

CAIVAN

CREEKSIDE RL COLLECTION / PLAN 15 FLOOR PLANS

WELCOME HOME

Offering bountiful living space, this model offers two full floors, a finished basement with powder room, and a loft with a terrace and three-piece bathroom. There's also a terrace on the second floor that wraps around the primary bedroom, which features an ensuite and a spacious walk-in closet. Drivers will appreciate the double-car garage.

INFO

Square Feet	2,582*
Bedrooms	3-5
Bathrooms	4-4.5
Garage	2 Car Garage + 2 Car Driveway

*Square Feet includes 407 Sq. Ft. Finished Basement

ELEVATION A



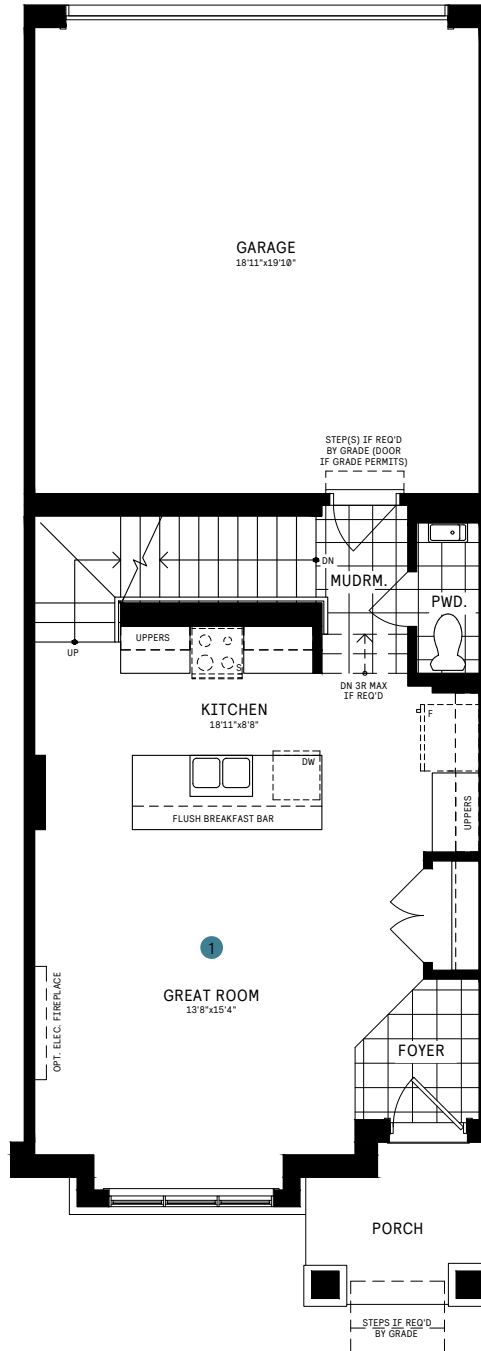
ELEVATION B



Artist's concept only. Exterior materials, specifications and color variations may apply, are subject to substitution and modification without notice and may vary by house type and elevation. E. & O.E.

RL COLLECTION / PLAN 15

MAIN FLOOR



MAIN FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

① Chef Center

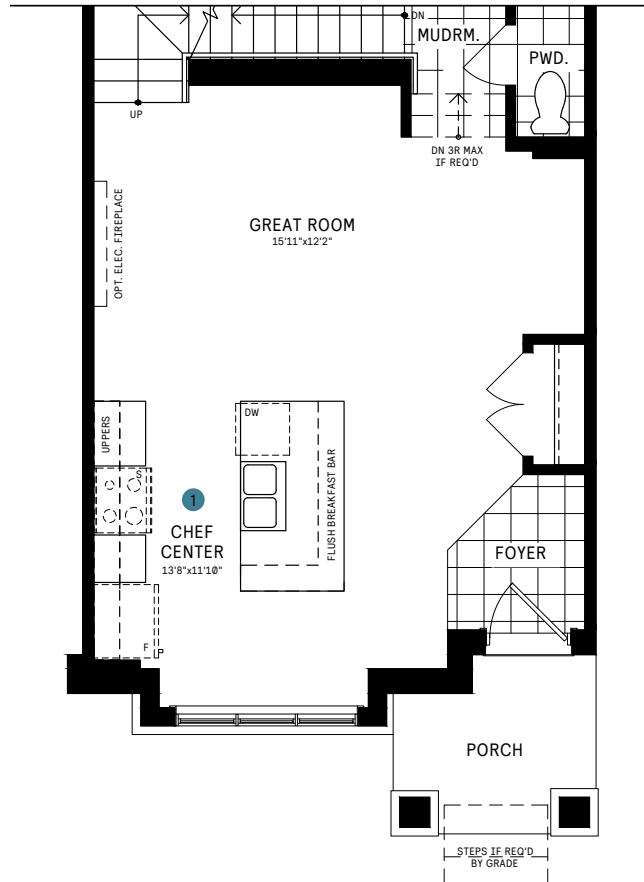
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RL COLLECTION / PLAN 15

