



BRANTWEST

2 Storey Townhome Collection

\$889,900

OVER \$25,000 IN DESIGNER UPGRADES

FRONT ELEVATION



THE WESTBROOK

UNIT 130 INTERIOR B | 1,582 sq.ft. | 3 BEDROOMS | 2.5 BATHS | MOVE IN **SUMMER 2022**

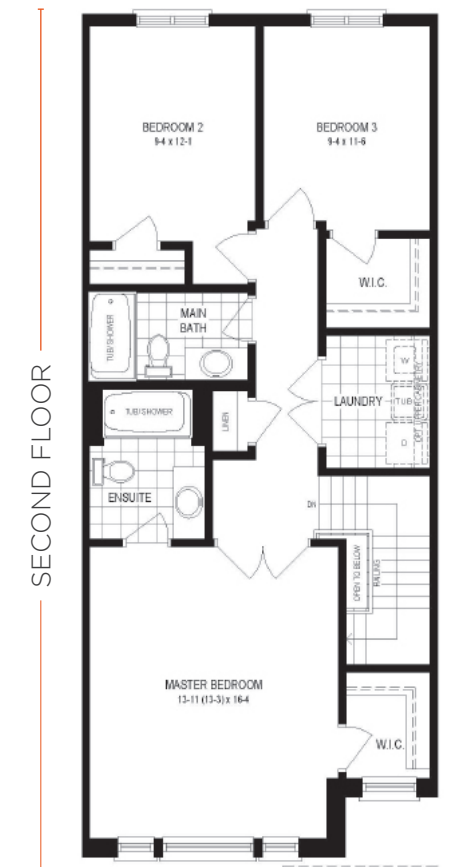
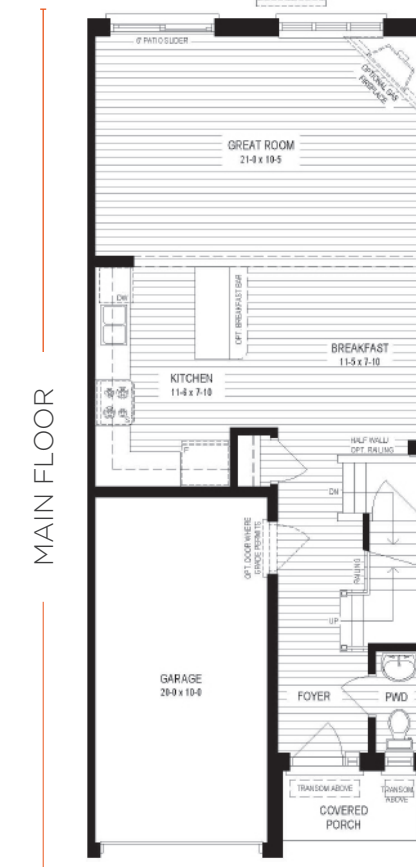
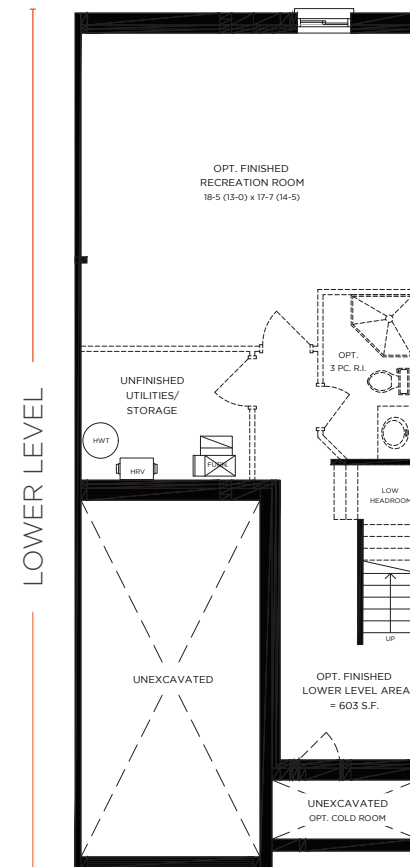


Luxury designer features including:

