



Woodview

AT VISTA RIDGE



A TRUE  
EXPRESSION  
OF YOUR  
UNIQUE  
PERSPECTIVE  
ON THE WORLD,  
AND ON LIFE.



A VISION REALIZED.  
UNCOMPROMISING,  
MATCHLESS & ENTIRELY  
ORIGINAL.







## LOSANI PREMIUM COLLECTION IS A HIGHER LEVEL OF EXPERIENCE

As a Losani Premium Collection owner, you will have a one-on-one relationship with your own Specialist who will familiarize themselves with your tastes and aspirations, managing the process each step of the way. It will all begin with an Initial Design Vision meeting held with a senior Losani Representative. From there the Specialist will bring together the specific architects, designers, engineers and craftspeople who are best suited for this specific vision. Throughout the building process, you will receive consistent, clear communications as stages are accomplished, and next steps are begun. And finally, with the final unveiling of the finished home, there will be a champagne celebration as the keys are exchanged.

**PREMIUM  
COLLECTION**  
BY LOSANI HOMES



IMAGINE LIFE IN  
WINE COUNTRY





## VISION

Here, at Woodview on Vista Ridge, the Losani Premium Collection will soon be unveiled. Our finest forest lots overlooking the rolling fields of Wine Country will be graced by a one-of-a-kind expression of the homebuilder's art, crafted exclusively for one discerning homeowner. Uncompromising, matchless and entirely original. Your personal vision realized.







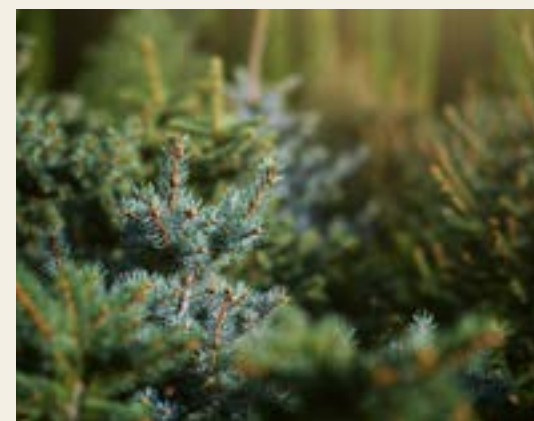
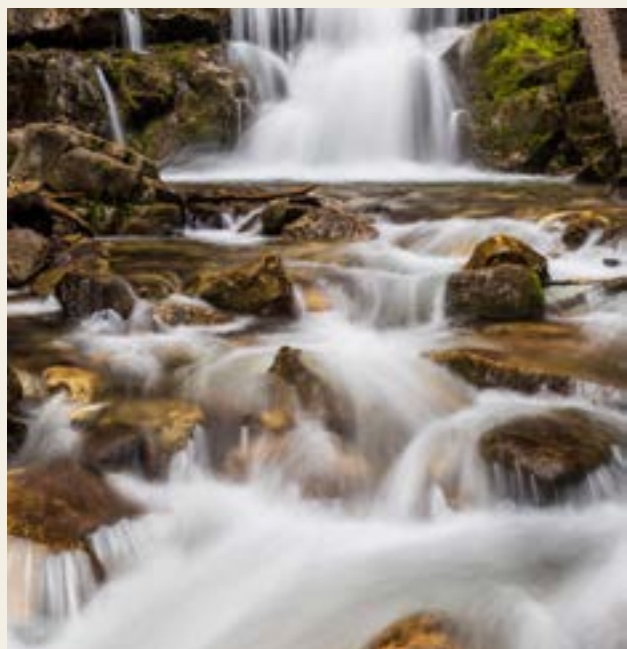
## SAVOUR THE FLAVOUR OF 120 LOCAL WINERIES

This is the life you deserve, here where the Escarpment wraps our rolling vineyards in its warm, broad embrace. Visit any of 120 local wineries and taste award-winning vintages. Niagara Wine Country is a world-class destination for the wine lover, or for those who want to wake up every morning in a place where life moves in time with the seasons, at its own measured pace.



