

# CAIVAN

## THE CONSERVANCY 35' COLLECTION

### LIMITED TIME BONUS

**\$5,000** Purchase price credit

### INCLUDED PREMIUM FEATURES

- + Smooth 9' Ceilings on Main Floor
- + 9' Finished Basement
- + Oak Hardwood on Main Floor + Kitchen
- + Pot Light Package
- + Quartz Kitchen Countertop
- + Kitchen Backsplash
- + Modern Sinks with Single Lever Faucets
- + Soft Close Kitchen Cabinets
- + Stainless Steel Hood Fan
- + Exterior Front Door Touch Screen Smart Lock
- + Modern Flat Trim Package and Flat Panel Door Style

# THE CONSERVANCY 35' COLLECTION

## PRICE LIST

MODEL	SQ. FT	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 15	2,147	A	<del>\$919,990</del>	\$914,990
		B	<del>\$929,990</del>	\$924,990
		F	<del>\$954,990</del>	\$949,990
PLAN 16	2,399	A	<del>\$944,990</del>	\$939,990
		C	<del>\$954,990</del>	\$949,990
		D	<del>\$974,990</del>	\$969,990
PLAN 16T W/ LOFT	2,835	A	<del>\$1,004,990</del>	\$999,990
		C	<del>\$1,014,990</del>	\$1,009,990
		D	<del>\$1,039,990</del>	\$1,034,990
PLAN 17	2,329	A	<del>\$939,990</del>	\$934,990
		B	<del>\$949,990</del>	\$944,990
		D	<del>\$974,990</del>	\$969,990

### DEPOSIT STRUCTURE

At time of signing	\$15,000
30 days following signing	\$20,000
60 days following signing	\$20,000
90 days following signing	\$15,000
120 days following signing	\$10,000

Deposits should be made payable to Caivan Barrhaven Conservancy Inc.

Initial deposit must be paid by credit card or bank draft.

Post-dated cheques may be used for remaining deposits.

# CAIVAN

Price includes limited time bonus.  
\*All square footages listed include finished basement recreation room.  
Prices are subject to change without notice E. & O.E. March 5, 2022. Lot premiums may apply to certain lots.

# THE CONSERVANCY 35' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
100	\$80,000	OCTOBER 25, 2023	Back on creek, lookout basement, add \$5,000 for D or F Elevation, A/C included.
67	\$10,000	NOVEMBER 9, 2023	Quiet street.
65	\$10,000	NOVEMBER 14, 2023	Quiet street.
64	\$10,000	NOVEMBER 15, 2023	Quiet street, D or F Elevations only.
63	\$10,000	NOVEMBER 16, 2023	Quiet street.
62	\$10,000	NOVEMBER 21, 2023	Quiet street.
61	\$10,000	NOVEMBER 22, 2023	Quiet street.
16	\$10,000	NOVEMBER 30, 2023	Backs on pie-shaped lot.
15		DECEMBER 5, 2023	D or F Elevations only.
14		DECEMBER 6, 2023	
13		DECEMBER 7, 2023	
11		DECEMBER 12, 2023	

4100 Strandherd Dr. Suite 115,  
Nepean, ON  
[BCsales@caivan.com](mailto:BCsales@caivan.com)

Monday - Thursday  
Friday  
Saturday - Sunday

12:00pm - 8:00pm  
12:00pm - 5:00pm  
11:00am - 6:00pm

# CAIVAN

Lot premiums may apply to certain lots and are subject to change without notice.  
Available lots and homes are subject to change without notice. March 5, 2022

# THE CONSERVANCY 35' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
10		DECEMBER 13, 2023	
9		DECEMBER 14, 2023	
4		DECEMBER 19, 2023	D or F Elevations only.
8		DECEMBER 20, 2023	D or F Elevations only.
7		DECEMBER 21, 2023	
6		DECEMBER 22, 2023	
3		JANUARY 9, 2024	
2		JANUARY 10, 2024	
66	\$10,000	JANUARY 30, 2024	Quiet street.
51	\$30,000	FEBRUARY 1, 2024	Fronts onto park.
50	\$30,000	FEBRUARY 6, 2024	Fronts onto park.

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# THE CONSERVANCY 35' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
49		FEBRUARY 7, 2024	D or F Elevations only.
48	\$10,000	FEBRUARY 8, 2024	Quiet street.
31		FEBRUARY 15, 2024	
30		FEBRUARY 21, 2024	
29		FEBRUARY 22, 2024	D or F Elevations only.
28		FEBRUARY 23, 2024	
27		FEBRUARY 27, 2024	
24		FEBRUARY 28, 2024	
23		FEBRUARY 29, 2024	
22		MARCH 1, 2024	D or F Elevations only.
12		MARCH 5, 2024	D or F Elevations only.
05		MARCH 6, 2024	

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# CAIVAN

## THE CONSERVANCY SITE PLAN



### DETACHED

- 35' COLLECTION
- 41' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

● AVAILABLE ● SOLD

# CAIVAN

## THE CONSERVANCY COMMUNITY



1

### EXPLORE NATURE

Explore 140 acres of greenspace integrated with over 3km of river frontage, connecting to the Rideau River.

2

### DISCOVER PARKS

An incredible 16 parks boast full-size and junior soccer fields, splash pads, play structures, tennis and basketball courts, community rinks, and shady picnic areas to tempt you outside.

