finished area above to help prevent air infiltration.
17. All interior walls that adjoin the garage will be insulated.
18. Garages to be fully drywalled, first-coat rough taped, and primed.
19. Pre-finished insulated steel sectional garage door, some featuring lights as per plan.
20. Saw-cut garage and basement floors.
21. Poured concrete garage floors with steel reinforcing.
22. Two exterior water taps to be installed (one in garage and one on exterior) with separate basement shut off valves.
23. Fully sodded lot as per site plan. The lot will be graded to the requirements of the authority having jurisdiction.
24. Base coat only asphalt paved driveway.
25. Self-sealing quality fiberglass roof shingles with manufacturer's twenty five year rating.
26. Address stone with engraved municipal address.
27. Walkway from the driveway to front door step(s).

## SUPERIOR INTERIOR FEATURES:

28. Finished main level staircase to have carpeted treads and risers and stained oak stringers, railings and spindles.
29. Interior trim includes 2-3/4" casing and 4-1/8" baseboards.
30. Satin nickel finish interior door knobs or levers and hinges.
31. Interior walls to be finished with quality flat paint. Two paint colour choices throughout.
32. Interior doors and trim will be finished with semi-gloss Losani white paint.
33. Ceilings in all rooms will be "California Knockdown" texture finish, except kitchen, bathrooms, and finished laundry area which will be smooth finish.
34. Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.

35. All drywall corner beads are square metal beads with paper covering to minimize cracking.
36. 32oz nylon wall to wall broadloom on 3/8" chip foam underpad in finished areas as per plans\*.
37. Premium grade ceramic floor tile in foyer, powder room, kitchen, breakfast room, laundry room and all bathrooms, as per plans\*.
38. Some plans feature laundry tub as located on plan. 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 for future washer.
39. Where a laundry area is located on the second floor, the washer area will be supplied with a fiberglass basin complete with drain.
40. Wire closet shelving throughout including linen closet(s).
41. Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.
42. Interior doors are three panel Claremont style textured doors.
43. All full swing interior doors feature triple hinge construction, and are hung on fully cased jams and fully trimmed inside.
44. All half walls are capped and cased in wood with painted finish.

## KITCHEN AND BATHROOM FEATURES:

45. Kitchen includes:
  - (a) Range hood fan vented to exterior
  - (b) Premium finished cabinets assembled using glue and dowel construction, with laminate countertops
  - (c) Townhomes built with a single top drawer located in kitchen cabinetry as per plan
  - (d) Cabinet doors and drawer fronts available in premium maple, oak and MDF\*
  - (e) Breakfast bar where specified on plans
  - (f) Double stainless steel ledge back sink with single lever faucet.
  - (g) Open under-counter area for future dishwasher (cabinet not provided) including electrical and plumbing rough in.
  - (h) All electrical receptacles in the kitchen counter area are on dedicated circuits.
  - (i) Outlet on side of island provided when plumbing, electrical, or HVAC components are located within.
46. Master Ensuite and second bathroom as per plan include:
  - (a) Quality finish cabinets with laminate countertop.
  - (b) Cabinets available in premium maple, oak and MDF\*.
  - (c) Polished edged mirror installed above vanity.
  - (d) Premium china sinks used in all bathrooms.
  - (e) White bath fixtures throughout.
  - (f) Tub/shower enclosure to include ceramic wall tile to ceiling (not including ceiling).
  - (g) Soaker tub in Master Ensuite and second bath, one piece acrylic shower stall where shown on plans.
- (a) Powder room includes white pedestal basin and toilet.
47. Low consumption toilets.
48. Single lever faucets (with exception of laundry) and pressure balanced shower controls.
49. All bathroom sinks are fitted with mechanical pop up drains.
50. All plumbing fixtures are fitted with shut-off valves.
51. Showers are one piece acrylic, either neo-angle, square, or rectangular, as per plan. Only neo-angle showers finished with chrome shower door with pebbled glass.
52. Ceramic is also featured where indicated at bathtub skirts, backsplashes and/or bathtub walls\*.
53. Ceramic floors are installed over a latex/concrete base that is reinforced in metal lathe for maximum strength.
54. Towel bars and toilet paper holders for each bath are provided, but not installed.

