

THE CONSERVANCY BARRHAVEN

ALL-NEW SINGLE DETACHED HOMES

STARTING FROM **\$684,947***

***Tax rebates for all eligible homebuyers.**

UP TO **\$20,000** DESIGN STUDIO CREDIT

\$10,000 FIRST DEPOSIT (CREDIT CARD ACCEPTED)

PLUS LIMITED TIME BONUS

AIR CONDITIONER

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

INCLUDED PREMIUM FEATURES

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

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**Legal administration fees of \$1,500 apply. Ceiling heights vary by plan. Prices before applicable taxes and rebates include 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.& OE June 6, 2026

THE CONSERVANCY

ALL-NEW SINGLE DETACHED PRICELIST

35' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE ASHLAND	2,159	A	\$749,990	\$684,947
		B	\$759,990	\$693,796
THE HEMLOCK MODEL HOME	2,384	A	\$764,990	\$698,221
		C	\$774,990	\$707,071
		D	\$789,990	\$720,345
THE OLIVE W/ DOUBLE CAR GARAGE	2,445	A	\$784,990	\$715,920
		B	\$799,990	\$729,195
THE HEMLOCK LOFT	2,798	A	\$824,990	\$751,319
		C	\$834,990	\$760,168
		D	\$849,990	\$773,442
THE OLIVE LOFT W/ DOUBLE CAR GARAGE	2,929	A	\$844,990	\$769,018
		B	\$859,990	\$782,292

41' COLLECTION

MODEL	SQ. FT	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE WRAY	2,779	A	\$849,990	\$773,442
		B	\$859,990	\$782,292
		D	\$874,990	\$795,566

42' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE CHESLEY	2,831	A	\$869,990	\$791,142
		C	\$879,990	\$799,991
THE NEWBURY	2,572	A	\$879,990	\$799,991
		B	\$889,990	\$808,841
THE PAISLEY	3,067	A	\$894,990	\$813,265
		C	\$904,990	\$822,115
		D	\$914,990	\$830,965
THE PAISLEY LOFT	3,417	A	\$949,990	\$861,938
		C	\$959,990	\$870,788
		D	\$974,990	\$884,062

50' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	PRICE AFTER TAX REBATES
THE COPPERSTONE	3,119	B	\$979,990	\$888,487
		C	\$994,990	\$901,761
THE IRONRIDGE MODEL HOME	3,696	B	\$1,019,990	\$923,885
		C	\$1,034,990	\$937,159
		D	\$1,054,990	\$954,858
THE STONEHAVEN	3,885	A	\$1,039,990	\$941,584
		C	\$1,054,990	\$954,858
		F	\$1,074,990	\$972,558
THE STONEHAVEN LOFT MODEL HOME	4,379	A	\$1,109,990	\$1,003,990
		C	\$1,124,990	\$1,018,990
		F	\$1,144,990	\$1,038,990

THE CONSERVANCY

ALL-NEW SINGLE DETACHED 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

746	535 Elation Heights	\$1,186,340	\$1,080,340	4,396 sq.ft 4 Bedrooms 3.5 Bathrooms 4 Car Parking	Within 90 Days
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Over \$100,000 in upgrades | Backing onto Jock River, Lookout Basement, Finished Basement 2-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
262	50' Collection The Ironridge (B)	\$1,019,990	\$923,885	Price: \$1,019,990 (+) Structural Upgrades: \$57,500 (-) Additional Incentive: \$57,500 Net Price (tax in): \$1,019,990	January 8, 2027

Chef Centre Kitchen, 5 Bedroom Plan on Second Floor, Spa Ensuite, 9' Second Floor Ceilings, Upgraded 200 Amp Service
Select Interior Finishes by: July 13, 2026

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
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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 \$10,000 design studio credit

LOT	PREMIUM	NOTES	CLOSING DATE
325			October 6, 2027
328			January 17, 2028
331			January 26, 2028