3

### WORK NEARBY

The Conservancy sits next to Citigate, Barrhaven's thriving employment district, that's host to the Amazon Distribution Centre, Costco, and a plethora of other retailers.

4

### SCHOOLS & COMMUNITY CENTRES

With 12 schools and two large-scale regional community centres nearby, this area is already established and offers the perfect place for young families to grow.

5

### SHOP & DINE

Enjoy easy walking distance to Strandherd Drive with access to plentiful retailers, local shops, fitness studios, medical centres, and entertainment.

6

### MOBILITY & TRANSIT

Convenient access to rapid transit for greener commuting. Segregated bike paths connect to the area's vast active transit network linking cyclists to the west end and downtown Ottawa.

# CAIVAN

## THE CONSERVANCY 35' 41' & 42' COLLECTION FEATURES & FINISHES

### EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation (as per plan). Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
6. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Exterior trims and railings (if applicable, as per plan) in vinyl (PVC), fibreglass or aluminum as per Vendor's specifications.
8. Exterior columns in vinyl (PVC), fibreglass, aluminum, brick, stone veneer or combinations of these (if applicable, as per plan) as per Vendor's specifications.
9. House number.
10. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
11. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front, sides and rear elevations (except basement windows). Basement windows to be white sliders (as applicable, as per plan).
12. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen (as per plan).
13. Precast concrete slab walkway and step to front door entry.
14. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
15. Vendor will place an Asphalt driveway.
16. Insulated door from house to garage; where grade permits.
17. All operating windows and patio doors are complete with screens.
18. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, laminated shingles, and pre-finished soffit as per elevation plan.
19. Pre-finished vinyl siding (elevation A, B or C) or fibre cement siding (elevation D or F), as per elevation.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

### KITCHEN

21. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
22. Purchaser's choice of cabinet hardware from Vendor's standard samples.
23. Purchaser's choice of quartz countertop from Vendor's standard samples.
24. Purchaser's choice of backsplash from Vendor's standard samples.
25. Undermount stainless steel double compartment sink with single lever pull down

- spray faucet.
26. Stainless steel hood fan vented to exterior.
27. Dedicated electrical outlet for refrigerator, stove and dishwasher.
28. Openings to accommodate 36" refrigerator and 30" stove.
29. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
30. Colour coordinated kick plates to complement cabinets.
31. USB receptacle at counter level.

### BATHS

32. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
33. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls.
34. Glass shower door with acrylic base for all shower stalls (as per plan). Pot light in shower stall(s) (as per plan).
35. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
36. Colour coordinated kick plates to complement cabinets.
37. Wall mounted light fixture in all bathrooms and powder room.
38. Shower rod at tub shower enclosures.
39. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
40. Privacy locks on all bathroom doors.
41. Cabinetry with top mount sink and single lever faucet in all full bathrooms.
42. Square pedestal sink with single lever faucet in

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries. E & O.E. March 5, 2022.

# THE CONSERVANCY

## 35' 41' & 42' COLLECTION

### FEATURES AND FINISHES

- powder room.
- 43. Polished edge mirrors in all baths.
- 44. Plumbing fixtures in chrome finish and water efficient toilets.
- 45. Pressure balance valves to all showers.
- 46. Hot and cold water shut off valves at all sinks.

#### LAUNDRY

- 47. Plastic laundry tub with hot and cold-water faucets (as per plan).
- 48. Heavy duty electrical outlet for dryer & electrical outlet for washer.
- 49. Washer box for finished laundry room connections (as per plan).
- 50. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

#### INTERIOR TRIM

- 51. Knee wall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
- 52. 8" hollow core flat slab smooth panel interior passage doors on ground floor and 6"8" hollow core flat slab smooth panel interior passage doors on second floor, loft floor (if applicable, as per plan) and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
- 53. Flat baseboard throughout, with shoe mold in all hard surface areas.
- 54. Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
- 55. White melamine shelving in all closets.
- 56. MDF trim capped knee walls.
- 57. Satin nickel finish interior door hardware.
- 58. Mirrored sliders in front hall entry closet (as per plan).

#### ELECTRICAL

- 59. Ground fault interrupter protection in all bathrooms and powder room (as per plan).
- 60. All wiring in accordance with Electrical Safety Authority standards.
- 61. 100-amp service with circuit breaker type panel.
- 62. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
- 63. 6 LED dimmable pot lights and 1 dimmer switch. Locations predetermined (2 in Foyer on standard switch, 4 in Great Room on dimmer switch).

- 64. Two electrical outlets in the garage (one in ceiling for future door opener).
- 65. Smoke/Carbon Monoxide Detectors as per OBC requirements.
- 66. Electronic door chime.
- 67. Three cable TV rough-ins.
- 68. Three data rough ins (CAT 6).
- 69. LED Bulbs throughout.
- 70. One telephone rough-in provided.
- 71. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
- 72. Exterior light fixture at rear door.
- 73. Air resistant electrical boxes on exterior insulated walls and ceilings.
- 74. Decora style switches throughout.

#### HEATING/INSULATION

- 75. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
- 76. Hot water heater (rental).
- 77. Programmable thermostat, locations to be determined by Vendor.
- 78. Humidifier.
- 79. Ducting sized for future air conditioning.
- 80. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
- 81. HRV (Heat Recovery Ventilator) interlocked with furnace.
- 82. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
- 83. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

#### PAINTING

- 84. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- 85. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

#### FLOORING

- 86. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen (as per plan).
- 87. Oak hardwood flooring from Vendor's standard samples on main floor, including kitchen (excluding bathrooms or main floor bedrooms (as per plan)).

