

SOLSTICE

3 SIMPLY GRAND PHASE II

STOREY TOWNHOME COLLECTION

\$799,900

OVER **\$25,000**
IN DESIGNER UPGRADES

DEPOSIT STRUCTURE DUE AT OFFER
10%
PAYABLE TO "LOSANI HOMES (1998) LTD."
MORTGAGE APPROVAL REQUIRED

Common Element Condominium Fee Approx. \$120 per month



the ESPRIT GRANDE

UNIT 6 END | 1,567 sq.ft. | 3 BEDROOMS | 2.5 BATHS | MOVE IN FALL 2023



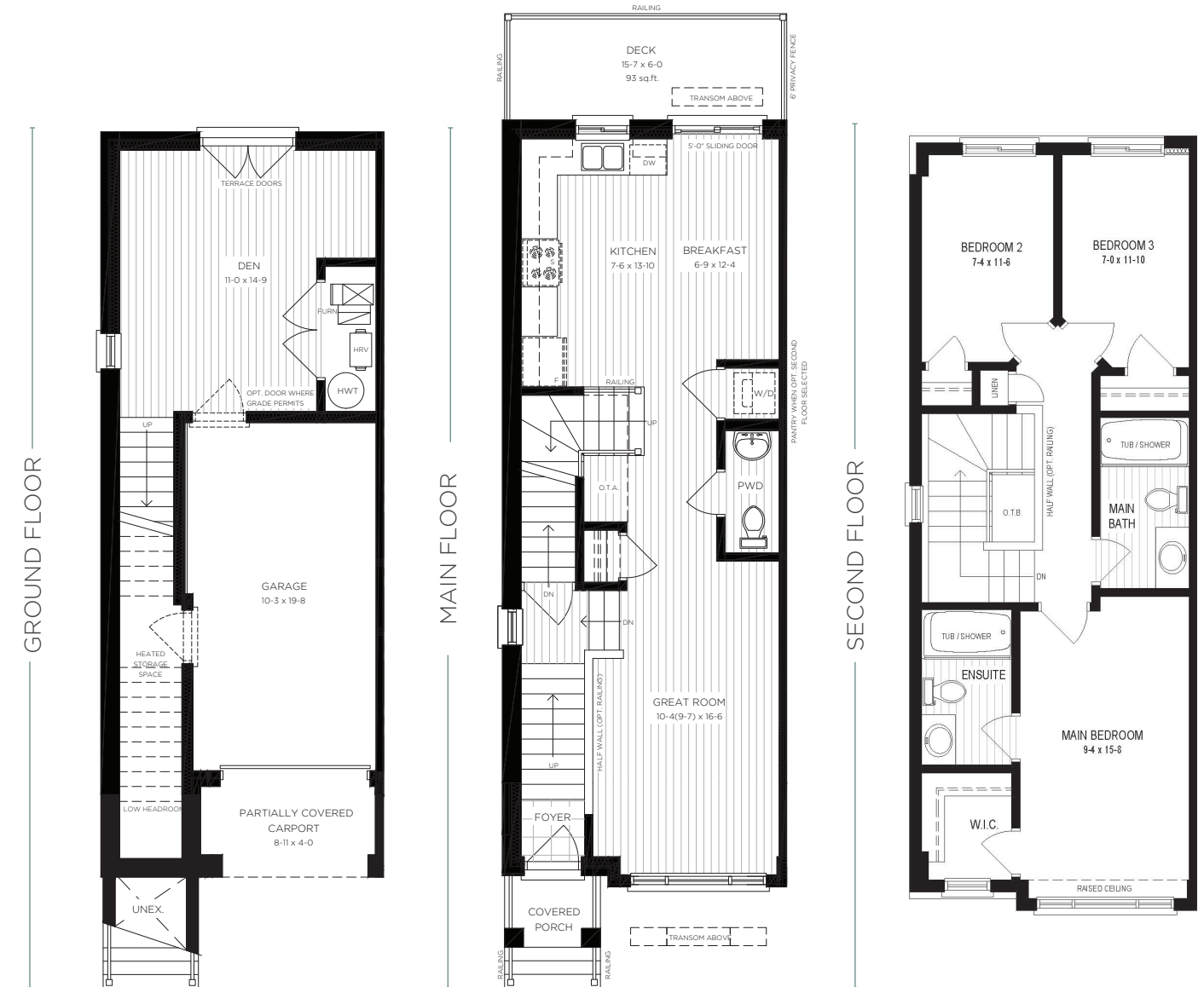
Luxury designer features including:

• Choose your colours & finishes!

- Spacious 9 ft. ceilings on main floor
- Oak stairs throughout
- Railing in lieu of halfwall in second floor hallway
- Elegant vinyl plank flooring in den and main floor
- High performance engineered subfloor
- Berber carpet (as per plan)
- Interior potlights
- Spa inspired ensuite with tile shower walls and acrylic base with sliding glass shower door
- Keyless front entry
- Door from house to garage (where grade permits)
- Central Air Conditioning

• Thoughtful kitchen bonuses include:

- Quartz countertops
- Fridge buildout
- Extended height upper cabinets
- Under cabinet valance moulding
- Upper corner cabinet
- Microwave space saver provision



By Appointment only ParisHomes@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. Vendor's control architect, in their sole and unfettered 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 Tarion Warranty Corporation. To view the acceptable measures and tolerances, please visit builder bulletin 22 at www.tarion.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. V2 June 1, 2022