# 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 - $15,000 DESIGN STUDIO CREDIT
41’ COLLECTION - $20,000 DESIGN STUDIO CREDIT
42’ COLLECTION - $20,000 DESIGN STUDIO CREDIT
50’ COLLECTION - $25,000 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

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**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 |

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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 |
|---|---|---|---|---|---|
| 107 | $10,000 | - | $10,000 | Quiet Street | August 23, 2028 |
| 106 | $10,000 | - | $10,000 | Quiet Street | August 24, 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 28, 2028 |
| 96 | - | - | - | | January 8, 2029 |

## 42’ AVAILABLE LOTS

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE |
|---|---|---|---|---|---|
| 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 |
| 114 | $10,000 | - | $10,000 | Quiet Street | June 23, 2028 |
| 102 | $10,000 | - | $10,000 | Quiet Street | September 5, 2028 |

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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 November 16, 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

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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

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

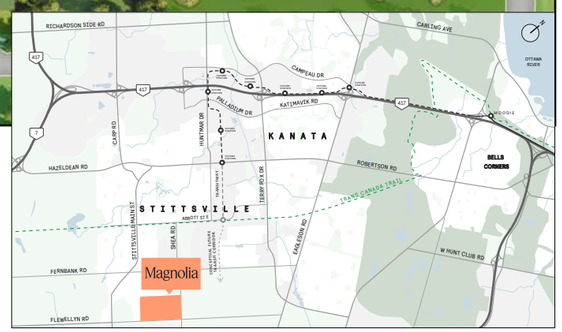
Monday – Thursday: 12PM – 8PM
Friday: 12PM – 5PM
Sat. – Sun. & Holidays: 11AM – 6PM

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. NOVEMBER 2026.