## ELECTRICAL AND MECHANICAL FEATURES:

55. 100-amp breaker panel and service installed.
56. Two (2) telephone outlets.
57. Three (3) RG6 coaxial cable outlets.
58. 1 set up for CAT 6 network connection with Network Smart Panel in basement.
59. Rough in to basement for future central vacuum system.
60. Bedroom receptacles are non-arcing type.
61. Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
62. Exterior soffit complete with 1 holiday receptacle.
63. Early warning smoke detectors installed on each floor level and in each bedroom connected to electrical panel.
64. Carbon monoxide detector directly connected to electrical panel.
65. Draft resistant electrical boxes at exterior walls.
66. Heavy duty wiring and receptacle/outlet for stove and dryer.
67. All utility rooms are unfinished.
68. Exhaust fans vented to exterior in all bathrooms.
69. Each garage door to include electrical receptacle for future garage door opener.
70. White Decora-style switches throughout the home.
71. Rough in plumbing and electrical for future dishwasher.
72. Electric door chime for front entry.
73. Lights at front of home will be cast aluminum coach lamps as per plan.
74. Furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion.
75. All heating systems are sized for future installation of air conditioning systems.
76. Heating is distributed through high efficiency furnaces.
77. Rental water heaters are high efficiency direct vent water heaters (some homes require power venting).
78. Homes are designed to allow for cold air returns to be installed in all bedrooms, if possible, to create a proper flow of air throughout the home.
79. The homes are equipped with exhaust fans in all bathrooms and laundry room areas as required.
80. There is a power exhaust override by the main floor thermostat for humidity control.
81. Built in wall dryer boxes are to be installed behind the clothes dryer in laundry areas to eliminate bend and flex in the exhaust hose as permitted on plan.
82. Efficient programmable thermostats to be installed.
83. Homes equipped with PVC pipe conduit from bas to attic for future electrical.

## ENHANCED SAFETY/SECURITY FEATURES:

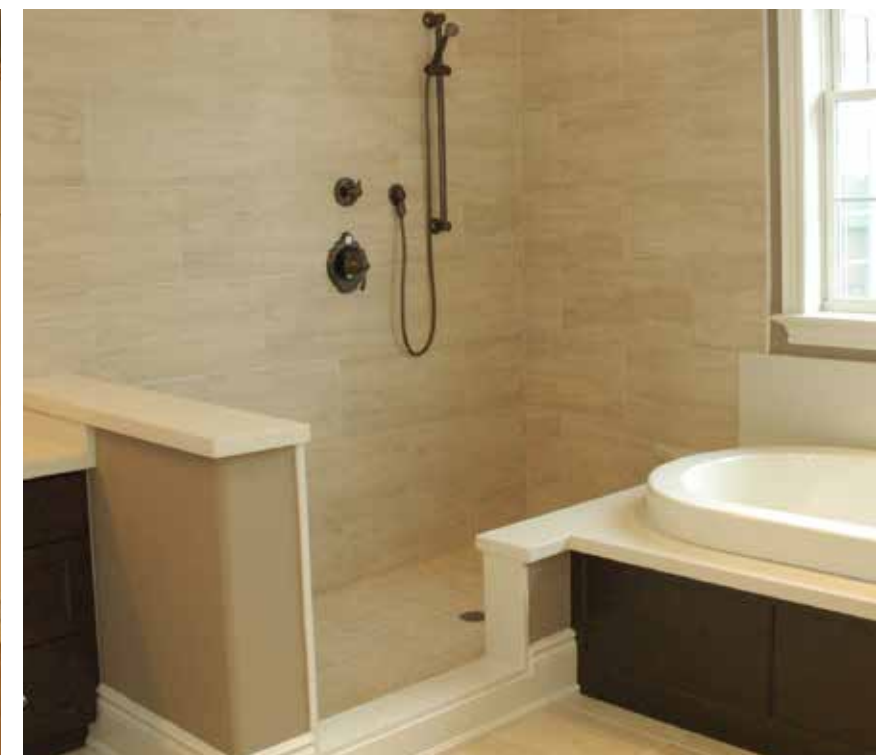
84. Rough-in for future security system.
85. Deadbolts on all exterior swing doors that access the home.





