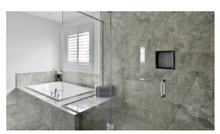
BACKS ONTO 148’ WOODED AREA

THE BROOKSTONE II

SAVE OVER $55,000!

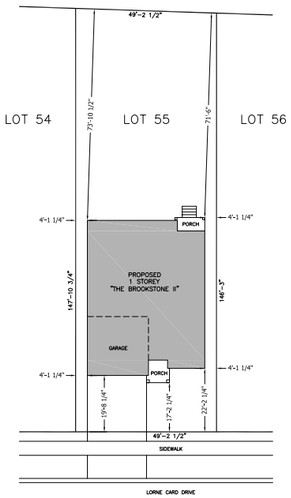
Lot 55 TUSCAN | 1,693 sq.ft. | 2 BEDROOMS | 2 BATHS | | MOVE IN **WINTER 2020**



Over $20,000 in Luxury features including:

- **Choose your colours & finishes****
- **Extra Deep 148’ Lot**
- Spacious 9 ft. ceilings on main floors
- Elegant hardwood floors in the great room
- Oak stairs, landing, and railings w/ choice of stain and profile
- High performance engineered subfloor
- Berber carpet (as per plan)
- Interior potlights
- Spa inspired ensuite including double sinks and shower (in lieu of tub) w/ tile surround
- Premium plumbing package including 8” rain showerhead in ensuite
- 3 pc. lower level rough-in
- Keyless front entry
- Door from house to garage (if grade permits)
- **Thoughtful kitchen bonus’ include:**
  - Quartz countertops
  - 2 pot & pan drawers
  - Fridge buildout
  - Upper corner cabinet
  - Extended height upper cabinets
  - Under cabinet wood valance moulding (shaker or traditional style)
  - Microwave space saver provision

Images are samples from other Losani Homes, and may not represent the layout or included features of this home.

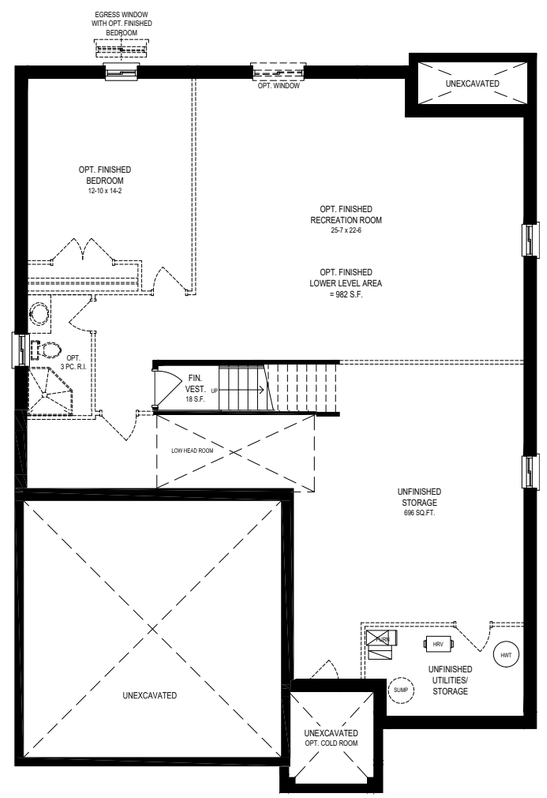


SIMPLYGRAND PARIS

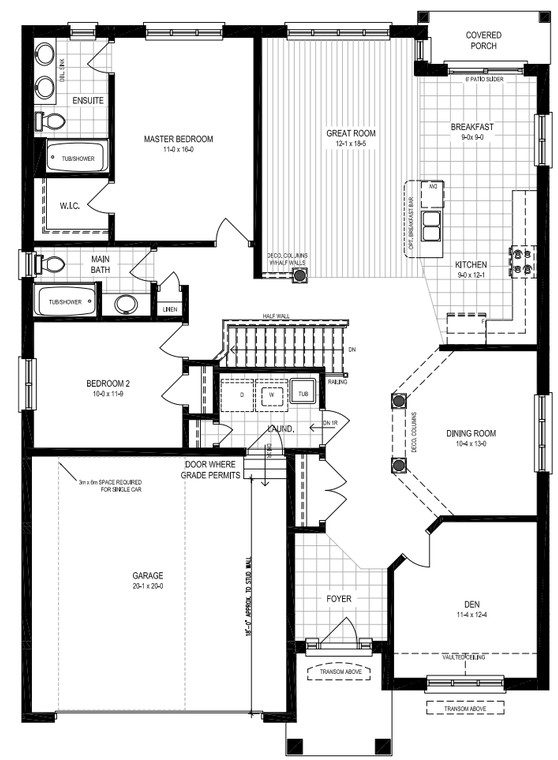
THE BROOKSTONE II

Lot 55 TUSCAN | MOVE IN **WINTER 2020**

BASE PRICE	$729,900
UPGRADES + PREMIUM	$120,174
FULL PRICE	$810,074
YOUR PRICE	**$804,900**



B1 – Lower Level



M1a – Main Floor

By Appointment only SimplyGrand@LosaniHomes.com

**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 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”. E. & O. E. V9 July 7, 2020