

# CAIVAN

## The Conservancy

### Limited Time Bonus

35' Collection	\$30,000 Design Studio Credit
41' & 42' Collection	\$40,000 Design Studio Credit
50' Collection	\$50,000 Design Studio Credit

### 2025 CLOSING DATES

UP TO \$402,500\* IN SAVINGS ON SELECT LOTS

UP TO 50% OFF LOT PREMIUMS

UP TO 50% OFF LOOKOUT & WALKOUT BASEMENTS

APS ASSIGNMENTS AT NO COST\*

\$0 DEVELOPMENT CHARGE INCREASES

\$10,000 FIRST DEPOSIT PAYABLE BY CREDIT CARD

### PLUS INCLUDED PREMIUM FEATURES

- + Oak Hardwood on Main Floor & Kitchen
- + Smooth Ceilings on Main Floor
- + Finished Basements
- + Finished 3<sup>rd</sup> Floor Lofts (as per plan)
- + Kitchen Backsplash
- + Hard Surface Kitchen Countertops
- + 9' or 10' Ceilings on Main Floor (as per plan)

For realtors, contact us for details on our current [Co-broke Program](#).

#### 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.&OE February 8<sup>th</sup> 2024.

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# SINGLE DETACHED HOMES PRICELIST

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## 35' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 15	2,154	A	\$949,990
		B	\$959,990
		F	\$984,990
PLAN 16	2,384	A	\$974,990
		C	\$984,990
		D	\$1,004,990
PLAN 16T W/ LOFT	2,806	A	\$1,043,990
		C	\$1,053,990
		D	\$1,078,990
PLAN 17	2,331	A	\$969,990
		B	\$979,990
		D	\$1,004,990

Cash off value of \$150,000 available on select lots.

## 41' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 15C	2,840	B	\$1,144,990
		C	\$1,154,990
		D	\$1,179,990
		F	\$1,199,990

Cash off value of \$245,000 available on select lots.

## 42' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 33 (NEW) \$150,000 Cash Off	3,095	B	\$1,079,990 \$929,990
		G	\$1,094,990 \$944,990
PLAN 15	2,831	A	\$1,154,990
		C	\$1,169,990
		F	\$1,194,990
PLAN 16 W/ LOFT	3,392	A	\$1,238,990
		C	\$1,248,990
		D	\$1,268,990
PLAN 17	2,548	B	\$1,174,990
		D	\$1,209,990
		F	\$1,204,990

Cash off value of \$240,000 for plans 15, 16, and 17 available on select lots.

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# 50' COLLECTION

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 33 (NEW) \$150,000 Cash Off	3,767	B	<del>\$1,279,990</del> \$1,129,990
		G	<del>\$1,299,990</del> \$1,149,990
PLAN 34 (NEW) \$150,000 Cash Off	3,732	B	<del>\$1,269,990</del> \$1,119,990
		G	<del>\$1,284,990</del> \$1,134,990
PLAN 15	3,113	B	\$1,309,990
		C	\$1,319,990
		D	\$1,344,990
PLAN 16 W/ LOFT	4,396	A	\$1,439,990
		C	\$1,449,990
		D	\$1,479,990
PLAN 17	3,773	B	\$1,369,990
		C	\$1,369,990
		D	\$1,399,990
PLAN 18	3,696	B	\$1,364,990
		C	\$1,369,990
		D	\$1,399,990

Cash off value of \$240,000 for plans 15, 16, 17 and 18 available on select lots.

# SINGLE DETACHED HOMES AVAILABLE LOTS

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## 35' COLLECTION

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	SAVINGS	NOTES	CLOSING DATE
180	\$949,990	N/A	N/A			February 21, 2025
230	\$949,990	N/A	N/A			March 3, 2025
214	<del>\$949,990</del> \$799,990	N/A	N/A	\$150,000		March 10, 2025
213	<del>\$949,990</del> \$799,990	N/A	N/A	\$150,000		March 10, 2025

## 41' COLLECTION

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	SAVINGS	NOTES	CLOSING DATE
232	<del>\$1,144,990</del> \$899,990	N/A	N/A	\$245,000	Corner	March 3, 2025

## 42' COLLECTION

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	SAVINGS	NOTES	CLOSING DATE
<del>159</del>	<del>\$1,154,990</del> <del>\$914,990</del>	<del>N/A</del>	<del>N/A</del>	<del>\$240,000</del>	<del>Savings applicable to plan 15, 16, 17 only</del>	<del>February 19, 2025</del>
<del>179</del>	<del>\$929,990</del>	<del>N/A</del>	<del>N/A</del>			<del>February 24, 2025</del>
178	<del>\$1,154,990</del> \$914,990	N/A	N/A	\$240,000	Savings applicable to plan 15, 16, 17 only	February 24, 2025
176	\$929,990	N/A	N/A			February 25, 2025
229	\$929,990	N/A	N/A			March 4, 2025
228	\$929,990	N/A	N/A			March 5, 2025

## 50' COLLECTION

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	SAVINGS	NOTES	CLOSING DATE
719	\$1,119,990	\$20,000	N/A		Quiet street	February 13, 2025
175	<del>\$1,309,990</del> \$1,069,990	N/A	N/A	\$240,000	Savings applicable to plan 15, 16, 17, 18 only	February 26, 2025

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LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	SAVINGS	NOTES	CLOSING DATE
173	\$1,119,990	N/A	N/A			February 27, 2025
172	\$1,119,990	N/A	N/A			February 28, 2025
757	\$1,119,990	\$300,000	\$25,000		Backing onto Jock River. Lookout basement	March 13, 2025
758	\$1,119,990	\$300,000	\$25,000		Backing onto Jock River. Lookout basement	March 14, 2025

Lookout Basements Include:

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

# DEPOSIT STRUCTURES



	At time of signing	30 days*	60 days	90 days	120 days	180 days	TOTAL
35' COLLECTION	\$10,000	\$5,000	\$20,000	\$15,000	\$10,000	\$10,000	\$70,000
41' COLLECTION	\$10,000	\$5,000	\$25,000	\$15,000	\$15,000	\$10,000	\$80,000
42' COLLECTION	\$10,000	\$5,000	\$30,000	\$15,000	\$15,000	\$10,000	\$85,000
50' COLLECTION	\$10,000	\$5,000	\$30,000	\$25,000	\$15,000	\$15,000	\$100,000

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

*\*7% ADDITIONAL DEPOSIT ON LOT PREMIUMS & GRADING CONDITIONS REQUIRED AT 30 DAYS FOR SPECIFIC LOTS.  
Please speak to a sales representative for clarification.*

Deposits should be made payable to:

**Caivan (Barrhaven Conservancy) Inc.**

OR

**Caivan (Jock River) 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.
- ✓ Credit card or bank draft for 1<sup>st</sup> deposit and 5 deposit cheques for remaining deposits.