## FOLLOW THE PATH LESS TRAVELED

Hike to the top of the Escarpment. Explore the Bruce Trail. Breathe the scent of pine and cedar. Every day can be as wild, or as mild as you feel. Tumbling waterfalls and tall cliffs. Deep forests and rolling vineyards. Nature is quite literally in your backyard when Woodview is your home.







## TASTE THE OF AWARD-WINNING RESTAURANTS

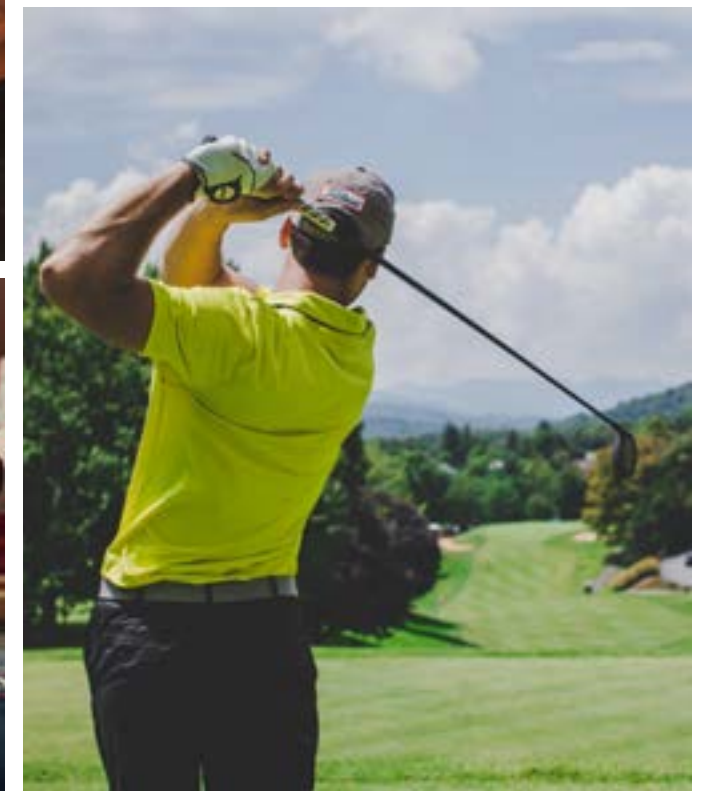
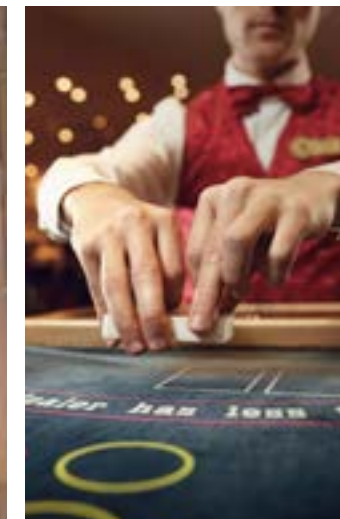
In the heart of Wine Country, superb restaurants are just around the corner. Imagine the vineyard views, the long shadows of sunset, the fresh local produce, and the inspired expression of notable chefs. Explore and discover new tastes and experiences. When you live here, the cuisine is as extraordinary as the setting.





## EVERY DAY IS ALIVE WITH OPPORTUNITY

Will you wake up early to golf a championship course? Or will you spend the afternoon browsing antique shops and boutiques? Is tonight the night you catch a show at the casino on an evening that sparkles with the sound of spinning roulette wheels and the chime of slots. Life in Wine County is an adventure waiting to happen.





THIS IS YOUR BACKYARD  
IN WINE COUNTRY







MOUNTAINVIEW  
CONSERVATION AREA  
🚴 18 min.

ORGANIZED CRIME  
WINERY - 🚗 17 min.

FIELDING ESTATE  
WINERY - 🚴 16 min.

LOCUST LANE WINERY  
🚴 16 min.

BACHELDER WINE  
TASTING - 🚴 17 min.



