



MODERN TOWNS

RENTALS IN BEAMSVILLE

LOSANI
H O M E S

Follow the Path Less Travelled

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 Benchmark is your home.

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.





The Taste 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.





KINSMEN PARK
🚲 12 min.

BRUCE TRAIL
🚲 10 min.

BACHELDER WINE
TASTING - 🚲 17 min.

FIELDING ESTATE WIN-
ERY - 🚲 16 min.

LOCUST LANE WINERY
🚲 16 min.

ORGANIZED CRIME
WINERY - 🚗 17 min.

MOUNTAINVIEW
CONSERVATION AREA
🚲 18 min.

HIDDEN BENCH
WINERY - 🚗 12 min.

BEAMSVILLE PARK
🚶 5 min.

ANGELINA MARCI
PROKICH PARK
🚶 5 min.

STADLEBAUER RAVINE
TRAIL - 🚶 10 min.

SAINT MARK CATHOLIC
ELEMENTARY SCHOOL
🚶 5 min.





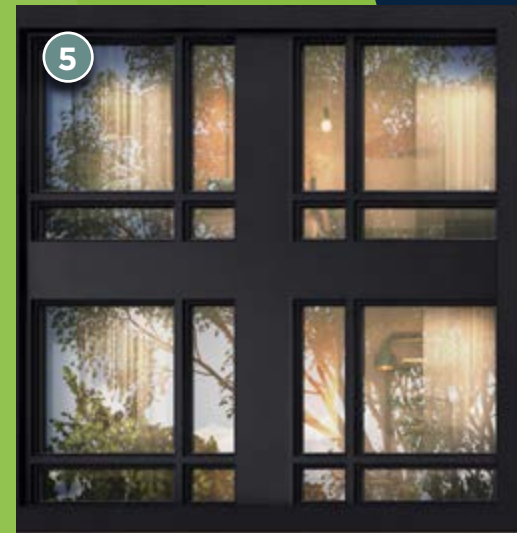
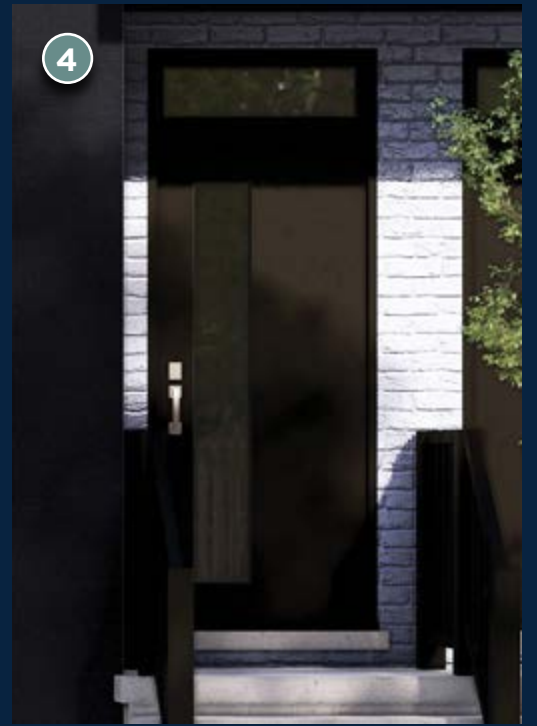
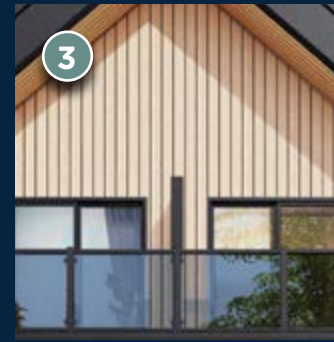
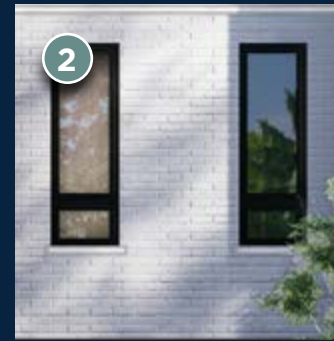
3-STOREY TOWNS

- 15' ESPRIT ENHANCED END
- 16' ESPRIT CUSTOM ENHANCED END
- 15' ESPRIT GRANDE INTERIOR
- 18' ABBOTSFORD INTERIOR
- 15' ESPRIT INTERIOR
- 15' ESPRIT GRANDE ENHANCED END
- 16' ESPRIT GRANDE ENHANCED END
- 18' ABBOTSFORD ENHANCED END

FEATURES

- ENHANCED END
- PROPOSED BIKE RACK
- PROPOSED CHAIN LINK FENCE
- PROPOSED RETAINING WALL
- PROPOSED WOODEN DECK
- PROPOSED WOODEN FENCE
- PROPOSED METAL FENCE
- EXISTING WOODEN FENCE

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 only. The lot and surrounding lots or other features shown on this plan such as driveway locations, sidewalks, grading, retaining walls, lot dimensions, fencing detail, and landscaping features are subject to approval by the municipality, the Vendors consulting engineers, and developer. Accordingly the lots, adjacent lots, and all such surrounding features shown on this plan are subject to change without notice and may differ. E. & O. E. Jul. 29, 2026



BENCHMARK ARCHITECTURE

- 1 FRESH BRIGHT COLOUR PALETTE
- 2 LIGHT STONE AND BRICK
- 3 WOODEN TREATMENT FACADES

- 4 MODERN GLASS DOORS
- 5 OFFSET WINDOWS PANES
- 6 MODERN GARAGE DOORS

ESPRIT COLLECTION



The Esprit offers three sophisticated elevation styles, featuring wood facades and contemporary horizontal lines. The modern kitchens, large windows, and patio sliding doors fill the interiors with natural light. These homes are designed to provide both beautiful exteriors and thoughtfully crafted interiors for a comfortable and stylish living experience.

Artist's concept only. Construction of dwelling may not be exactly as shown. Please refer to page 23 for legal disclaimer.

ABBOTSFORD COLLECTION



The Abbotsford is a blend of modern comfort meets timeless charm. Featuring bold contemporary design, striking dual-front exteriors, the convenience of a two-car garage and the luxury of a main-floor terrace. Accented by clean lines and rich textures that create curb appeal. Inside, natural light floods through expansive windows illuminating open-concept spaces.

Artist's concept only. Construction of dwelling may not be exactly as shown. Please refer to page 47 for legal disclaimer.

