

MAGNOLIA - STITTSVILLE

THE PERFECT TOWNHOME

STARTING FROM \$521,230*
\$0 DEVELOPMENT CHARGE INCREASES
FREE ASSIGNMENTS**
SUMMER – FALL 2027 CLOSING DATES

*Tax rebates for all eligible homebuyers.

PLUS LIMITED TIME BONUS

\$10,000 DESIGN STUDIO CREDIT
6-PIECE APPLIANCE PACKAGE (by way of voucher)

INCLUDED PREMIUM FEATURES

- + Finished Basement
- + 9’ Smooth Ceilings on Main Floor
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + Air Conditioner
- + Granite Kitchen Countertops
- + Ceramic Tile in applicable areas

MAGNOLIA

TOWNHOMES - AVAILABLE LOTS

THE PERFECT TOWNHOME

LOT	MODEL	CURRENT PRICE	CURRENT PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 91					
91.01	Plan 1C (B)	\$609,990	\$561,053	Corner model Quiet street	July 28, 2027
91.03	Plan 1 (B)	\$574,990	\$530,079	Quiet street	July 30, 2027
91.04	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 3, 2027
BLOCK 90					
90.04	Plan 1 (A)	\$579,990	\$534,504	Quiet street	August 10, 2027
BLOCK 89					
89.02	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 13, 2027
89.03	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 17, 2027
89.04	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 18, 2027
89.05	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 18, 2027
BLOCK 83					
83.05	Plan 1 (B)	\$564,990	\$521,230		September 8, 2027
83.02	Plan 1 (B)	\$564,990	\$521,230		September 14, 2027
83.01	Plan 1E (B)	\$584,990	\$538,929	End model	September 15, 2027
BLOCK 93					
93.04	Plan 1 (A)	\$589,990	\$543,353	Rear upgrade included Quiet street backing park	October 7, 2027
93.03	Plan 1 (A)	\$589,990	\$543,353	Rear upgrade included Quiet street backing park	October 8, 2027

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TOWNHOMES DEPOSIT STRUCTURE

THE PERFECT TOWNHOME	
At time of signing	\$10,000
30 days	\$10,000
90 days	\$10,000
150 days	\$10,000
TOTAL	\$40,000

Initial deposit must be paid by credit card or bank draft. Post-dated cheques must be provided for remaining deposits. Cheques should be made payable to **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

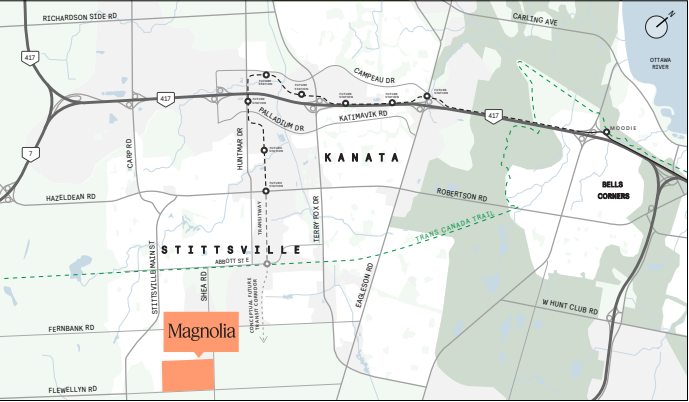
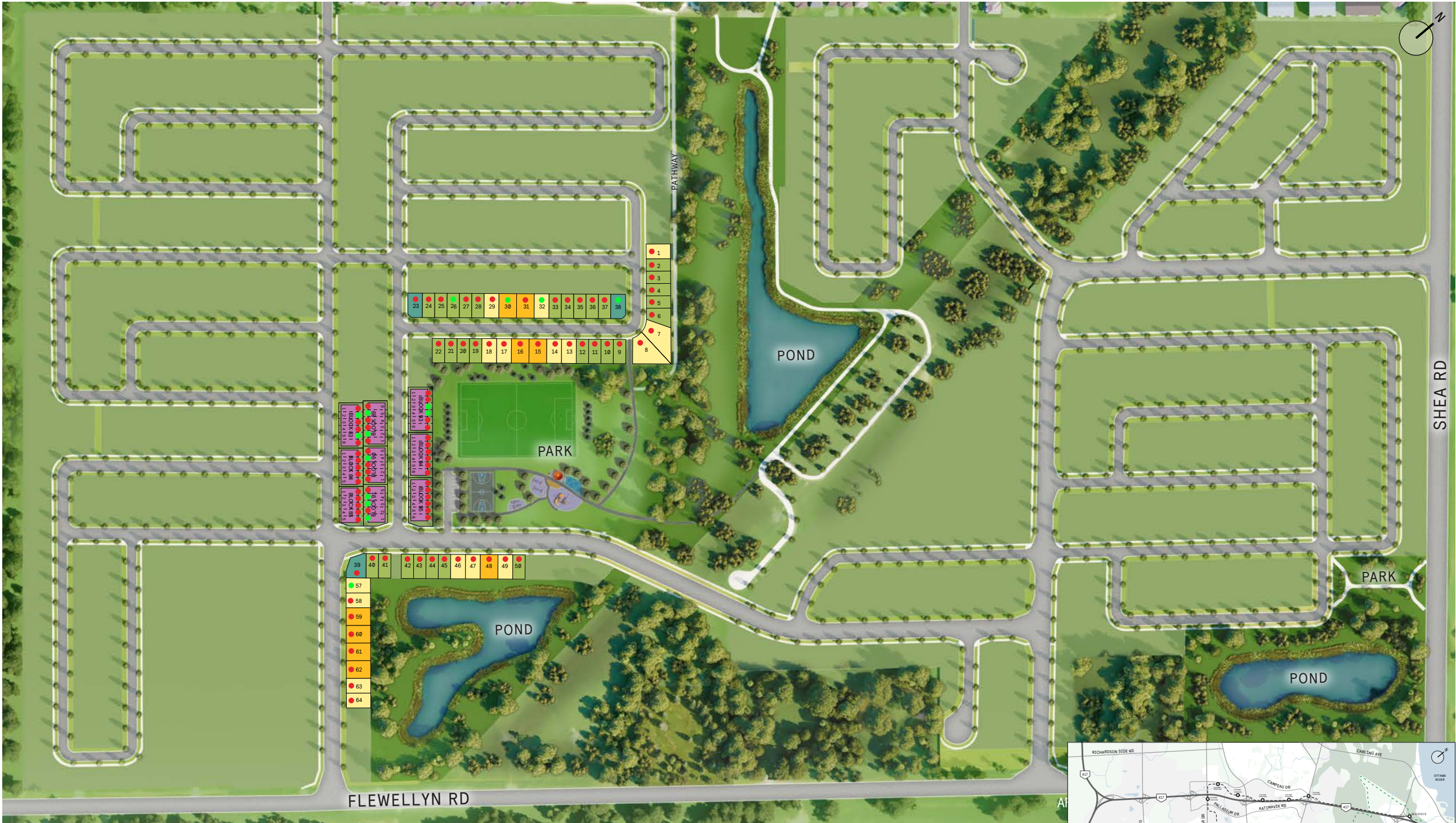
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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. MAY 2026.