

# ARBOR WEST SUMMIT SERIES

STARTING FROM THE **HIGH \$500s**  
**2026** CLOSING DATES

LIMITED TIME BONUS:  
5 APPLIANCE PACKAGE  
EXTENDED DEPOSIT STRUCTURE **12 MONTHS**

**\$0** DEVELOPMENT CHARGES  
**FREE** ASSIGNMENTS  
**\$5,000** CLOSING COST CAP

## INCLUDED PREMIUM FEATURES

- + 1-Car Surface Parking Spot
- + 9' Smooth Ceilings on Main Floor
- + Kitchen Backsplash
- + Granite Kitchen Countertops
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + Ceramic Tile in applicable areas

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Price includes a 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 a Sales Representative for further details. \*Legal fees apply.  
E.&O. E. May 26th, 2025

ARBOR WEST

SUMMIT SERIES – HOT LIST

BLOCK 1

LOT	MODEL	LIST PRICE	NET PURCHASE PRICE	COMMENTS	CLOSING DATE
1.01B	Plan 2C - Upper	<del>\$749,990</del>	\$699,990	Corner	September 8, 2026
1.09B	Plan 2E - Upper	<del>\$744,990</del>	\$694,990	End	August 18, 2026

BLOCK 2

LOT	MODEL	LIST PRICE	NET PURCHASE PRICE	COMMENTS	CLOSING DATE
2.01B	Plan 2E - Upper	<del>\$754,990</del>	\$704,990	End	October 7, 2026
2.06B	Plan 2 - Upper	<del>\$699,990</del>	\$649,990		October 15, 2026
2.08B	Plan 2 - Upper	<del>\$699,990</del>	\$649,990		October 19, 2026
2.10B	Plan 2 - Upper	<del>\$699,990</del>	\$649,990		October 21, 2026
2.11A	Plan 1 - Main	<del>\$599,990</del>	\$549,990		October 22, 2026
2.15A	Plan 1C - Main	<del>\$704,990</del>	\$654,990	Corner	October 28, 2026
2.15B	Plan 2C - Upper	<del>\$759,990</del>	\$709,990	Corner	October 28, 2026

BLOCK 3

LOT	MODEL	LIST PRICE	NET PURCHASE PRICE	COMMENTS	CLOSING DATE
3.01A	Plan 1C - Main	<del>\$709,990</del>	\$659,990	Corner	November 24, 2026
3.03A	Plan 1 - Main	<del>\$614,990</del>	\$564,990		November 26, 2026
3.04A	Plan 1 - Main	<del>\$614,990</del>	\$564,990		November 27, 2026
3.05B	Plan 2 - Upper	<del>\$704,990</del>	\$654,990		December 1, 2026
3.06A	Plan 1E - Main	<del>\$664,990</del>	\$614,990	End	December 2, 2026

ARBOR WEST

DEPOSIT STRUCTURE – SUMMIT SERIES

At time of signing	\$10,000	Initial deposit must be paid by Bank Draft.
30 Days	\$5,000	
60 Days	\$7,500	Payable to: <b>Bennett Jones LLP, In Trust</b>
90 Days	\$5,000	
120 Days	\$7,500	
150 Days	\$5,000	
180 Days	\$5,000	
240 Days	\$7,500	
330 Days	\$10,000	
365 Days	\$7,500	
TOTAL	\$70,000	

Oakville Sales Gallery  
209 Oak Park Blvd, Unit 6, Oakville  
(289) 725-0502  
[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 Licence or Passport). Health Cards are not accepted.
- ✓ Bank Draft for 1st deposit and cheques for remaining deposits, payable to **Bennett Jones LLP, In Trust**.
- ✓ Mortgage Pre-Approval Letter.