HIDDEN BENCH  
WINERY - 🚗 12 min.

STADLEBAUER RAVINE  
TRAIL - 🚶 10 min.

BEAMSVILLE PARK  
🚶 5 min.

ANGELINA MARCI  
PROKICH PARK  
🚶 5 min.

SAINT MARK CATHOLIC  
ELEMENTARY SCHOOL  
🚶 5 min.

BENCH MARK  
AT VISTA RIDGE

KINSMEN PARK  
🚴 12 min.

BRUCE TRAIL  
🚴 10 min.





SKYWAY  
25 min.

BURLINGTON  
28 min.

OAKVILLE  
32 min.

MISSISSAUGA  
41 min.

PEARSON  
INTL. AIRPORT  
54 min.

TORONTO  
54 min.

GARDINER  
EXPRESSWAY  
51 min.

GO ALDERSHOT  
35 min.

403  
38 min.

HAMILTON  
30 min.  
West Harbour GO Station  
McMaster University

GO CENTENNIAL  
17 min.

STONEY CREEK  
17 min.

GO GRIMSBY  
12 min.

GRIMSBY  
12 min.

JOHN C. MUNRO  
HAMILTON INTL. AIRPORT  
41 min.

GRIMSBY  
8 min.

ST. CATHARINES  
14 min.  
VIA Rail Station  
GO Station  
Brock University

NIAGARA  
24 min.  
Niagara Falls  
VIA Rail Station  
Niagara College  
Niagara Hospital

QEW  
7 min.

Woodview  
AT VISTA RIDGE

ONTARIO ST.

KING ST.

BEAMSVILLE  
1 min.

BENCH MARK  
AT VISTA RIDGE

MOUNTAIN ST.

RAINBOW BRIDGE 32 min.  
PEACE BRIDGE 43 min.  
BUFFALO 38 min.  
BUFFALO AIRPORT 1hr. 3 min.  
PEACE BRIDGE 43 min.



YOUR PATH IN LIFE  
HAS LED YOU HERE



## LOSANI PREMIUM DESIGN STUDIO

This is where visions become reality. The Losani Premium Collection Design Studio is a luxurious Club Room and Meeting Space where ideas, materials, textures and designs spark visions that will soon become the homes that wear the Losani Premium badge. With details that are both sumptuous and classic, and striking touches of stylish modernity, the Design Studio is unforgettable. This is the place, and the moment, where we embark on the creative journey that will lead to the realization of a dream. An Inner Sanctum, and a Command Centre for the team of craftsmen who will put their heart into the art of construction.





# ARCHITECTURE INSPIRED BY A SENSE OF SPACE



## ICONIC MODERN ARCHITECTURE

The Modern Series is a perfect blend of contemporary and classic. With a rich, dramatic colour palette, dark trim, modern windows and the natural appeal of stone and brick, the look is striking, stylish and elegantly timeless.

- 1 WOOD-STYLE PANELING
- 2 LARGE FORMAT WINDOWS
- 3 GENEROUS TRANSOMS AND SIDELIGHTS
- 4 STONE AND SMOOTH BRICK FAÇADE
- 5 DRAMATIC DARK TRIM



## STATELY TUSCAN ARCHITECTURE

Tuscan villa-inspired home designs boast Old World European beauty and grace. Enjoy every minute in these brick and stone residences constructed in the earthy colours and warm hues of life well savoured.

- 1 ELEGANT ROOFLINES
- 2 UPSCALE STONE & STUCCO FINISHES
- 3 COVERED TUSCAN PORTICOS
- 4 TUSCAN-INSPIRED GARAGE DOORS
- 5 CUSTOM-STYLE DEEP TONE WINDOWS
- 6 PRECAST SILLS AND SURROUNDS





## TIMELESS TRADITIONAL ARCHITECTURE

Striking rooflines to the stone and brick elevations with rich dark trim and bright, oversized windows, these residences are a perfect complement to their setting.

