

CAIVAN

The Conservancy

VIP EARLY ACCESS OFFER SEPTEMBER 23rd and 24th ONLY

UP TO **\$150,000*** CASH OFF SELECT PLANS AND LOTS
PLUS UP TO **\$20,000 DESIGN STUDIO CREDIT**
50% OFF LOT PREMIUMS & LOOKOUT BASEMENTS
FREE ASSIGNMENTS*
DEVELOPMENT CHARGES **CAPPED AT \$0**
REDUCED & EXTENDED DEPOSIT STRUCTURES

PLUS INCLUDED PREMIUM FEATURES

- + Oak Hardwood on Main Floor & Kitchen
- + Smooth Ceilings on Main Floor
- + Finished Basements
- + Finished 3rd Floor Lofts (as per plan)
- + Kitchen Backsplash
- + Hard Surface Kitchen Countertops
- + 9' or 10' Ceilings on Main Floor (as per plan)

Barrhaven Sales Gallery
3713 Borrisokane Road
Nepean, ON, K2J 4J4
613-518-2364 ext. 3
bcsales@caivan.com
www.caivan.com

Monday – Thursday: 12:00pm – 8:00pm
Friday: 12:00pm – 5:00pm
Sat., Sun., & Holidays: 11:00am – 6:00pm

* Legal administration fees of \$1,500 apply. 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.&O.E. September 23rd, 2023.

CAIVAN

SINGLE DETACHED HOMES AVAILABLE LOTS



35' COLLECTION

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
214*	N/A	N/A	\$100,000 cash off, September 23-24 only.	March 3, 2025
213*	N/A	N/A	\$100,000 cash off, September 23-24 only.	March 4, 2025
180	N/A	N/A		March 5, 2025
231	N/A	N/A		March 25, 2025
230	N/A	N/A		March 28, 2025

41' COLLECTION

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
170*	\$20,000 \$10,000	N/A	Corner, extra wide lot. \$150,000 cash off, September 23-24 only.	February 10, 2025
232	N/A	N/A		March 24, 2025

42' COLLECTION

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
73	\$30,000 \$15,000	N/A	Corner lot, side upgrade. Also accommodates 41' Collection.	December 10, 2024
159	N/A	N/A		February 13, 2025
121	N/A	N/A		February 18, 2025
207	\$30,000 \$15,000	N/A	Corner lot, side upgrade. Also accommodates 41' Collection.	February 19, 2025
82	N/A	N/A		March 7, 2025
179	N/A	N/A		March 10, 2025
178	N/A	N/A		March 11, 2025
177	N/A	N/A		March 12, 2025

50' COLLECTION

LOT	LOT PREMIUM	LOOKOUT / WALKOUT	NOTES	CLOSING DATE
753	\$300,000 \$150,000	\$25,000 \$12,500	No rear neighbours, backing on to greenspace and Jock River.	February 14, 2025
754	\$300,000 \$150,000	\$25,000 \$12,500	No rear neighbours, backing on to greenspace and Jock River.	February 21, 2025



* Legal administration fees of \$1,500 apply. 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.&O.E. September 23rd, 2023.

175	N/A	N/A		March 17, 2025
173	N/A	N/A		March 18, 2025
172	N/A	N/A		March 19, 2025
755	\$300,000 \$150,000	\$25,000 \$12,500	No rear neighbours, backing on to greenspace and Jock River.	March 21, 2025

Lookout Basements Include:

- Oversized windows
- Oversized rear deck
- Improved backyard sightlines with more natural light
- Extended exterior cladding and less exposed foundation

SINGLE DETACHED HOMES PRICELIST



35’ COLLECTION \$10,000 Design Studio Credit

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 15	2,154	A	\$949,990
		B	\$959,990
		F	\$984,990
PLAN 16	2,384	A	\$974,990
		C	\$984,990
		D	\$1,004,990
PLAN 16T W/ LOFT	2,806	A	\$1,043,990
		C	\$1,053,990
		D	\$1,078,990
PLAN 17	2,331	A	\$969,990
		B	\$979,990
		D	\$1,004,990

41’ COLLECTION \$15,000 Design Studio Credit

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 15C	2,840	B	\$1,144,990
		C	\$1,154,990
		D	\$1,179,990
		F	\$1,199,990

42’ COLLECTION \$15,000 Design Studio Credit

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 32 (NEW) \$150,000 Cash Off	3,120	B	\$1,119,990 \$969,990
		G	\$1,134,990 \$984,990
PLAN 33 (NEW) \$150,000 Cash Off	3,095	B	\$1,079,990 \$929,990
		G	\$1,094,990 \$944,990
PLAN 34 (NEW) \$150,000 Cash Off	2,934	B	\$1,074,990 \$924,990
		G	\$1,089,990 \$939,990
PLAN 15	2,831	A	\$1,154,990
		C	\$1,169,990
		F	\$1,194,990
PLAN 16 W/ LOFT	3,392	A	\$1,238,990
		C	\$1,248,990
		D	\$1,268,990
PLAN 17	2,548	B	\$1,174,990
		D	\$1,209,990
		F	\$1,204,990

50’ COLLECTION \$20,000 Design Studio Credit

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 33 (NEW) \$150,000 Cash Off	3,767	B	\$1,279,990 \$1,129,990
		G	\$1,299,990

			\$1,149,990
PLAN 34 (NEW)	3,732	B	\$1,269,990
\$150,000 Cash Off			\$1,119,990
		G	\$1,284,990
			\$1,134,990
PLAN 15	3,113	B	\$1,309,990
		C	\$1,319,990
		D	\$1,344,990
PLAN 16	4,396	A	\$1,439,990
W/ LOFT		C	\$1,449,990
		D	\$1,479,990
PLAN 17	3,773	B	\$1,369,990
		C	\$1,369,990
		D	\$1,399,990
PLAN 18	3,696	B	\$1,364,990
		C	\$1,369,990
		D	\$1,399,990

DEPOSIT STRUCTURES



	At time of signing	30 days*	60 days	90 days	120 days	180 days	TOTAL
35' COLLECTION	\$10,000	\$5,000	\$20,000	\$15,000	\$10,000	\$10,000	\$70,000
41' COLLECTION	\$10,000	\$5,000	\$25,000	\$15,000	\$15,000	\$10,000	\$80,000
42' COLLECTION	\$10,000	\$5,000	\$30,000	\$15,000	\$15,000	\$10,000	\$85,000
50' COLLECTION	\$10,000	\$5,000	\$30,000	\$25,000	\$15,000	\$15,000	\$100,000

Initial deposit must be paid by credit card or bank draft.
Post-dated cheques may be used for remaining deposits.

Deposits should be made payable to:

Caivan (Barrhaven Conservancy) Inc.

OR

Caivan (Jock River) Inc.

**7% ADDITIONAL DEPOSIT ON LOT PREMIUMS & GRADING CONDITIONS REQUIRED AT 30 DAYS FOR SPECIFIC LOTS.
Please speak to a sales representative for clarification.*

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.
- ✓ 1 Credit card or bank draft for 1st deposit and 5 deposit cheques for remaining deposits.

THE CONSERVANCY

SITE PLAN

CAIVAN



TO CAIVAN SALES GALLERY
3713 Borriskane Rd

Caivan Sales Gallery
3713 Borriskane Road
Ottawa, ON K2J 4J4
613-518-2364
bcsales@caivan.com
caivan.com

Monday – Thursday 12:00pm – 8:00pm
Fridays 12:00pm – 5:00pm
Sat. Sun. & Holidays 11:00am – 6:00pm

LEGEND

- 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 2023