

# SUMMER VALLEY

## SINGLE DETACHED HOMES

### GRAND OPENING

STARTING FROM ~~\$1,409,990~~ **\$1,309,990**

GRAND OPENING BONUS  
UP TO **\$150,000** OFF PURCHASE PRICE  
UP TO **\$30,000** DESIGN STUDIO CREDIT  
**50%** OFF LOT PREMIUMS

**EXTENDED** DEPOSIT STRUCTURE  
**FREE** ASSIGNMENTS\*  
**\$0** DEVELOPMENT CHARGE INCREASES  
**\$5,000** CAPPED CLOSING COSTS  
UP TO \$37,000 IN GST REBATE SAVINGS\*\*

SPRING – SUMMER 2026 CLOSING DATES

**June 14<sup>th</sup> & June 15<sup>th</sup> Only**

## INCLUDED PREMIUM FEATURES

- + Oak Hardwood on Main Floor & Second Floor Hallway
- + Smooth Ceilings on Main Floor
- + Finished Basements
- + Contemporary Railings and Square Pickets Throughout
- + Granite Countertops
- + Oak Staircases on Main Floor & Basement

Sales Team Contact Information  
Justin Bossio, Lead Sales Consultant | 289-430-0627 | [gtasales@caivan.com](mailto:gtasales@caivan.com)

CAIVAN

\* Legal administration fees 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. \*\*Estimate only. GST rebate applicable to first-time homebuyers, as deemed eligible by the Government of Canada. Prices, incentives, specifications, and available lots are subject to change without notice. Please speak to a Sales Representative for further details. E.& O. E. June 11th, 2025

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## SINGLE DETACHED HOMES

### GRAND OPENING PRICELIST

#### 40’ COLLECTION

MODEL	SQ. FT.	ELEV.	LIST PRICE	GRAND OPENING BONUS	NET PURCHASE PRICE
PLAN 20 Corner	3,199	A	\$1,419,990	\$100,000	\$1,319,990
		B	\$1,409,990	\$100,000	\$1,309,990

#### 42’ COLLECTION

MODEL	SQ. FT.	ELEV.	LIST PRICE	GRAND OPENING BONUS	NET PURCHASE PRICE
PLAN 20	3,194	A	\$1,429,990	\$100,000	\$1,329,990
		B	\$1,439,990	\$100,000	\$1,339,990
PLAN 20 Loft	3,592	A	\$1,499,990	\$100,000	\$1,399,990
		B	\$1,509,990	\$100,000	\$1,409,990
PLAN 21 Loft	4,062	A	\$1,689,990	\$100,000	\$1,589,990
		B	\$1,679,990	\$100,000	\$1,579,990
PLAN 22 Loft	4,175	A	\$1,714,990	\$100,000	\$1,614,990
		B	\$1,699,990	\$100,000	\$1,599,990
PLAN 22 Elevator	4,175	A	\$1,799,990	\$100,000	\$1,699,990
		B	\$1,784,990	\$100,000	\$1,684,990

#### 50’ COLLECTION

MODEL	SQ. FT.	ELEV.	LIST PRICE	GRAND OPENING BONUS	NET PURCHASE PRICE
PLAN 41	3,318	A	\$1,759,990	\$150,000	\$1,609,990
		B	\$1,749,990	\$150,000	\$1,599,990
PLAN 42	2,995	A	\$1,759,990	\$150,000	\$1,609,990
		B	\$1,749,990	\$150,000	\$1,599,990
PLAN 43 Loft	3,636	A	\$1,849,990	\$150,000	\$1,699,990
		B	\$1,834,990	\$150,000	\$1,684,990
PLAN 44 Loft	3,658	A	\$1,874,990	\$150,000	\$1,724,990
		B	\$1,859,990	\$150,000	\$1,709,990
PLAN 20	4,071	A	\$2,009,990	\$150,000	\$1,859,990
		B	\$1,999,990	\$150,000	\$1,849,990
PLAN 20 Loft	4,474	A	\$2,089,990	\$150,000	\$1,939,990
		B	\$2,079,990	\$150,000	\$1,929,990
PLAN 20 Elevator	4,474	A	\$2,174,990	\$150,000	\$2,024,990
		B	\$2,164,990	\$150,000	\$2,014,990
PLAN 21 Loft	4,988	A	\$2,184,990	\$150,000	\$2,034,990
		B	\$2,169,990	\$150,000	\$2,019,990
PLAN 21 Elevator	4,988	A	\$2,269,990	\$150,000	\$2,119,990
		B	\$2,254,990	\$150,000	\$2,104,990
PLAN 22 Loft	5,166	A	\$2,264,990	\$150,000	\$2,114,990
		B	\$2,255,990	\$150,000	\$2,105,990
PLAN 22 Elevator	5,166	A	\$2,349,990	\$150,000	\$2,199,990
		B	\$2,340,990	\$150,000	\$2,190,990

