

MAGNOLIA - STITTSVILLE

SINGLE DETACHED HOMES

STARTING FROM \$791,142*

*Tax rebates for all eligible homebuyers.

UP TO \$20,000 DESIGN STUDIO CREDIT

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

PLUS LIMITED TIME BONUS

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

50% OFF LOOKOUT & WALKOUT BASEMENTS

INCLUDED PREMIUM FEATURES

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

MAGNOLIA

SINGLE DETACHED AVAILABLE LOTS

35’ AVAILABLE LOTS

Includes \$15,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
53	\$35,000	\$40,000 \$20,000	\$55,000	Walkout basement offered at 50% off Backing pond, facing park	April 25, 2028
51	\$35,000	\$40,000 \$20,000	\$55,000	Walkout basement offered at 50% off Backing pond, facing park	April 28, 2028

42’ AVAILABLE LOTS

Includes \$20,000 design studio credit

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
32					July 22, 2027

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

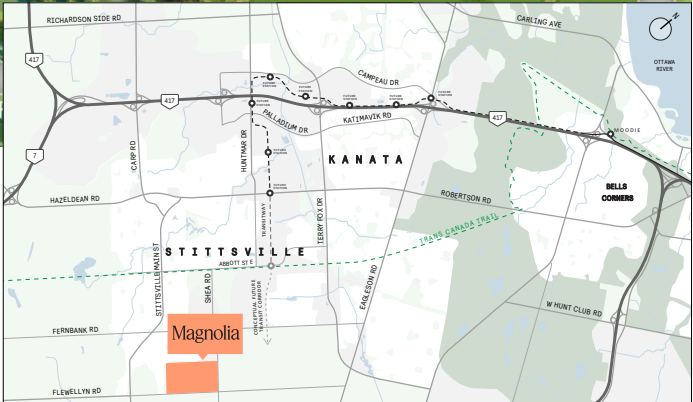
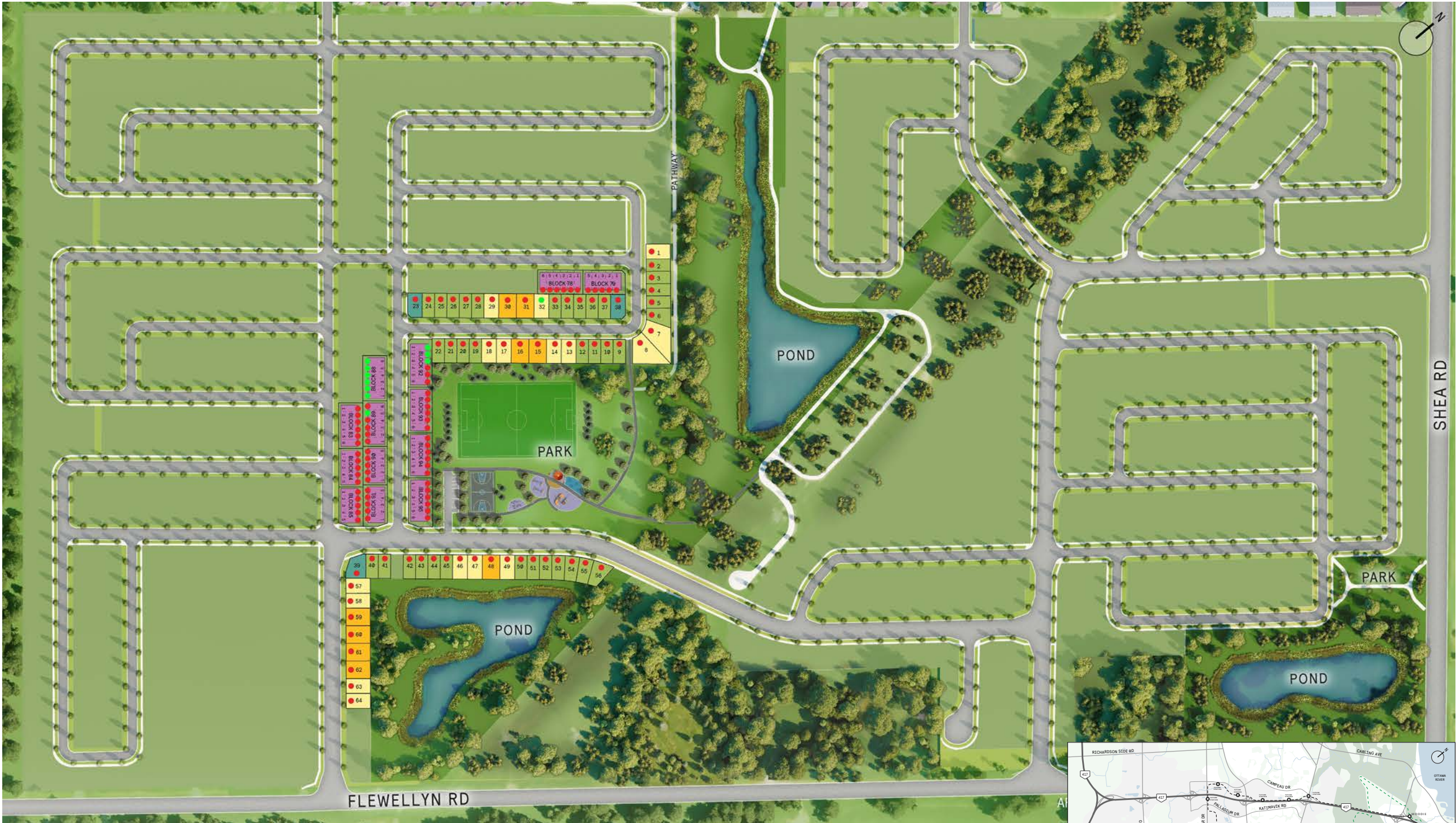
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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. JULY 2026.