

# CAIVAN

## THE RIDGE

### LIMITED TIME BONUS

UP TO \$165,000 IN SAVINGS

UP TO 100% OFF LOT PREMIUMS & GRADING CONDITIONS

FREE ASSIGNMENTS\*

DEVELOPMENT CHARGES CAPPED AT \$0

REDUCED & EXTENDED DEPOSIT STRUCTURES

### PLUS INCLUDED PREMIUM FEATURES

- + 9' Smooth Ceilings on Main Floor
- + Air Conditioning
- + Finished Basement
- + Oak Hardwood on Main Floor (as per plan)
- + Pot Light Package
- + Quartz Kitchen Countertop
- + Smart Touchscreen Front Entry Lock
- + Modern Sinks with Single Lever Faucets

For realtors, contact us for details on our current **Co-broke Program**.  
Caivan's **Interest Rate Protection Program** available upon request.

#### **Barrhaven Sales Gallery**

3713 Borrisokane Road  
Nepean, ON, K2J 4J4

613-518-2364 ext. 3

[bcsales@caivan.com](mailto:bcsales@caivan.com)

[www.caivan.com](http://www.caivan.com)

Monday – Thursday: 12:00pm – 8:00pm

Friday: 12:00pm – 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. October 24<sup>th</sup> 2023

# CAIVAN

# SINGLE DETACHED HOMES THE RIDGE

## RIDGEVIEW COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 1	1,950	A	\$924,990
		B	\$934,990
		C	\$944,990

Cash off value of \$145,000 for Ridgeview Collection on select lots only.

## AVAILABLE LOTS

## THE RIDGE

## RIDGEVIEW COLLECTION

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	LIMITED TIME CASH OFF	NOTES	CLOSING DATE
34	<del>\$924,990</del> \$779,990	N/A	N/A	\$145,000	Air Conditioning included.	January 29, 2025
40	<del>\$924,990</del> \$779,990	N/A	N/A	\$145,000	Air Conditioning included.	January 29, 2025
39	\$924,990	N/A	N/A		Air Conditioning included.	January 30, 2025
38	\$924,990	N/A	N/A		Air Conditioning included.	January 31, 2025
37	\$924,990	N/A	N/A		Air Conditioning included.	January 31, 2025
36	\$924,990	N/A	N/A		Air Conditioning included.	February 4, 2025
35	\$924,990	N/A	N/A		Air Conditioning included.	February 5, 2025
33	\$924,990	N/A	N/A		Air Conditioning included.	February 6, 2025
32	\$924,990	N/A	N/A		Air Conditioning included.	February 10, 2025

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# FREEHOLD TOWNHOMES AVAILABLE LOTS

# THE RIDGE

## 25' COLLECTION

LOT	MODEL	PRICE	LOOKOUT / WALKOUT BASEMENT	LIMITED TIME CASH OFF	NOTES	CLOSING DATE
81.02	PLAN 5 (B)	<del>\$827,990</del> \$677,990	<del>\$15,000</del> \$0	\$165,000	Lookout basement	January 24, 2025

Lookout Basements Include:

- Oversized windows
- Oversized rear deck
- Improved backyard sightlines with more natural light
- Extended exterior cladding and less exposed foundation

	At time of signing	30 days	60 days	90 days	120 days	180 days	TOTAL
25' COLLECTION	\$10,000	\$10,000	\$10,000	\$5,000	\$5,000	\$10,000	\$50,000
RIDGEVIEW COLLECTION	\$10,000	\$5,000	\$20,000	\$15,000	\$10,000	\$10,000	\$70,000

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

Deposits should be made payable to  
**Caivan (Greenbank North) 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.
- ✓ 1 Credit card or bank draft for 1<sup>st</sup> deposit and 5 deposit cheques for remaining deposits.