MAGNOLIA - STITTSVILLE

THE PERFECT TOWNHOME

STARTING FROM $516,805*

*Tax rebates for all eligible homebuyers.

$10,000 DESIGN STUDIO CREDIT

6-PIECE APPLIANCE VOUCHER

$10,000 FIRST DEPOSIT (CREDIT CARD ACCEPTED)

PLUS LIMITED TIME BONUS

$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

100% OFF LOT PREMIUMS (on select lots)

INCLUDED PREMIUM FEATURES

+ Finished Basement Rec Room
+ 9’ Smooth Ceilings on Main Floor
+ Wide Plank Engineered Laminate Flooring on Main Floor
+ Air Conditioner
+ Granite Kitchen Countertops
+ Ceramic Tile in Applicable Areas

CAIVAN

**Legal administration fees of $1,500 apply. 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.& O.E September 19, 2026

MAGNOLIA
TOWNHOMES - AVAILABLE LOTS

'TIS THE SEASON SALES EVENT – HOT LIST

LOT	MODEL	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
 88.01	Plan 1E (A)	$543,354	End unit, Quiet street	October 16, 2028
	Includes: Finished Basement Bedroom & Bathroom valued at **$20,905**			
 88.02	Plan 1 (A)	$525,655	Quiet street	October 17, 2028
	Includes: Finished Basement Bedroom & Bathroom valued at **$20,905**			

THE PERFECT TOWNHOME Includes $10,000 design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 88					
88.03	Plan 1 (A)	$589,990	$543,354	Quiet street	October 18, 2028
88.04	Plan 1 (A)	$589,990	$543,354	Quiet street	October 18, 2028
88.05	Plan 1 (A)	$589,990	$543,354	Quiet street	October 19, 2028
88.06	Plan 1E (A)	$609,990	$561,053	End unit, Quiet street	October 20, 2028
BLOCK 87					
87.01	Plan 1E (B)	$614,990	$565,479	End unit, Quiet street	October 23, 2028
87.02	Plan 1 (B)	$594,990	$547,779	Quiet street	October 24, 2028
87.03	Plan 1 (B)	$594,990	$547,779	Quiet street	October 25, 2028
87.04	Plan 1 (B)	$594,990	$547,779	Quiet street	October 26, 2028
87.05	Plan 1 (B)	$594,990	$547,779	Quiet street	October 27, 2028
87.06	Plan 1E (B)	$614,990	$565,479	End unit, Quiet street	October 30, 2028
BLOCK 82					
82.05	Plan 1 (A)	$559,990	$516,805		November 7, 2028
82.04	Plan 1 (A)	$559,990	$516,805		November 8, 2028
82.02	Plan 1 (A)	$559,990	$516,805		November 10, 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.&OE. November 23, 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

MAGNOLIA
SITE PLAN

CAIVAN

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

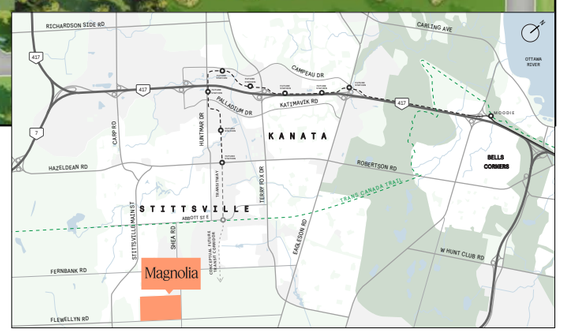
Monday – Thursday: 12PM – 8PM
Friday: 12PM – 5PM
Sat. – Sun. & Holidays: 11AM – 6PM

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. NOVEMBER 2026.