- 1 CLASSIC BRICK AND STONE FINISHES
- 2 DRAMATIC DARK TRIM
- 3 GENEROUS TRANSOMS AND SIDELIGHTS
- 4 LARGE FORMAT WINDOWS
- 5 TRADITIONAL COVERED PORCHES
- 6 COACH HOUSE-INSPIRED GARAGE DOORS



## CLASSIC CHATEAU ARCHITECTURE

French Château-inspired homes offering impeccable elegance and lavish features like sweeping staircases, vaulted ceilings, French doors, and more. This magnificent home collection is ideal for families who are seeking a truly regal lifestyle surrounded by nature.

- 1 ELEGANT ROOFLINES
- 2 UPSCALE STONE & STUCCO FINISHES
- 3 COVERED TUSCAN PORTICOS
- 4 TUSCAN-INSPIRED GARAGE DOORS
- 5 CUSTOM-STYLE DEEP TONE WINDOWS
- 6 PRECAST SILLS AND SURROUNDS





ONE-OF-A-KIND  
EXPRESSION



# FORTY-EIGHT YEARS OF CRAFTSMANSHIP

Founded by John Losani and his son Lino Losani in 1976, and later joined by younger son Fred Losani in 1985 - Losani Homes has an immediately recognizable style. A Losani home exudes character and curb appeal with wide boulevards, pleasing streetscapes and original home designs in green settings near parks, trails and wooded areas. For four decades now, quality craftsmanship and well planned designs have been the hallmarks of every Losani Homes community.

In addition to over 150 homebuilding awards, ranging from their local markets to Canada-wide recognition, Losani Homes has been named as one of Canada's Best Managed Companies for an astounding ten straight years, a distinction conferred by Queen's School of Business, CIBC, The National Post and Deloitte. Losani Homes also has the honour of being recognized with Platinum status, a feat achieved by no other homebuilder in Canada. In addition, the company has been awarded the Consumer's Choice Award in the Hamilton region in the categories of service, value and quality for six consecutive years as well as the award for Philanthropic Company of the Year. Proof that doing things right is the right thing to do.



Fred Losani - CEO

Lino Losani - President



John Losani - Founder







## BUILDING A FUTURE FOR YOU AND YOUR WORLD

When you choose a Losani home, you're doing something to make your community, and the world, a better place through the Losani Family Foundation. Created to help support various charitable efforts and initiatives, the Losani Family Foundation has been recognized for their humanitarian efforts with the 2017 Gold Award for industry Community Spirit, and the 2017 Stephen Dupuis Humanitarian of the Year Award.

For our local community, the Losani Family Foundation has helped raise millions of dollars for Hamilton Health-Sciences, McMaster Children's Hospital, the Canadian Breast Cancer Foundation, and the Ride to Conquer Cancer. Losani continues to support local charities to learn more and support important initiatives like CityKidz, Interval House, De Mazenod Door, and Food4Kids just to name a few. Now a decades-old tradition, the Annual Christmas Turkey Drive has helped raise funds for charity, year after year.

Working with global charitable organizations to help execute a vision for a better world, in only a few short years the Losani Family Foundation has brought a massive development project to Western Kenya which includes the opening of an all-girls school, several additional classrooms, a clean source of water, housing, and sustainable income projects. The Foundation also entirely funded and helped in building a brand new state-of-the-art medical facility deep in the Amazon jungle in Ecuador. This facility will help provide over 12,000 neighbouring villagers care they have previously thought was out of reach.



citykidz

Good Shepherd  
Faith in people.



wesley



Hamilton Food Share

McMaster Children's Hospital

St. Matthew's House  
Where Hope Lives

Thrive Group

Bike for Mike









**WoodviewVistaRidge.com**

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Renderings/Exterior Elevations: 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.

Interior/Floor Plans in Marketing Materials: 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](http://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".

Marketing Site Plan: This site plan generally depicts a draft plan submitted to the municipality for development approvals. All details, dimensions, adjacent land uses and features shown on this plan 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 plan such as driveway locations, sidewalks, grading, retaining walls, depth measurements, fencing detail, 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 plan are subject to change without notice and may differ.