MAIN FLOOR

DESIGNER CHOICE OPTIONS

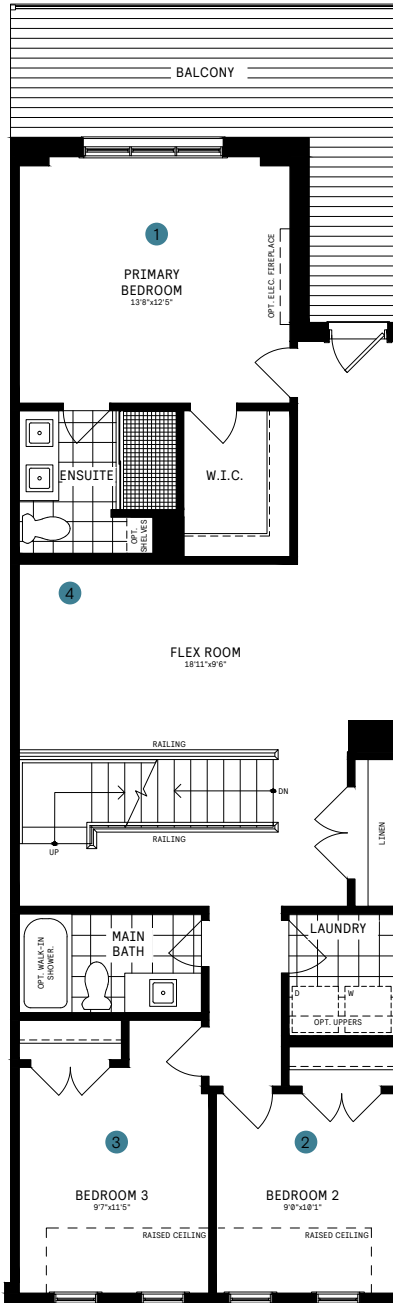
1 Chef Center



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RL COLLECTION / PLAN 15

SECOND FLOOR



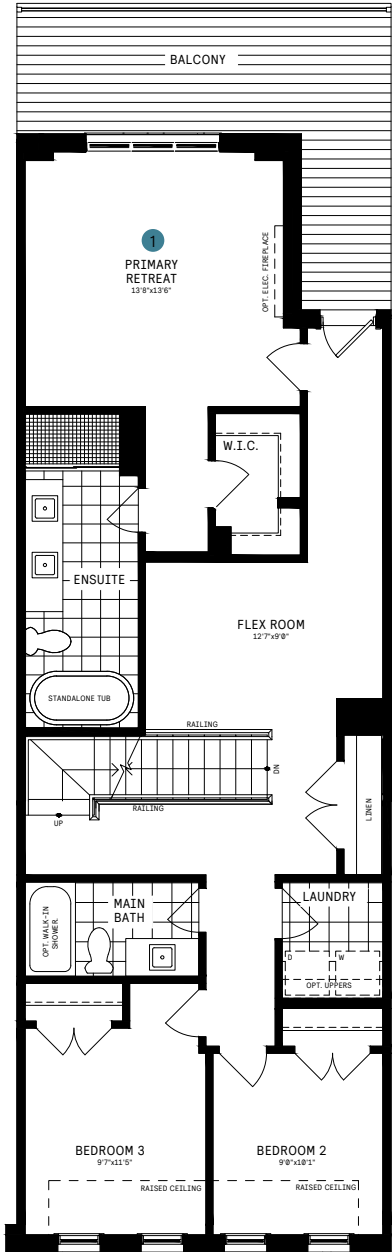
SECOND FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Primary Retreat
- ② Bedroom 2 W.I.C.
- ③ Bedroom 3 W.I.C.
- ④ Deluxe Laundry

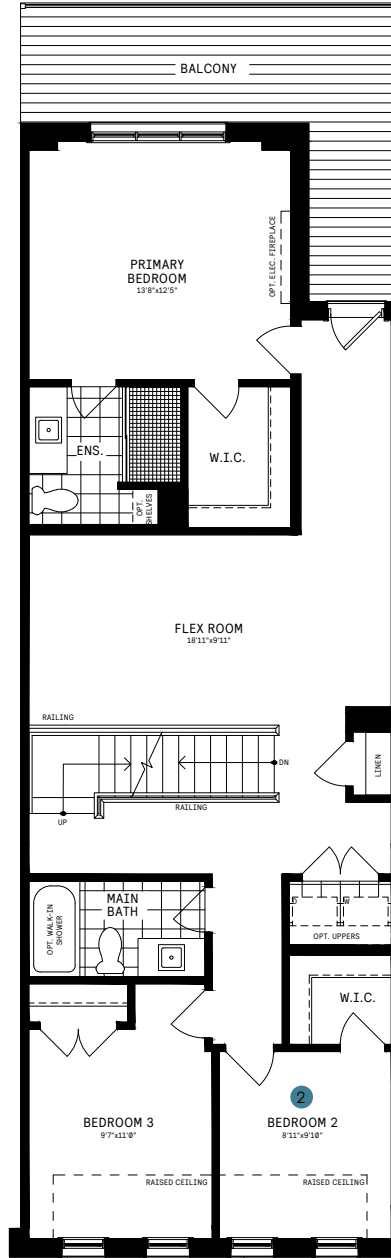
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RL COLLECTION / PLAN 15 SECOND FLOOR DESIGNER CHOICE OPTIONS

