

CAIVAN

Arbor West

UP TO \$180,000 CASH OFF
50% OFF LOT PREMIUMS & LOOKOUTS
8-MONTH DEPOSIT STRUCTURE
FREE ASSIGNMENTS*
\$0 DEVELOPMENT CHARGE CAP

PLUS INCLUDED PREMIUM FEATURES

- + Oak Hardwood on Main Floor and Second Floor Hallway
- + Smooth Ceilings on Main Floor
- + Finished Basements & Finished 3rd Floor Lofts (as per plan)
- + 9' Ceiling on Main Floor
- + Basement & Main Floor Oak Staircases
- + Contemporary Railings and Square Pickets Throughout
- + Granite Countertops in Kitchen & Bathrooms
- + Kitchen Backsplash
- + Modern Undermount Sinks & Single Lever Faucets
- + Air Conditioning & Humidifier
- + Dual Zoned Air Distribution System with 2 Smart Thermostats
- + Chimney Hood Fan in Kitchen

FREEHOLD TOWNHOMES AVAILABLE LOTS

Arbor West

RL TOWNS COLLECTION starting from \$1,079,990

| LOT | MODEL | LIST PRICE | LIMITED TIME CASH OFF | LIMITED TIME PRICE | CLOSING DATE |
|-------------------|-------------------------|------------------------|-----------------------|------------------------|----------------------------|
| 161.01 | PLAN 10E(G) End Unit | \$1,254,990 | \$75,000 | \$1,179,990 | October 1, 2025 |
| 161.02 | PLAN 10(G) | \$1,204,990 | \$75,000 | \$1,129,990 | October 2, 2025 |
| 161.03 | PLAN 10(G) | \$1,204,990 | \$75,000 | \$1,129,990 | October 7, 2025 |
| 161.04 | PLAN 11(G) | \$1,154,990 | \$75,000 | \$1,079,990 | October 8, 2025 |
| 161.05 | PLAN 11(G) | \$1,154,990 | \$75,000 | \$1,079,990 | October 9, 2025 |
| 161.06 | PLAN 11E(G) End Unit | \$1,204,990 | \$75,000 | \$1,129,990 | October 14, 2025 |

SINGLE DETACHED HOMES AVAILABLE LOTS



31' COLLECTION starting from \$1,464,990

| LOT | LOT PREMIUM | LOOKOUT / WALKOUT | NOTES | CLOSING DATE |
|---------------|----------------|-------------------|-------|------------------------------|
| 86 | N/A | N/A | | June 18, 2025 |
| 91 | N/A | N/A | | July 30, 2025 |
| 92 | N/A | N/A | | August 5, 2025 |
| 93 | N/A | N/A | | August 5, 2025 |
| 94 | N/A | N/A | | August 7, 2025 |
| 95 | N/A | N/A | | December 11, 2025 |

40' COLLECTION starting from \$1,624,990

| LOT | LOT PREMIUM | LOOKOUT / WALKOUT | NOTES | CLOSING DATE |
|---------------|-----------------------------------|---------------------------------|-------------------------------------|--------------------------|
| 68 | N/A | \$25,000 \$12,500 | | July 22, 2025 |
| 69 | N/A | N/A | | July 23, 2025 |
| 45 | \$80,000 \$40,000 | N/A | Fronting onto school, quiet street | August 6, 2025 |
| 100 | \$200,000 \$100,000 | N/A | Irregular shaped lot, wider at rear | August 20, 2025 |

42' COLLECTION starting from \$1,724,990

| LOT | LOT PREMIUM | LOOKOUT / WALKOUT | NOTES | CLOSING DATE |
|---------------|----------------------------------|---------------------------------|----------------------|----------------------------|
| 84 | N/A | N/A | | June 24, 2025 |
| 81 | N/A | N/A | | June 26, 2025 |
| 72 | N/A | \$25,000 \$12,500 | | July 15, 2025 |
| 90 | N/A | N/A | | July 24, 2025 |
| 96 | N/A | N/A | | August 12, 2025 |
| 97 | N/A | N/A | | August 13, 2025 |
| 53 | \$110,000 \$55,000 | N/A | Irregular shaped lot | August 21, 2025 |

50' COLLECTION starting from \$2,049,990

| LOT | LOT PREMIUM | LOOKOUT / WALKOUT | NOTES | CLOSING DATE |
|---------------|--|-------------------|--|----------------------------|
| 56 | N/A | N/A | N/A | March 27, 2025 |
| 98 | \$70,000 \$35,000 | N/A | Irregular shaped lot, close to walking path | August 14, 2025 |
| 99 | \$70,000 \$35,000 | N/A | Irregular shaped lot, close to walking path | August 19, 2025 |

