

THE CONSERVANCY BARRHAVEN SINGLE DETACHED HOMES

STARTING FROM \$684,947*
*Tax rebates for all eligible homebuyers.
\$0 DEVELOPMENT CHARGE INCREASES
FREE ASSIGNMENTS**
AIR CONDITIONER
2027 - 2028 CLOSING DATES

GRAND OPENING BONUS
July 11th & 12th ONLY

35' COLLECTION – \$20,000 DESIGN STUDIO CREDIT
41' COLLECTION – \$25,000 DESIGN STUDIO CREDIT
42' COLLECTION – \$25,000 DESIGN STUDIO CREDIT
50' COLLECTION - \$30,000 DESIGN STUDIO CREDIT
50% OFF LOT PREMIUMS

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 |
| + Kitchen Backsplash | + Taller Upper Kitchen Cabinets |

THE CONSERVANCY

SINGLE DETACHED PRICELIST

35’ COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE ASHLAND	2,159	A	\$769,990	\$702,646
		B	\$779,990	\$711,496
		F	\$794,990	\$724,770
THE HEMLOCK MODEL HOME	2,384	A	\$784,990	\$715,920
		C	\$794,990	\$724,770
		D	\$809,990	\$738,044
THE OLIVE W/ DOUBLE CAR GARAGE	2,445	A	\$804,990	\$733,619
		B	\$819,990	\$746,893
		D	\$834,990	\$760,168
THE HEMLOCK LOFT	2,798	A	\$844,990	\$769,018
		C	\$854,990	\$777,867
		D	\$869,990	\$791,142
THE OLIVE LOFT W/ DOUBLE CAR GARAGE	2,929	A	\$864,990	\$786,717
		B	\$879,990	\$799,991
		D	\$894,990	\$813,265

41’ COLLECTION

MODEL	SQ. FT	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE WRAY	2,779	A	\$869,990	\$791,142
		B	\$879,990	\$799,991
		D	\$894,990	\$813,265

42’ COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE CHESLEY	2,831	A	\$889,990	\$808,841
		C	\$899,990	\$817,690
		F	\$909,990	\$826,540
THE NEWBURY	2,572	A	\$899,990	\$817,690
		B	\$909,990	\$826,540
		D	\$919,990	\$835,389
THE PAISLEY	3,067	A	\$914,990	\$830,965
		C	\$924,990	\$839,814
		D	\$934,990	\$848,664
THE PAISLEY LOFT	3,417	A	\$969,990	\$879,637
		C	\$979,990	\$888,487
		D	\$994,990	\$901,761

50’ COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE COPPERSTONE	3,119	B	\$999,990	\$906,186
		C	\$1,014,990	\$919,460
		D	\$1,034,990	\$937,159
THE IRONRIDGE MODEL HOME	3,696	B	\$1,039,990	\$941,584
		C	\$1,054,990	\$954,858
		D	\$1,074,990	\$972,556
THE STONEHAVEN	3,885	A	\$1,059,990	\$959,283
		D	\$1,094,990	\$990,257
		F	\$1,094,990	\$990,257
THE STONEHAVEN LOFT MODEL HOME	4,379	A	\$1,129,990	\$1,023,990
		D	\$1,164,990	\$1,058,990
		F	\$1,164,990	\$1,058,990

THE CONSERVANCY

SINGLE DETACHED HOMES

AVAILABLE LOTS

DESIGNER FINISHED HOMES

These homes are thoughtfully designed by Design Studio professionals and are more advanced in construction, offering sooner occupancy dates and included upgrades and features.