ESPRIT ENDS



END F1 F2 F2 F1 END

GROUND FLOOR

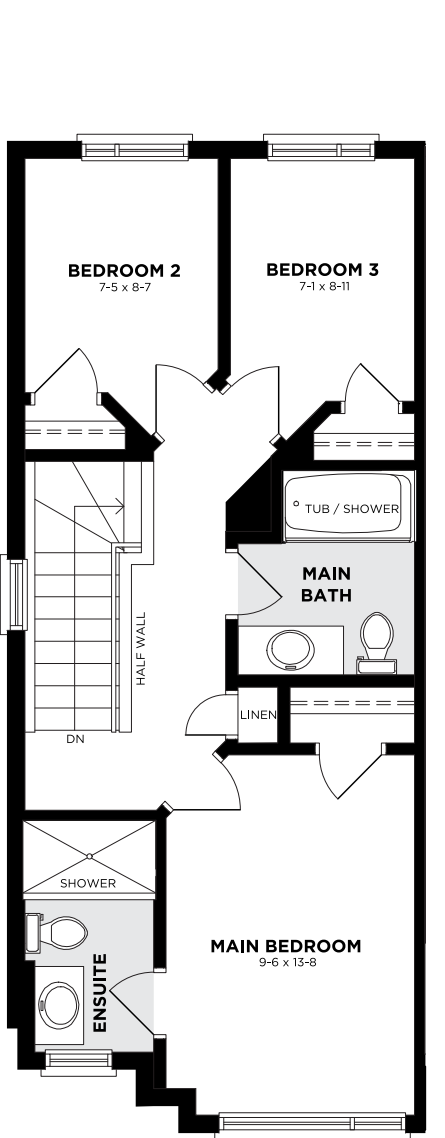
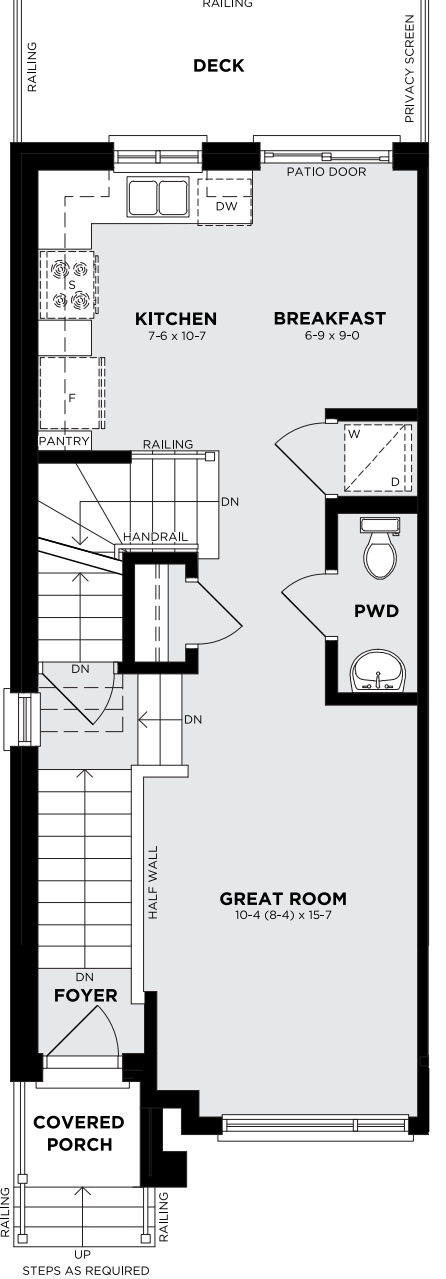
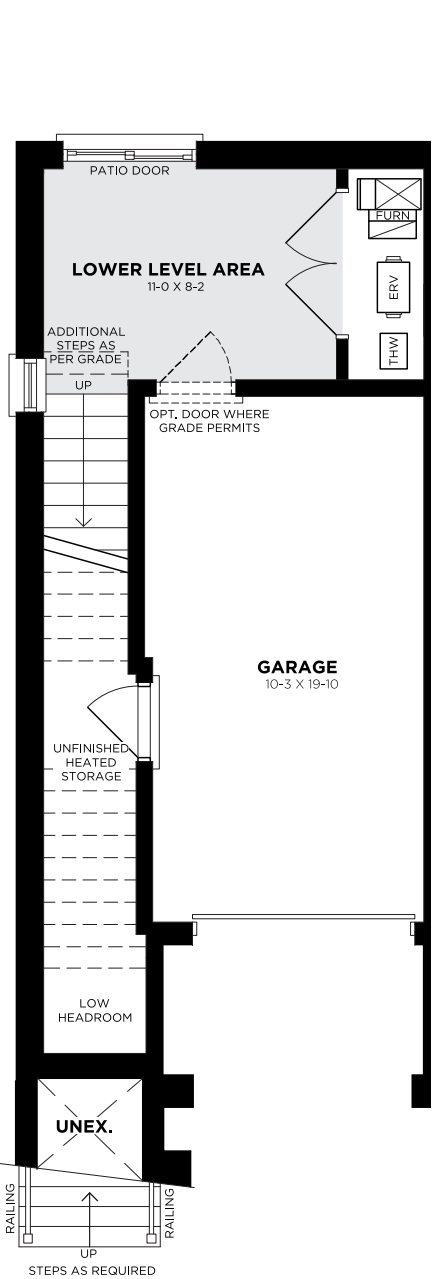
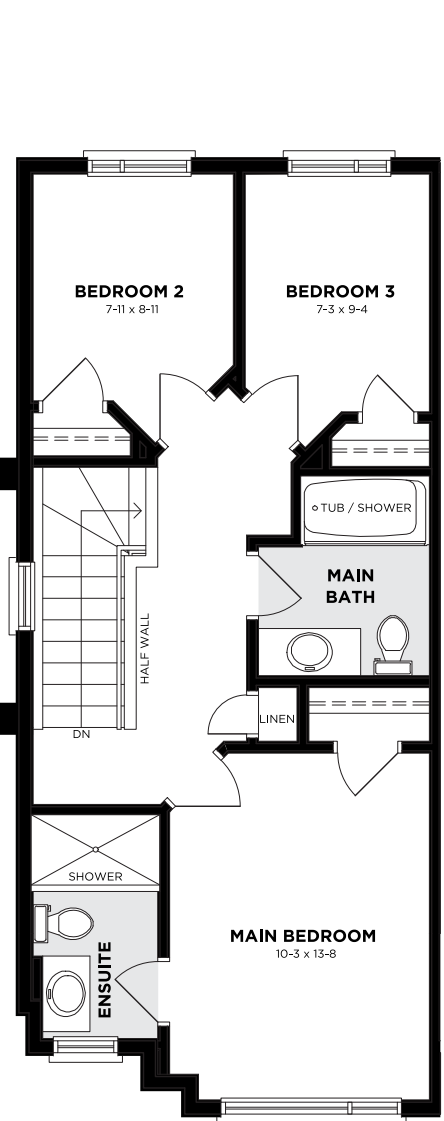
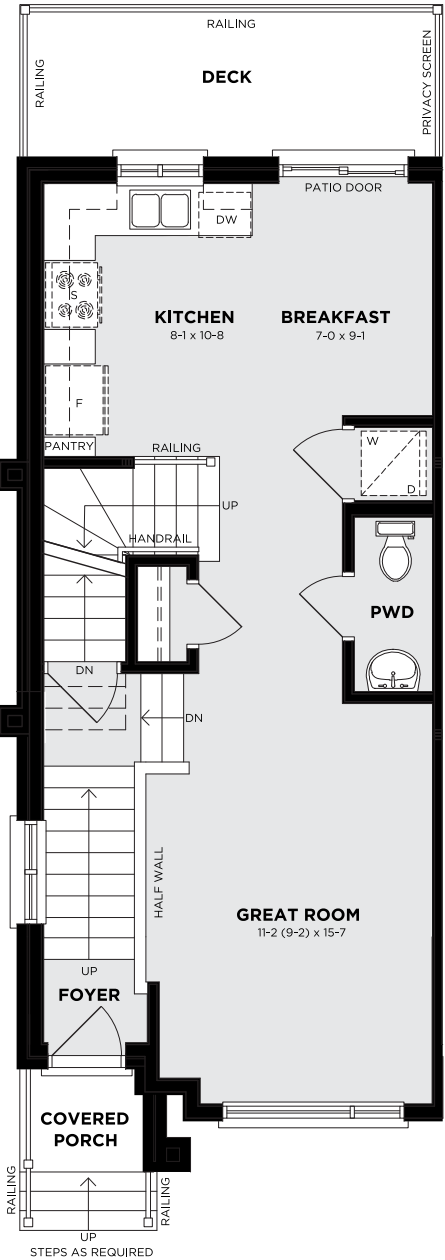
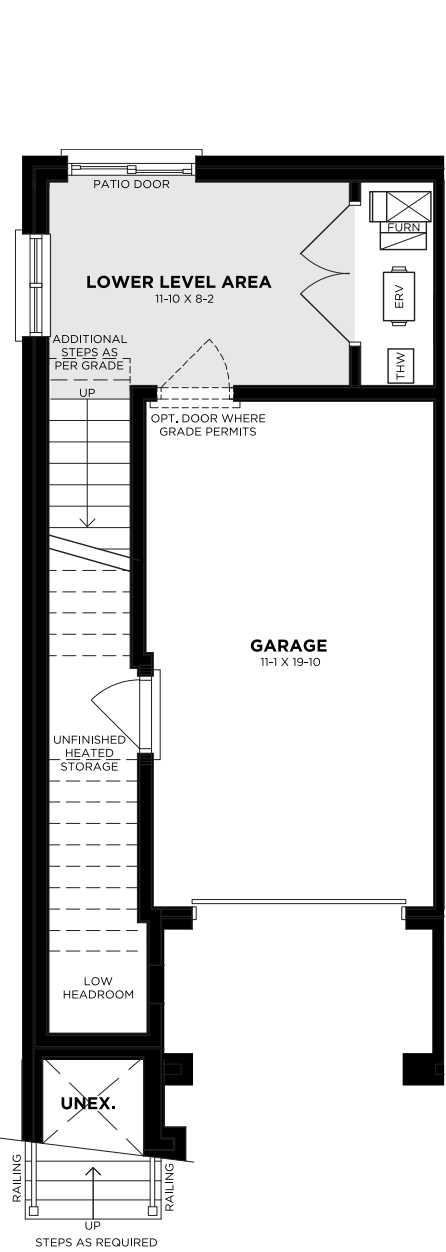
MAIN FLOOR

