MAGNOLIA - STITTSVILLE
SINGLE DETACHED HOMES

STARTING FROM $684,947*
*Tax rebates for all eligible homebuyers.
$0 DEVELOPMENT CHARGE INCREASES
FREE ASSIGNMENTS**
2028 CLOSING DATES

PLUS LIMITED TIME BONUS

35’ COLLECTION - $30,000 DESIGN STUDIO CREDIT
41’ COLLECTION - $40,000 DESIGN STUDIO CREDIT
42’ COLLECTION - $40,000 DESIGN STUDIO CREDIT
50’ COLLECTION - $50,000 DESIGN STUDIO CREDIT

INCLUDED PREMIUM FEATURES

+ Finished Basements (valued at $40,000)
+ 9’ Smooth Ceilings on Main Floor
+ Wide Oak Hardwood on Main Floor
+ Air Conditioner
+ Quartz Kitchen Countertops
+ Stainless Steel Hood Fan
+ Ceramic Tile in Wet Areas
+ Taller Upper Kitchen Cabinets

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 October 19, 2026

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

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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

CAIVAN

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. *Legal fees of $1500 apply. Please speak to a Sales Representative for further details. E.&O. E October 23rd 2026

MAGNOLIA
SINGLE DETACHED AVAILABLE LOTS

35’ AVAILABLE LOTS

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
~~120~~	~~$10,000~~	~~-~~	~~$10,000~~	~~Quiet Street~~	~~June 8, 2028~~
~~109~~	~~$10,000~~	~~-~~	~~$10,000~~	Quiet Street ~~Alternate porch required when~~ ~~The Olive is selected~~	~~August 22, 2028~~
77	-	-	-	Alternate porch required when The Olive is selected	January 9, 2029

41’ AVAILABLE LOT

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
113	$10,000	-	$10,000	Quiet Street	June 27, 2028
~~112~~	~~$10,000~~	~~-~~	~~$10,000~~	~~Quiet Street~~	~~August 16, 2028~~
96	-	-	-		January 8, 2029

42’ AVAILABLE LOTS

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
119	$10,000	-	$10,000	Quiet Street	June 9, 2028
104	$10,000	-	$10,000	Quiet Street	August 30, 2028
101	$10,000	-	$10,000	Quiet Street	September 6, 2028

50’ AVAILABLE LOTS

LOT	LOT PREMIUM	GRADING PREMIUM	TOTAL PREMIUM	NOTES	CLOSING DATE
118	$10,000	-	$10,000	Quiet Street	June 14, 2028
~~116~~	~~$10,000~~	~~-~~	~~$10,000~~	~~Quiet Street~~	~~June 16, 2028~~
~~115~~	~~$10,000~~	~~-~~	~~$10,000~~	~~Quiet Street~~	~~June 20, 2028~~
114	$10,000	-	$10,000	Quiet Street	June 23, 2028
102	$10,000	-	$10,000	Quiet Street	September 1, 2028

CAIVAN

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 October 26, 2026

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

CAIVAN

Price includes limited time bonus. 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 Sales Representative for further details. E.& O.E May 9, 2026

MAGNOLIA
SITE PLAN

CAIVAN

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

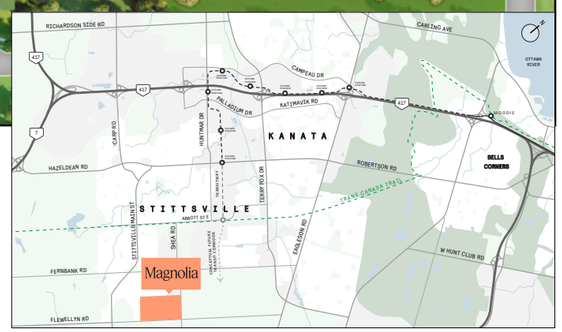
Monday – Thursday: 12PM – 8PM
Friday: 12PM – 5PM
Sat. – Sun. & Holidays: 11AM – 6PM

LEGEND

- SUMMIT SERIES
- 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. OCTOBER 2026.