

# ARBOR WEST

## SINGLE DETACHED HOMES

STARTING FROM \$1,464,990

REDUCED & EXTENDED DEPOSIT STRUCTURE

FREE ASSIGNMENTS\*

\$0 DEVELOPMENT CHARGE INCREASES

\$5,000 CAPPED CLOSING COSTS

UP TO 50% OFF LOT PREMIUMS

### INCLUDED PREMIUM FEATURES

- + Oak Hardwood on Main Floor & Second Floor Hallway
- + Smooth Ceilings on Main Floor
- + Finished Basements
- + Contemporary Railings and Square Pickets Throughout
- + Granite Countertops
- + Oak Staircases on Main Floor & Basement

#### Sales Team Contact Information

Arianna Soroush, Sales Ambassador | 416-994-5158 | [gtasales@caivan.com](mailto:gtasales@caivan.com)

Diana Castellanos, Sales Ambassador | 647-807-8987 | [gtasales@caivan.com](mailto:gtasales@caivan.com)

# CAIVAN

\* Legal administration fees apply. 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. & OE July 10 2024

# ARBOR WEST

## SINGLE DETACHED AVAILABLE LOTS

### 31' AVAILABLE LOTS

LOT	PREMIUM	GRADING PREMIUM	NOTES	CLOSING DATE
86				June 20, 2025
92				August 7, 2025
94				August 13, 2025

### 42' AVAILABLE LOTS

LOT	PREMIUM	GRADING PREMIUM	NOTES	CLOSING DATE
81				June 26, 2025
84				June 24, 2025
90				July 31, 2025
96				August 15, 2025
97				August 18, 2025
112	\$120,000 \$60,000		Deep lot, backing onto greenspace. Rear exterior upgrade.	September 8, 2025
111	\$120,000 \$60,000		Deep lot, backing onto greenspace. Rear exterior upgrade.	September 10, 2025
110	\$120,000 \$60,000		Deep lot, backing onto greenspace. Rear exterior upgrade.	September 11, 2025
109	\$100,000 \$50,000		Deep lot, backing onto greenspace. Rear exterior upgrade.	September 15, 2025
107	\$100,000 \$50,000		Deep lot, backing onto greenspace. Rear exterior upgrade.	September 18, 2025
53	\$55,000 \$27,500		Irregular shaped lot.	December 5, 2025
61				December 8, 2025
83				December 9, 2025
69				December 15, 2025
108	\$100,000 \$50,000		Deep lot, backing onto greenspace. Rear exterior upgrade.	December 18, 2025

# ARBOR WEST

## SINGLE DETACHED AVAILABLE LOTS

### 50' AVAILABLE LOTS

LOT	PREMIUM	GRADING PREMIUM	NOTES	CLOSING DATE
103	\$140,000 \$70,000		Deep lot, backing onto greenspace, side yard walking path, Plan 20 and Plan 20N only. Rear & side exterior upgrade.	October 14, 2025
76	\$20,000 \$10,000		Irregular shaped lot, wider at rear.	December 11, 2025

# ARBOR WEST

## SINGLE DETACHED HOMES PRICELIST

### 31' COLLECTION

MODEL	SQ. FT.	ELEV.	LIST PRICE	LIMITED TIME CASH OFF	NET PRICE
PLAN 20	2,831	A	\$1,609,990	\$135,000	\$1,474,990
		B	\$1,599,990	\$135,000	\$1,464,990
PLAN 21	3,056	A	\$1,659,990	\$135,000	\$1,524,990
		B	\$1,649,990	\$135,000	\$1,514,990
PLAN 22	3,159	A	\$1,709,990	\$135,000	\$1,574,990
		B	\$1,699,990	\$135,000	\$1,564,990