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# SUMMER VALLEY

## SINGLE DETACHED HOMES

### GRAND OPENING AVAILABLE LOTS

### 50% OFF LOT PREMIUMS

### 40' AVAILABLE LOTS

LOT	PREMIUM	NOTES	CLOSING DATE
23	<del>\$35,000</del> \$17,500	Corner Lot	May 19, 2026
24	<del>\$20,000</del> \$10,000	Oversized Corner Lot	May 28, 2026
28	<del>\$20,000</del> \$10,000	Corner Lot	June 4, 2026
33	<del>\$10,000</del> \$5,000	Corner Lot	June 8, 2026
29	<del>\$25,000</del> \$12,500	Oversized Corner Lot	June 15, 2026
45	<del>\$20,000</del> \$10,000	Corner Lot	June 16, 2026
47	<del>\$40,000</del> \$20,000	Oversized Corner Lot, Irregular	June 18, 2026

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# SUMMER VALLEY

## SINGLE DETACHED HOMES

### GRAND OPENING AVAILABLE LOTS

### 50% OFF LOT PREMIUMS

#### 42' AVAILABLE LOTS

LOT	PREMIUM	NOTES	CLOSING DATE
51	-		May 13, 2026
22	<del>\$25,000</del> \$12,500	Interior Neighbourhood Lots	May 20, 2026
21	<del>\$25,000</del> \$12,500	Interior Neighbourhood Lots	May 21, 2026
20	<del>\$25,000</del> \$12,500	Interior Neighbourhood Lots	May 25, 2026
19	<del>\$25,000</del> \$12,500	Pie Shaped Lot	May 26, 2026
25	-	Secondary Suite only available for 42' Collection Plan 20 and Plan 20 Loft	June 1, 2026
26	-		June 2, 2026
27	-		June 3, 2026
32	-		June 9, 2026
31	-		June 10, 2026
30	-		June 11, 2026
46	-		June 17, 2026
34	<del>\$20,000</del> \$10,000	Reverse Pie Shaped, Irregular	July 2, 2026
35	<del>\$10,000</del> \$5,000	Irregular	July 6, 2026

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# SUMMER VALLEY

## SINGLE DETACHED HOMES

### GRAND OPENING AVAILABLE LOTS

### 50% OFF LOT PREMIUMS

### 50' AVAILABLE LOTS

LOT	PREMIUM	NOTES	CLOSING DATE
10	<del>\$50,000</del> \$25,500	Oversized Pie Shaped Lot Plan 41, Plan 42, Plan 43 & Plan 44 Only	May 19, 2026
40	<del>\$100,000</del> \$50,000	Oversized Pie Shaped Lot Plan 20, Plan 21 and Plan 22 Only	May 28, 2026
3	<del>\$5,000</del> \$2,500	Rear Upgrade Required Plan 41, Plan 42, Plan 43 & Plan 44 Only	May 15, 2026
18	<del>\$150,000</del> \$75,000	Oversized Pie Shaped Lot, Irregular	May 27, 2026
16	-	Plan 41, Plan 42, Plan 43 & Plan 44 Only	June 22, 2026
15	-	Plan 41, Plan 42, Plan 43 & Plan 44 Only	June 23, 2026
14	-	Plan 41, Plan 42, Plan 43 & Plan 44 Only	June 24, 2026
13	-	Plan 41, Plan 42, Plan 43 & Plan 44 Only	June 26, 2026
12	-	Plan 41, Plan 42, Plan 43 & Plan 44 Only	June 29, 2026
11	-	Plan 41, Plan 42, Plan 43 & Plan 44 Only	June 30, 2026
36	-	Plan 20, Plan 21 and Plan 22 Only	July 7, 2026
37	-	Plan 20, Plan 21 and Plan 22 Only	July 8, 2026
38	-	Plan 20, Plan 21 and Plan 22 Only	July 9, 2026
39	-	Plan 20, Plan 21 and Plan 22 Only	July 13, 2026