SECOND FLOOR

GROUND FLOOR

MAIN FLOOR

SECOND FLOOR



16' ENHANCED END UNIT | 1,344 SQ.FT. | 3 | 2.5

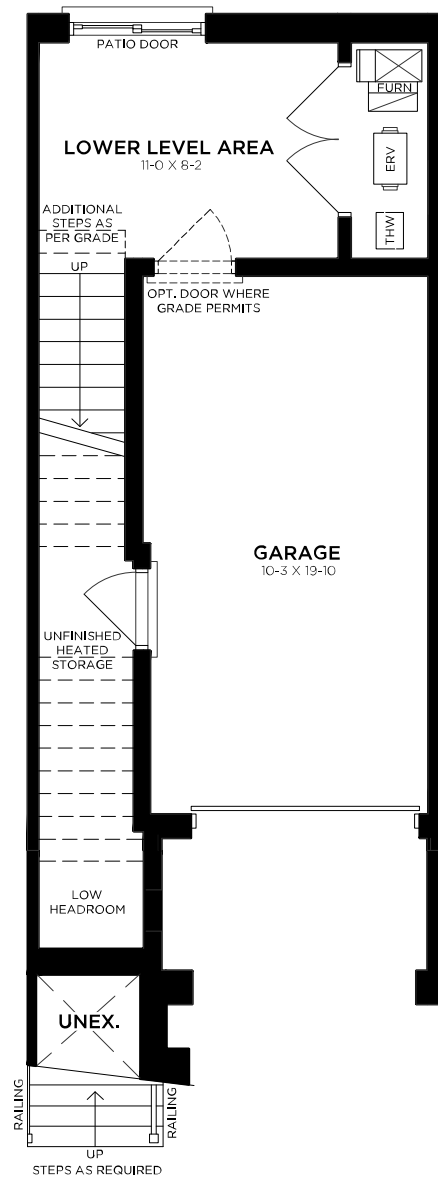
16' ENHANCED END UNIT | 1,344 SQ.FT. | 3 | 2.5

ESPRIT INTERIORS

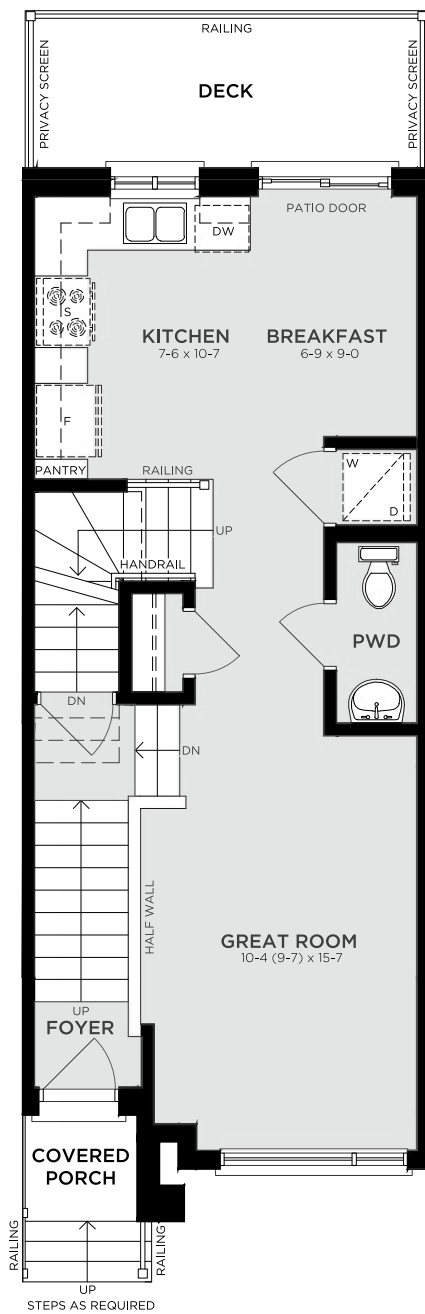


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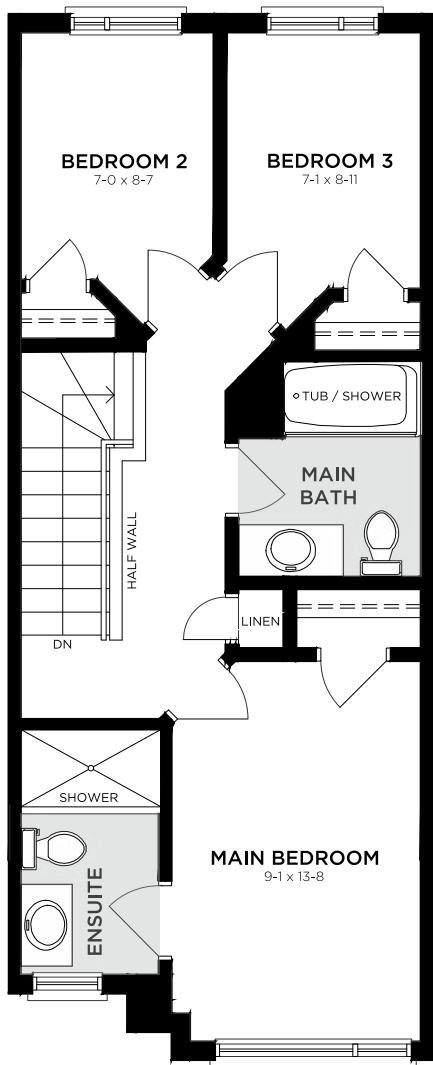
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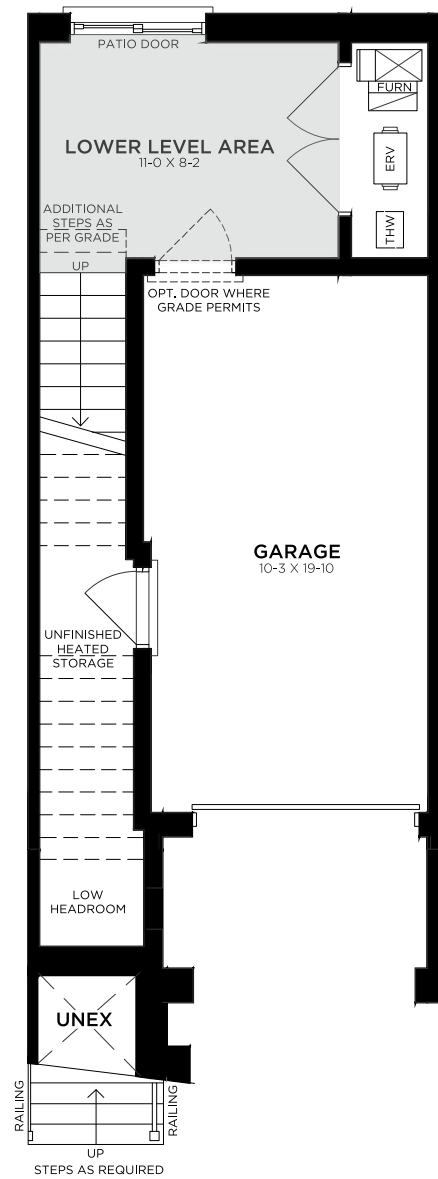
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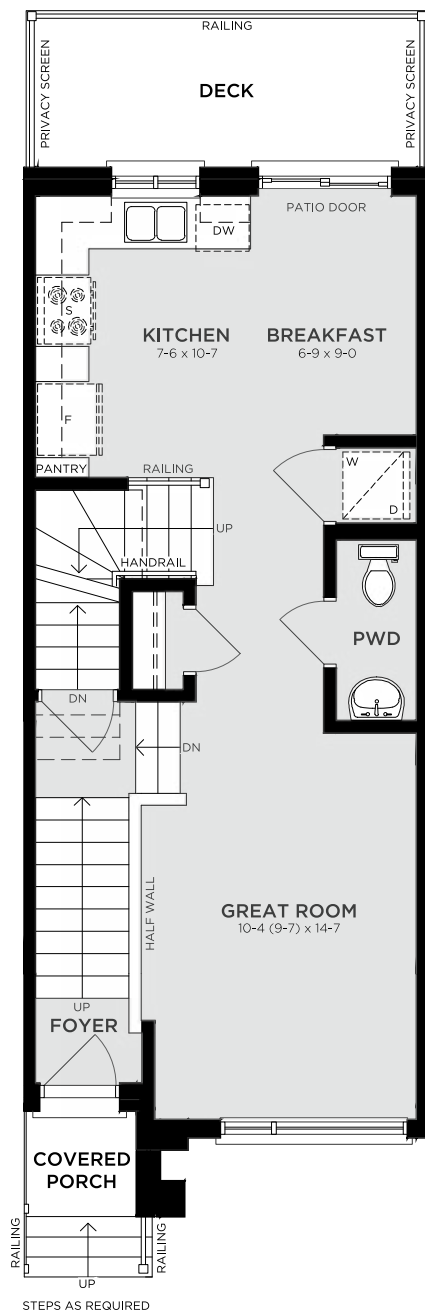
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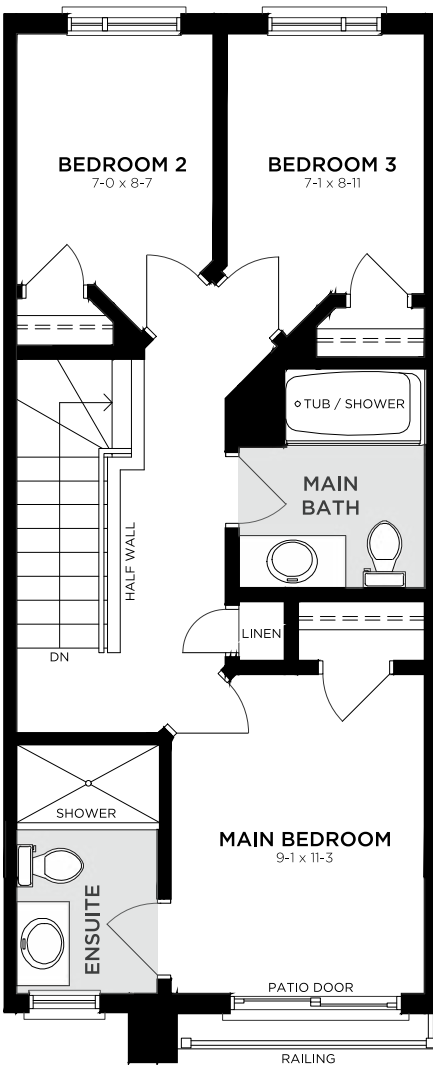
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