- Spacious 9 ft. ceilings on main floors
- Oak stairs from main to second floor
- Railing in lieu of half wall on main floor near breakfast area
- Elegant vinyl plank flooring on main floor
- High performance engineered subfloor
- Berber carpet (as per plan)
- Interior potlights
- Spa inspired ensuite with Quartz counters with upgraded undermount rectangular sink, tile shower base and walls with frameless glass shower door
- Main bath featuring Quartz counters
- Keyless front entry
- Door from house to garage (where grade permits)
- Lower level three piece rough in for future bathroom installation

Thoughtful kitchen bonuses include:

- Quartz countertops with upgraded edge profile
- Island with breakfast bar
- Fridge buildout
- Extended height upper cabinets
- Upper corner cabinet
- Set of 2 pot and pan drawers
- Microwave space saver provision



DEPOSIT STRUCTURE

\$30,000

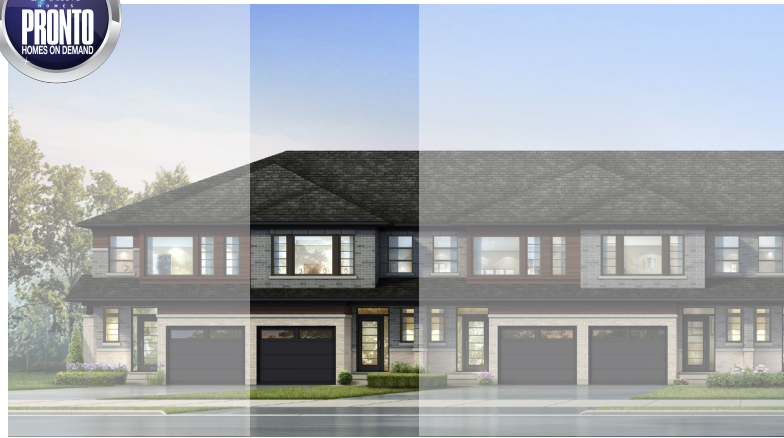
PAYABLE TO "LOSANI HOMES (1998) LTD."

MORTGAGE APPROVAL REQUIRED

By Appointment only BrantWest@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 unlettered 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 Tarrion Warranty Corporation. To view the acceptable measures and tolerances, please visit bulletin 22 at www.tarrion.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 March 16 2022



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LOT 130 INTERIOR B 1,582 sq.ft.
3 BEDROOMS | 2.5 BATHS

LUXURY FINISHES & COLOURS*

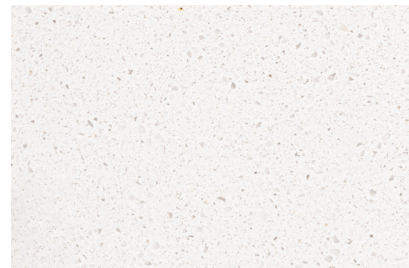
KITCHEN FINISHES



Kitchen Cabinet



Vinyl Flooring



Quartz Counter



Backsplash 3"x12"

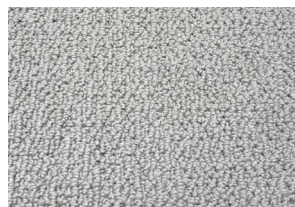
FLOORING



Stair Stain



Vinyl Floors

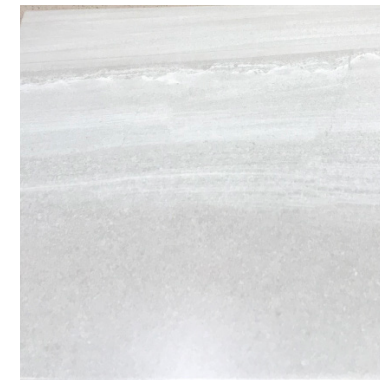


Carpet

ENSUITE BATH FINISHES



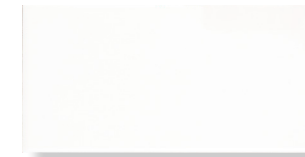
Ensuite Bathroom Cabinet



Ensuite Floor Tile 13"x13"



Ensuite Quartz Counter



Ensuite Shower Wall Tile 3"x6"

MAIN BATH FINISHES



Main Bathroom Cabinet



Main Bath Wall Tile 8"x10"



Main Bath Quartz Counter



Main Bath Floor Tile 13"x13"

* 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. March 2022