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 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

BLOCK 6

LOT	MODEL	PRICE AFTER TAX REBATES	NOTES	OCCUPANCY DATE
6.12A	Lower Residence Plan 1E (A)	$323,184	End unit 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

BLOCK 8

LOT	MODEL	PRICE AFTER TAX REBATES	NOTES	OCCUPANCY DATE
8.01A	Lower Residence Plan 1E (B)	$332,690	End unit, backing onto amenity space Later occupancy	October 20, 2028
~~8.01B~~	~~Upper Residence Plan 2E (B)~~	~~$382,471~~	~~End unit, backing onto amenity space Later occupancy~~	~~October 20, 2028~~
8.02A	Lower Residence Plan 1 (B)	$313,679	Backing onto amenity space Later occupancy	October 23, 2028
8.02B	Upper Residence Plan 2 (B)	$360,406	Backing onto amenity space Later occupancy	October 23, 2028
8.03A	Lower Residence Plan 1 (B)	$313,679	Backing onto amenity space Later occupancy	October 24, 2028
8.03B	Upper Residence Plan 2 (B)	$360,406	Backing onto amenity space Later occupancy cy	October 24, 2028
8.04A	Lower Residence Plan 1 (B)	$313,679	Backing onto amenity space Later occupancy	October 25,2028
8.04B	Upper Residence Plan 2 (B)	$360,406	Backing onto amenity space Later occupancy	October 25, 2028
8.05A	Lower Residence Plan 1 (B)	$313,679	Backing onto amenity space Later occupancy	October 26, 2028
8.05B	Upper Residence Plan 2 (B)	$360,406	Backing onto amenity space Later occupancy	October 26, 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. November 16, 2026

MAGNOLIA - STITTSVILLE
TOWNHOMES DEPOSIT STRUCTURE

	THE PERFECT TOWNHOME	FIRST-TIME HOMEBUYER WITH CMHC MORTGAGE COMMITTMENT
At time of signing	$10,000	$10,000
30 days	$10,000	$5,000
90 days	$10,000	$5,000
150 days	$10,000	$5,000
210 Days	-	$5,000
TOTAL	**$40,000**	**$30,000**

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

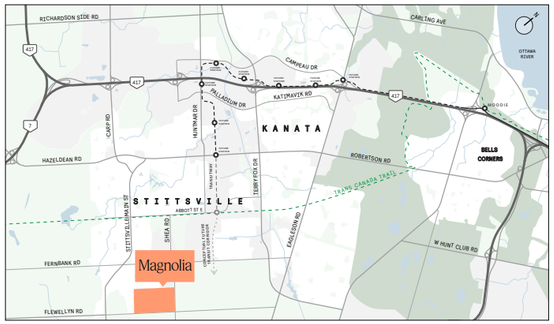
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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. NOVEMBER 2026.