

MAGNOLIA - STITTSVILLE

THE PERFECT TOWNHOME

STARTING FROM \$512,380*

*Tax rebates for all eligible homebuyers.

6-PIECE APPLIANCE VOUCHER

UP TO \$20,000 DESIGN STUDIO CREDIT

\$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 June 27, 2026

MAGNOLIA

THE PERFECT TOWNHOME AVAILABLE LOTS

HOT SUMMER SALES EVENT – HOT LIST

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
 91.01	Plan 1C (B)	\$589,990	\$543,354	Lot eligible for \$20,000 Design Studio Credit Corner model, Quiet Street	July 27, 2027
 91.03	Plan 1 (B)	\$554,990	\$512,380	Lot eligible for \$20,000 Design Studio Credit Quiet street	July 29, 2027
 91.04	Plan 1 (B)	\$554,990	\$512,380	Lot eligible for \$20,000 Design Studio Credit Quiet Street	July 30, 2027

Lots below include **\$10,000** design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 90					
90.04	Plan 1 (A)	\$569,990	\$525,654	Quiet street	August 6, 2027
BLOCK 89					
89.02	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 11, 2027
89.05	Plan 1 (B)	\$574,990	\$530,079	Quiet street	August 16, 2027
BLOCK 83					
83.02	Plan 1 (B)	\$564,990	\$521,230		September 8, 2027
BLOCK 93					
93.04	Plan 1 (A)	\$579,990	\$534,504	Rear upgrade included Quiet street Backing park	September 28, 2027

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 92					
92.06	Plan 1E (B)	\$604,990	\$556,628	End unit Rear upgrade included Quiet street, Backing park	October 5, 2027
92.05	Plan 1 (B)	\$584,990	\$538,929	Rear upgrade included Quiet street, Backing park	October 6, 2027
92.04	Plan 1 (B)	\$584,990	\$538,929	Rear upgrade included Quiet street, Backing park	October 7, 2027
92.03	Plan 1 (B)	\$579,990	\$534,504	Rear upgrade included Quiet street, Park block	October 8, 2027
92.02	Plan 1 (B)	\$579,990	\$534,504	Rear upgrade included Quiet street, Park block	October 12, 2027
92.01	Plan 1C (B)	\$614,990	\$565,478	Corner model Rear upgrade included Quiet street, Park block	October 13, 2027
BLOCK 77					
77.01	Plan 1E (A)	\$609,990	\$561,053	End unit Quiet street, Later closing	January 4, 2028
77.02	Plan 1 (A)	\$589,990	\$543,353	Quiet street Later closing	January 5, 2028
77.03	Plan 1 (A)	\$599,990	\$552,203	Quiet street Later closing	January 6, 2028
77.04	Plan 1 (A)	\$599,990	\$552,203	Quiet street Later closing	January 7, 2028
77.05	Plan 1 (A)	\$599,990	\$552,203	Quiet street Later closing	January 10, 2028
77.06	Plan 1E (A)	\$609,990	\$561,053	End unit Quiet street, Later closing	January 11, 2028

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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

