

SUMMER VALLEY CALEDON SINGLE DETACHED HOMES

50' COLLECTION STARTING FROM **\$1,249,990***

***Tax rebates for all eligible homebuyers.**

UP TO **\$120,000** IN FREE STRUCTURAL UPGRADES
5-PIECE STAINLESS STEEL **APPLIANCE VOUCHER**
CENTAL AIR-CONDITIONING

PLUS LIMITED TIME BONUS

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

\$5,000 CLOSING COST CAP

INCLUDED PREMIUM FEATURES

- + Smooth 9' Ceilings on Main Floor
- + Granite Countertops Throughout
- + Finished Basement w/ 8"6" Ceiling
- + Electric Fireplace
- + Dual Zone (Loft Models only)
- + 200 Amp Service
- + Humidifier plus HRV or ERV
- + Stained Oak Staircases from Basement to Bedroom Level

Sales Team Contact Information

Justin Bossio, Sales Consultant | 289-430-0627 | sales@caivan.com

Yusi Kim, Sales Consultant | 437-419-1001 | sales@caivan.com

Sales Gallery Location

209 Oak Park Blvd, Oakville

CAIVAN

**Legal administration fees 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 26, 2026

SUMMER VALLEY

SINGLE DETACHED AVAILABLE LOTS

HOT SUMMER SALES EVENT – HOT LIST

LOT	MODEL	NOTES	CLOSING DATE
HOT SUMMER Sales Event 13	50' Collection The Hawthorne w/ Loft (A)	Base Price: \$1,499,990 (+) Structural Upgrades: \$120,000 (-) Additional Incentive: \$120,000 Price: \$1,499,990 Price After Tax Rebates: \$1,393,990	Jan 19, 2027
9ft Second Floor Ceilings, Legal Finished Basement Secondary Suite, Loft Retreat Select Interior Finishes by: As soon as firm			
HOT SUMMER Sales Event 12	50' Collection The Linden (A)	Base Price: \$1,409,990 (+) Structural Upgrades: \$55,500 (-) Additional Incentive: \$55,500 Price: \$1,409,990 Price After Tax Rebates: \$1,303,990	Jan 20, 2027
9ft Second Floor Ceilings, Chef Center, Finished Basement Bedroom & Bathroom Select Interior Finishes by: As soon as firm			

STRUCTURAL SPEC HOMES

Discover expertly crafted homes with designer-selected structural upgrades, while still offering the enjoyment to personalize your features and finishes to match your style.

LOT	MODEL	NOTES	CLOSING DATE
8	50' Collection The Linden (B)	Base Price: \$1,399,990 (+) Structural Upgrades: \$55,500 (-) Additional Incentive: \$55,500 Price: \$1,399,990 Price After Tax Rebates: \$1,293,990	Feb 2, 2027
9ft Second Floor Ceilings, Chef Centre, Finished Basement Bedroom & Bathroom. Includes Rear Exterior Upgrade Select Interior Finishes by: As soon as firm			
5	50' Collection The Whiteoak w/ Loft (A)	Base Price: \$1,499,990 (+) Structural Upgrades: \$180,500 (-) Additional Incentive: \$120,000 Price: \$1,560,490 Price After Tax Rebates: \$1,454,490	Feb 4, 2027
9ft Second Floor Ceilings, Legal Finished Basement Secondary Suite. Includes Rear Exterior Upgrade Select Interior Finishes by: As soon as firm			
1	50' Collection Plan 20 w/ Loft (A)	Base Price: \$1,739,990 (+) Lot Premium: \$10,000 (+) Structural Upgrades: \$168,499 (-) Additional Incentive: \$120,000 Price: \$1,798,489 Price After Tax Rebates: \$1,726,658	Feb 9, 2027
9ft Second Floor Ceilings, 10ft Main Floor Ceilings, Second Floor Bedroom Ensuites, Loft Retreat, Legal Finished Basement Secondary Suite. Includes Rear Exterior Upgrade Select Interior Finishes by: As soon as firm			
104	50' Collection Plan 22 w/ Loft (B)	Base Price: \$1,905,990 (+) Structural Upgrades: \$153,999 (-) Additional Incentive: \$120,000 Price: \$1,939,989 Price After Tax Rebates: \$1,906,082	Mar 15, 2027
9ft Second Floor Ceilings, 10ft Main Floor Ceilings, Legal Finished Basement Secondary Suite, Second Floor Bedroom Ensuites Select Interior Finishes by: August 4, 2026			