SINGLE DETACHED HOMES PRICELIST

Arbor West

31' COLLECTION

| MODEL | SQ. FT. | ELEVATION | LIST PRICE | LIMITED TIME CASH OFF | LIMITED TIME PRICE |
|---------|---------|-----------|------------------------|-----------------------|--------------------|
| PLAN 20 | 2,824 | A | \$1,609,990 | \$135,000 | \$1,474,990 |
| | | B | \$1,599,990 | \$135,000 | \$1,464,990 |
| PLAN 21 | 3,053 | A | \$1,659,990 | \$135,000 | \$1,524,990 |
| | | B | \$1,649,990 | \$135,000 | \$1,514,990 |
| PLAN 22 | 3,158 | A | \$1,709,990 | \$135,000 | \$1,574,990 |
| | | B | \$1,699,990 | \$135,000 | \$1,564,990 |

40' COLLECTION

| MODEL | SQ. FT. | ELEVATION | LIST PRICE | LIMITED TIME CASH OFF | LIMITED TIME PRICE |
|----------|---------|-----------|------------------------|-----------------------|--------------------|
| PLAN 20C | 3,140 | A | \$1,784,990 | \$160,000 | \$1,624,990 |
| | | B | \$1,784,990 | \$160,000 | \$1,624,990 |

42' COLLECTION

| MODEL | SQ. FT. | ELEVATION | LIST PRICE | LIMITED TIME CASH OFF | LIMITED TIME PRICE |
|----------|---------|-----------|------------------------|-----------------------|--------------------|
| PLAN 20 | 3,581 | A | \$1,884,990 | \$160,000 | \$1,724,990 |
| | | B | \$1,884,990 | \$160,000 | \$1,724,990 |
| PLAN 21 | 4,046 | A | \$2,074,990 | \$160,000 | \$1,914,990 |
| | | B | \$2,054,990 | \$160,000 | \$1,894,990 |
| PLAN 22 | 4,186 | A | \$2,084,990 | \$160,000 | \$1,924,990 |
| | | B | \$2,074,990 | \$160,000 | \$1,914,990 |
| PLAN 22L | 4,186 | A | \$2,159,990 | \$160,000 | \$1,999,990 |
| Elevator | | B | \$2,149,990 | \$160,000 | \$1,989,990 |

50' COLLECTION

| MODEL | SQ. FT. | ELEVATION | LIST PRICE | LIMITED TIME CASH OFF | LIMITED TIME PRICE |
|----------------------|---------|-----------|------------------------|-----------------------|--------------------|
| PLAN 20 | 4,425 | A | \$2,229,990 | \$180,000 | \$2,049,990 |
| | | B | \$2,229,990 | \$180,000 | \$2,049,990 |
| PLAN 20L Elevator | 4,425 | A | \$2,294,990 | \$180,000 | \$2,114,990 |
| | | B | \$2,284,990 | \$180,000 | \$2,104,990 |
| PLAN 21 | 4,986 | A | \$2,374,990 | \$180,000 | \$2,194,990 |
| | | B | \$2,364,990 | \$180,000 | \$2,184,990 |
| PLAN 21L Elevator | 4,986 | A | \$2,449,990 | \$180,000 | \$2,269,990 |
| | | B | \$2,439,990 | \$180,000 | \$2,259,990 |
| PLAN 22 | 5,155 | A | \$2,434,990 | \$180,000 | \$2,254,990 |
| | | B | \$2,424,990 | \$180,000 | \$2,244,990 |
| PLAN 22L Elevator | 5,155 | A | \$2,509,990 | \$180,000 | \$2,329,990 |
| | | B | \$2,499,990 | \$180,000 | \$2,319,990 |

DEPOSIT STRUCTURES



| | At time of signing | 30 days | 60 days | 120 days | 180 days | 240 days | TOTAL |
|----------------|--------------------|----------|----------|----------|----------|----------|-----------|
| ARBOR TOWNS | \$25,000 | \$20,000 | \$20,000 | \$10,000 | \$10,000 | \$15,000 | \$100,000 |
| RL COLLECTION | \$25,000 | \$20,000 | \$20,000 | \$15,000 | \$15,000 | \$20,000 | \$115,000 |
| 31' COLLECTION | \$40,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$30,000 | \$150,000 |
| 40' COLLECTION | \$40,000 | \$35,000 | \$30,000 | \$30,000 | \$25,000 | \$40,000 | \$200,000 |
| 42' COLLECTION | \$40,000 | \$35,000 | \$35,000 | \$30,000 | \$30,000 | \$50,000 | \$220,000 |
| 50' COLLECTION | \$40,000 | \$40,000 | \$40,000 | \$35,000 | \$35,000 | \$60,000 | \$250,000 |

Initial deposit must be paid by bank draft.

Post-dated cheques may be used for remaining deposits.

Deposits should be made payable to:

Caivan (Heritage Heights) Inc

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 5 deposit cheques for remaining deposits.

209 Oak Park Blvd, Unit 6
Oakville, ON L6H 7S8
289-981-8419
gtasales@caivan.com
www.caivan.com

Monday – Thursday: 11:00am – 7:00pm
Friday: 11:00am – 5:00pm
Sat., Sun., & Holidays: 11:00am – 6:00pm

CAIVAN

* Legal administration fees 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 29th 2023.