INTERIOR F1 1,237 SQ.FT. | 3 | 2.5

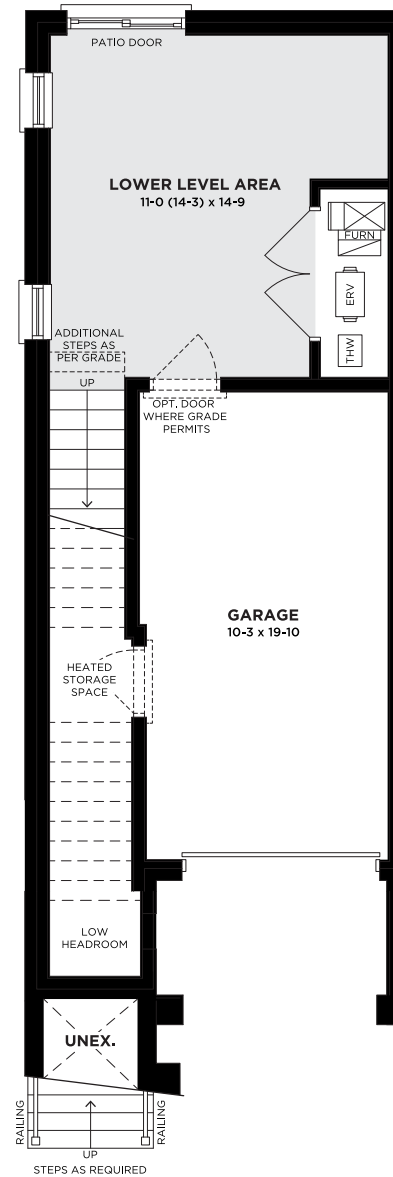
INTERIOR F2 1,205 SQ.FT. | 3 | 2.5

ESPRIT GRANDES

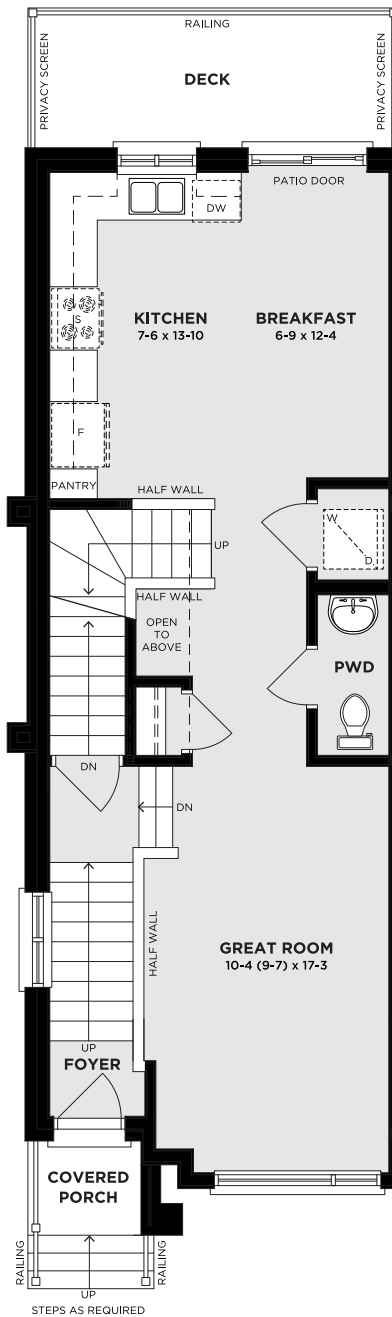


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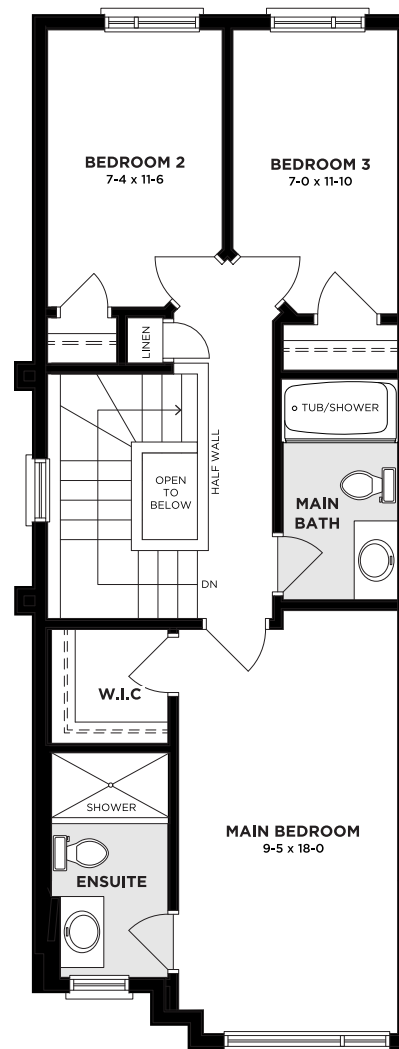
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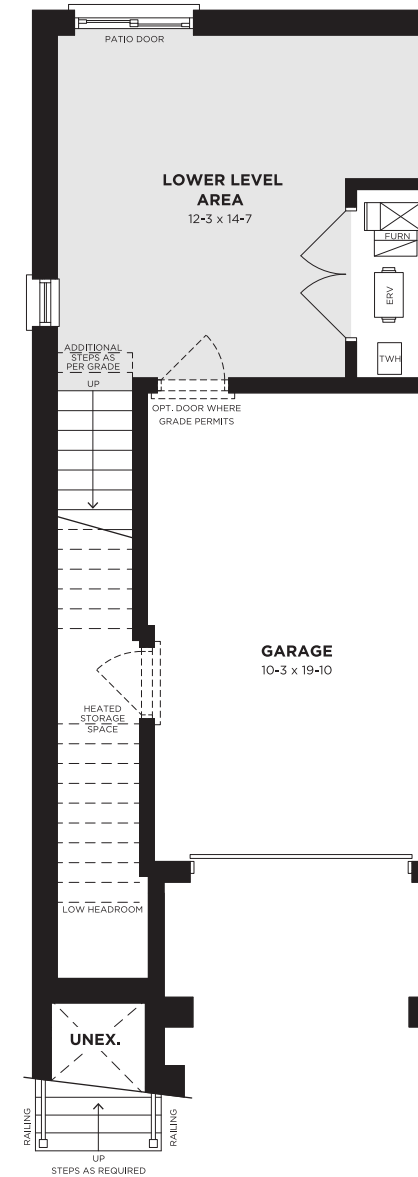
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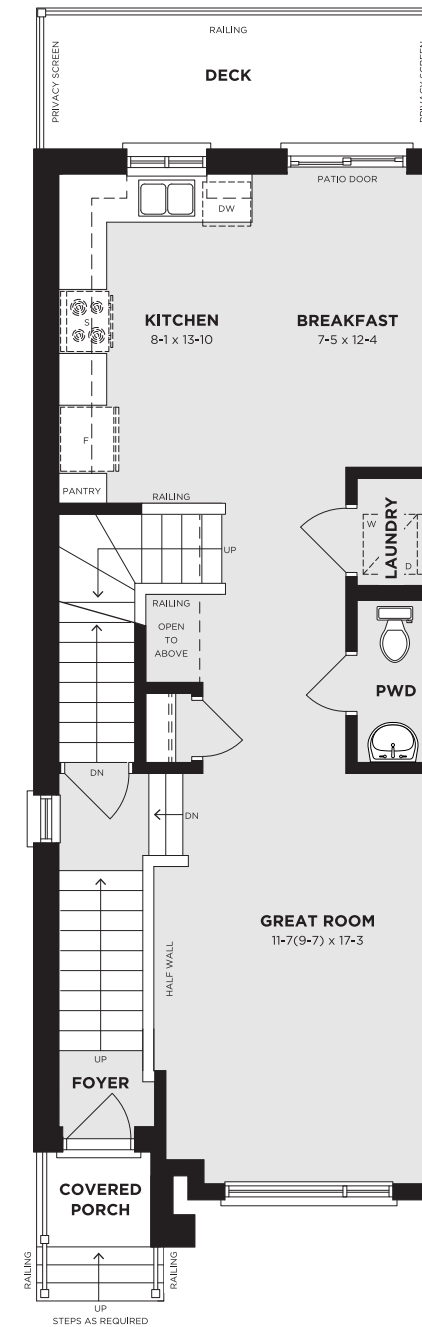
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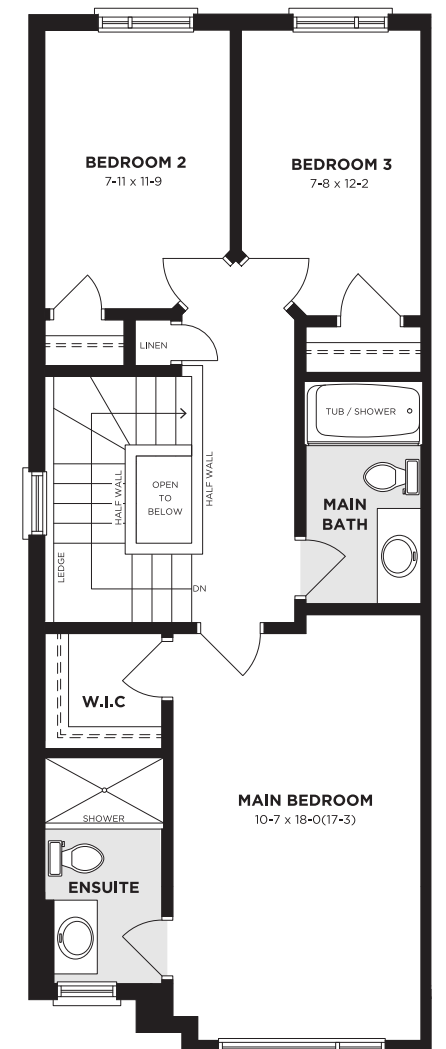
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



ENHANCED END UNIT 1,583 SQ.FT. 3 2.5

16' ENHANCED END UNIT | 1,694 SQ.FT. |  3 |  2.5

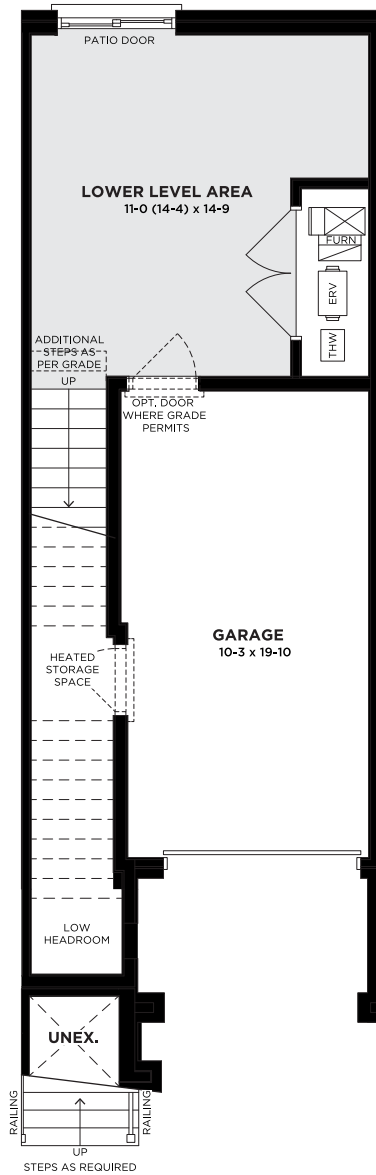
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ESPRIT GRANDES

