

ORLÉANS VILLAGE

SUMMIT SERIES TOWNS

STARTING FROM \$315,760*

*Tax rebates for all eligible homebuyers.

5-PIECE APPLIANCE VOUCHER

CONDO FEES WAIVED FOR 12 MONTHS***

PLUS LIMITED TIME BONUS

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

INCLUDED PREMIUM FEATURES

- + 1-Car Surface Parking Spot
- + 9' Smooth Ceilings on Main Floor
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + Kitchen Backsplash
- + Granite Kitchen Countertops
- + Ceramic Tile in applicable areas

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SUMMIT SERIES - AVAILABLE LOTS

HOT SUMMER SALES EVENT – HOT LIST

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	DETAILS	OCCIPANCY DATE
HOT SUMMER Sales Event 1.04A	Plan 1 (B) Lower Residence	\$332,269	\$315,845	233 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					
HOT SUMMER Sales Event 1.05A	Plan 1 (B) Lower Residence	\$332,180	\$315,760	235 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					

DESIGNER FINISHED HOMES

These homes are thoughtfully designed by Design Studio professionals and are more advanced in construction, offering sooner occupancy dates and included upgrades and features.

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	DETAILS	OCCUPANCY DATE
1.03A	Plan 1 (B) Lower Residence	\$348,490	\$331,264	227 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Granite Kitchen Countertops, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					
2.02A	Plan 1 (A) Lower Residence	\$352,180	\$334,772	267 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					
2.03A	Plan 1 (A) Lower Residence	\$352,180	\$334,772	269 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					
2.04A	Plan 1 (A) Lower Residence	\$352,180	\$334,772	275 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					
2.05A	Plan 1 (A) Lower Residence	\$352,180	\$334,772	277 Lamarche 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	Within 90 Days
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					
3.04A	Plan 1 (B) Lower Residence	\$358,180	\$340,475	815 Utopie Private 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking	September 29, 2026
Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9’ Smooth Ceilings on Main Floor					

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	DETAILS	OCCUPANCY DATE
3.03A	Plan 1 (B) Lower Residence	\$361,790	\$343,907	809 Utopie Private 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking Chef Centre Kitchen, Granite Kitchen Countertops, Kitchen Backsplash, Electric Fireplace in Living Room, Wide Plank Engineered Laminate Flooring on Main Floor, 9' Smooth Ceilings on Main Floor	October 1, 2026
3.02A	Plan 1 (B) Lower Residence	\$357,833	\$340,145	809 Utopie Private 900 sq.ft 2 Bedrooms 1.5 Bathrooms 1 Car Parking Quartz Countertops Throughout, OTR Microwave Rough in, Kitchen Backsplash, Wide Plank Engineered Laminate Flooring on Main Floor, 9' Smooth Ceilings on Main Floor	October 2, 2026

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DEPOSIT STRUCTURE

DEPOSIT STRUCTURE

	SUMMIT SERIES
At time of signing	\$5,000
30 days	\$4,500
60 days	\$4,500
90 days	\$4,500
120 days	\$4,500
150 days	\$4,500
180 days	\$4,500
Total	\$32,000

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

Cheques should be made payable to **MacLennan Serratore LLP, In Trust**

Orléans Sales Office
806 Mercier Cres, Orléans
613-518-2364
sales@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 for 1st deposit and 6 deposit cheques for remaining deposits.
- ✓ Mortgage pre-approval letter.

ORLÉANS VILLAGE SUMMIT SERIES

CAIVAN

LEGEND

THE SUMMIT SERIES

- AVAILABLE
- SOLD

The Conservancy Sales Gallery & Model Homes
1033 Canoe Street
Ottawa, ON K2J 7M6
613-518-2364
sales@caivan.com
caivan.com



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. E. & O.E. JULY 2026.



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