1 Primary Retreat



2 Bedroom 2 W.I.C.



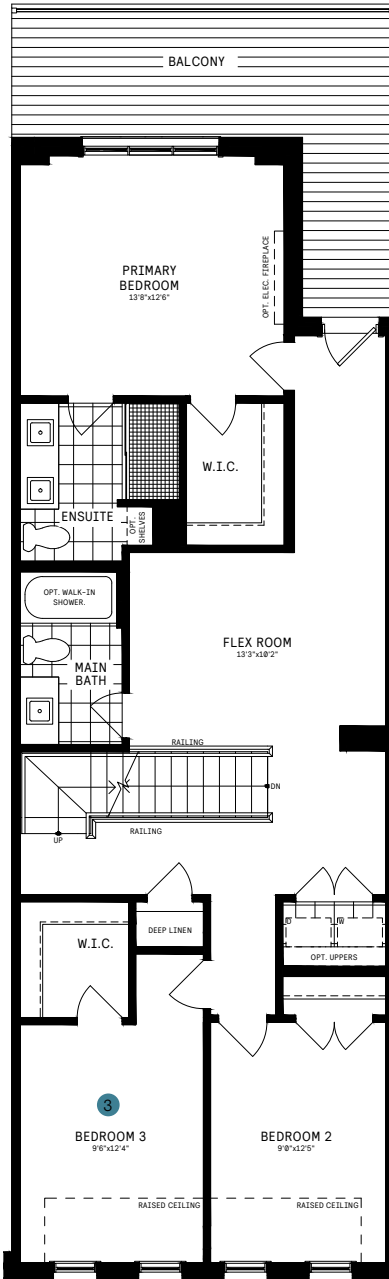
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RL COLLECTION / PLAN 15

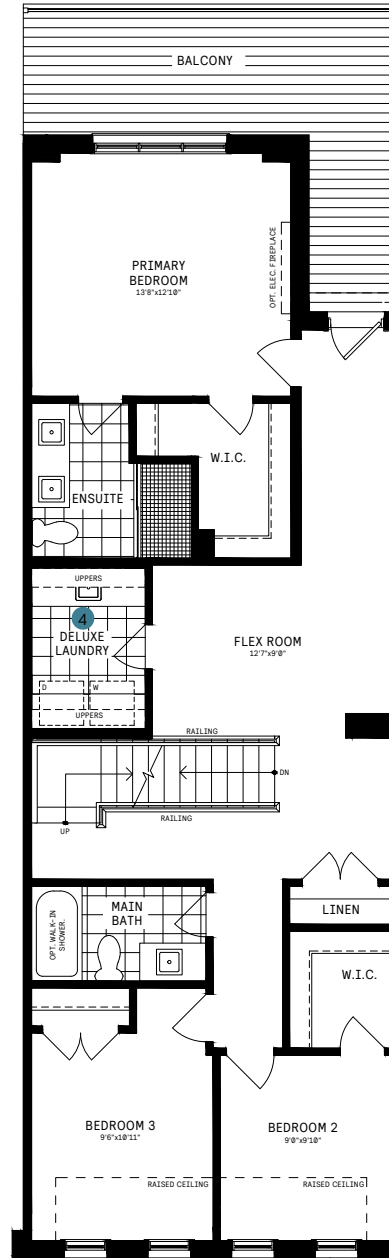
SECOND FLOOR

DESIGNER CHOICE OPTIONS CONT'D.

