# MAGNOLIA - STITTSVILLE
# SUMMIT SERIES TOWNS

STARTING FROM $304,173*
*Tax rebates for all eligible homebuyers.
$0 DEVELOPMENT CHARGE INCREASES
FREE ASSIGNMENTS**
2028 OCCUPANCY DATES
$60,000 CASH OFF

PLUS LIMITED TIME BONUS
12-MONTH EXTENDED DEPOSIT STRUCTURE
5-PIECE APPLIANCE VOUCHER
$1,500 DESIGN STUDIO CREDIT
CONDO FEES WAIVED FOR 12 MONTHS***

## INCLUDED PREMIUM FEATURES

+ 1-Car Surface Parking Spot
+ 9’ Smooth Ceilings on Main Floor
+ Wide Plank Engineered Laminate Flooring on Main Floor
+ Kitchen Backsplash
+ Granite Kitchen Countertops
+ Ceramic Tile in Applicable Areas

CAIVAN

**Legal administration fees of $1,000 apply. ***By way of credit on closing. 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 a Sales Representative for further details. E.& O.E September 19, 2026

# MAGNOLIA

# SUMMIT SERIES - AVAILABLE LOTS

## BLOCK 4

| LOT | MODEL | PRICE AFTER TAX REBATES | NOTES | OCCUPANCY DATE |
|---|---|---|---|---|
| 4.05A | Lower Residence Plan 1 (B) | $289,914 | Backing residential, later occupancy<br>Lot premium waived | August 10, 2028 |

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 a Sales Representative for further details. E.&O E October 20, 2026

# MAGNOLIA

# SUMMIT SERIES - AVAILABLE LOTS

## BLOCK 5

| LOT | MODEL | PRICE AFTER TAX REBATES | NOTES | OCCUPANCY DATE |
|---|---|---|---|---|
| 5.03A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | August 23, 2028 |
| 5.04A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | August 24, 2028 |
| 5.09A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | September 1, 2028 |

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 a Sales Representative for further details. E.&OE. October 26, 2026

# MAGNOLIA

# SUMMIT SERIES - AVAILABLE LOTS

## BLOCK 6

| LOT | MODEL | PRICE AFTER TAX REBATES | NOTES | OCCUPANCY DATE |
|---|---|---|---|---|
| 6.12A | Lower Residence Plan 1E (A) | $323,184 | End unit<br>Backing residential, later occupancy | September 11, 2028 |
| 6.09A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | September 14, 2028 |
| 6.08A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | September 15, 2028 |
| 6.07A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | September 18, 2028 |
| 6.06A | Lower Residence Plan 1 (A) | $304,173 | Backing residential, later occupancy | September 19, 2028 |



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 a Sales Representative for further details. E.&OE. October 26, 2026

# MAGNOLIA - STITTSVILLE
# 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.**

| | SUMMIT SERIES | FIRST-TIME HOMEBUYER WITH CMHC MORTGAGE COMMITTMENT |
|---|---|---|
| At time of signing | $5,000 | $5,000 |
| 60 days | $5,000 | $2,500 |
| 120 days | $5,000 | $2,500 |
| 180 days | $5,000 | $2,500 |
| 240 days | $5,000 | $2,500 |
| 300 days | $5,000 | $2,500 |
| 365 days | $2,000 | $2,500 |
| **TOTAL** | **$32,000** | **$20,000** |

Initial deposit must be paid by bank draft. Post-dated cheques must be provided for remaining deposits.
Cheques should be made payable to **MacLennan Serratore LLP, In Trust**

**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
- ✓ Bank draft for 1st deposit and deposit 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 July 25, 2026

# THE SUMMIT SERIES
# SITE PLAN

CAIVAN

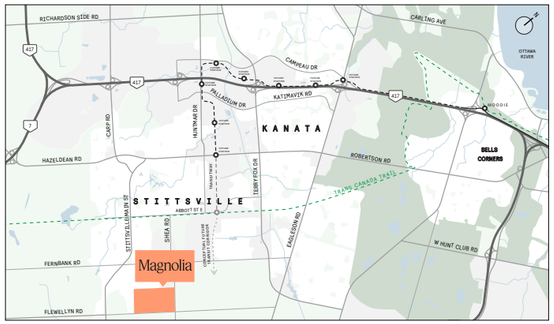
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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

LEGEND

SUMMIT SERIES

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.