

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

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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
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

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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

CAIVAN



- 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.