### 42' COLLECTION

MODEL	SQ. FT.	ELEV.	LIST PRICE	LIMITED TIME CASH OFF	NET PRICE
PLAN 20N *NEW	3,182	A	\$1,759,990	\$160,000	\$1,599,990
		B	\$1,759,990	\$160,000	\$1,599,990
PLAN 20	3,581	A	\$1,884,990	\$160,000	\$1,724,990
		B	\$1,884,990	\$160,000	\$1,724,990
PLAN 21	4,046	A	\$2,074,990	\$160,000	\$1,914,990
		B	\$2,054,990	\$160,000	\$1,894,990
PLAN 22	4,183	A	\$2,084,990	\$160,000	\$1,924,990
		B	\$2,074,990	\$160,000	\$1,914,990
PLAN 22L ELEVATOR	4,183	A	\$2,159,990	\$160,000	\$1,999,990
		B	\$2,149,990	\$160,000	\$1,989,990

### 50' COLLECTION

MODEL	SQ. FT.	ELEV.	LIST PRICE	LIMITED TIME CASH OFF	NET PRICE
PLAN 20N *NEW	4,038	A	\$2,079,990	\$180,000	\$1,899,990
		B	\$2,079,990	\$180,000	\$1,899,990
PLAN 20	4,425	A	\$2,229,990	\$180,000	\$2,049,990
		B	\$2,229,990	\$180,000	\$2,049,990
PLAN 21	4,986	A	\$2,374,990	\$180,000	\$2,194,990
		B	\$2,364,990	\$180,000	\$2,184,990
PLAN 21L ELEVATOR	4,986	A	\$2,449,990	\$180,000	\$2,269,990
		B	\$2,439,990	\$180,000	\$2,259,990
PLAN 22	5,155	A	\$2,434,990	\$180,000	\$2,254,990
		B	\$2,424,990	\$180,000	\$2,244,990
PLAN 22L ELEVATOR	5,155	A	\$2,509,990	\$180,000	\$2,329,990
		B	\$2,499,990	\$180,000	\$2,319,990

#### Sales Team Contact Information

Arianna Soroush, Sales Ambassador | 416-994-5158 | [arianna@rarerealestate.ca](mailto:arianna@rarerealestate.ca)

Diana Castellanos, Sales Ambassador | 647-807-8987 | [dianac@rarerealestate.ca](mailto:dianac@rarerealestate.ca)

# 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 13 2024

# ARBOR WEST

## SINGLE DETACHED HOMES DEPOSIT STRUCTURE

DEPOSIT STRUCTURE	31'	42'	50'
At time of signing	\$40,000	\$40,000	\$40,000
60 days	\$30,000	\$30,000	\$40,000
120 days	\$30,000	\$30,000	\$40,000
180 days	\$20,000	\$30,000	\$40,000
240 days	\$20,000	\$45,000	\$40,000
<b>TOTAL</b>	<b>\$140,000</b>	<b>\$175,000</b>	<b>\$200,000</b>

Initial deposit must be paid by bank draft. Post-dated cheques may be used for remaining deposits.

Cheques to be made payable to:  
**Caivan (Heritage Heights) Inc.**

### Oakville Sales Gallery

209 Oak Park Blvd, Unit 6, Oakville

613-518-2364

[gtasales@caivan.com](mailto:gtasales@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.
- ✓ Bank draft for 1st deposit and 4 deposit cheques for remaining deposits.
- ✓ Mortgage pre-approval letter.

# 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 Sales Representative for further details.

E. & O.E June 13 2024



# ARBOR WEST SITE PLAN

CAIVAN



**TO CAIVAN SALES CENTRE**  
209 Oak Park Blvd.

Oakville Sales Centre  
209 Oak Park Blvd.  
Oakville, ON L6H 7S8  
289-725-0502  
gtasales@caivan.com  
caivan.com

Monday - Thursday 11:00am - 7:00pm  
Friday Closed  
Sat. Sun. & Holidays 11:00am - 6:00pm

**LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> ARBOR TOWNS	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> RL COLLECTION	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> AVAILABLE	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> SOLD
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> 31' COLLECTION	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 42' COLLECTION		
<span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> 40' COLLECTION	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> 50' COLLECTION		



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.  
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. E. & O.E. JULY 2024.