

MAGNOLIA - STITTSVILLE

SINGLE DETACHED HOMES

STARTING FROM **\$684,947***

***Tax rebates for all eligible homebuyers.**

UP TO **\$25,000** DESIGN STUDIO CREDIT

\$10,000 FIRST DEPOSIT (CREDIT CARD ACCEPTED)

2028 CLOSING DATES

PLUS LIMITED TIME BONUS

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

UP TO **50%** OFF LOOKOUT & WALKOUT BASEMENTS

INCLUDED PREMIUM FEATURES

- + Finished Basements
- + 9' Smooth Ceilings on Main Floor
- + Oak Hardwood on Main Floor
- + Air Conditioner
- + Quartz Kitchen Countertops
- + Stainless Steel Hood Fan
- + Ceramic Tile in Wet Areas
- + Taller Upper Kitchen Cabinets

MAGNOLIA

SINGLE DETACHED PRICELIST

35' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	CURRENT PRICE AFTER TAX REBATES
THE ASHLAND	2,159	A	\$749,990	\$684,947
		B	\$759,990	\$693,796
		F	\$774,990	\$707,071
THE HEMLOCK MODEL HOME	2,384	A	\$764,990	\$698,221
		C	\$774,990	\$707,071
		D	\$789,990	\$720,345
THE OLIVE W/ DOUBLE CAR GARAGE	2,445	A	\$784,990	\$715,920
		B	\$799,990	\$729,195
		D	\$814,990	\$742,469
THE HEMLOCK LOFT	2,798	A	\$824,990	\$751,319
		C	\$834,990	\$760,168
		D	\$849,990	\$773,442
THE OLIVE LOFT W/ DOUBLE CAR GARAGE	2,929	A	\$844,990	\$769,018
		B	\$859,990	\$782,292
		D	\$874,990	\$795,566

41' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	CURRENT PRICE AFTER TAX REBATES
THE WRAY	2,779	A	\$849,990	\$773,442
		B	\$859,990	\$782,292
		D	\$874,990	\$795,566

42' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	CURRENT PRICE AFTER TAX REBATES
THE CHESLEY	2,831	A	\$869,990	\$791,142
		C	\$879,990	\$799,991
		F	\$889,990	\$808,841
THE NEWBURY	2,572	A	\$879,990	\$799,991
		B	\$889,990	\$808,841
		D	\$899,990	\$817,690
THE PAISLEY	3,067	A	\$894,990	\$813,265
		C	\$904,990	\$822,115
		D	\$914,990	\$830,965
THE PAISLEY LOFT	3,417	A	\$949,990	\$861,938
		C	\$959,990	\$870,788
		D	\$974,990	\$884,062

50' COLLECTION

MODEL	SQ. FT.	ELEV.	CURRENT PRICE	CURRENT PRICE AFTER TAX REBATES
THE COPPERSTONE	3,119	B	\$979,990	\$888,487
		C	\$994,990	\$901,761
		D	\$1,014,990	\$919,460
THE IRONRIDGE MODEL HOME	3,696	B	\$1,019,990	\$923,885
		C	\$1,034,990	\$937,159
		D	\$1,054,990	\$954,858
THE STONEHAVEN	3,885	A	\$1,039,990	\$941,584
		D	\$1,074,990	\$972,558
		F	\$1,074,990	\$972,558
THE STONEHAVEN LOFT MODEL HOME	4,379	A	\$1,109,990	\$1,003,990
		D	\$1,144,990	\$1,038,990
		F	\$1,144,990	\$1,038,990

CAIVAN

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 May 30, 2026

MAGNOLIA

SINGLE DETACHED AVAILABLE LOTS

35' AVAILABLE LOTS Includes \$15,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
26					November 5, 2027

42' AVAILABLE LOTS Includes \$20,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
32					July 22, 2027
57	\$20,000	\$40,000 \$20,000	\$40,000	Walkout basement offered at 50% off Backing pond Newbury model cannot be selected	July 28, 2028

MAGNOLIA - STITTSVILLE

SINGLE DETACHED HOMES

DEPOSIT STRUCTURE

	35'	41'	42'	50'
At time of signing	\$10,000	\$10,000	\$10,000	\$10,000
30 days	\$10,000	\$15,000	\$15,000	\$20,000
90 days	\$10,000	\$15,000	\$15,000	\$20,000
150 days	\$10,000	\$15,000	\$15,000	\$20,000
210 days	\$20,000	\$15,000	\$15,000	\$10,000
TOTAL	\$60,000	\$70,000	\$70,000	\$80,000

Initial deposit must be paid by credit card or bank draft. Post-dated cheques must be provided for remaining deposits. Please confirm business name prior to issuing cheques. **Caivan (Stittsville) Inc.**

Magnolia Sales Gallery
3713 Borrisokane Road, Ottawa
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
- ✓ Credit card (if applicable) or bank draft for 1st deposit and post-dated cheques for remaining deposits
- ✓ Mortgage pre-approval letter

