

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 3rd 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 – SOLD OUT

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
92	N/A	N/A		August 5, 2025
94	N/A	N/A		August 7, 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
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	\$110,000 \$55,000	N/A	Irregular shaped lot	August 21, 2025
112*	\$240,000 \$120,000	N/A	Deeper lot, backing onto greenspace & path.	August 28, 2025
111	\$240,000 \$120,000	N/A	Deeper lot, backing onto greenspace & path.	September 2, 2025
110	\$240,000 \$120,000	N/A	Deeper lot, backing onto greenspace & path.	September 3, 2025

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	\$70,000 \$35,000	N/A	Irregular shaped lot, close to walking path	August 14, 2025
99	\$70,000 \$35,000	N/A	Irregular shaped lot, close to walking path	August 19, 2025
105	\$280,000 \$140,000	N/A	Deeper lot, backing onto greenspace & path.	September 16, 2025
103	\$280,000 \$140,000	N/A	Deeper lot, backing onto greenspace & path. Side yard walking path.	September 18, 2025

209 Oak Park Blvd, Unit 6
 Oakville, ON L6H 7S8
 289-981-8419
gtasales@caivan.com
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. March 7th 2024

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 1st deposit and 5 deposit cheques for remaining deposits.

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