- 88. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor main floor bedrooms (as per plan) and second floor (including upper hallway, main and basement stairs, foyer, and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan)).
- 89. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- 90. Concrete basement floor in all unfinished areas.

#### FINISHED BASEMENTS

- 91. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
- 92. Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
- 93. Painted walls and stipple ceiling with 4" smooth borders included.
- 94. Horizontal slider windows (as per plan).

#### ADDITIONAL

- 95. Approximately 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
- 96. Mortgage survey provided at no additional cost.
- 97. Garage floor and driveway sloped for drainage.
- 98. Concrete garage floor.
- 99. All windows installed with expandable foam to minimize air leakage.
- 100. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
- 101. Poured concrete front porch.
- 102. Architecturally pre-determined sitings and premium exterior colours.
- 103. All drywall applied with screws, using a minimum number of nails.
- 104. Garage drywalled to tape coat and gas sealing tape applied.
- 105. Ductwork professionally cleaned.
- 106. Sump pump with battery backup.

#### WARRANTY

- 1. Caivan warranty backed by Tarion.

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# CAIVAN

## THE CONSERVANCY 41' COLLECTION

### LIMITED TIME BONUS

**\$10,000** Purchase price credit

### INCLUDED PREMIUM FEATURES

- + Smooth 9' Ceilings on Main Floor
- + 9' Finished Basement
- + Hardwood on Main Floor + Kitchen
- + Pot Light Package
- + Quartz Kitchen Countertop
- + Kitchen Backsplash
- + Modern Sinks with Single Lever Faucets
- + Soft Close Kitchen Cabinets
- + Stainless Steel Hood Fan
- + Exterior Front Door Touch Screen Smart Lock
- + Modern Flat Trim Package and Flat Panel Door Style

# THE CONSERVANCY 41' COLLECTION

## PRICE LIST

MODEL	SQ. FT	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 15C	2,843	B	<del>\$1,114,990</del>	\$1,104,990
		C	<del>\$1,124,990</del>	\$1,114,990
		D	<del>\$1,149,990</del>	\$1,139,990
		F	<del>\$1,169,990</del>	\$1,159,990

### DEPOSIT STRUCTURE

At time of signing	\$15,000
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60 days following signing	\$25,000
90 days following signing	\$15,000
120 days following signing	\$10,000

Deposits should be made payable to Caivan Barrhaven Conservancy Inc.

Initial deposit must be paid by credit card or bank draft.

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Price includes limited time bonus.  
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# THE CONSERVANCY 41' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
72	\$30,000	OCTOBER 31, 2023	Extra wide lot, quiet street.
60	\$10,000	NOVEMBER 23, 2023	Quiet street.
59	\$30,000	JANUARY 16, 2024	Fronts onto park. D or F Elevations only,
47		FEBRUARY 13, 2024	D or F Elevations only,
32	\$25,000	FEBRUARY 14, 2024	Extra wide lot. D or F Elevations only,

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## THE CONSERVANCY SITE PLAN



### DETACHED

- 35' COLLECTION
- 41' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

● AVAILABLE ● SOLD

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### EXPLORE NATURE

Explore 140 acres of greenspace integrated with over 3km of river frontage, connecting to the Rideau River.

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### DISCOVER PARKS

An incredible 16 parks boast full-size and junior soccer fields, splash pads, play structures, tennis and basketball courts, community rinks, and shady picnic areas to tempt you outside.

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### WORK NEARBY

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### SCHOOLS & COMMUNITY CENTRES

With 12 schools and two large-scale regional community centres nearby, this area is already established and offers the perfect place for young families to grow.

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### SHOP & DINE

Enjoy easy walking distance to Strandherd Drive with access to plentiful retailers, local shops, fitness studios, medical centres, and entertainment.

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### MOBILITY & TRANSIT

Convenient access to rapid transit for greener commuting. Segregated bike paths connect to the area's vast active transit network linking cyclists to the west end and downtown Ottawa.

# CAIVAN

## THE CONSERVANCY 35' 41' & 42' COLLECTION FEATURES & FINISHES

### EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation (as per plan). Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
6. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Exterior trims and railings (if applicable, as per plan) in vinyl (PVC), fibreglass or aluminum as per Vendor's specifications.
8. Exterior columns in vinyl (PVC), fibreglass, aluminum, brick, stone veneer or combinations of these (if applicable, as per plan) as per Vendor's specifications.
9. House number.
10. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
11. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front, sides and rear elevations (except basement windows). Basement windows to be white sliders (as applicable, as per plan).
12. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen (as per plan).
13. Precast concrete slab walkway and step to front door entry.
14. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
15. Vendor will place an Asphalt driveway.
16. Insulated door from house to garage; where grade permits.
17. All operating windows and patio doors are complete with screens.
18. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, laminated shingles, and pre-finished soffit as per elevation plan.
19. Pre-finished vinyl siding (elevation A, B or C) or fibre cement siding (elevation D or F), as per elevation.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

### KITCHEN

21. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
22. Purchaser's choice of cabinet hardware from Vendor's standard samples.
23. Purchaser's choice of quartz countertop from Vendor's standard samples.
24. Purchaser's choice of backsplash from Vendor's standard samples.
25. Undermount stainless steel double compartment sink with single lever pull down

- spray faucet.
26. Stainless steel hood fan vented to exterior.
27. Dedicated electrical outlet for refrigerator, stove and dishwasher.
28. Openings to accommodate 36" refrigerator and 30" stove.
29. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
30. Colour coordinated kick plates to complement cabinets.
31. USB receptacle at counter level.