MAGNOLIA SITE PLAN

CAIVAN

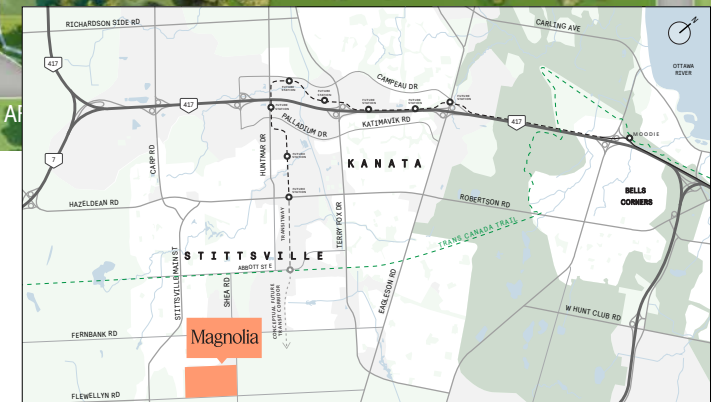
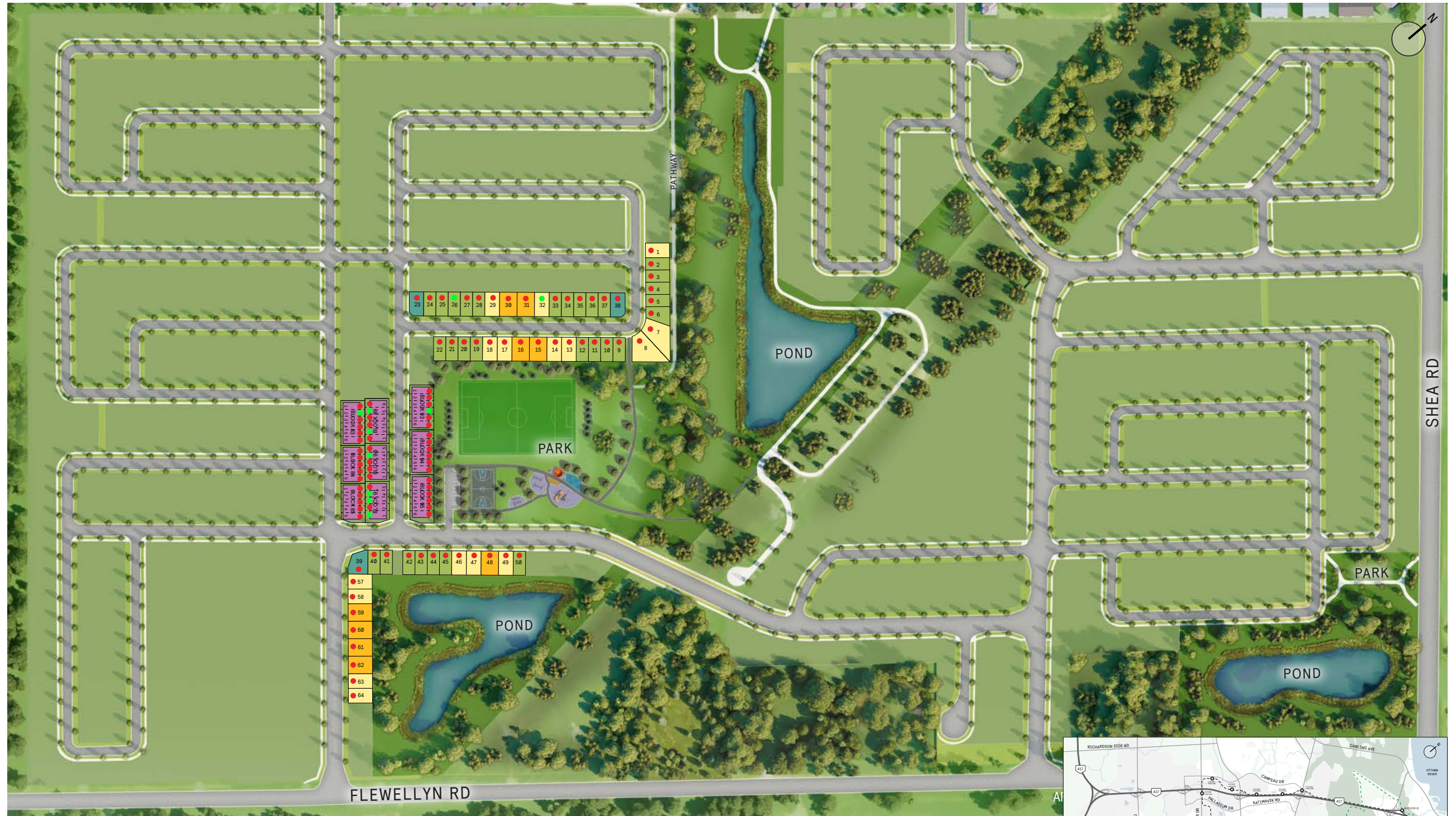
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

Monday - Thursday: 12PM - 8PM
Friday: 12PM - 5PM
Sat. - Sun. & Holidays: 11AM - 6PM

LEGEND

- THE PERFECT TOWNHOME
- 35' COLLECTION
- 41' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

- AVAILABLE
- SOLD



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