3 Bedroom 3 W.I.C.

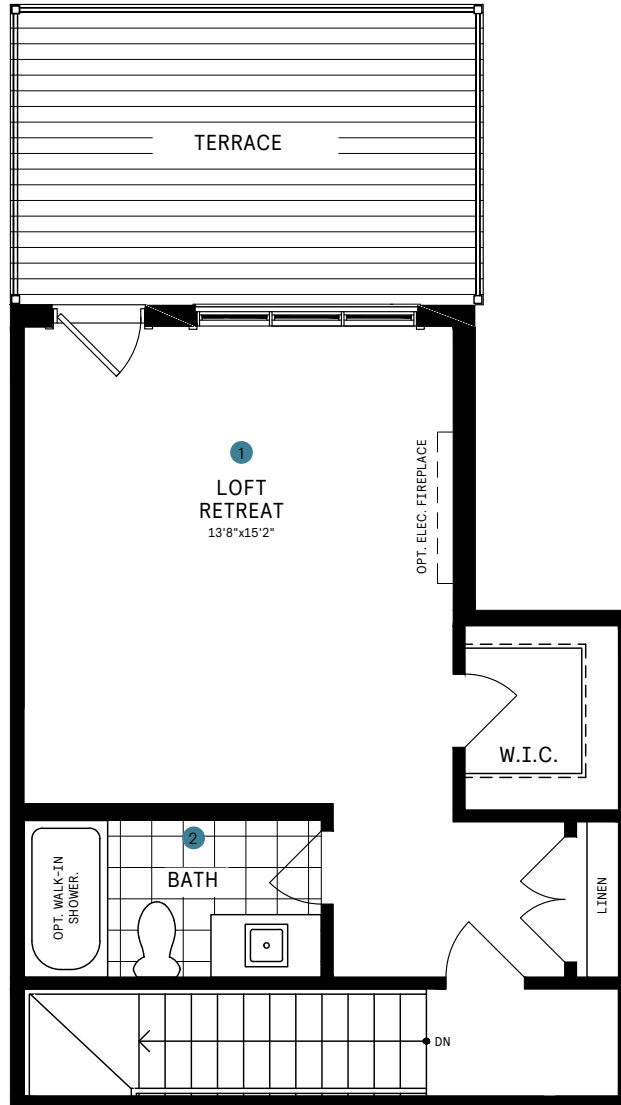


4 Deluxe Laundry



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RL COLLECTION / PLAN 15 LOFT



LOFT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Loft Entertainment
- ② Loft Spa Ensuite

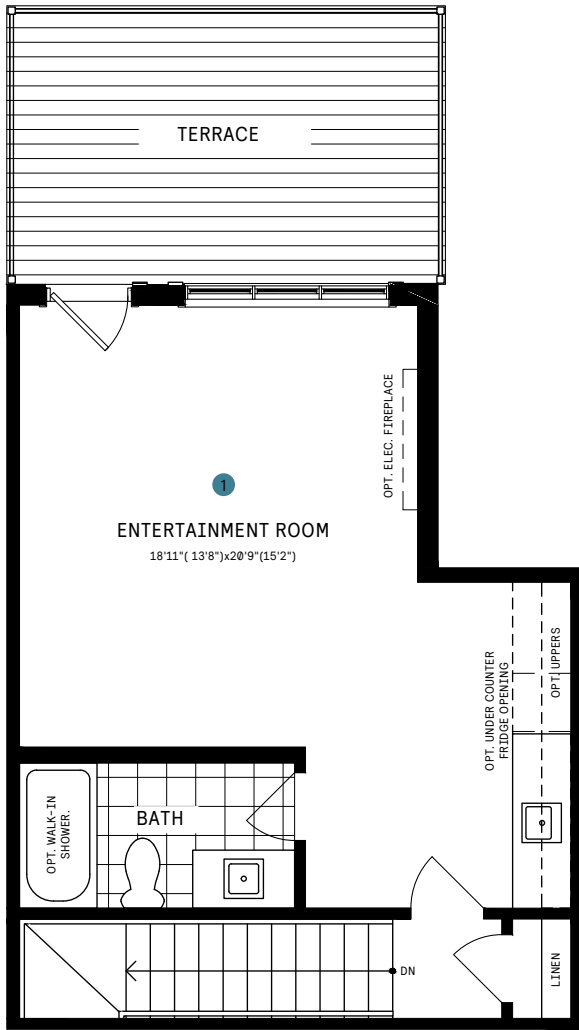
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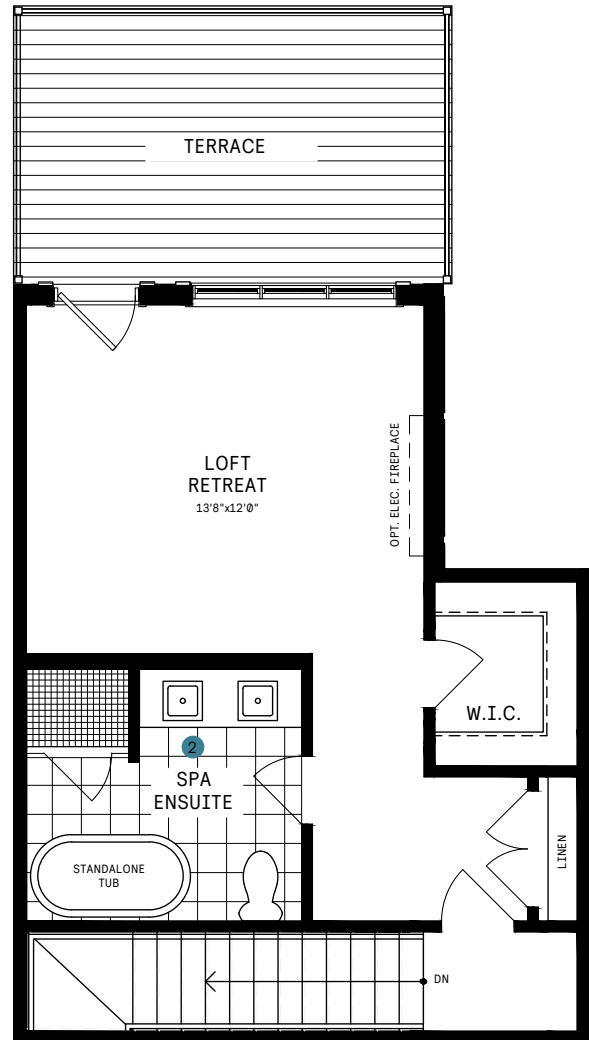
LOFT