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# SUMMER VALLEY

# DEPOSIT STRUCTURE

DEPOSIT STRUCTURE	40' & 42' Collections	50' Collection
At time of signing	\$20,000	\$20,000
30 Days	\$20,000	\$20,000
60 Days	\$20,000	\$25,000
90 Days	\$20,000	\$25,000
120 Days	\$20,000	\$25,000
150 Days	\$20,000	\$25,000
180 Days	\$20,000	\$25,000
270 Days	\$20,000	\$25,000
TOTAL	\$160,000	\$190,000

Initial deposit must be paid by credit card or bank draft. Post-dated cheques must be provided for remaining deposits.  
Cheques to be made payable to: **Caivan (Summer Valley) Inc.**

**Oakville Sales Gallery**  
209 Oak Park Blvd, Unit 6, Oakville  
(289) 430-0627  
[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 license or passport). Health cards are not accepted.
- ✓ Bank draft or credit card for 1st deposit and cheques for remaining deposits.
- ✓ Mortgage pre-approval letter.

# CAIVAN

## SCHEDULE C – SPECIFICATIONS 40’ & 42’ & 50’ Single Detached – Summer Valley

### EXTERIOR FEATURES

- Architectural laminated shingles with limited lifetime manufacturer’s warranty.
- Exterior coach light(s), or front porch potlight (as per plan).
- Steel sectional garage door(s) (style may vary and may not match artist’s rendering).
- Ice and water shield membrane in valleys at eave and overhangs except at roofs with unheated space below (as per OBC).
- Insulated front entry door, with exterior vinyl clad frame and interior wood jamb, with transom or sidelight as shown on elevation where applicable (as per plan).
- Exterior columns, trims, posts, railings & privacy screens in vinyl, pvc, fiberglass, or aluminum as per Vendor’s specifications (as per plan).
- House number plaque.
- Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
- Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations, with restrictors where required as per (OBC), (excluding basement windows), caulked on exterior.
- Low e/Argon sliding patio or standard garden door with transom (as per plan).
- Precast concrete slab walkway and step to front door entry per lot grade conditions.
- Two exterior water taps (one in garage) and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
- Vendor will place an Asphalt driveway with apron where required.
- Insulated door from house to garage where grade permits.
- All operating windows and sliding patio doors are complete with screens.
- All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, prefinished panels, cementitious board, paint finished pvc and/or pre-finished aluminum fascia and soffit as per elevation plan.
- Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

### KITCHEN

- Purchaser’s choice of cabinets from Vendor’s standard samples. Taller uppers cabinets, “soft-close” features.
- 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 chimney hood fan with exhaust fan vented to the exterior.
- Dedicated electrical outlets for refrigerator, stove and dishwasher.
- Colour coordinated kick plates to complement cabinets.
- 36" refrigerator opening & 30" stove opening
- 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
- 1 of - 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"x10" ceramic wall tile from Vendor’s standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures or sliding glass panels with shower pan base for all shower stalls (as per plan).
- Pot light in primary ensuite shower stall (as per plan).
- Purchaser’s choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) with granite countertops from Vendor’s standard samples. (as per plan).
- Wall mounted rain shower head included for all bathrooms (as per plan).
- 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 undermount 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 on ground floor (as per plan).
- Bevelled edge 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

- Finished laundry rooms to include base cabinetry with granite countertop and undermount sink, where applicable (as per plan). Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets located in basement, where applicable (as per plan).
- Heavy duty electrical outlet for dryer & electrical outlet for washer.
- Washer box for finished laundry room connections, as per plan.