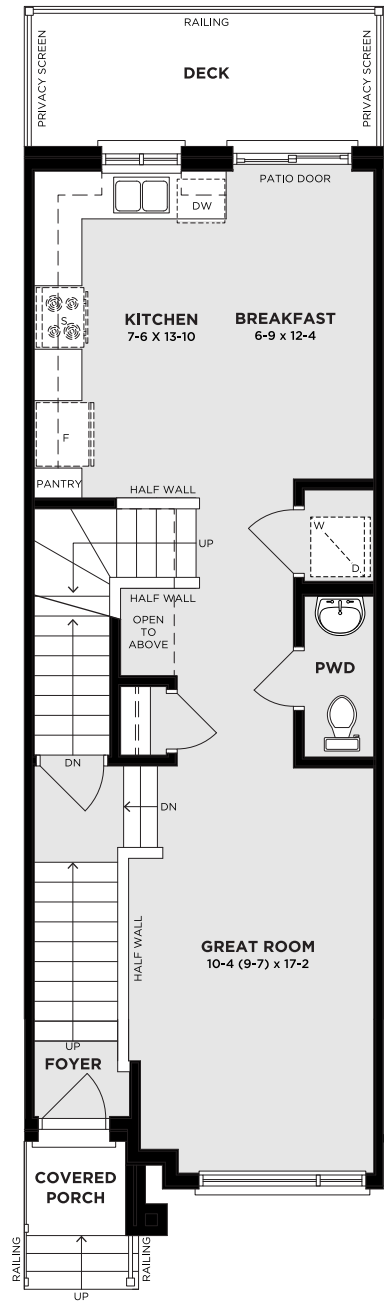


END F1 F2 F2 F1 END

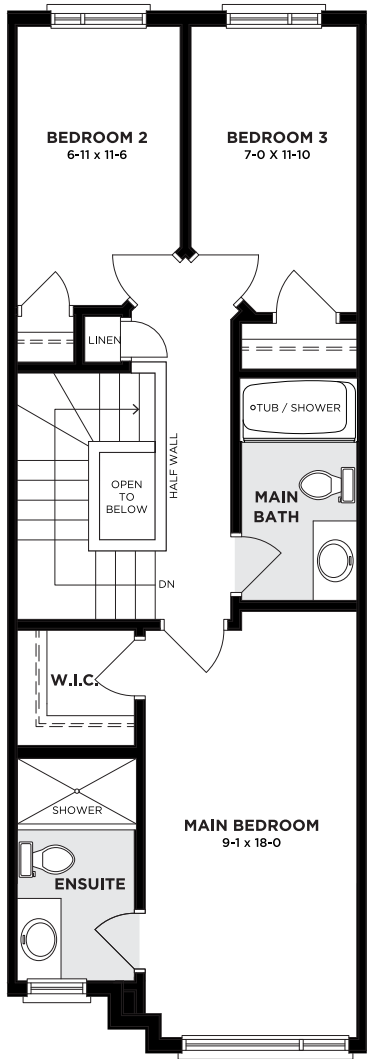
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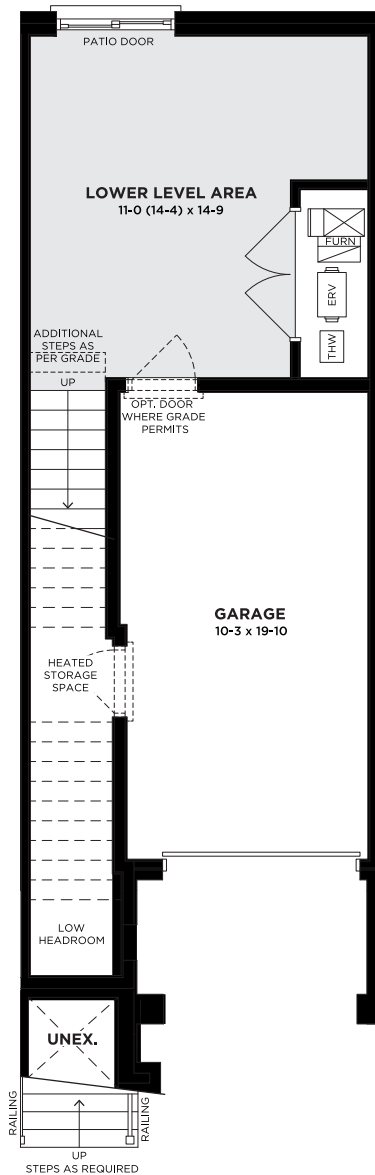
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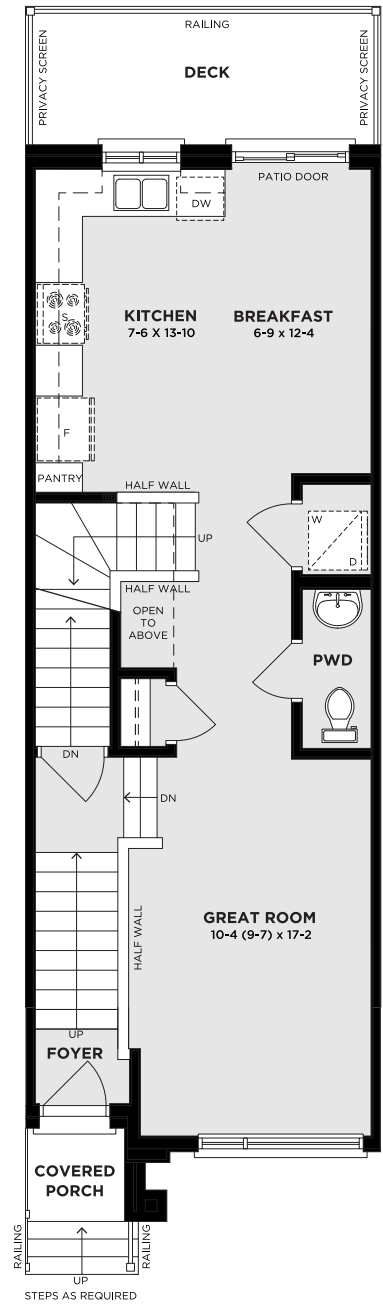
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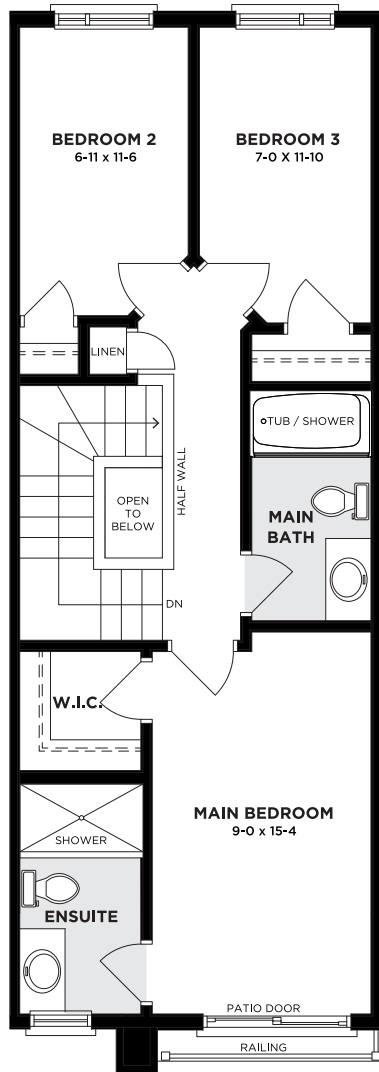
GROUND FLOOR



