

# 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](mailto:sales@caivan.com)

Yusi Kim, Sales Consultant | 437-419-1001 | [sales@caivan.com](mailto:sales@caivan.com)

### Sales Gallery Location

209 Oak Park Blvd, Oakville

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\*\*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 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <div><div><div>HOT SUMMER</div><div>Sales Event</div></div><div>13</div></div>                                                                     | 50' Collection<br>The Hawthorne w/ Loft (A) | <div><div>\$1,319,990 after tax rebates</div><div>Base Price: \$1,499,990<br/>Structural Upgrades: \$120,000<br/>(-) Additional Incentive: \$120,000<br/>Price: \$1,499,990<br/>Price After Tax Rebates: \$1,393,990</div></div> | Jan 19, 2027 |
| 9ft Second Floor Ceilings, Legal Finished Basement Secondary Suite, Loft Retreat<br>Select Interior Finished by: As soon as firm                   |                                             |                                                                                                                                                                                                                                  |              |
| <div><div><div>HOT SUMMER</div><div>Sales Event</div></div><div>12</div></div>                                                                     | 50' Collection<br>The Linden (A)            | <div><div>\$1,249,990 after tax rebates</div><div>Base Price: \$1,409,990<br/>Structural Upgrades: \$55,500<br/>(-) Additional Incentive: \$55,500<br/>Price: \$1,409,990<br/>Price After Tax Rebates: \$1,303,990</div></div>   | Jan 20, 2027 |
| 9ft Second Floor Ceilings, Chef Center, Finished Basement Bedroom & Bathroom<br>Select Interior Finished by: As soon as firm                       |                                             |                                                                                                                                                                                                                                  |              |
| <div><div><div>HOT SUMMER</div><div>Sales Event</div></div><div>5</div></div>                                                                      | 50' Collection<br>The Whiteoak w/ Loft (A)  | <div><div>\$1,379,990 after tax rebates</div><div>Base Price: \$1,499,990<br/>Structural Upgrades: \$180,500<br/>(-) Additional Incentive: \$120,000<br/>Price: \$1,560,490<br/>Price After Tax Rebates: \$1,454,490</div></div> | Feb 4, 2027  |
| 9ft Second Floor Ceilings, Legal Finished Basement Secondary Suite. Includes Rear Exterior Upgrade<br>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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1                                                                                                                                                                                                                            | 50' Collection<br>Plan 20 w/ Loft (A) | <div><div>Base Price: \$1,739,990<br/>(+) Lot Premium: \$10,000<br/>(+) Structural Upgrades: \$168,499<br/>(-) Additional Incentive: \$120,000<br/>Price: \$1,798,489<br/>Price After Tax Rebates: \$1,726,658</div></div> | Feb 9, 2027  |
| 9ft Second Floor Ceilings, 10ft Main Floor Ceilings, Second Floor Bedroom Ensuites, Loft Retreat, Legal Finished Basement Secondary Suite.<br>Includes Rear Exterior Upgrade<br>Select Interior Finishes by: As soon as firm |                                       |                                                                                                                                                                                                                            |              |
| 104                                                                                                                                                                                                                          | 50' Collection<br>Plan 22 w/ Loft (B) | <div><div>Base Price: \$1,905,990<br/>(+) Structural Upgrades: \$153,999<br/>(-) Additional Incentive: \$120,000<br/>Price: \$1,939,989<br/>Price After Tax Rebates: \$1,906,082</div></div>                               | Mar 15, 2027 |
| 9ft Second Floor Ceilings, 10ft Main Floor Ceilings, Legal Finished Basement Secondary Suite, Second Floor Bedroom Ensuites<br>Select Interior Finishes by: As soon as firm                                                  |                                       |                                                                                                                                                                                                                            |              |
| 105                                                                                                                                                                                                                          | 50' Collection<br>Plan 20 w/ Loft (A) | <div><div>Base Price: \$1,739,990<br/>(+) Structural Upgrades: \$168,499<br/>(-) Additional Incentive: \$120,000<br/>Price: \$1,788,489<br/>Price After Tax Rebates: \$1,713,978</div></div>                               | Mar 17, 2027 |
| 9ft Second Floor Ceilings, 10ft Main Floor Ceilings, Second Floor Bedroom Ensuites, Legal Finished Basement Secondary Suite, Loft Retreat<br>Select Interior Finishes by: As soon as firm                                    |                                       |                                                                                                                                                                                                                            |              |



