

# CAIVAN

## Arbor West

### LIMITED TIME BONUS

100% OFF FINISHED BASEMENT BED WITH BATH \*  
100% OFF WALK-UP STEPS (SEPARATE ENTRANCE) \*  
(VALUED AT UP TO \$56,000)

\*On select lots

UP TO \$180,000 CASH OFF  
50% OFF LOT PREMIUMS & LOOKOUTS  
8-MONTH DEPOSIT STRUCTURE  
FREE ASSIGNMENTS\*  
\$0 DEVELOPMENT CHARGE CAP

### PLUS INCLUDED PREMIUM FEATURES

- + Oak Hardwood on Main Floor and Second Floor Hallway
- + Smooth Ceilings on Main Floor
- + Finished Basements & Finished 3<sup>rd</sup> Floor Lofts (as per plan)
- + 9' Ceiling on Main Floor
- + Basement & Main Floor Oak Staircases
- + Contemporary Railings and Square Pickets Throughout
- + Granite Countertops in Kitchen & Bathrooms
- + Kitchen Backsplash
- + Modern Undermount Sinks & Single Lever Faucets
- + Air Conditioning & Humidifier
- + Dual Zoned Air Distribution System with 2 Smart Thermostats
- + Chimney Hood Fan in Kitchen

# SINGLE DETACHED HOMES PRICELIST

**Arbor West**

## 31' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME CASH OFF	LIMITED TIME PRICE
PLAN 20	2,824	A	\$1,609,990	\$135,000	\$1,474,990
		B	\$1,599,990	\$135,000	\$1,464,990
PLAN 21	3,053	A	\$1,659,990	\$135,000	\$1,524,990
		B	\$1,649,990	\$135,000	\$1,514,990
PLAN 22	3,158	A	\$1,709,990	\$135,000	\$1,574,990
		B	\$1,699,990	\$135,000	\$1,564,990

## 40' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME CASH OFF	LIMITED TIME PRICE
PLAN 20C	3,140	A	\$1,784,990	\$160,000	\$1,624,990
		B	\$1,784,990	\$160,000	\$1,624,990

## 42' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME CASH OFF	LIMITED TIME PRICE
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	4,186	A	\$2,084,990	\$160,000	\$1,924,990
		B	\$2,074,990	\$160,000	\$1,914,990
PLAN 22L	4,186	A	\$2,159,990	\$160,000	\$1,999,990
Elevator		B	\$2,149,990	\$160,000	\$1,989,990

## 50' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME CASH OFF	LIMITED TIME PRICE
PLAN 20	4,425	A	\$2,229,990	\$180,000	\$2,049,990
		B	\$2,229,990	\$180,000	\$2,049,990
PLAN 20L Elevator	4,425	A	\$2,294,990	\$180,000	\$2,114,990
		B	\$2,284,990	\$180,000	\$2,104,990
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

# SINGLE DETACHED HOMES

## AVAILABLE LOTS



31' COLLECTION starting from \$1,464,990

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
86*	N/A	N/A		June 18, 2025
<del>91*</del>	<del>N/A</del>	<del>N/A</del>		<del>July 30, 2025</del>
92	N/A	N/A		August 5, 2025
94	N/A	N/A		August 7, 2025

40' COLLECTION starting from \$1,624,990

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
<del>88*</del>	<del>N/A</del>	<del>\$25,000 \$12,500</del>		<del>July 22, 2025</del>
100	<del>\$200,000</del> \$100,000	N/A	Irregular shaped lot, wider at rear	August 20, 2025

42' COLLECTION starting from \$1,724,990

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
84*	N/A	N/A		June 24, 2025
81*	N/A	N/A		June 26, 2025
72	N/A	<del>\$25,000</del> \$12,500		July 15, 2025
90	N/A	N/A		July 24, 2025
96	N/A	N/A		August 12, 2025
97	N/A	N/A		August 13, 2025
53	<del>\$110,000</del> \$55,000	N/A	Irregular shaped lot	August 21, 2025
112*	<del>\$240,000</del> \$120,000	N/A	Deeper lot, backing onto greenspace & path.	August 28, 2025
111	<del>\$240,000</del> \$120,000	N/A	Deeper lot, backing onto greenspace & path.	September 2, 2025
110	<del>\$240,000</del> \$120,000	N/A	Deeper lot, backing onto greenspace & path.	September 3, 2025

209 Oak Park Blvd, Unit 6  
Oakville, ON L6H 7S8  
289-981-8419  
[gtasales@caivan.com](mailto:gtasales@caivan.com)  
[www.caivan.com](http://www.caivan.com)

Monday – Thursday: 11:00am – 7:00pm  
Friday: 11:00am – 5:00pm  
Sat., Sun., & Holidays: 11:00am – 6:00pm



\* Legal administration fees of \$1,500 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.&O.E. January 9<sup>th</sup> 2024

# 50' COLLECTION starting from \$2,049,990

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
56*	N/A	N/A	N/A	March 27, 2025
98	<del>\$70,000</del> \$35,000	N/A	Irregular shaped lot, close to walking path	August 14, 2025
99	<del>\$70,000</del> \$35,000	N/A	Irregular shaped lot, close to walking path	August 19, 2025
106*	<del>\$280,000</del> \$140,000	N/A	Deeper lot, backing onto greenspace & path.	September 11, 2025
105	<del>\$280,000</del> \$140,000	N/A	Deeper lot, backing onto greenspace & path.	September 16, 2025
103	<del>\$280,000</del> \$140,000	N/A	Deeper lot, backing onto greenspace & path. Side yard walking path.	September 18, 2025

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# DEPOSIT STRUCTURES



	At time of signing	30 days	60 days	120 days	180 days	240 days	TOTAL
ARBOR TOWNS	\$25,000	\$20,000	\$20,000	\$10,000	\$10,000	\$15,000	\$100,000
RL COLLECTION	\$25,000	\$20,000	\$20,000	\$15,000	\$15,000	\$20,000	\$115,000
31' COLLECTION	\$40,000	\$20,000	\$20,000	\$20,000	\$20,000	\$30,000	\$150,000
40' COLLECTION	\$40,000	\$35,000	\$30,000	\$30,000	\$25,000	\$40,000	\$200,000
42' COLLECTION	\$40,000	\$35,000	\$35,000	\$30,000	\$30,000	\$50,000	\$220,000
50' COLLECTION	\$40,000	\$40,000	\$40,000	\$35,000	\$35,000	\$60,000	\$250,000

Initial deposit must be paid by bank draft.

Post-dated cheques may be used for remaining deposits.

Deposits should be made payable to:

**Caivan (Heritage Heights) Inc**

**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 1<sup>st</sup> deposit and 5 deposit cheques for remaining deposits.

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