### BATHS

32. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
33. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls.
34. Glass shower door with acrylic base for all shower stalls (as per plan). Pot light in shower stall(s) (as per plan).
35. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
36. Colour coordinated kick plates to complement cabinets.
37. Wall mounted light fixture in all bathrooms and powder room.
38. Shower rod at tub shower enclosures.
39. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
40. Privacy locks on all bathroom doors.
41. Cabinetry with top mount sink and single lever faucet in all full bathrooms.
42. Square pedestal sink with single lever faucet in

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# THE CONSERVANCY

## 35' 41' & 42' COLLECTION

### FEATURES AND FINISHES

- powder room.
- 43. Polished edge mirrors in all baths.
- 44. Plumbing fixtures in chrome finish and water efficient toilets.
- 45. Pressure balance valves to all showers.
- 46. Hot and cold water shut off valves at all sinks.

#### LAUNDRY

- 47. Plastic laundry tub with hot and cold-water faucets (as per plan).
- 48. Heavy duty electrical outlet for dryer & electrical outlet for washer.
- 49. Washer box for finished laundry room connections (as per plan).
- 50. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

#### INTERIOR TRIM

- 51. Knee wall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
- 52. 8" hollow core flat slab smooth panel interior passage doors on ground floor and 6"8" hollow core flat slab smooth panel interior passage doors on second floor, loft floor (if applicable, as per plan) and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
- 53. Flat baseboard throughout, with shoe mold in all hard surface areas.
- 54. Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
- 55. White melamine shelving in all closets.
- 56. MDF trim capped knee walls.
- 57. Satin nickel finish interior door hardware.
- 58. Mirrored sliders in front hall entry closet (as per plan).

#### ELECTRICAL

- 59. Ground fault interrupter protection in all bathrooms and powder room (as per plan).
- 60. All wiring in accordance with Electrical Safety Authority standards.
- 61. 100-amp service with circuit breaker type panel.
- 62. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
- 63. 6 LED dimmable pot lights and 1 dimmer switch. Locations predetermined (2 in Foyer on standard switch, 4 in Great Room on dimmer switch).

- 64. Two electrical outlets in the garage (one in ceiling for future door opener).
- 65. Smoke/Carbon Monoxide Detectors as per OBC requirements.
- 66. Electronic door chime.
- 67. Three cable TV rough-ins.
- 68. Three data rough ins (CAT 6).
- 69. LED Bulbs throughout.
- 70. One telephone rough-in provided.
- 71. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
- 72. Exterior light fixture at rear door.
- 73. Air resistant electrical boxes on exterior insulated walls and ceilings.
- 74. Decora style switches throughout.

#### HEATING/INSULATION

- 75. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
- 76. Hot water heater (rental).
- 77. Programmable thermostat, locations to be determined by Vendor.
- 78. Humidifier.
- 79. Ducting sized for future air conditioning.
- 80. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
- 81. HRV (Heat Recovery Ventilator) interlocked with furnace.
- 82. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
- 83. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

#### PAINTING

- 84. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- 85. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

#### FLOORING

- 86. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen (as per plan).
- 87. Oak hardwood flooring from Vendor's standard samples on main floor, including kitchen (excluding bathrooms or main floor bedrooms (as per plan)).

- 88. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor main floor bedrooms (as per plan) and second floor (including upper hallway, main and basement stairs, foyer, and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan)).
- 89. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- 90. Concrete basement floor in all unfinished areas.

#### FINISHED BASEMENTS

- 91. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
- 92. Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
- 93. Painted walls and stipple ceiling with 4" smooth borders included.
- 94. Horizontal slider windows (as per plan).

#### ADDITIONAL

- 95. Approximately 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
- 96. Mortgage survey provided at no additional cost.
- 97. Garage floor and driveway sloped for drainage.
- 98. Concrete garage floor.
- 99. All windows installed with expandable foam to minimize air leakage.
- 100. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
- 101. Poured concrete front porch.
- 102. Architecturally pre-determined sitings and premium exterior colours.
- 103. All drywall applied with screws, using a minimum number of nails.
- 104. Garage drywalled to tape coat and gas sealing tape applied.
- 105. Ductwork professionally cleaned.
- 106. Sump pump with battery backup.

#### WARRANTY

- 1. Caivan warranty backed by Tarion.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries. E & O.E. March 5, 2022.

# CAIVAN

## THE CONSERVANCY 42' COLLECTION

### LIMITED TIME BONUS

**\$10,000** Purchase price credit

### INCLUDED PREMIUM FEATURES

- + Smooth 9' Ceilings on Main Floor
- + 9' Finished Basement
- + Hardwood on Main Floor + Kitchen
- + Pot Light Package
- + Quartz Kitchen Countertop
- + Kitchen Backsplash
- + Modern Sinks with Single Lever Faucets
- + Soft Close Kitchen Cabinets
- + Stainless Steel Hood Fan
- + Exterior Front Door Touch Screen Smart Lock
- + Modern Flat Trim Package and Flat Panel Door Style

