

MAGNOLIA - STITTSVILLE

SUMMIT SERIES TOWNS

STARTING FROM \$297,044*

*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
- + Kitchen Backsplash
- + 9' Smooth Ceilings on Main Floor
- + Granite Kitchen Countertops
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + 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
4.12A	Lower Residence Plan 1E (B)	\$316,055	End unit Backing residential, later occupancy	July 18, 2028
4.12B	Upper Residence Plan 2E (B)	\$367,026	End unit Backing residential, later occupancy	July 18, 2028
4.11A	Lower Residence Plan 1 (B)	\$297,044	Backing residential, later occupancy	July 19, 2028
4.11B	Upper Residence Plan 2 (B)	\$344,572	Backing residential, later occupancy	July 19, 2028
4.10A	Lower Residence Plan 1 (B)	\$297,044	Backing residential, later occupancy	July 20, 2028
4.10B	Upper Residence Plan 2 (B)	\$344,572	Backing residential, later occupancy	July 20, 2028
4.09A	Lower Residence Plan 1 (B)	\$297,044	Backing residential, later occupancy	July 21, 2028
4.09B	Upper Residence Plan 2 (B)	\$344,572	Backing residential, later occupancy	July 21, 2028
4.08A	Lower Residence Plan 1 (B)	\$289,914	Backing residential, later occupancy Lot premium waived	July 24, 2028
4.08B	Upper Residence Plan 2 (B)	\$337,443	Backing residential, later occupancy Lot premium waived	July 24, 2028
4.07A	Lower Residence Plan 1 (B)	\$289,914	Backing residential, later occupancy Lot premium waived	July 25, 2028
4.07B	Upper Residence Plan 2 (B)	\$337,443	Backing residential, later occupancy Lot premium waived	July 25, 2028
4.06A	Lower Residence Plan 1 (B)	\$289,914	Backing residential, later occupancy Lot premium waived	July 26, 2028
4.06B	Upper Residence Plan 2 (B)	\$337,443	Backing residential, later occupancy Lot premium waived	July 26, 2028
4.05A	Lower Residence Plan 1 (B)	\$289,914	Backing residential, later occupancy Lot premium waived	July 27, 2028
4.05B	Upper Residence Plan 2 (B)	\$337,443	Backing residential, later occupancy Lot premium waived	July 27, 2028
4.04A	Lower Residence Plan 1 (B)	\$297,044	Backing residential, later occupancy	July 28, 2028
4.04B	Upper Residence Plan 2 (B)	\$344,572	Backing residential, later occupancy	July 28, 2028
4.03A	Lower Residence Plan 1 (B)	\$297,044	Backing residential, later occupancy	July 31, 2028
4.03B	Upper Residence Plan 2 (B)	\$344,572	Backing residential, later occupancy	July 31, 2028
4.02A	Lower Residence Plan 1 (B)	\$297,044	Backing residential, later occupancy	August 1, 2028
4.02B	Upper Residence Plan 2 (B)	\$344,572	Backing residential, later occupancy	August 1, 2028
4.01A	Lower Residence Plan 1E (B)	\$316,055	End unit Backing residential, later occupancy	August 2, 2028
4.01B	Upper Residence Plan 2E (B)	\$367,026	End unit Backing residential, later occupancy	August 2, 2028

MAGNOLIA

SUMMIT SERIES - AVAILABLE LOTS

BLOCK 5

LOT	MODEL	PRICE AFTER TAX REBATES	NOTES	OCCUPANCY DATE
5.02A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	June 23, 2028
5.03A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	June 26, 2028
5.04A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	June 27, 2028
5.06B	Upper Residence Plan 2 (A)	\$351,580	Backing residential, later occupancy	June 29, 2028
5.09A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	July 5, 2028
5.10A	Lower Residence Plan 1C (A)	\$337,443	Backing residential, later occupancy	July 6, 2028

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 Backing residential, later occupancy	August 23, 2028
6.11A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	August 24, 2028
6.10A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	August 28, 2028
6.09A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	August 29, 2028
6.08A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	August 30, 2028
6.07A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	August 31, 2028
6.06A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	September 1, 2028
6.06B	Upper Residence Plan 2 (A)	\$351,580	Backing residential, later occupancy	September 1, 2028
6.05A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	September 5, 2028
6.04A	Lower Residence Plan 1 (A)	\$304,173	Backing residential, later occupancy	September 6, 2028
6.04B	Upper Residence Plan 2 (A)	\$351,580	Backing residential, later occupancy	September 6, 2028
6.03B	Upper Residence Plan 2 (A)	\$351,580	Backing residential, later occupancy	September 7, 2028
6.02A	Lower Residence Plan 1 (A)	\$308,926	Near amenity space Backing residential, later occupancy	September 8, 2028
6.01B	Upper Residence Plan 2C (A)	\$391,297	Corner unit, near amenity space Backing residential, later occupancy	September 11, 2028

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 COMMITMENT
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

THE SUMMIT SERIES

SITE PLAN

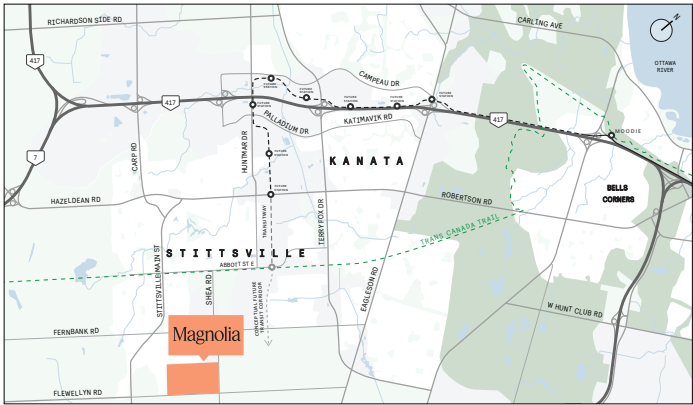
CAIVAN

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. SEPTEMBER 2026.

ARTISTS RENDERING ONLY, SUBJECT TO CHANGE WITHOUT NOTICE.