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SCHEDULE C – SPECIFICATIONS

ARBOR WEST

SUMMIT SERIES

EXTERIOR FEATURES

- Architectural laminated shingles with limited lifetime manufacturer’s warranty.
- Exterior light(s) locations will vary (as per plan).
- Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below. As per OBC
- Insulated front entry door, with transom or sidelights where applicable (as per plan).
- Exterior columns, trims, posts, privacy screens and railings in vinyl, PVC, fiberglass board, or aluminum as per Vendor’s specifications.
- Unit number(s)
- Exterior front door hardware with deadbolt
- Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations, caulked on exterior. Main Residence may have sliders as per plan.
- Walkway and steps to front door entry as per grade conditions.
- Exterior weatherproof electrical outlet at second floor balcony and main floor rear porch with ground fault interrupter
- 1 (One) Parking space included at exterior surface parking lot, location TBD.
- All operating windows and sliding patio doors are complete with screens. Some operating windows fitted with restrictors as per OBC requirements.
- All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
- Exterior rails as per plan and site grading requirements

KITCHEN

- Purchaser’s choice of cabinets from Vendor’s standard samples. Taller uppers included.
- Purchaser’s choice of granite countertops from Vendor’s standard samples.
- Purchaser’s choice of cabinet hardware from Vendor’s standard samples.
- Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
- Stainless steel hood fan with exhaust fan vented to exterior.
- Dedicated electrical outlets for refrigerator, stove, and dishwasher.
- Colour coordinated kick plates to complement cabinets.
- 30" refrigerator opening & 30" stove opening.
- 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
- USB receptacle at counter level.

BATHS

- Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
- Choice of included 8" x 10" ceramic wall tile from Vendor’s standard samples for tub/shower enclosure walls and shower stalls (as per plan)
- Pot light in standing shower stall (as per plan).
- Purchaser’s choice of cabinets for vanity in baths (where applicable) and laminate countertops from Vendor’s standard samples.
- Colour coordinated kick plates to complement cabinets.
- Wall mounted light fixture in all bathrooms and powder room.
- Shower rod at tub/shower enclosures.
- ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
- Privacy locks on all bathroom doors.
- Cabinetry with drop-in sink and single lever faucet in all full bathrooms (as per plan).
- Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
- Mirrors in all baths.
- Plumbing fixtures in chrome finish.
- Water efficient toilets.
- Pressure balance valves to all showers.
- Hot and cold water shut off valves at all sinks.

LAUNDRY

- Heavy duty electrical outlet for dryer & electrical outlet for washer.
- Washer box for finished laundry room connections (as per plan).

INTERIOR TRIM

- Staircase to Upper (Second Floor Units) from porch entry to receive oak veneer stringers with 35oz carpet to tread & risers from Vendor’s standard samples.
- Staircases from ground to main level and second to third floor levels will be oak veneer stringers & risers with solid oak treads with contemporary railing and square pickets, (as per plan).
- 6' 8" molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
- Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
- 3 7/8" Colonial baseboard throughout, with shoe mold in all hard surface areas.
- 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
- Shelving (Melamine) in all closets.
- Satin nickel finish interior door hardware.

ELECTRICAL

- Ground fault interrupter protection in all bathrooms and powder rooms.
- All wiring in accordance with Electrical Safety Authority standards.
- 100 Amp service with circuit breaker type panel.
- Light fixtures throughout predetermined (as per plan).
- Smoke/Carbon Monoxide Detectors as per OBC requirements.
- Electronic door chime.
- LED Bulbs throughout.
- One data / telephone rough-in.
- Air resistant electrical boxes on exterior insulated walls and ceilings.
- Decora style switches throughout.

HEATING/INSULATION

- High velocity air distribution system.

- Smart thermostat, location to be determined by Vendor.
- Hot water tankless heater (rental). Purchaser to execute agreement with designated supplier.
- Homes are equipped with central air conditioning unit.
- ERV (Energy Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
- Insulation in attic, walls, and basement which meets or exceeds OBC requirements.

PAINTING

- Interior walls to be completed with one coat of primer and 2 topcoats of acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- Smooth ceilings at main floors, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4" smooth borders (closets only stippled without borders).

FLOORING

- Purchaser’s choice of wide plank laminate flooring from Vendor’s standard samples to (Main Floor levels (Kitchen / Living) (as per plan).
- Purchasers’ choice of 13"x13" ceramic tile flooring from vendor standard samples in bathrooms, foyer and laundry floor areas, (as per plan).
- Purchaser’s choice of 35oz carpet from Vendor’s standard samples in all finished areas including all bedrooms, landings, hallways, comes with chip-foam under pad (as per plan).
- Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- Concrete in the lower floor of the main residence in all unfinished areas.