# THE CONSERVANCY 42' COLLECTION

## PRICE LIST

MODEL	SQ. FT	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 15	2,833	A	<del>\$1,104,990</del>	\$1,094,990
		C	<del>\$1,119,990</del>	\$1,109,990
		F	<del>\$1,144,990</del>	\$1,134,990
PLAN 16 W/ LOFT	3,393	A	<del>\$1,179,990</del>	\$1,169,990
		C	<del>\$1,189,990</del>	\$1,179,990
		D	<del>\$1,209,990</del>	\$1,199,990
PLAN 17	2,548	B	<del>\$1,124,990</del>	\$1,114,990
		D	<del>\$1,159,990</del>	\$1,149,990
		F	<del>\$1,154,990</del>	\$1,144,990

### DEPOSIT STRUCTURE

At time of signing	\$15,000
30 days following signing	\$30,000
60 days following signing	\$25,000
90 days following signing	\$15,000
120 days following signing	\$10,000

Deposits should be made payable to Caivan Barrhaven Conservancy Inc.  
Initial deposit must be paid by credit card or bank draft.  
Post-dated cheques may be used for remaining deposits.

# CAIVAN

Price includes limited time bonus.  
\*All square footages listed include finished basement recreation room.  
Prices are subject to change without notice E. & O.E. March 5, 2022. Lot premiums may apply to certain lots.

# THE CONSERVANCY 42' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
99	\$115,000	OCTOBER 24, 2023	Backs on creek, side upgrade, adjacent to park, reverse pie, lookout basement, A/C included. D or F Elevations only.
101	\$80,000	OCTOBER 26, 2023	Backs on creek, lookout basement, add \$5,000 for D or F Elevation, A/C included.
102	\$135,000	OCTOBER 27, 2023	Backs on creek, side upgrade, adjacent to park, extra wide lot, lookout basement, A/C included. D or F Elevations only.
69	\$10,000	NOVEMBER 7, 2023	Quiet street. D or F Elevations only.
68	\$10,000	NOVEMBER 8, 2023	Quiet street.
18	\$40,000	NOVEMBER 28, 2023	Vista lot, backs onto pie-shaped lot, side upgrade, sides onto park, D or F Elevations only.
17	\$10,000	NOVEMBER 29, 2023	Backs on pie-shaped lot.
1		JANUARY 11, 2024	
58	\$30,000	JANUARY 17, 2024	Fronts onto park.
57	\$30,000	JANUARY 18, 2024	Fronts onto park.
56	\$30,000	JANUARY 23, 2024	Fronts onto park, D or F Elevations only.

4100 Strandherd Dr. Suite 115,  
Nepean, ON  
[BCsales@caivan.com](mailto:BCsales@caivan.com)

Monday - Thursday 12:00pm - 8:00pm  
Friday 12:00pm - 5:00pm  
Saturday - Sunday 11:00am - 6:00pm

# CAIVAN

Lot premiums may apply to certain lots and are subject to change without notice.  
Available lots and homes are subject to change without notice. March 5, 2022

# THE CONSERVANCY 42' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
55	\$30,000	JANUARY 24, 2024	Fronts onto park.
54	\$30,000	JANUARY 25, 2024	Fronts onto park.
52	\$30,000	JANUARY 31, 2024	Fronts onto park.
53	\$30,000	MARCH 7, 2024	Fronts onto park, D or F Elevations only,

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Friday  
Saturday - Sunday

12:00pm - 8:00pm  
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# CAIVAN

Lot premiums may apply to certain lots and are subject to change without notice.  
Available lots and homes are subject to change without notice. March 5, 2022

# CAIVAN

## THE CONSERVANCY SITE PLAN



### DETACHED

- 35' COLLECTION
- 41' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

● AVAILABLE ● SOLD

# CAIVAN

## THE CONSERVANCY COMMUNITY



1

### EXPLORE NATURE

Explore 140 acres of greenspace integrated with over 3km of river frontage, connecting to the Rideau River.

2

### DISCOVER PARKS

An incredible 16 parks boast full-size and junior soccer fields, splash pads, play structures, tennis and basketball courts, community rinks, and shady picnic areas to tempt you outside.

3

### WORK NEARBY

The Conservancy sits next to Citigate, Barrhaven's thriving employment district, that's host to the Amazon Distribution Centre, Costco, and a plethora of other retailers.

4

### SCHOOLS & COMMUNITY CENTRES

With 12 schools and two large-scale regional community centres nearby, this area is already established and offers the perfect place for young families to grow.

5

### SHOP & DINE

Enjoy easy walking distance to Strandherd Drive with access to plentiful retailers, local shops, fitness studios, medical centres, and entertainment.

6

### MOBILITY & TRANSIT

Convenient access to rapid transit for greener commuting. Segregated bike paths connect to the area's vast active transit network linking cyclists to the west end and downtown Ottawa.

