

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

MAGNOLIA

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AVAILABLE LOTS

HOT SUMMER SALES EVENT – HOT LIST

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
HOT SUMMER Sales Event 91.01	Plan 1C (B)	\$589,990	\$589,990 \$543,354	Lot eligible for \$20,000 Design Studio Credit Corner model, Quiet Street	July 27, 2027
HOT SUMMER Sales Event 91.03	Plan 1 (B)	\$554,990	\$554,990 \$512,380	Lot eligible for \$20,000 Design Studio Credit Quiet street	July 29, 2027
HOT SUMMER Sales Event 89.05	Plan 1 (B)	\$554,990	\$554,990 \$512,380	Lot eligible for \$20,000 Design Studio Credit Quiet street	August 16, 2027
HOT SUMMER Sales Event 83.02	Plan 1 (B)	\$544,990	\$544,990 \$503,531	Lot eligible for \$20,000 Design Studio Credit	September 8, 2027

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

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 89					
89.02	Plan 1 (B)	\$584,990	\$538,929	Quiet street	August 11, 2027
BLOCK 92					
92.04	Plan 1 (B)	\$594,990	\$547,779	Rear upgrade included Quiet street, backing park	October 7, 2027
92.03	Plan 1 (B)	\$589,990	\$543,354	Rear upgrade included Quiet street, park block	October 8, 2027
92.02	Plan 1 (B)	\$589,990	\$543,354	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 88					
88.01	Plan 1E (A)	\$609,990	\$561,053	End unit Quiet street, later closing	May 12, 2028
88.02	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 15, 2028

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
88.03	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 16, 2028
88.04	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 17, 2028
88.05	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 18, 2028
88.06	Plan 1E (A)	\$609,990	\$561,053	End unit Quiet street, later closing	May 19, 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

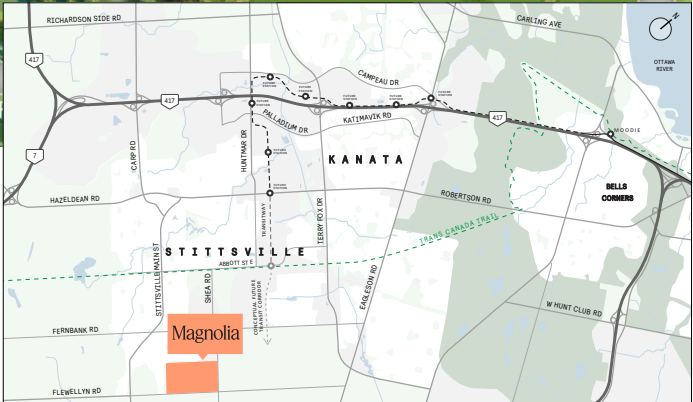
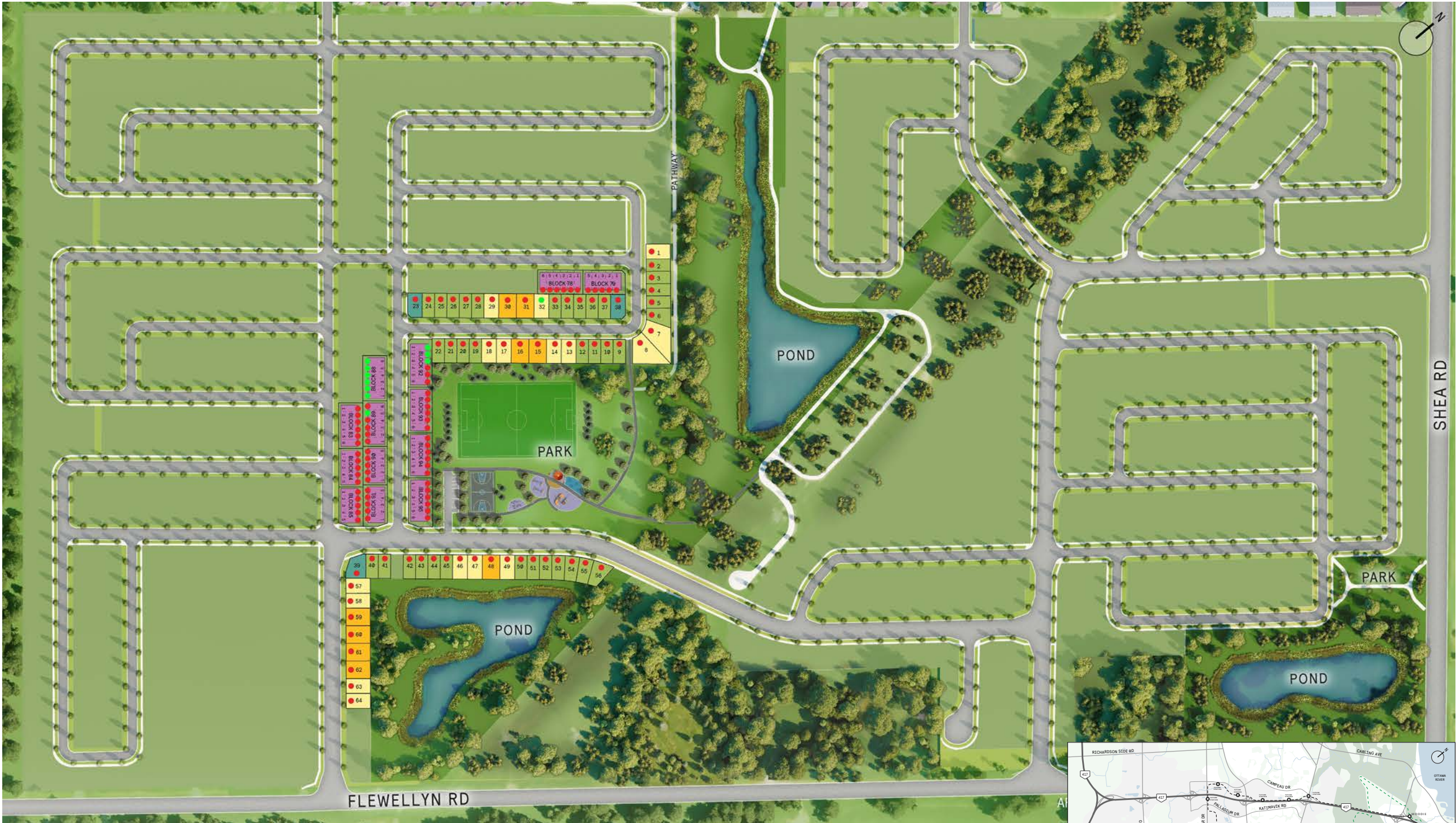
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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.