LOT	MODEL	NOTES	CLOSING DATE
105	50' Collection Plan 20 w/ Loft (A)	Base Price: \$1,739,990 (+) Structural Upgrades: \$168,499 (-) Additional Incentive: \$120,000 Price: \$1,788,489 Price After Tax Rebates: \$1,713,978	Mar 17, 2027
9ft Second Floor Ceilings, 10ft Main Floor Ceilings, Second Floor Bedroom Ensuites, Legal Finished Basement Secondary Suite, Loft Retreat Select Interior Finishes by: August 6, 2026			
6	50' Collection The Whiteoak w/ Loft (B)	Base Price: \$1,489,990 (+) Structural Upgrades: \$49,500 (-) Additional Incentive: \$49,500 Price: \$1,489,990 Price After Tax Rebates: \$1,383,990	Mar 23, 2027
9ft Second Floor Ceilings, Chef Centre, Loft Retreat. Includes Rear Exterior Upgrade Select Interior Finishes by: August 13, 2026			
4	50' Collection The Linden (A)	Base Price: \$1,399,990 (+) Structural Upgrades: \$34,000 (-) Additional Incentive: \$34,000 Price: \$1,399,990 Price After Tax Rebates: \$1,293,990	Mar 25, 2027
9ft Second Floor Ceilings, Chef Centre. Includes Rear Exterior Upgrade Select Interior Finishes by: August 14, 2026			
15	50' Collection The Whiteoak w/ Loft (B)	Base Price: \$1,489,990 (+) Structural Upgrades: \$49,500 (-) Additional Incentive: \$49,500 Price: \$1,489,990 Price After Tax Rebates: \$1,383,990	Mar 29, 2027
9ft Second Floor Ceilings, Chef Center, Loft Retreat Select Interior Finishes by: August 17, 2026			
11	50' Collection The Whiteoak w/ Loft (A)	Base Price: \$1,499,990 (+) Structural Upgrades: \$49,500 (-) Additional Incentive: \$49,500 Price: \$1,499,990 Price After Tax Rebates: \$1,393,990	Mar 31, 2027
9ft Second Floor Ceilings, Chef Center, Loft Retreat Select Interior Finishes by: August 19, 2026			
16	50' Collection The Linden (A)	Base Price: \$1,409,990 (+) Structural Upgrades: \$34,000 (-) Additional Incentive: \$34,000 Price: \$1,409,990 Price After Tax Rebates: \$1,303,990	Apr 1, 2027
9ft Second Floor Ceilings, Chef Center Select Interior Finishes by: August 20, 2026			

Sales Team Contact Information

Justin Bossio, Sales Consultant | 289-430-0627 | sales@caivan.com

Yusi Kim, Sales Consultant | 437-419-1001 | sales@caivan.com



Price includes 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.O.&E July 16, 2026

SUMMER VALLEY

DEPOSIT STRUCTURE

DEPOSIT STRUCTURE	50' Collection
At time of signing	\$20,000
30 Days	\$20,000
60 Days	\$25,000
120 Days	\$25,000
150 Days	\$25,000
180 Days	\$25,000
240 Days	\$25,000
TOTAL	\$165,000

Initial deposit must be paid by credit card or bank draft. Post-dated cheques must be provided for remaining deposits.
Cheques to be made payable to: **Caivan (Summer Valley) Inc.**

Oakville Sales Gallery
209 Oak Park Blvd, Unit 6, Oakville
(289) 430-0627
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.
- ✓ Bank draft or credit card for 1st deposit and cheques for remaining deposits.
- ✓ Mortgage pre-approval letter.

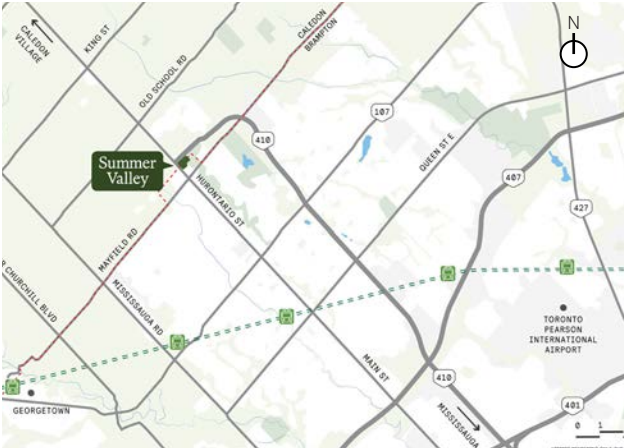
SUMMER VALLEY SITE PLAN

- AVAILABLE
- SOLD

- LEGEND
- 40' COLLECTION
 - 42' COLLECTION
 - 50' COLLECTION

Oakville Sales Centre
209 Oak Park Blvd,
Oakville, ON L6H 7S8
289-430-0627
sales@caivan.com
caivan.com

Monday - Thursday 11:00AM - 6:00PM
Friday 12:00PM - 5:00PM
Saturday & Sunday 11:00AM - 5:00PM



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND
SUBJECT TO CHANGE. E. & O.E. JULY 2026.

CAIVAN



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.