MAIN FLOOR



SECOND FLOOR



INTERIOR F1 | 1,519 SQ.FT. | 3 | 2.5

INTERIOR F2 | 1,489 SQ.FT. | 3 | 2.5

ABBOTSFORD END



F1 F1 F1 END

GROUND FLOOR

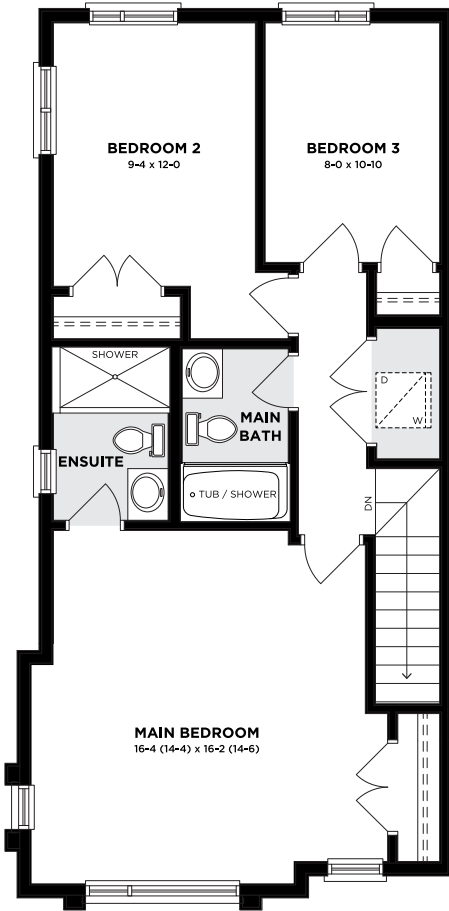
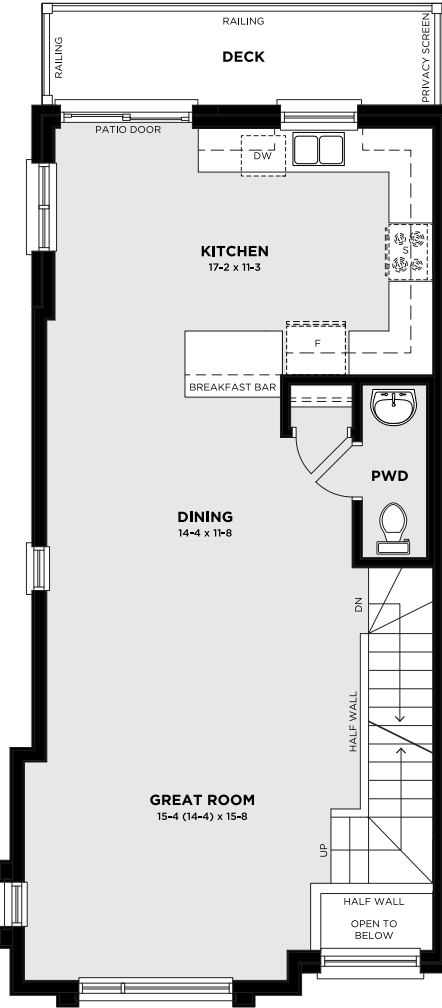
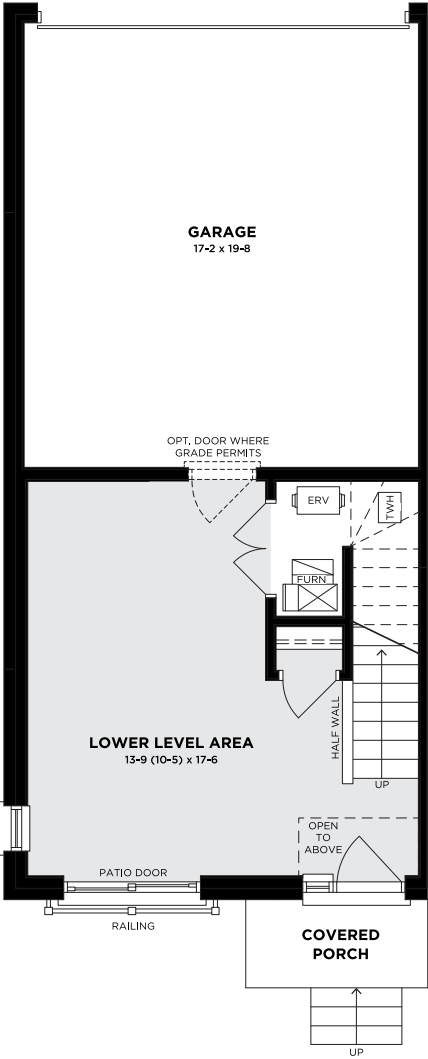
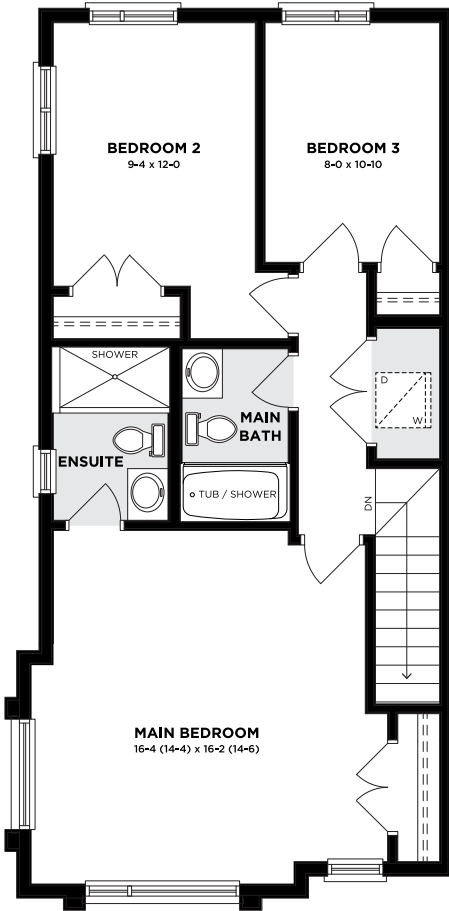
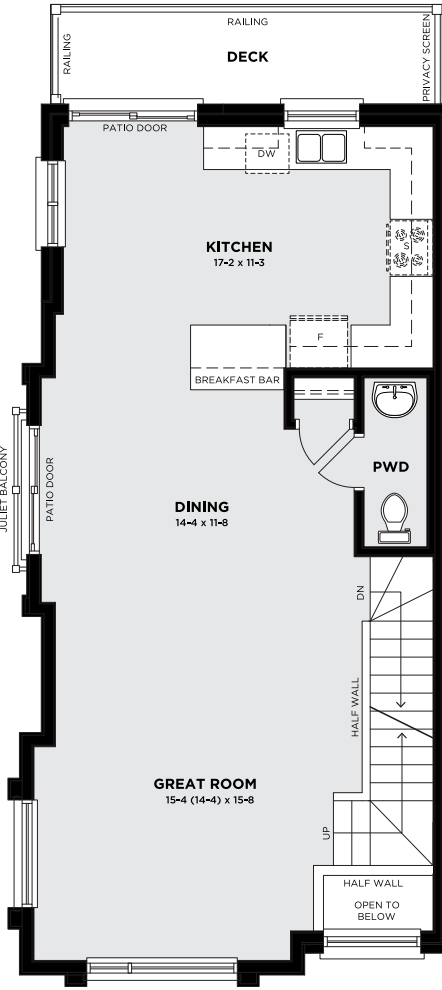
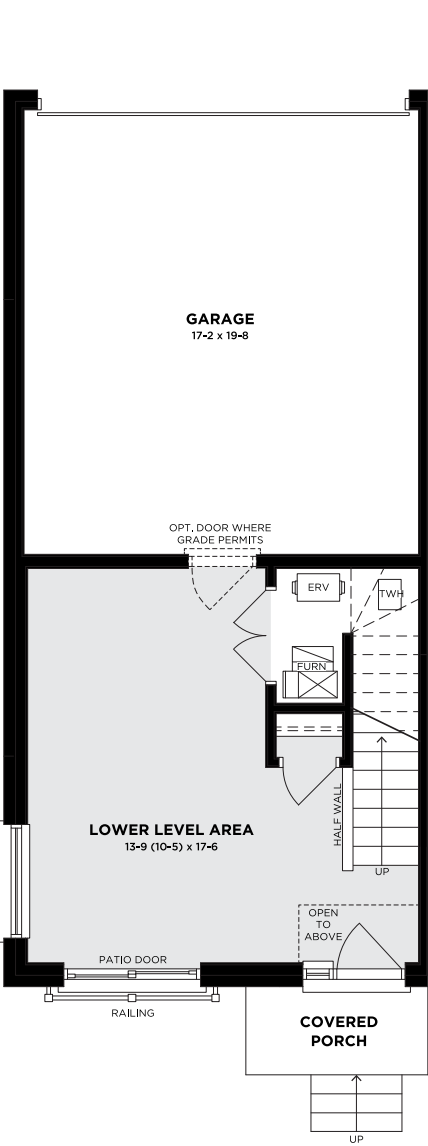
MAIN FLOOR

SECOND FLOOR

GROUND FLOOR

MAIN FLOOR

SECOND FLOOR



ENHANCED END UNIT | 1,783 SQ.FT. | 3 | 2.5

END UNIT | 1,783 SQ.FT. | 3 | 2.5

ABBOTSFORD INTERIORS



INTERIOR F1 | 1,647 SQ.FT. | 3 BED | 2.5 BATH

24 Actual usable floor space may vary from the stated floor area. Room dimensions shown in the Vendor's marketing materials are approximate and not warranted, as variations may arise due to site conditions, engineering, or structural requirements. Construction of Dwelling may not be as shown. Some features labelled "Optional" or "Opt" are available at an additional cost. Exterior renderings are artist's concept and are subject to architectural controls, material availability, applicable floor plans, and site conditions. Please refer to page 47 for further legal information. E. & O. E. Jul. 29, 2026.



Included Extras

- Air Conditioning units included
- 6 Appliances
- 3 Bedroom, 2.5 Bathroom layouts
- Open concept main floor layouts
- 2 Car Parking
- Visitor Parking
- Large windows providing natural light
- Upgraded Vinyl Stairs from Main Entry to Main Floor
- Vinyl flooring throughout key living areas
- Fridge Buildout with One Gable
- Modern Kitchen Backsplash
- Quartz in Kitchen, Main & Primary Bathrooms with Modern Undermount Sinks
- Kitchen Under Cabinet Wood Valence Moulding & Microwave Space Saver provision in lieu of Hood Fan
- Premium Modern Plumbing Package
- Garage Man Door

*From Vendor's Standard Samples





DISTINCTIVE CONSTRUCTION & EXTERIOR FEATURES

- Brick veneer, siding, stucco, stone, or other accents as per plans and elevations. Brick to top of first storey window on sides and rear of dwelling for two storey models.
- All homes feature nine-foot ceilings on the Main Level, except where dropped ceilings are required.