# CAIVAN

## THE CONSERVANCY 35' 41' & 42' COLLECTION FEATURES & FINISHES

### EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation (as per plan). Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
6. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Exterior trims and railings (if applicable, as per plan) in vinyl (PVC), fibreglass or aluminum as per Vendor's specifications.
8. Exterior columns in vinyl (PVC), fibreglass, aluminum, brick, stone veneer or combinations of these (if applicable, as per plan) as per Vendor's specifications.
9. House number.
10. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
11. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front, sides and rear elevations (except basement windows). Basement windows to be white sliders (as applicable, as per plan).
12. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen (as per plan).
13. Precast concrete slab walkway and step to front door entry.
14. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
15. Vendor will place an Asphalt driveway.
16. Insulated door from house to garage; where grade permits.
17. All operating windows and patio doors are complete with screens.
18. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, laminated shingles, and pre-finished soffit as per elevation plan.
19. Pre-finished vinyl siding (elevation A, B or C) or fibre cement siding (elevation D or F), as per elevation.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

### KITCHEN

21. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
22. Purchaser's choice of cabinet hardware from Vendor's standard samples.
23. Purchaser's choice of quartz countertop from Vendor's standard samples.
24. Purchaser's choice of backsplash from Vendor's standard samples.
25. Undermount stainless steel double compartment sink with single lever pull down

- spray faucet.
26. Stainless steel hood fan vented to exterior.
27. Dedicated electrical outlet for refrigerator, stove and dishwasher.
28. Openings to accommodate 36" refrigerator and 30" stove.
29. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink.
30. Colour coordinated kick plates to complement cabinets.
31. USB receptacle at counter level.

### BATHS

32. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
33. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls.
34. Glass shower door with acrylic base for all shower stalls (as per plan). Pot light in shower stall(s) (as per plan).
35. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
36. Colour coordinated kick plates to complement cabinets.
37. Wall mounted light fixture in all bathrooms and powder room.
38. Shower rod at tub shower enclosures.
39. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
40. Privacy locks on all bathroom doors.
41. Cabinetry with top mount sink and single lever faucet in all full bathrooms.
42. Square pedestal sink with single lever faucet in

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries. E & O.E. March 5, 2022.

# THE CONSERVANCY

## 35' 41' & 42' COLLECTION

### FEATURES AND FINISHES

- powder room.
- 43. Polished edge mirrors in all baths.
- 44. Plumbing fixtures in chrome finish and water efficient toilets.
- 45. Pressure balance valves to all showers.
- 46. Hot and cold water shut off valves at all sinks.

#### LAUNDRY

- 47. Plastic laundry tub with hot and cold-water faucets (as per plan).
- 48. Heavy duty electrical outlet for dryer & electrical outlet for washer.
- 49. Washer box for finished laundry room connections (as per plan).
- 50. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

#### INTERIOR TRIM

- 51. Knee wall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
- 52. 8" hollow core flat slab smooth panel interior passage doors on ground floor and 6"8" hollow core flat slab smooth panel interior passage doors on second floor, loft floor (if applicable, as per plan) and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
- 53. Flat baseboard throughout, with shoe mold in all hard surface areas.
- 54. Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
- 55. White melamine shelving in all closets.
- 56. MDF trim capped knee walls.
- 57. Satin nickel finish interior door hardware.
- 58. Mirrored sliders in front hall entry closet (as per plan).

#### ELECTRICAL

- 59. Ground fault interrupter protection in all bathrooms and powder room (as per plan).
- 60. All wiring in accordance with Electrical Safety Authority standards.
- 61. 100-amp service with circuit breaker type panel.
- 62. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
- 63. 6 LED dimmable pot lights and 1 dimmer switch. Locations predetermined (2 in Foyer on standard switch, 4 in Great Room on dimmer switch).

- 64. Two electrical outlets in the garage (one in ceiling for future door opener).
- 65. Smoke/Carbon Monoxide Detectors as per OBC requirements.
- 66. Electronic door chime.
- 67. Three cable TV rough-ins.
- 68. Three data rough ins (CAT 6).
- 69. LED Bulbs throughout.
- 70. One telephone rough-in provided.
- 71. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
- 72. Exterior light fixture at rear door.
- 73. Air resistant electrical boxes on exterior insulated walls and ceilings.
- 74. Decora style switches throughout.

#### HEATING/INSULATION

- 75. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
- 76. Hot water heater (rental).
- 77. Programmable thermostat, locations to be determined by Vendor.
- 78. Humidifier.
- 79. Ducting sized for future air conditioning.
- 80. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
- 81. HRV (Heat Recovery Ventilator) interlocked with furnace.
- 82. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
- 83. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

#### PAINTING

- 84. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- 85. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

#### FLOORING

- 86. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen (as per plan).
- 87. Oak hardwood flooring from Vendor's standard samples on main floor, including kitchen (excluding bathrooms or main floor bedrooms (as per plan)).

- 88. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor main floor bedrooms (as per plan) and second floor (including upper hallway, main and basement stairs, foyer, and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan)).
- 89. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- 90. Concrete basement floor in all unfinished areas.

#### FINISHED BASEMENTS

- 91. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
- 92. Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
- 93. Painted walls and stipple ceiling with 4" smooth borders included.
- 94. Horizontal slider windows (as per plan).

#### ADDITIONAL

- 95. Approximately 9'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
- 96. Mortgage survey provided at no additional cost.
- 97. Garage floor and driveway sloped for drainage.
- 98. Concrete garage floor.
- 99. All windows installed with expandable foam to minimize air leakage.
- 100. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
- 101. Poured concrete front porch.
- 102. Architecturally pre-determined sitings and premium exterior colours.
- 103. All drywall applied with screws, using a minimum number of nails.
- 104. Garage drywalled to tape coat and gas sealing tape applied.
- 105. Ductwork professionally cleaned.
- 106. Sump pump with battery backup.

#### WARRANTY

- 1. Caivan warranty backed by Tarion.