ADDITIONAL

- Approximately 8’10" high ceiling on main floors. Third floors are approximately 8’0" high ceiling (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
- Lower main Approximately 7’7" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
- Mortgage survey provided at no additional cost.
- Framed Structure: Wood frame construction with 2"x6" and 2"x4" walls.
- Sound attenuation floor design at second floor between main and upper units.
- All windows installed with expandable foam to minimize air leakage.
- Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
- Poured concrete porch.
- Architecturally pre-determined siting and premium exterior finishes.
- All drywall applied with screws, using a minimum number of nails.

WARRANTY

- Caivan warranty backed by Tarion.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor’s samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor’s model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries.

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## ARBOR WEST SUMMIT SERIES DESIGNER CHOICES

### PLAN 1C

OPTION	PRICE
CHEF'S CENTER Includes revised layout, extended cabinetry, and hard-surface countertops as per plan, ceramic tile backsplash, under cabinet lighting, 39" upper cabinetry, 24" deep fridge upper cabinet and a set of pot & pan drawers	\$2,500

### PLAN 2

OPTION	PRICE
CHEF'S CENTER Includes revised layout, extended cabinetry, and hard-surface countertops as per plan, ceramic tile backsplash, under cabinet lighting, 39" upper cabinetry, 24" deep fridge upper cabinet and a set of pot & pan drawers.	\$9,500
BEDROOM 3 Reconfigured floorplan to accommodate 3 bedrooms, as per plan.	\$5,500
OPTIONAL BEDROOM 3 WITH 3-PIECE BATH Includes shower and glass door, vanity base cabinet and laminate countertop with drop-in sink in lieu of pedestal.	\$11,500
OPTIONAL 3-PIECE BATH W/SHOWER IN LIEU OF 2-PIECE POWDER ROOM Convert Second Floor 2-piece Powder Room to a 3-piece Bathroom with shower and glass shower door. Includes shower and glass door, vanity base cabinet and laminate countertop with drop-in sink in lieu of pedestal.	\$7,500

### PLAN 2C

OPTION	PRICE
CHEF'S CENTER Includes revised layout, extended cabinetry, and hard-surface countertops as per plan, ceramic tile backsplash, under cabinet lighting, 39" upper cabinetry, 24" deep fridge upper cabinet and a set of pot & pan drawers.	\$9,500
BEDROOM 3 Reconfigured floorplan to accommodate 3 bedrooms, as per plan.	\$5,500
OPTIONAL BEDROOM 3 WITH 3-PIECE BATH Includes shower and glass door, vanity base cabinet and laminate countertop with drop-in sink in lieu of pedestal.	\$11,500
OPTIONAL 3-PIECE BATH W/SHOWER IN LIEU OF 2-PIECE POWDER ROOM Convert Second Floor 2-piece Powder Room to a 3-piece Bathroom with shower and glass shower door. Includes shower and glass door, vanity base cabinet and laminate countertop with drop-in sink in lieu of pedestal.	\$7,500

### PLAN 2E

OPTION	PRICE
CHEF'S CENTER Includes revised layout, extended cabinetry, and hard-surface countertops as per plan, ceramic tile backsplash, under cabinet lighting, 39" upper cabinetry, 24" deep fridge upper cabinet and a set of pot & pan drawers.	\$9,500
BEDROOM 3 Reconfigured floorplan to accommodate 3 bedrooms, as per plan.	\$5,500
OPTIONAL BEDROOM 3 WITH 3-PIECE BATH Includes shower and glass door, vanity base cabinet and laminate countertop with drop-in sink in lieu of pedestal.	\$11,500
OPTIONAL 3-PIECE BATH W/SHOWER IN LIEU OF 2-PIECE POWDER ROOM Convert Second Floor 2-piece Powder Room to a 3-piece Bathroom with shower and glass shower door. Includes shower and glass door, vanity base cabinet and laminate countertop with drop-in sink in lieu of pedestal.	\$7,500



# THE SUMMIT SERIES SITE PLAN

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