DESIGNER CHOICE OPTIONS

1 Loft Entertainment

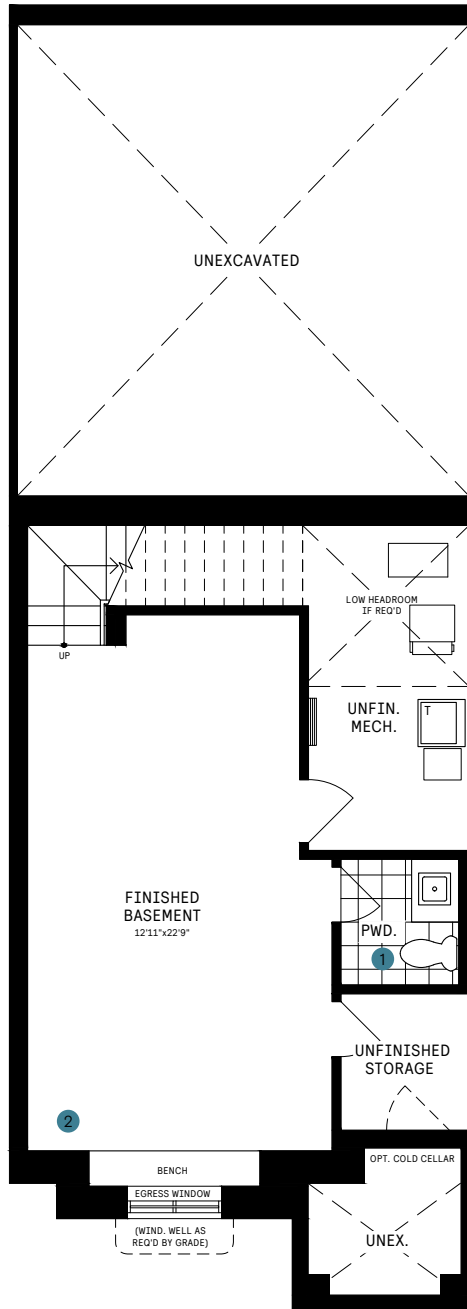


2 Loft Spa Ensuite



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RL COLLECTION / PLAN 15 BASEMENT



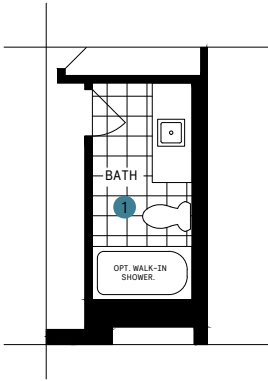
BASEMENT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Finished Basement Bathroom
- ② Basement Bedroom

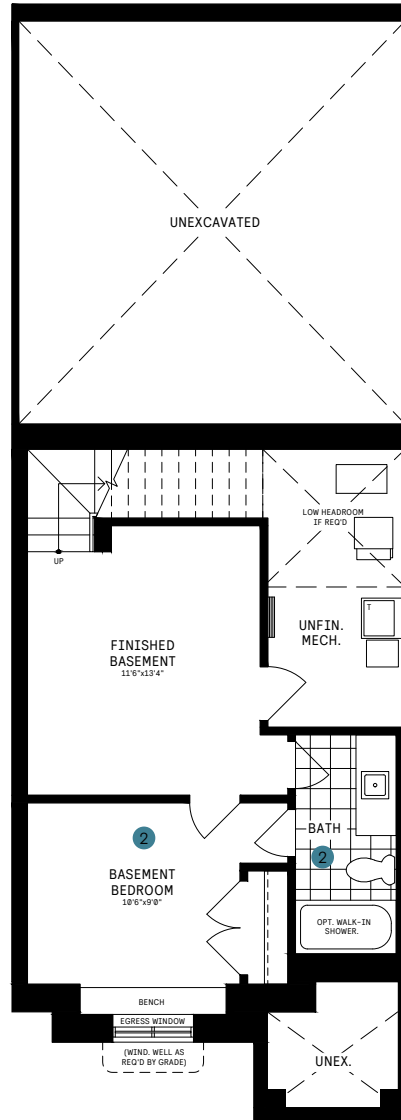
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RL COLLECTION / PLAN 15 BASEMENT DESIGNER CHOICE OPTIONS

1 Finished Basement Bathroom



2 Basement Bedroom



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CAIVAN

CREEKSIDE RL COLLECTION / PLAN 15E FLOOR PLANS

WELCOME HOME

With the flexibility to configure this model with three to five bedrooms, it adjusts to changing needs. For home cooking enthusiasts, the optional chef center is an added bonus, and the OpenPlan™ kitchen/great room offers connection between guests and cook. Enjoy a wraparound terrace off the flex room on the second floor, as well as a terrace off the loft.

