

ORLÉANS VILLAGE

SINGLE DETACHED HOMES

STARTING FROM \$808,841*

*Tax rebates for all eligible homebuyers.

\$15,000 DESIGN STUDIO CREDIT

UP TO \$58,000 INCLUDED STRUCTURAL UPGRADES

PLUS LIMITED TIME BONUS

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

2 FULLY FURNISHED MODEL HOMES FOR SALE

INCLUDED PREMIUM FEATURES

- + Finished Basements
- + 9' Smooth Ceilings on Main Floor
- + Oak Hardwood on Main Floor
- + Air Conditioner
- + Quartz Kitchen Countertops
- + Stainless Steel Hood Fan
- + Ceramic Tile in Wet Areas
- + Taller Upper Kitchen Cabinets

ORLÉANS VILLAGE

SINGLE DETACHED HOMES

AVAILABLE LOTS

STRUCTURAL SPEC HOMES

Discover expertly crafted homes with designer-selected structural upgrades, while still offering the enjoyment to personalize your features and finishes to match your style.

35' AVAILABLE LOTS Includes \$15,000 Design Studio Credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
1	35' Collection The Hemlock Loft (DV)	\$889,990	\$808,841	Price: \$859,990 (+) Lot Premium: \$30,000 (+) Structural Upgrades: \$58,000 (-) Additional Incentive: \$58,000 Net Price (tax in): \$889,990	June 7, 2027

Backing Park, Includes Loft Retreat with 3-Piece Bathroom, Chef Centre Kitchen, Finished Basement 3-Piece Bathroom, 4 Bedroom Plan on Second Floor, Upgraded 200 Amp Service, Select Interior Finishes by: September 29th, 2026

42' AVAILABLE LOTS Includes \$15,000 Design Studio Credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
223	42' Collection The Paisley (A)	\$924,990	\$839,814	Price: \$904,990 (+) Lot Premium: \$20,000 (+) Structural Upgrades: \$55,000 (-) Additional Incentive: \$55,000 Net Price (tax in): \$924,990	May 27, 2027

Facing Future Park, Includes Chef Centre Kitchen, Spa Ensuite, Finished Basement 3-Piece Bathroom, Gas Fireplace in Great Room, Upgraded 200 Amp Service, Select Interior Finishes by: September 22nd, 2026

2	42' Collection The Paisley (C)	\$944,990	\$857,513	Price: \$914,990 (+) Lot Premium: \$30,000 (+) Structural Upgrades: \$45,500 (-) Additional Incentive: \$45,500 Net Price (tax in): \$944,990	June 9, 2027
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Backing Park, Includes Chef Centre Kitchen, Spa Ensuite, Finished Basement 3-Piece Bathroom, Upgraded 200 Amp Service, Select Interior Finishes by: October 6th, 2026

Model Homes

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
4	Model Home 42' Collection The Newburry	\$1,083,389	\$979,990		April 13, 2027
5	Model Home 50' Collection The Copperstone	\$1,135,990	\$1,029,990		April 15, 2027

Backing Park, Includes Chef Centre Kitchen, Spa Ensuite, Finished Basement 3-Piece Bathroom, Gas Fireplace, Hardwood Flooring Throughout, Red Oak Staircases with Carpet Runner, Air Conditioner

CAIVAN

Price includes limited time bonus. All square footages listed include finished basement recreation room. Some restrictions may apply. Lot premiums may apply to certain lots. Prices, incentives, specifications, and available lots are subject to change without notice. Please speak to a Sales Representative for further details. E.O.&E June 27, 2026

ORLÉANS VILLAGE

SINGLE DETACHED HOMES

DEPOSIT STRUCTURE

	35'	42'	50'
At time of signing	\$10,000	\$10,000	\$10,000
30 days	\$10,000	\$15,000	\$20,000
90 days	\$10,000	\$15,000	\$20,000
150 days	\$10,000	\$15,000	\$20,000
210 days	\$20,000	\$15,000	\$10,000
TOTAL	\$60,000	\$70,000	\$80,000

Initial deposit must be paid by credit card or bank draft. Post-dated cheques must be provided for remaining deposits.

Please make cheques payable to: **Caivan (Orleans Village) Limited.**

The Conservancy Sales Gallery & Model Homes

1033 Canoe Street

613-518-2364

sales@caivan.com

Please ensure to come prepared with the following:

- Government-issued photo ID for each purchaser that will be on the Agreement of Purchase & Sale (i.e., driver's license or passport), health cards are not accepted
- Credit card (if applicable) or bank draft for 1st deposit and post-dated cheques for remaining deposits
- Mortgage pre-approval letter

ORLÉANS VILLAGE SITE PLAN



LEGEND

- SUMMIT SERIES
- 42' COLLECTION
- M MODEL HOMES
- AVAILABLE
- 35' COLLECTION
- 50' COLLECTION
- SOLD

ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. E. & O.E. JUNE 2026.