- Sub-floors shall be sanded at joints and screwed and glued.
- All windows except Basement to be vinyl clad casement windows with pre-finished sealed decorative grills on front elevations only, as per plan and elevation.*
- Dark casement windows as per plan (Does not apply to below grade windows).*
- Pre-finished vinyl sliding patio door as per plans.*
- Pre-finished soffits, fascia, eavestroughs and downspouts.
- All exterior woodwork to be painted to match exterior colour package.
- Front entry swing door(s) will be thermal insulated fibreglass, may include sidelites or transoms as per plans and will be painted as per exterior colour package.*
- Front entry doors feature grip set and deadbolt with satin nickel finish.
- All exterior doors feature exterior lights.
- Poured concrete foundation.
- Exterior foundation walls are damp-proofed with a spray tar sealant and wrapped in a solid plastic drainage membrane.
- All exterior walls of habitable rooms above foundation to be 2" x 6" construction.
- Foam spray insulation in the garage ceiling to the extent of the finished area above to help prevent air infiltration.
- All interior walls that adjoin the garage will be insulated.
- Garages to be fully drywalled, with first-coat rough tape with electrical receptacle for future garage door opener.
- Prefinished insulated steel sectional garage door, may include lites as per plan.*
- Saw-cut garage and basement floors.
- Poured concrete garage floors with steel reinforcing.
- Two exterior water taps to be installed, one in garage and one on exterior with separate basement shut off valves.
- Fully sodded lot as per site plan. The lot will be graded to the requirements of the authority having jurisdiction. Sod completion may occur after occupancy.
- Freehold communities to receive base coat only asphalt paved driveway. Condominium communities to receive one single coat only asphalt paved driveway.
- Self-sealing quality roof shingles with manufacturer's twenty-five-year rating.
- Address stone with engraved municipal address.
- Walkway from the driveway to front doorstep(s) as designated by grade.