THE CONSERVANCY - BARRHAVEN

ALL-NEW 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

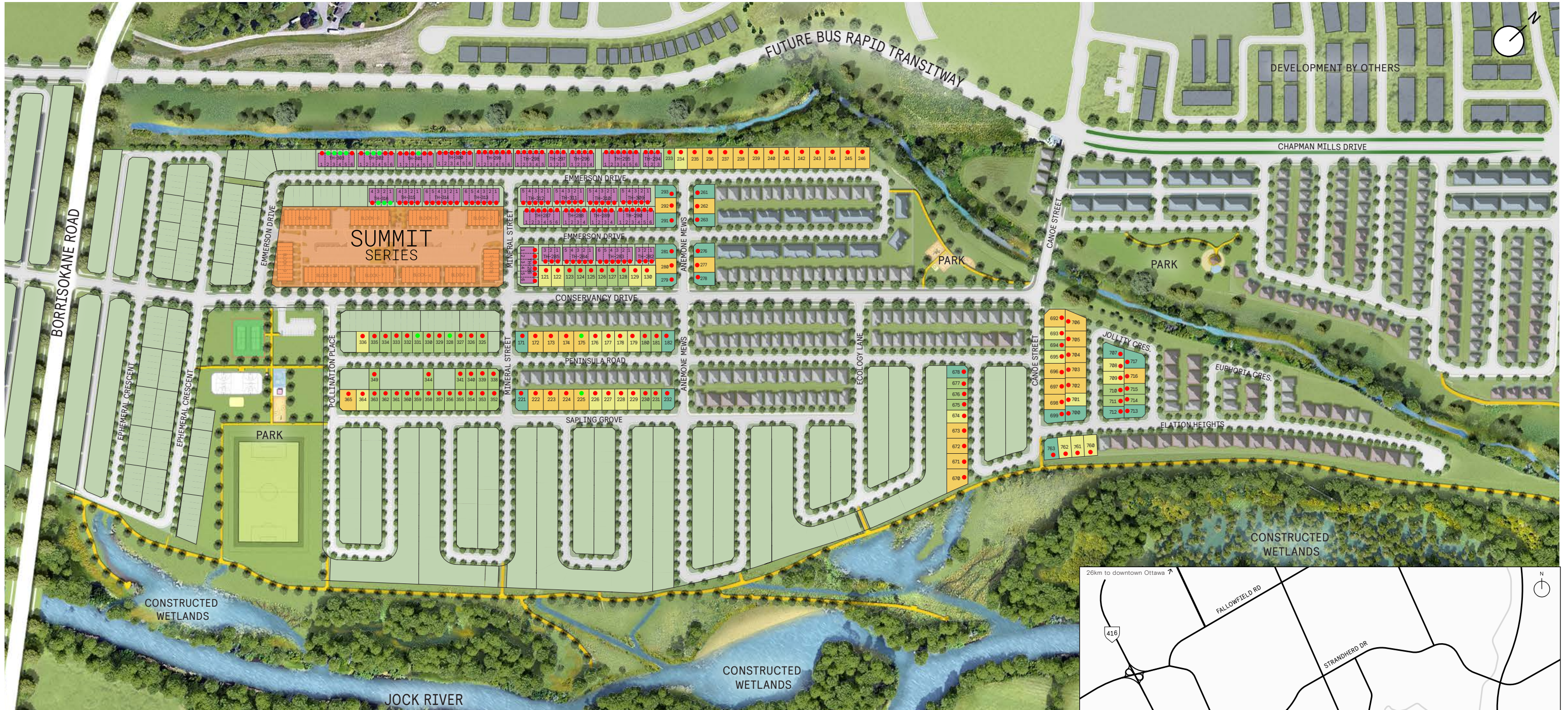
Please ensure to come prepared with the following:

- ✓ 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

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*7% additional deposit on lot premiums & grading conditions required at 30 days for specific lots. Price includes limited time bonus. 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 Sales Representative for further details. E. & O.E Oct 18, 2025

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

LEGEND

- THE PERFECT TOWNHOME
- THE SUMMIT SERIES
- 35' COLLECTION
- 41' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

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