

# MAGNOLIA - STITTSVILLE

## THE PERFECT TOWNHOME

STARTING FROM \$521,230\*

\*Tax rebates for all eligible homebuyers.

\$10,000 DESIGN STUDIO CREDIT

6-PIECE STAINLESS STEEL APPLIANCE VOUCHER

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

PLUS LIMITED TIME BONUS

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS\*\*

### INCLUDED PREMIUM FEATURES

- + Finished Basement Rec Room
- + 9' Smooth Ceilings on Main Floor
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + Air Conditioner
- + Granite Kitchen Countertops
- + Ceramic Tile in Applicable Areas

CAIVAN

\*\*Legal administration fees of \$1,500 apply. Ceiling heights vary by plan. Prices before applicable taxes and rebates include 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 May 30, 2026

# MAGNOLIA

## TOWNHOMES - AVAILABLE LOTS

### THE PERFECT TOWNHOME Includes \$10,000 design studio credit

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 27, 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
89.05	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 18, 2027
BLOCK 83					
83.02	Plan 1 (B)	\$564,990	\$521,230		September 13, 2027
BLOCK 93					
93.04	Plan 1 (A)	\$589,990	\$543,353	Rear upgrade included Quiet street Backing park	October 7, 2027

# MAGNOLIA - STITTSVILLE

## TOWNHOMES DEPOSIT STRUCTURE

### THE PERFECT TOWNHOME

At time of signing	\$10,000
30 days	\$10,000
90 days	\$10,000
150 days	\$10,000
<b>TOTAL</b>	<b>\$40,000</b>

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](mailto: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 1<sup>st</sup> deposit and post-dated cheques for remaining deposits
- ✓ Mortgage pre-approval letter

# MAGNOLIA SITE PLAN

CAIVAN

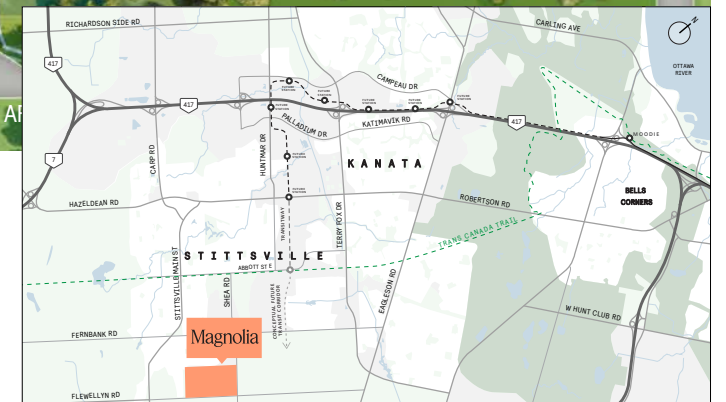
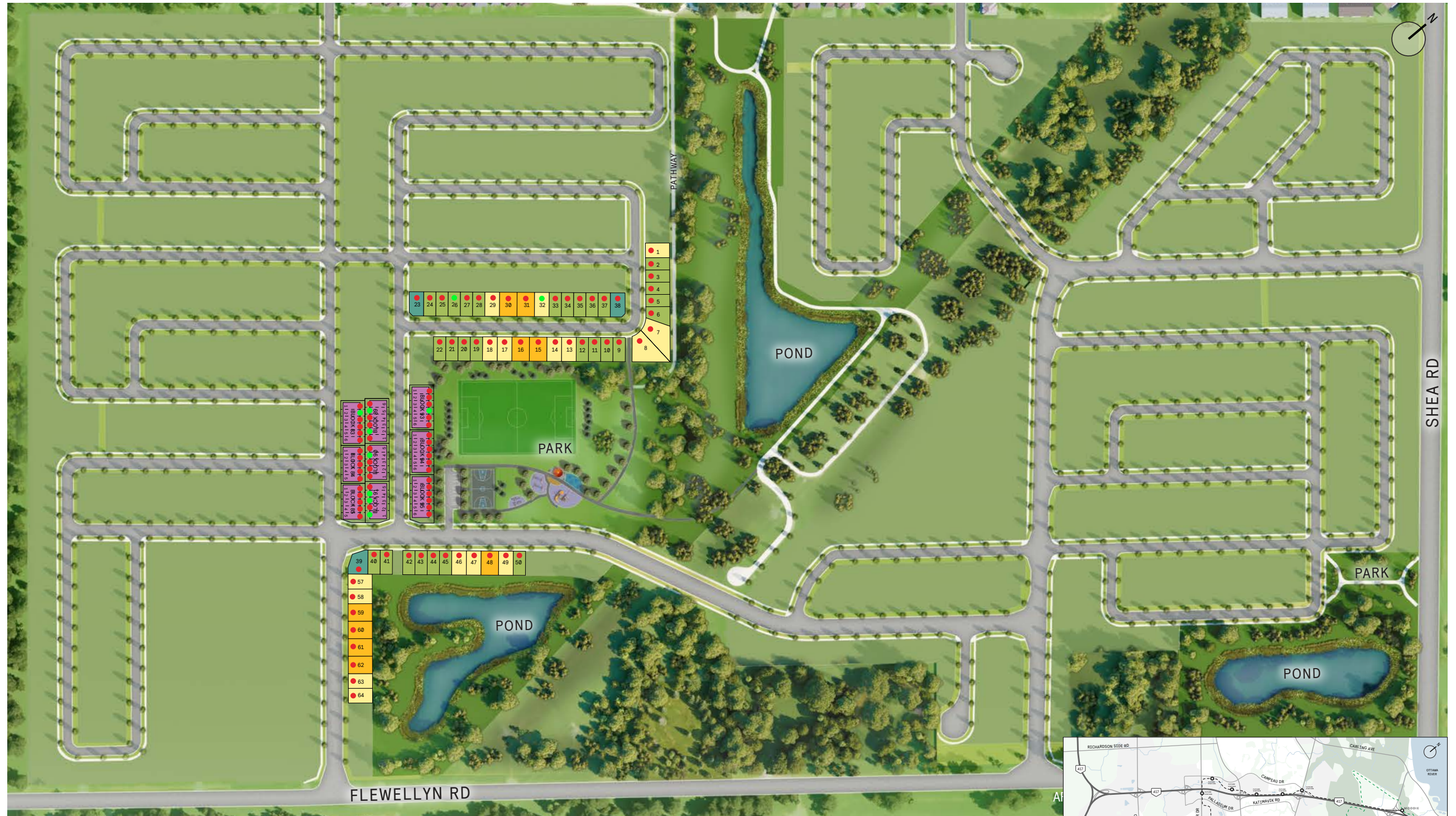
Magnolia Sales Gallery  
3713 Borrisokane Rd  
Ottawa, ON K2J 4J4  
613-518-2364  
sales@caivan.com | caivan.com

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.