INFO

Square Feet	2,644*
Bedrooms	3-6
Bathrooms	4-4.5
Garage	2 Car Garage + 2 Car Driveway

*Square Feet includes 418 Sq. Ft. Finished Basement

ELEVATION A



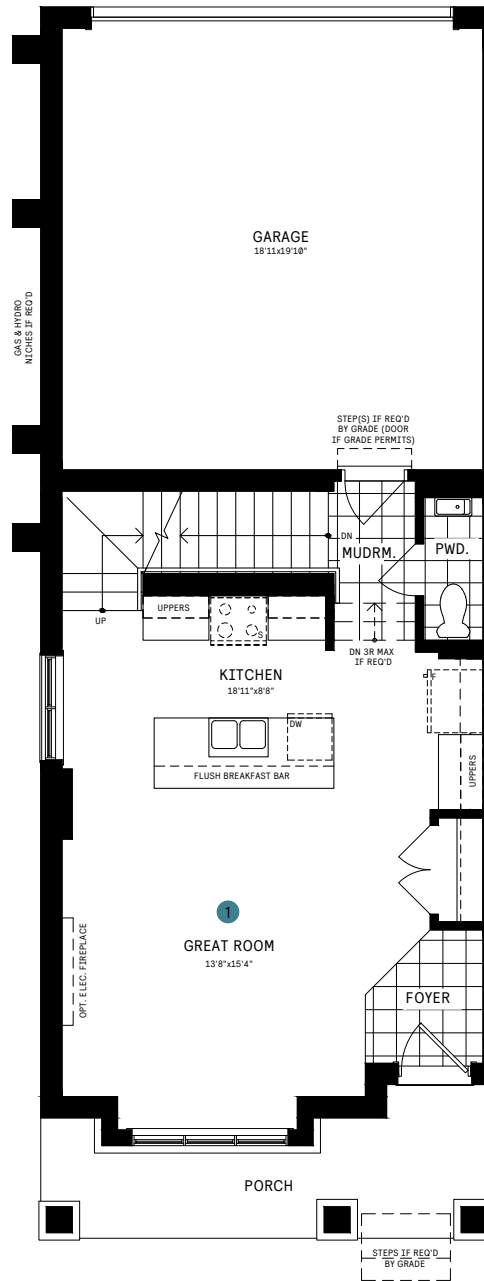
ELEVATION B



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RL COLLECTION / PLAN 15E

MAIN FLOOR



MAIN FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

1 Chef Center

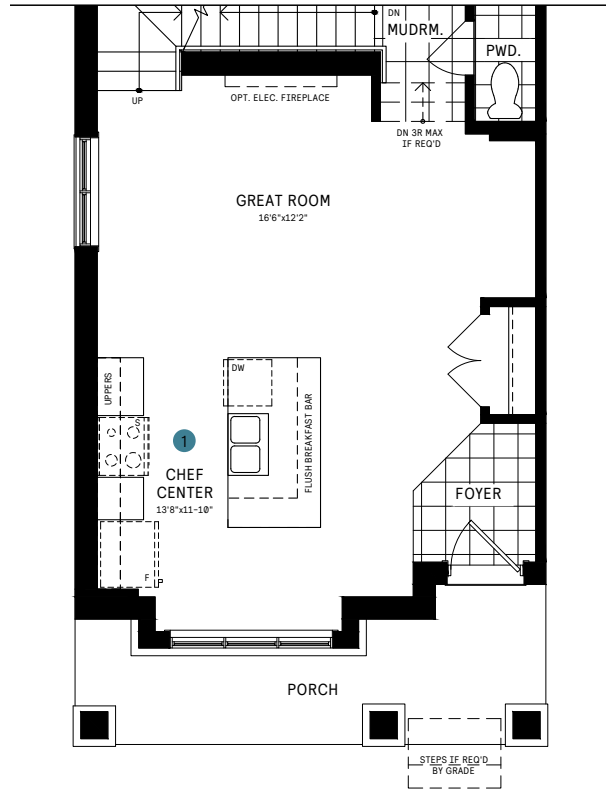
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RL COLLECTION / PLAN 15E