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# CAIVAN

## THE CONSERVANCY 50' COLLECTION

### LIMITED TIME BONUS

**\$15,000** Purchase price credit

### INCLUDED PREMIUM FEATURES

- + Smooth 10' Ceilings on Main Floor
- + 9' Finished Basement
- + 4" Wide Plank Oak Hardwood on Main Floor + Kitchen
- + Pot Light Package
- + Quartz Kitchen Countertop
- + Kitchen Backsplash
- + Modern Sinks with Single Lever Faucets
- + Soft Close Kitchen Cabinets
- + Stainless Steel Hood Fan
- + Exterior Front Door Touch Screen Smart Lock
- + Modern Flat Trim Package and Flat Panel Door Style

# THE CONSERVANCY 50' COLLECTION

## PRICE LIST

MODEL	SQ. FT	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 15	3,115	B	<del>\$1,254,990</del>	\$1,239,990
		C	<del>\$1,264,990</del>	\$1,249,990
		D	<del>\$1,284,990</del>	\$1,269,990
PLAN 16 W/ LOFT	4,325	A	<del>\$1,374,990</del>	\$1,359,990
		C	<del>\$1,384,990</del>	\$1,369,990
		D	<del>\$1,404,990</del>	\$1,389,990
PLAN 17	3,712	B	<del>\$1,314,990</del>	\$1,299,990
		C	<del>\$1,304,990</del>	\$1,289,990
		D	<del>\$1,339,990</del>	\$1,324,990
PLAN 18	3,633	B	<del>\$1,304,990</del>	\$1,289,990
		C	<del>\$1,314,990</del>	\$1,299,990
		D	<del>\$1,344,990</del>	\$1,329,990

### DEPOSIT STRUCTURE

At time of signing	\$15,000
30 days following signing	\$30,000
60 days following signing	\$30,000
90 days following signing	\$20,000
120 days following signing	\$20,000

Deposits should be made payable to Caivan Barrhaven Conservancy Inc.

Initial deposit must be paid by credit card or bank draft.

Post-dated cheques may be used for remaining deposits.

# CAIVAN

Price includes limited time bonus.  
\*All square footages listed include finished basement recreation room.  
Prices are subject to change without notice E. & O.E. March 5, 2022. Lot premiums may apply to certain lots.

# THE CONSERVANCY 50' COLLECTION

## AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
71		NOVEMBER 1, 2023	D Elevations only.
70		NOVEMBER 2, 2023	D Elevations only.

4100 Strandherd Dr. Suite 115,  
Nepean, ON  
[BCsales@caivan.com](mailto:BCsales@caivan.com)

Monday - Thursday  
Friday  
Saturday - Sunday

12:00pm - 8:00pm  
12:00pm - 5:00pm  
11:00am - 6:00pm



Lot premiums may apply to certain lots and are subject to change without notice.  
Available lots and homes are subject to change without notice. March 5, 2022

# CAIVAN

## THE CONSERVANCY SITE PLAN



### DETACHED

- 35' COLLECTION
- 41' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

● AVAILABLE ● SOLD

# CAIVAN

## THE CONSERVANCY COMMUNITY



1

### EXPLORE NATURE

Explore 140 acres of greenspace integrated with over 3km of river frontage, connecting to the Rideau River.

2

### DISCOVER PARKS

An incredible 16 parks boast full-size and junior soccer fields, splash pads, play structures, tennis and basketball courts, community rinks, and shady picnic areas to tempt you outside.

3

### WORK NEARBY

The Conservancy sits next to Citigate, Barrhaven's thriving employment district, that's host to the Amazon Distribution Centre, Costco, and a plethora of other retailers.

4

### SCHOOLS & COMMUNITY CENTRES

With 12 schools and two large-scale regional community centres nearby, this area is already established and offers the perfect place for young families to grow.

5

### SHOP & DINE

Enjoy easy walking distance to Strandherd Drive with access to plentiful retailers, local shops, fitness studios, medical centres, and entertainment.

6

### MOBILITY & TRANSIT

Convenient access to rapid transit for greener commuting. Segregated bike paths connect to the area's vast active transit network linking cyclists to the west end and downtown Ottawa.

# CAIVAN

## THE CONSERVANCY 50' COLLECTION FEATURES & FINISHES

### EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturers warranty.
2. Exterior pot light(s) and/or coach light(s) on front elevation (as per plan). Location(s) will vary.
3. Steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
6. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom as per plan.
7. Exterior trims and railings (if applicable, as per plan) in vinyl (PVC), fibreglass or aluminum as per Vendor's specifications.
8. Exterior columns in vinyl (PVC), fibreglass, aluminum, brick, stone veneer or combinations of these (if applicable, as per plan) as per Vendor's specifications.
9. House number.
10. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
11. Low e/Argon ENERGY STAR® rated vinyl casement windows (colors predetermined) to front, sides and rear elevations (except basement windows). Basement windows to be white sliders (as applicable, as per plan).
12. Low E, ENERGY STAR® rated sliding patio door with transom, complete with sliding screen (as per plan).
13. Precast concrete slab walkway and step to front door entry.
14. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
15. Vendor will place an Asphalt driveway.
16. Insulated door from house to garage; where grade permits.
17. All operating windows and patio doors are complete with screens.
18. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, laminated shingles, and pre-finished soffit as per elevation plan.
19. Pre-finished vinyl siding (elevation A, B or C) or fibre cement siding (elevation D or F), as per elevation.
20. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

### KITCHEN

21. Purchaser's choice of cabinets from Vendor's standard samples. "Soft-close" features included.
22. Purchaser's choice of cabinet hardware from Vendor's standard samples.
23. Purchaser's choice of quartz countertop from Vendor's standard samples.
24. Purchaser's choice of backsplash from Vendor's standard samples.
25. Undermount stainless steel double compartment sink with single lever pull down

- spray faucet.
26. Stainless steel hood fan vented to exterior.
27. Dedicated electrical outlet for refrigerator, stove and dishwasher.
28. Openings to accommodate 36" refrigerator and 30" stove.
29. Opening to accommodate 24" dishwasher. Electrical rough-in at dishwasher location, drain and water rough-ins under kitchen sink. Colour coordinated kick plates to complement cabinets.
30. USB receptacle at counter level.