SUPERIOR INTERIOR FEATURES

- Finished main level staircase with carpeted treads and risers. May include stained oak stringers or painted stringers, railings and spindles or just stained handrail as per plan.*
- Interior modern trim approximately includes 2¾" casings and 4" baseboards.
- Satin nickel finish, interior door levers, and hinges.
- Interior walls to be finished with quality flat paint.
- Interior doors and trim will be finished with semi-gloss Losani White paint.
- Ceilings in all rooms will be "California Knockdown" texture finish, except kitchen, bathrooms, and finished laundry area which will be smooth finish.
- Ceiling drywall is installed over floating metal resilient channels on all trussed ceilings for straighter ceiling finishes.
- All drywall corner beads are square metal beads with paper covering.
- Builder standard Berber carpet on 3/8" chip foam under pad in finished areas as per plans*.
- Vinyl floor in Foyer, Powder Room, Kitchen, Breakfast Room, Laundry Room, all Bathrooms, and Ground Floor, as per plans.*
- High performance engineered subfloor.
- Where a Laundry area is located on the Second Floor, the washer area will be supplied with a fiberglass basin complete with drain. 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.
- Wire closet shelving throughout including linen closet(s).
- Closet doors are full doors, either swing, bypass or bi-fold style, as per plan.*
- Interior doors are two panel smooth doors.
- All full swing interior doors feature triple hinge construction and are hung on fully cased jams and fully trimmed.
- All half walls are capped and cased in MDF with painted finish.



KITCHEN FEATURES

- Venting for hood fan to exterior.
- Quality finished cabinets, with laminate countertops.
- Townhomes and multi-units to receive single bank of drawers in kitchen cabinetry as per plan.*
- Cabinet doors and drawer fronts available in maple, oak or other materials.
- Extended height upper cabinets.
- Breakfast bar is optional when specified on plans.*
- Stainless steel ledge back sink with chrome kitchen faucet with pull out spray.
- Open undercounter area for future dishwasher (cabinet not provided) including electrical and plumbing rough-in (not connected).
- All electrical receptacles in the kitchen counter area are on a dedicated circuit.
- Outlet on island only provided when plumbing, electrical, or HVAC components are located within.

BATHROOM FEATURES

- Quality finish cabinets with laminate countertop.
- Cabinet doors and drawer fronts available in maple, oak, and other materials.
- Mirror(s) installed above vanity may be glued.
- Premium china sinks used in all Bathrooms.
- White bath fixtures throughout.
- Tub/shower combination enclosure to include wall tile or high-quality acrylic wall system to ceiling (not including ceiling).
- Tension shower rod all Bathrooms.
- Powder Room includes a pedestal sink and lavatory faucet.
- Premium elongated low consumption toilets.
- Single lever faucets (with exception of laundry) and pressure balanced shower controls.
- All bathroom sinks are fitted with mechanical pop-up drains.
- All plumbing fixtures are fitted with shut-off valves.
- Showers to include full-height wall surround in tile or high-quality acrylic wall system, with acrylic base, as per plan.*

ELECTRICAL & MECHANICAL FEATURES

- 1100-amp breaker panel installed; location may vary.
- Electrical receptacle with integrated USB port in kitchen.
- Two (2) exterior weatherproof electric outlets connected to a safety ground-fault circuit; one each at rear and front of home.
- Exterior soffit, complete with 1 holiday receptacle.
- Early warning smoke detectors including a visual component conforming to National Fire Protection Association standards, installed per Building Code.
- Carbon monoxide detector directly connected to electrical panel.
- Draft resistant electrical boxes at exterior walls.
- Heavy duty wiring and receptacle/outlet for stove and dryer.
- All utility rooms are unfinished.
- White Decora-style switches throughout the home.
- Electric door chime for front entry.
- Lights at front of home will be coach lamps or modern lamps or exterior portlights as per plan and elevation.*
- High efficiency furnace installed on rubber pads rather than concrete floor to reduce vibration, noise, and prevent corrosion, location may vary.
- All heating systems are sized for future installation of air conditioning systems.
- Rental water heaters are tankless high efficiency direct vent water heaters (some homes require power venting), location may vary.
- The Dwelling is supplied with a Energy Recovery Ventilation unit "ERV" supplied on a rental basis through an ERV supplier. The Purchaser acknowledges and agrees to be assume and be bound by the standard terms and conditions of the rental ERV unit supplier and the market rent offered by the supplier as at the time of closing.
- Exhaust fans in all bathrooms and laundry room areas as required.
- Power exhaust override by the main floor thermostat for humidity control.
- Efficient programmable thermostats to be installed.

*From the Vendor's Standard Sample Selection
Features, finishes, details, dimensions, treatments, specifications, and fixtures shown vary by site and product type and 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. Specifications may also change due to the availability of materials, site conditions, municipal requirements, and/or changes to applicable building codes. Alternate features may be provided as "permitted substitutions" in circumstances prescribed by the Tarion Warranty Corporation. Samples of the materials currently offered by Losani Homes are available for viewing at the Losani Homes Design Centre. Jul. 29, 2026



Beamsville Sales Centre

BENCHMARK SALES CENTRE

📍 4008 Mountain St., Beamsville
☎️ (905) 594-0541

FOR BENCHMARK TOWNHOME INQUIRIES

✉️ benchmarksales@losanihomes.com
🌐 benchmarkvistaridge.com

BENCHMARK LEGAL DISCLAIMERS

Marketing Site Plan: This site plan 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 lots, dimensions, driveway locations, sidewalks, grading, retaining walls, depth measurements, fencing details, landscaping features, and adjacent lots are subject to approval by the municipality, the Vendor’s consulting engineers, and developer. All elements shown are subject to change without notice and may differ.

Renderings: 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 and 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. All details, dimensions, elevations, 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.

Products: Prices are accurate at the time of publishing and subject to change. Move in dates vary and may not be guaranteed in all circumstances. Free upgrade packages and included extras have no cash redemption value and may consist of pre-selected items. Images shown in this product book depict Losani Homes designs and products generally as constructed in previous developments. All finished products are subject to availability at the time of purchase and vary by location and model type. Finished products may differ from the images shown due to lighting conditions, dye lot variances, and other factors. Accordingly, all features shown are for illustration purposes only and may not be exactly as shown or be available to all home buyers. Items shown such as furniture, artwork, window coverings and area rugs are shown for staging purposes only and are sold separately by other vendors. Reproduction of any images displayed in this product book is strictly prohibited. For more information, please contact a Losani Homes home design centre representative.

Floorplans: Actual usable floor space may vary from the stated floor area. Room dimensions shown in the Vendor’s marketing materials are approximate and not warranted, as variations may arise due to site conditions, engineering, or structural requirements. Construction of Dwelling may not be as shown. Some features labelled “Optional” or “Opt” are available at an additional cost. Exterior renderings are artist’s concept and are subject to architectural controls, material availability, applicable floor plans, and site conditions. Window placement on side and rear elevations may be altered or omitted due to side yard setbacks, rear grading, or other site constraints. All details, dimensions, finishes, features, fixtures and specifications are subject to change without notice at the discretion of the vendor, the municipality, the developer, or the vendor’s control architect. Total square footage is warranted by the Vendor in accordance with the HCRA Directive 3 – Floor Area Calculations, dated February 1, 2021, and updated March 22, 2021 (formerly Tarion’s Builder Bulletin 22). A tolerance of 2.0% on the total area measurement is acceptable. Garage area is excluded from the floor area calculation, while any finished, year-round habitable space above the garage is included. Features noted as “where grade permits” or “subject to grading” may not be feasible depending on the grading of the land. In some cases, this may require adjacent floor areas to be lowered by one riser, resulting in “sunken” areas. Product availability is constantly changing.

Extras, Options, Upgrades: The supply and installation of items may be restricted due to the unavailability of materials from the Vendor’s suppliers, structural or engineering requirements, site conditions, or architectural controls. In the event that the Vendor is unable or unwilling to supply or install any of the extras, upgrades, modifications or options set out in this amendment/change order, the Vendor’s liability for such item shall be limited to a refund or cancellation of the price paid or to be paid by the Purchaser for such extra, upgrade, modification or option. Alternatively, the Vendor may substitute materials of equal or better quality.

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E & OE Jul. 29, 2026 .



benchmarkvistaridge.com

LOSANI
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