MAIN FLOOR

DESIGNER CHOICE OPTIONS

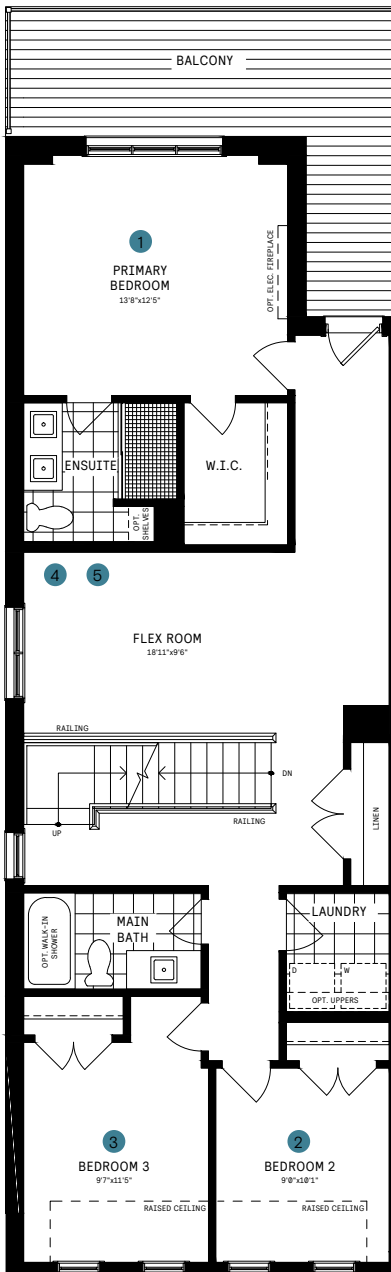
i Chef Center



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SECOND FLOOR



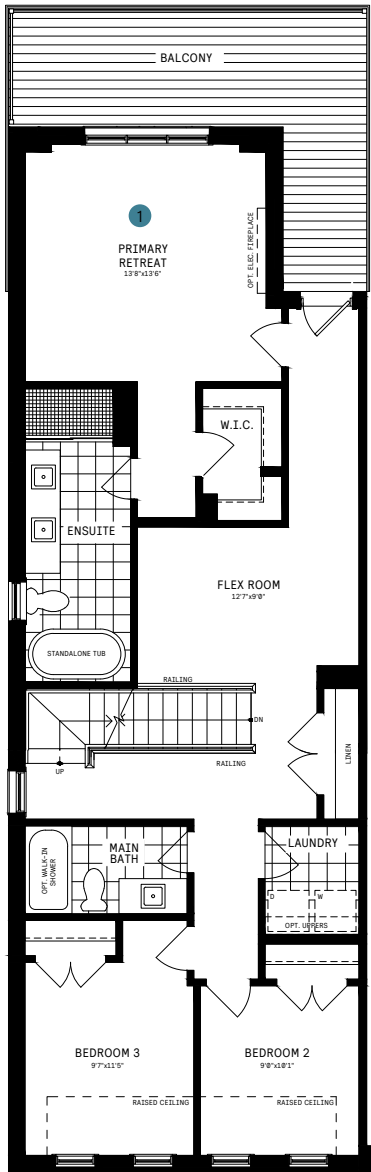
SECOND FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Primary Retreat
- ② Bedroom 2 W.I.C.
- ③ Bedroom 3 W.I.C.
- ④ Deluxe Laundry
- ⑤ 4 Bedrooms Plan

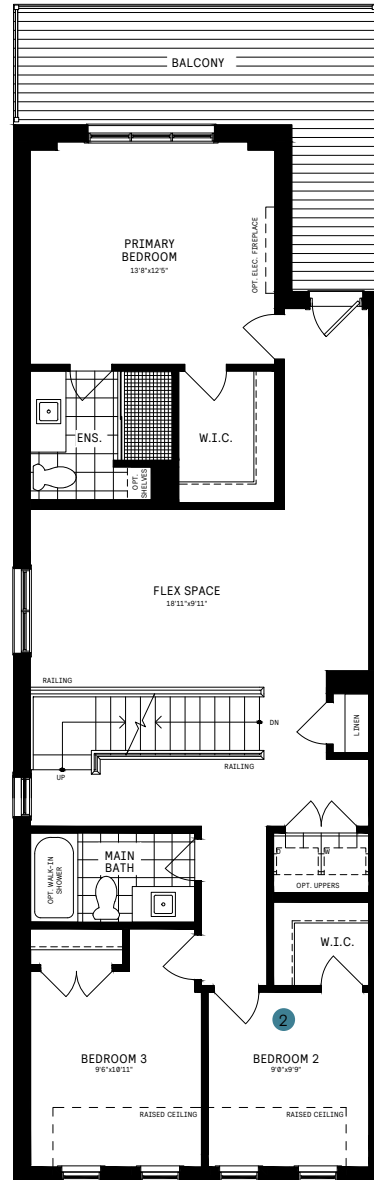
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RL COLLECTION / PLAN 15E SECOND FLOOR DESIGNER CHOICE OPTIONS

