

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

MAGNOLIA

TOWNHOMEHOMES - AVAILABLE LOTS

THE PERFECT TOWNHOME

Includes \$10,000 design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 88					
88.01	Plan 1E (A)	\$609,990	\$561,053	End unit Quiet street, later closing	May 15, 2028
88.02	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 16, 2028
88.03	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 17, 2028
88.04	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 18, 2028
88.05	Plan 1 (A)	\$589,990	\$543,354	Quiet street, later closing	May 19, 2028
88.06	Plan 1E (A)	\$609,990	\$561,053	End unit Quiet street, later closing	May 23, 2028
BLOCK 87					
87.01	Plan 1E (B)	\$614,990	\$565,479	End unit Quiet street, later closing	May 24, 2028
87.02	Plan 1 (B)	\$604,990	\$556,628	Quiet street, later closing	May 24, 2028
87.03	Plan 1 (B)	\$604,990	\$556,628	Quiet street, later closing	May 25, 2028
87.04	Plan 1 (B)	\$604,990	\$556,628	Quiet street, later closing	May 26, 2028
87.05	Plan 1 (B)	\$604,990	\$556,628	Quiet street, later closing	May 29, 2028
87.06	Plan 1E (B)	\$614,990	\$565,479	End unit Quiet street, later closing	May 30, 2028
BLOCK 82					
82.06	Plan 1E (A)	\$579,990	\$534,504	End unit, later closing Lot premium waived	June 7, 2028
82.05	Plan 1 (A)	\$559,990	\$516,805	Later closing Lot premium waived	June 8, 2028
82.04	Plan 1 (A)	\$559,990	\$516,805	Later closing Lot premium waived	June 9, 2028
82.03	Plan 1 (A)	\$559,990	\$516,805	Later closing Lot premium waived	June 9, 2028
82.02	Plan 1 (A)	\$559,990	\$516,805	Later closing Lot premium waived	June 12, 2028
82.01	Plan 1E (A)	\$579,990	\$534,504	End unit, later closing Lot premium waived	June 13, 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

MAGNOLIA SITE PLAN

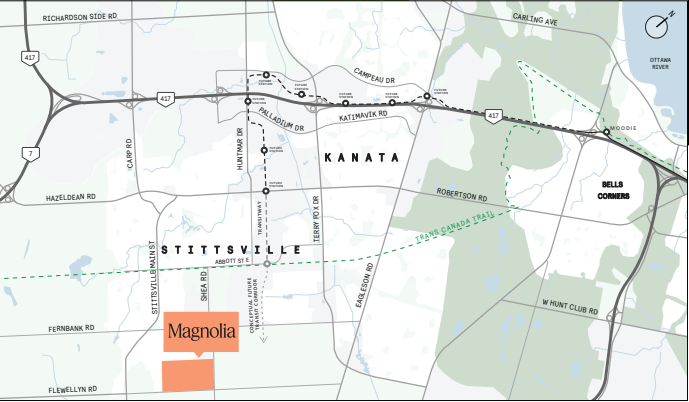
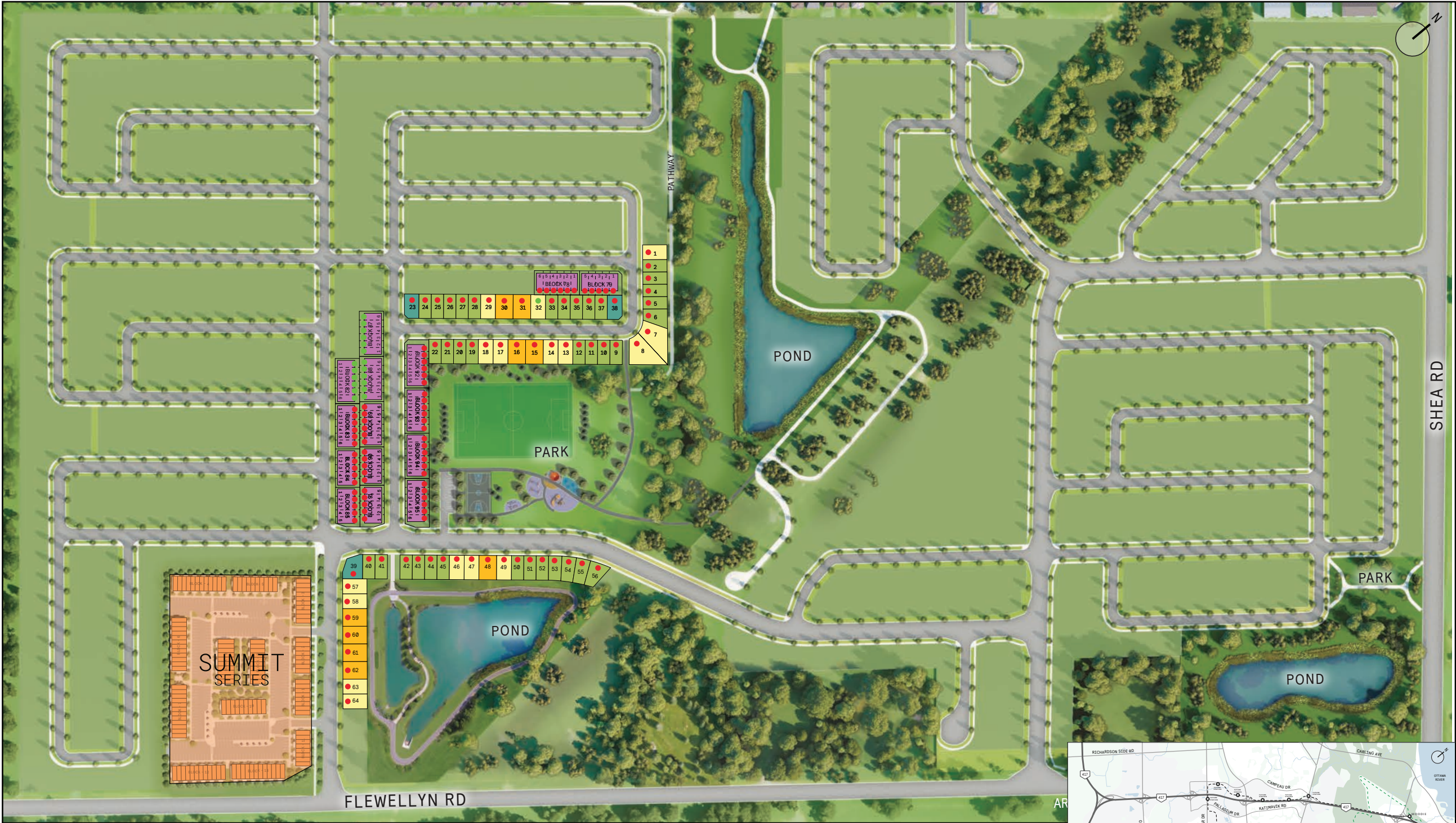
Magnolia Sales Gallery
3713 Borrisokane Rd
Ottawa, ON K2J 4J4
613-518-2364
sales@caivan.com | caivan.com

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. SEPTEMBER 2026.