| LOT                                                                                                                                  | MODEL                                      | NOTES                                                                                                                                                                   | CLOSING DATE |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 6                                                                                                                                    | 50' Collection<br>The Whiteoak w/ Loft (B) | Base Price: \$1,489,990<br>(+) Structural Upgrades: \$49,500<br>(-) Additional Incentive: \$49,500<br>Price: \$1,489,990<br><b>Price After Tax Rebates: \$1,383,990</b> | Mar 23, 2027 |
| 9ft Second Floor Ceilings, Chef Centre, Loft Retreat. Includes Rear Exterior Upgrade<br>Select Interior Finishes by: As soon as firm |                                            |                                                                                                                                                                         |              |
| 4                                                                                                                                    | 50' Collection<br>The Linden (B)           | Base Price: \$1,399,990<br>(+) Structural Upgrades: \$34,000<br>(-) Additional Incentive: \$34,000<br>Price: \$1,399,990<br><b>Price After Tax Rebates: \$1,293,990</b> | Mar 25, 2027 |
| 9ft Second Floor Ceilings, Chef Centre. Includes Rear Exterior Upgrade<br>Select Interior Finishes by: August 14, 2026               |                                            |                                                                                                                                                                         |              |
| 15                                                                                                                                   | 50' Collection<br>The Whiteoak w/ Loft (B) | Base Price: \$1,489,990<br>(+) Structural Upgrades: \$49,500<br>(-) Additional Incentive: \$49,500<br>Price: \$1,489,990<br><b>Price After Tax Rebates: \$1,383,990</b> | Mar 29, 2027 |
| 9ft Second Floor Ceilings, Chef Center, Loft Retreat<br>Select Interior Finishes by: August 17, 2026                                 |                                            |                                                                                                                                                                         |              |
| 11                                                                                                                                   | 50' Collection<br>The Whiteoak w/ Loft (A) | Base Price: \$1,499,990<br>(+) Structural Upgrades: \$49,500<br>(-) Additional Incentive: \$49,500<br>Price: \$1,499,990<br><b>Price After Tax Rebates: \$1,393,990</b> | Mar 31, 2027 |
| 9ft Second Floor Ceilings, Chef Center, Loft Retreat<br>Select Interior Finishes by: August 19, 2026                                 |                                            |                                                                                                                                                                         |              |
| 16                                                                                                                                   | 50' Collection<br>The Linden (A)           | Base Price: \$1,409,990<br>(+) Structural Upgrades: \$34,000<br>(-) Additional Incentive: \$34,000<br>Price: \$1,409,990<br><b>Price After Tax Rebates: \$1,303,990</b> | Apr 1, 2027  |
| 9ft Second Floor Ceilings, Chef Center<br>Select Interior Finishes by: August 20, 2026                                               |                                            |                                                                                                                                                                         |              |

Sales Team Contact Information

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# 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.



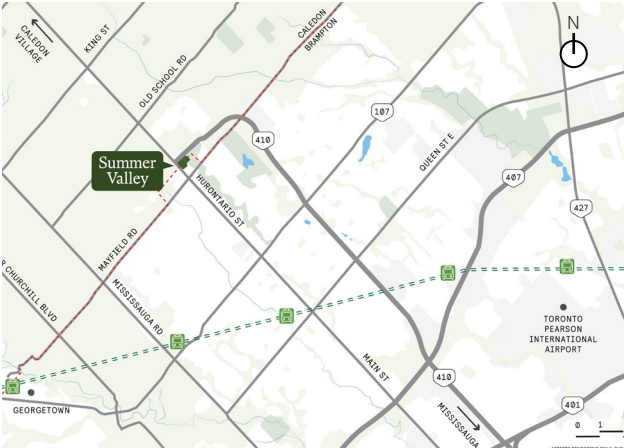
# SUMMER VALLEY SITE PLAN

- 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](mailto:sales@caivan.com)  
[caivan.com](http://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. AUGUST 2026.

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