### BATHS

31. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
32. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls.
33. Glass shower door with acrylic base for all shower stalls (as per plan). Pot light in shower stall(s) (as per plan).
34. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples. "Soft-close" vanity door feature included.
35. Colour coordinated kick plates to complement cabinets.
36. Wall mounted light fixture in all bathrooms and powder room.
37. Shower rod at tub shower enclosures.
38. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
39. Privacy locks on all bathroom doors.
40. Cabinetry with top mount sink and single lever faucet in all full bathrooms.
41. Square pedestal sink with single lever faucet in

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# THE CONSERVANCY 50' COLLECTION FEATURES AND FINISHES

- powder room.
- 42. Polished edge mirrors in all baths.
- 43. Plumbing fixtures in chrome finish and water efficient toilets.
- 44. Pressure balance valves to all showers.
- 45. Hot and cold water shut off valves at all sinks.

## LAUNDRY

- 46. Plastic laundry tub with hot and cold-water faucets (as per plan).
- 47. Heavy duty electrical outlet for dryer & electrical outlet for washer.
- 48. Washer box for finished laundry room connections (as per plan).
- 49. Ceramic baseboard and drain for laundry rooms on second floor (as per plan).

## INTERIOR TRIM

- 50. Knee wall with MDF cap and natural oak contemporary handrail on the main and basement staircase as indicated on plan. Natural oak nosing where applicable.
- 51. 8" hollow core flat slab smooth panel interior passage doors on ground floor and 6"8" hollow core flat slab smooth panel interior passage doors on second floor, loft floor (if applicable, as per plan) and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
- 52. Flat baseboard throughout, with shoe mold in all hard surface areas.
- 53. Flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
- 54. White melamine shelving in all closets.
- 55. M,D,F. trim capped knee walls.
- 56. Satin nickel finish interior door hardware.
- 57. Mirrored sliders in front hall entry closet (as per plan).

## ELECTRICAL

- 58. Ground fault interrupter protection in all bathrooms and powder room (as per plan).
- 59. All wiring in accordance with Electrical Safety Authority standards.
- 60. 100-amp service with circuit breaker type panel.
- 61. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
- 62. 6 LED dimmable pot lights and 1 dimmer switch. Locations predetermined (2 in Foyer on standard switch, 4 in Great Room on dimmer switch).

- 63. Two electrical outlets in the garage (one in ceiling for future door opener).
- 64. Smoke/Carbon Monoxide Detectors as per OBC requirements.
- 65. Electronic door chime.
- 66. Three cable TV rough-ins.
- 67. Three data rough-ins (CAT 6).
- 68. LED Bulbs throughout.
- 69. One telephone rough-in provided.
- 70. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
- 71. Exterior light fixture at rear door.
- 72. Air resistant electrical boxes on exterior insulated walls and ceilings.
- 73. Decora style switches throughout.

## HEATING/INSULATION

- 74. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
- 75. Hot water heater (rental).
- 76. Programmable thermostat, locations to be determined by Vendor.
- 77. Humidifier
- 78. Ducting sized for future air conditioning.
- 79. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
- 80. HRV (Heat Recovery Ventilator) interlocked with furnace.
- 81. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
- 82. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

## PAINTING

- 83. Interior walls to be painted with premium quality acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
- 84. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms. All other rooms to receive sprayed stipple ceiling with 4" smooth borders, closets only stippled.

## FLOORING

- 85. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mud room, foyer, and powder room, excluding kitchen (as per plan)).
- 86. Approximately 4" wide plank oak hardwood flooring from Vendor's standard samples on main floor, including kitchen (excluding bathrooms or main floor bedrooms (as per

- plan)).
- 87. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor main floor bedrooms (as per plan), and second floor (including upper hallway, main and basement stairs, foyer, and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan)).
- 88. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
- 89. Concrete basement floor in all unfinished areas.

## FINISHED BASEMENTS

- 90. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
- 91. Finished basement (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
- 92. Painted walls and stipple ceiling with 4" smooth borders included.
- 93. Horizontal slider windows (as per plan).

## ADDITIONAL

- 94. Approximately 10'0" high ceiling on main floor (excluding bulkheads and dropped ceilings where required for mechanical).
- 95. Mortgage survey provided at no additional cost.
- 96. Garage floor and driveway sloped for drainage.
- 97. Concrete garage floor.
- 98. All windows installed with expandable foam to minimize air leakage.
- 99. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
- 100. Poured concrete front porch.
- 101. Architecturally pre-determined sitings and premium exterior colours.
- 102. All drywall applied with screws, using a minimum number of nails.
- 103. Garage drywalled to tape coat and gas sealing tape applied.
- 104. Ductwork professionally cleaned.
- 105. Sump pump with battery backup.

## WARRANTY

- 1. Caivan warranty backed by Tarion.

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