### INTERIOR TRIM

- Oak stairs and contemporary railing with square wood pickets to main floor, second floor and basement with choice of stain from Vendor’s standard samples (as per plan). Oak nosing where applicable.
- 6'8" molded 2 panel flat top smooth interior passage doors on all floors. (Excluding all sliding closet doors and cold cellar doors as per plan). Doors beneath sunken landings and bulkhead conditions due to mechanical and structure may have a reduced height.
- 4" Chamfered (step) baseboard throughout, with shoe mold in all hard surface areas.
- 2 3/4" Chamfered (step) casing trim on all swing doors and windows, (sliding closet doors and basement windows excluded), as per plan.
- Wire Shelving in closets, (except walk-in kitchen pantry to be Melamine) as per plan.
- Satin nickel finish on interior door hardware.

### ELECTRICAL

- Ground fault interrupter protection in all bathrooms and powder room.
- All wiring in accordance with Electrical Safety Authority standards.
- 200 Amp service with circuit breaker type panel.
- Pre-determined light fixtures (as per plan). Dining room to have capped outlet.
- Two electrical outlets in garage and (outlets at ceiling for each future garage opener).
- Smoke/Carbon Monoxide Detectors as per OBC requirements.
- Electronic door chime.
- LED Bulbs throughout.

- One data / phone rough-in.
- Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
- Exterior light fixture at rear door.
- Air resistant electrical boxes on exterior insulated walls and ceilings.
- Decora style switches throughout.
- Electric vehicle charging rough-in conduit only to garage.

### HEATING/INSULATION

- High efficiency forced air furnace for heating and cooling. Includes humidifier.
- Rough-in for central air conditioning.
- LOFT UNITS ONLY- Dual zoned air distribution system with 2 smart thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
- Hot water heater (rental). Purchaser to execute agreement with designated supplier.
- HRV or ERV (Heat/Energy Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control, (as per design).
- Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
- Spray foam insulation in garage ceiling where conditioned space exists above the garage

### PAINTING

- Interior walls to be painted with one coat of primer and two topcoats of acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- Smooth ceilings throughout main (ground) floor, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other rooms and closets receive sprayed stipple ceiling with 4" smooth borders.

### FLOORING

- Purchaser’s choice of 13"x13" ceramic tile flooring from Vendor’s standard samples in all wet areas (including kitchens, laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
- 3 ½" wide engineered oak hardwood flooring from Vendor’s standard samples in main (ground) floor, second floor hallway (excluding, tiled foyer’s, kitchen and bathrooms).
- Purchaser’s choice of 35oz carpet from Vendor’s standard samples for basement floor, all bedrooms, stairs to third floor & landing, and third / loft floor including chip foam underpad (as per plan).
- Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- Concrete floor in all unfinished basement areas.

### FINISHED BASEMENTS

- Approximately 8'6" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
- Painted walls and stipple ceiling with 4" smooth borders included.
- Horizontal slider windows and egress windows where required (as per plan).

### ADDITIONAL

- Electric fireplace (as per plan).
- Approximately 9'0" high ceiling on main floor & 8'0" high ceilings on second and third floors (excluding bulkheads and dropped ceilings where required for mechanical or structure), as per plan.
- Mortgage survey provided at no additional cost.
- Garage floor and driveway sloped for drainage.
- Concrete garage floor.
- Structure: 2"x6" and 2"x4" walls, wood frame construction.
- 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 excluding garage and porch.
- Poured concrete front porch.
- Architecturally pre-determined sitings and premium exterior finishes.
- All drywall applied with screws, using a minimum number of nails.
- Garage drywalled and gas sealing tape coat applied.

### 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.



# SUMMER VALLEY SITE PLAN

- AVAILABLE
- SOLD

- LEGEND
- 40' COLLECTION
  - 42' COLLECTION
  - 50' COLLECTION

Oakville Sales Centre  
209 Oak Park Blvd,  
Oakville, ON L6H 7S8  
289-430-0627  
[gtasales@caivan.com](mailto:gtasales@caivan.com)  
[caivan.com](http://caivan.com)

Monday - Thursday 11:00am - 6:00pm  
Friday Closed  
Sat. & Sun. 11:00am - 5:00pm



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.  
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND  
SUBJECT TO CHANGE. E. & O.E. JUNE 2025.

CAIVAN