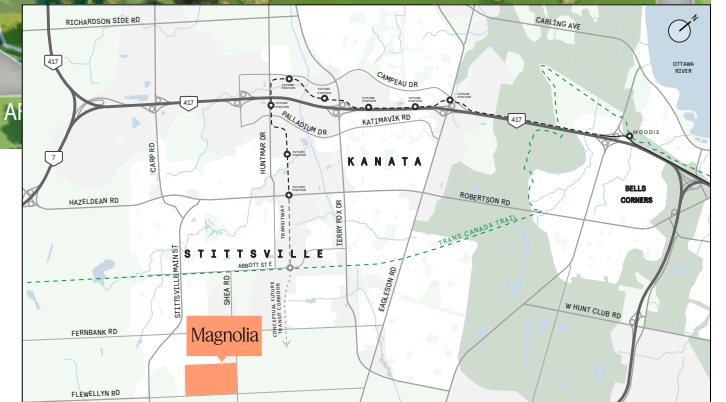
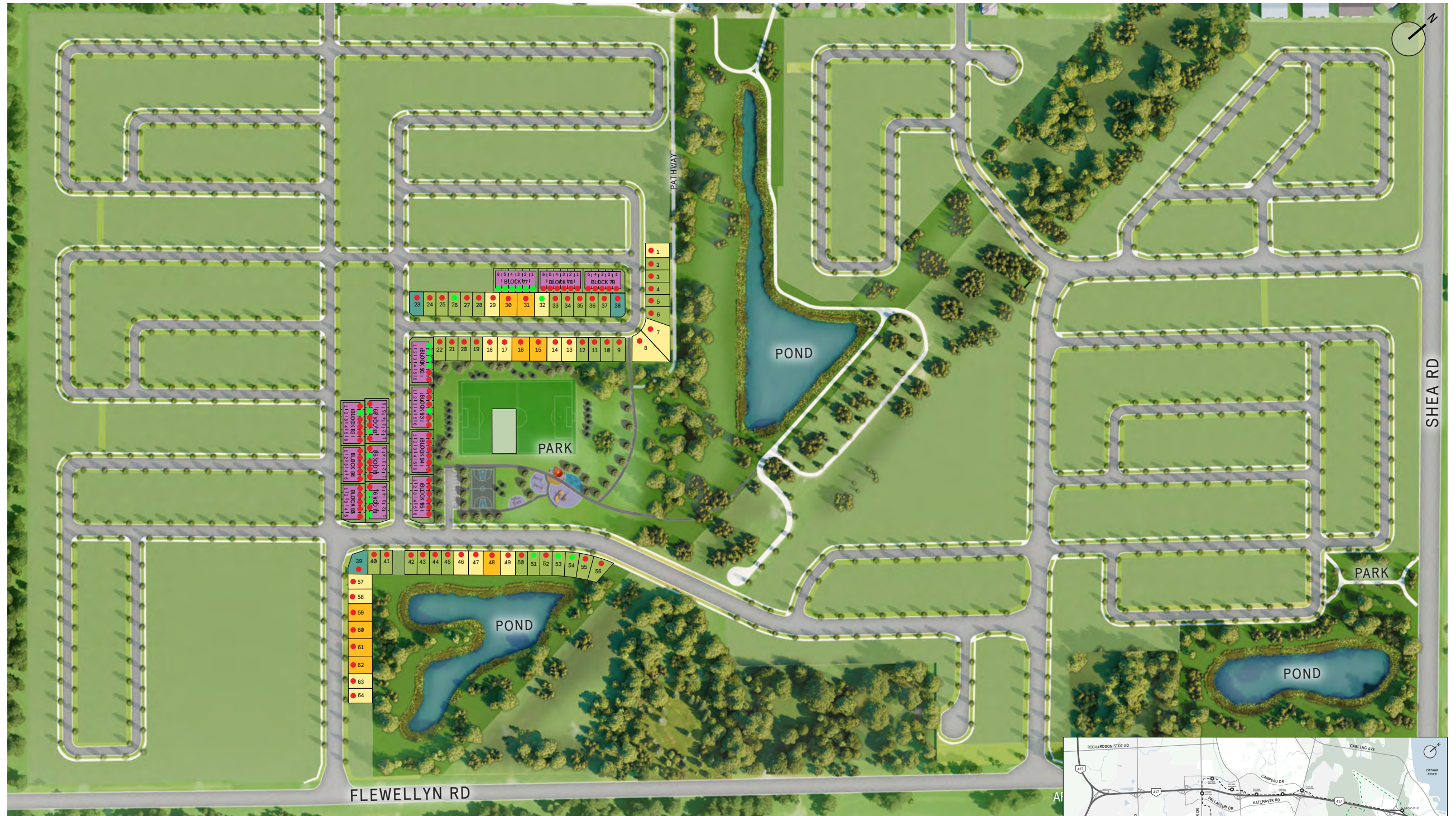
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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. JUNE 2026.