LOT	ADDRESS	CURRENT PRICE	PRICE AFTER TAX REBATES	DETAILS	CLOSING DATE
749	529 Elation Heights	\$1,125,033	\$1,019,033	3,115 sq.ft 4 Bedrooms 3.5 Bathrooms 4 Car Parking	Within 90 Days

Over \$100,000 in upgrades | Backing onto Jock River, lookout basement, finished basement 3-piece bathroom, 9’ ceilings on second floor, laundry on second floor, quartz kitchen countertops, chef centre kitchen, oak railings, hardwood on main floor, refrigerator ice maker line, air conditioner

STRUCTURAL SPEC HOMES

Includes **\$20,000** design studio credit

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

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
175	50’ Collection The Stonehaven (A)	\$1,039,990	\$941,584	Price: \$1,039,990 (+) Structural Upgrades: \$44,900 (-) Additional Incentive: \$44,900 Net Price (tax in): \$1,039,990	March 10, 2027

Chef centre kitchen, electric fireplace, 5 bedroom plan on second floor, 9’ second floor ceilings, upgraded 200-amp service
Select interior finishes by: August 25, 2026

225	50’ Collection The Ironridge (D)	\$1,054,990	\$954,858	Price: \$1,054,990 (+) Structural Upgrades: \$59,000 (-) Additional Incentive: \$59,000 Net Price (tax in): \$1,054,990	March 19, 2027
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Chef centre kitchen, electric fireplace, 9’ second floor ceilings, finished basement bedroom & bathroom, upgraded 200-amp service
Select interior finishes by: September 1, 2026

PRE-CONSTRUCTION HOMES

35’ AVAILABLE LOTS

Includes **\$20,000** design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
343				Modified porch required if selecting The Olive model Includes additional \$20,000 cash off	December 10, 2027
346				Modified porch required if selecting The Olive model Includes additional \$20,000 cash off	December 15, 2027
325					January 17, 2028
328				Modified porch required if selecting The Olive model	January 21, 2028
331					January 26, 2028
14	\$55,000		\$55,000	Siding onto walkway, backing onto greenspace Side upgrade included	March 31, 2028
23				Modified porch required if selecting The Olive model	May 2, 2028

41' AVAILABLE LOTS

Includes \$25,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
12	\$10,000 \$5,000		\$5,000	Oversized lot	April 10, 2028
24					May 9, 2028

42' AVAILABLE LOTS

Includes \$25,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
21					April 24, 2028
22					April 27, 2028

50' AVAILABLE LOTS

Includes \$30,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
671	\$10,000 \$5,000		\$5,000	Quiet enclave	June 15, 2027
13	\$65,000 \$32,500		\$32,500	Oversized lot, Siding onto park Backing onto greenspace Side upgrade included	March 29, 2028
15	\$55,000 \$27,500		\$27,500	Siding onto walkway, backing onto greenspace Side upgrade included	April 3, 2028
16	\$65,000 \$32,500		\$32,500	Pie-shaped lot, backing onto greenspace	April 5, 2028
11					April 17, 2028
10					April 20, 2028

THE CONSERVANCY - BARRHAVEN

SINGLE DETACHED HOMES

DEPOSIT STRUCTURE

	35'	41'	42'	50'
At time of signing	\$10,000	\$10,000	\$10,000	\$10,000
30 days*	\$10,000	\$15,000	\$15,000	\$20,000
90 days	\$10,000	\$15,000	\$15,000	\$20,000
150 days	\$10,000	\$15,000	\$15,000	\$20,000
210 days	\$20,000	\$15,000	\$15,000	\$10,000
TOTAL	\$60,000	\$70,000	\$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 confirm business name prior to issuing cheques.

Caivan Barrhaven Conservancy Inc. OR Caivan (Jock River) Inc.

The Conservancy Sales Gallery
1033 Canoe Street, Ottawa
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

THE CONSERVANCY SITE PLAN



The Conservancy Sales Gallery
1033 Canoe St
Ottawa, ON K2J 7M6
613-518-2364
sales@caivan.com
caivan.com

Monday – Thursday: 12PM – 8PM
Friday: 12PM – 5PM
Sat. – Sun. & Holidays: 11AM – 6PM

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