# YOU'RE READY FOR LOSANI STYLE

For almost 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 2012, Losani Homes' customers awarded the company with a Consumer Choice Award in the categories of service, value and quality. This prestigious designation is given only to top service providers across Canada. Proof that doing things right is the right thing to do.





# ESPRIT COLLECTION - BLOCK A

FRONT



REAR





# CHANEL COLLECTION - BLOCK B

FRONT



FRONT





# CHANEL COLLECTION - BLOCK C

FRONT



FRONT





# CHANEL COLLECTION - BLOCK D

FRONT



the argyle - front  
Unit 27



the argyle  
Unit 27

the tartan B  
Unit 28

the tartan A  
Unit 29

the tartan A  
Unit 30

the houndstooth  
Unit 31

FRONT



the houndstooth  
Unit 44

the tartan A  
Unit 45

the tartan A  
Unit 46

the tartan B  
Unit 47

the argyle  
Unit 48



the argyle - front  
Unit 48



# CHANEL COLLECTION - BLOCK E

FRONT



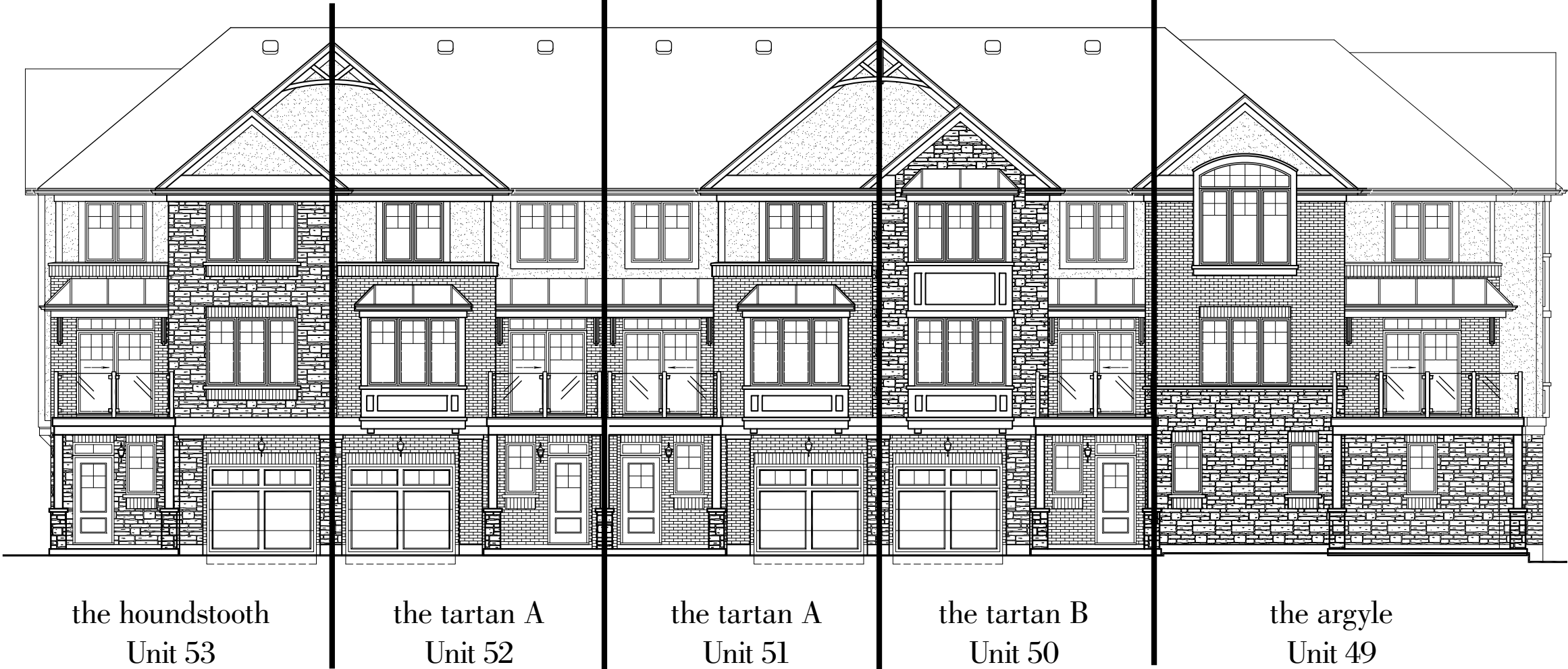
FRONT





# CHANEL COLLECTION - BLOCK F

FRONT



the argyle - front  
Unit 49

FRONT

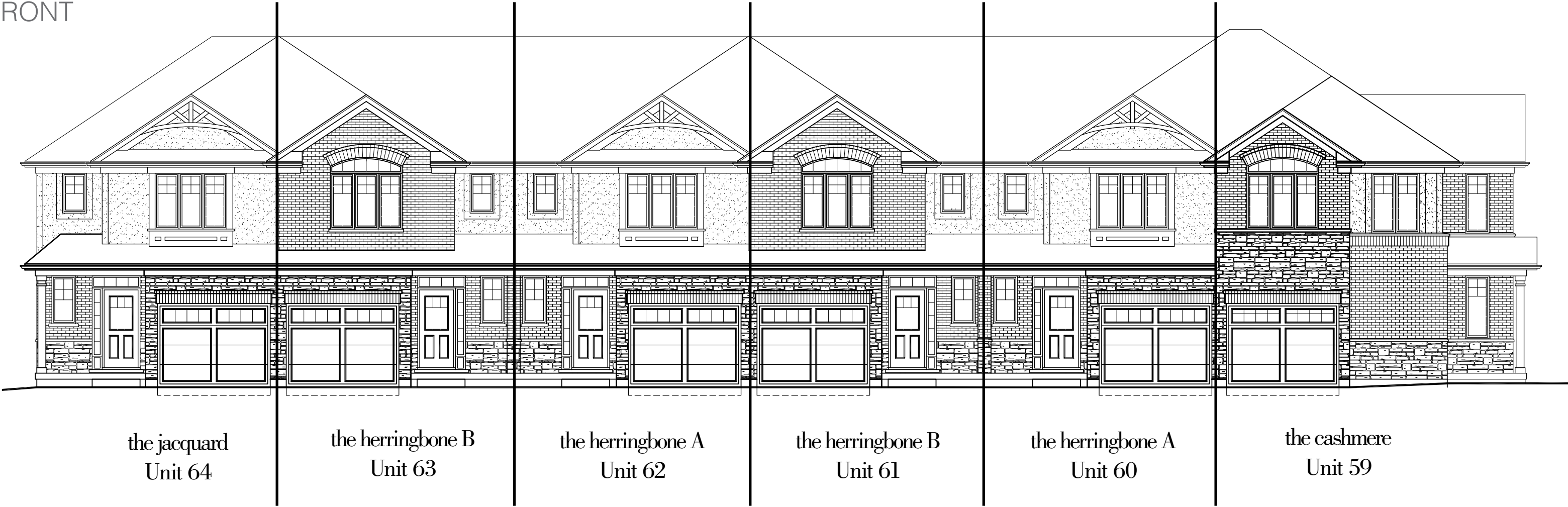


the argyle - front  
Unit 58



# LAUREN COLLECTION - BLOCK G

FRONT

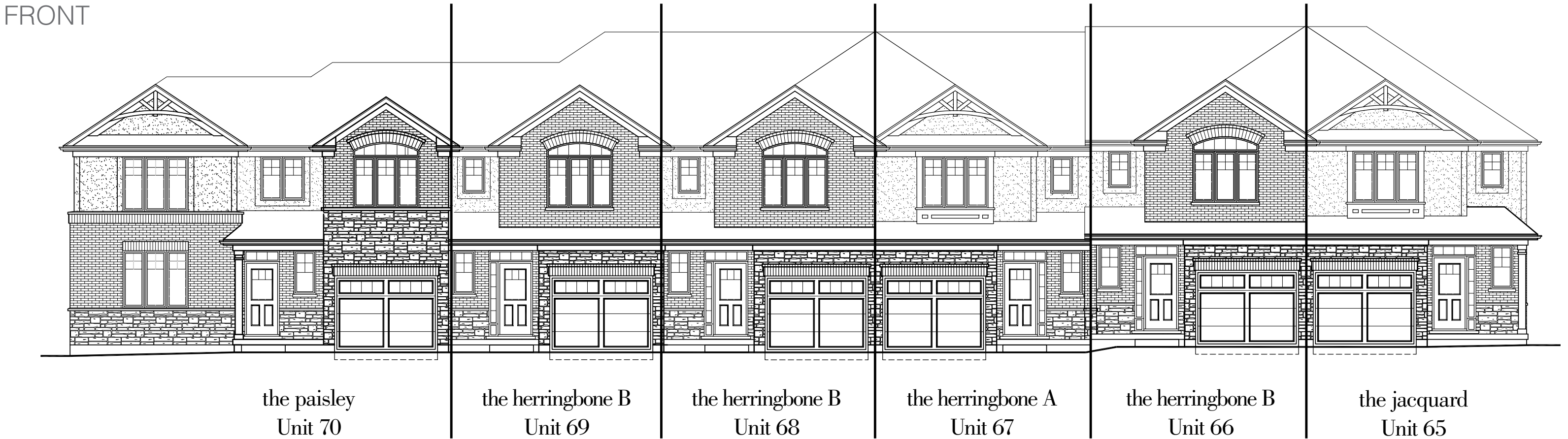
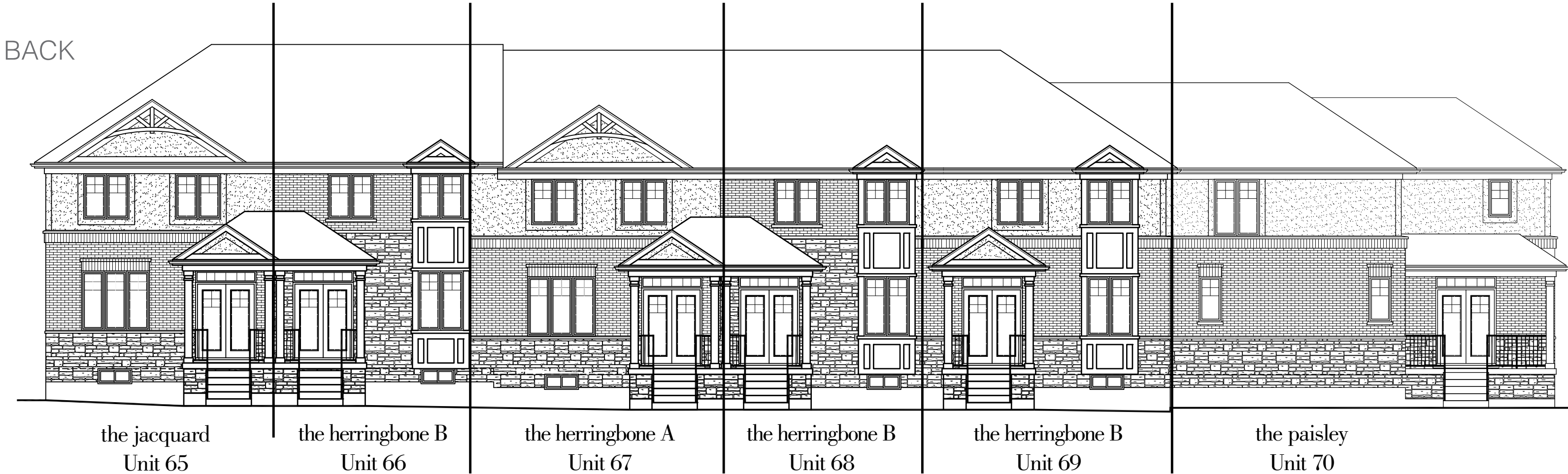


REAR





# LAUREN COLLECTION - BLOCK H







The largest state of the art design showroom in the Golden Horseshoe, our 3,500 sq.ft. Losani Design Centre is a convenient one-stop showroom located at our Head Office. Losani partners with leading suppliers of premium brands and design forecasters in the building industry. Our in-house designers are always on the lookout for the latest styles and quality features to add to our inspired stylish, contemporary and classic collections. A visit to the Design Centre is exciting. A range of kitchen and bathroom vignettes are displayed as well as hundreds of different cabinetry styles, countless countertops, doors, flooring, fixtures, fireplaces, appliances, lighting choices and so much more. In a series of one-on-one consultations, our expert Interior Design Consultants will guide purchasers through the selection process. Your design consultant will help take the guesswork out of decision-making, and ensure that your new home is a beautiful reflection of your good taste.