1 Primary Retreat



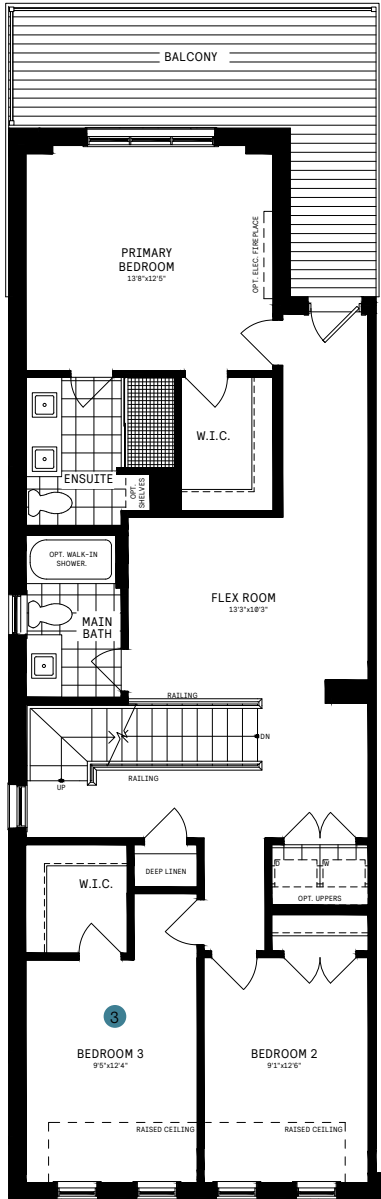
2 Bedroom 2 W.I.C.



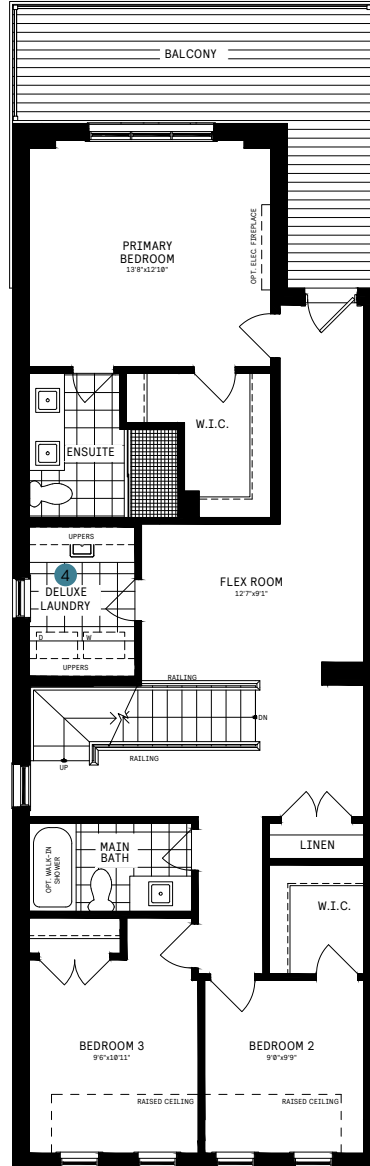
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RL COLLECTION / PLAN 15E SECOND FLOOR DESIGNER CHOICE OPTIONS CONT'D

3 Bedroom 3 W.I.C.



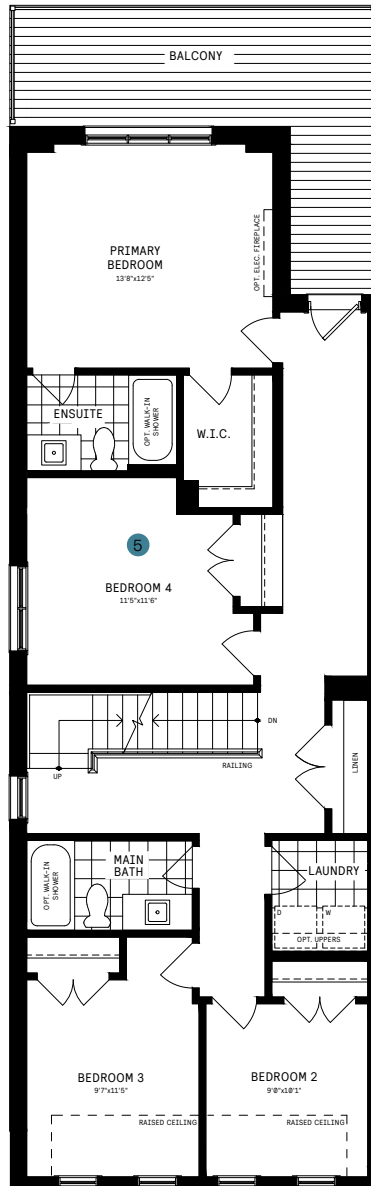
4 Deluxe Laundry



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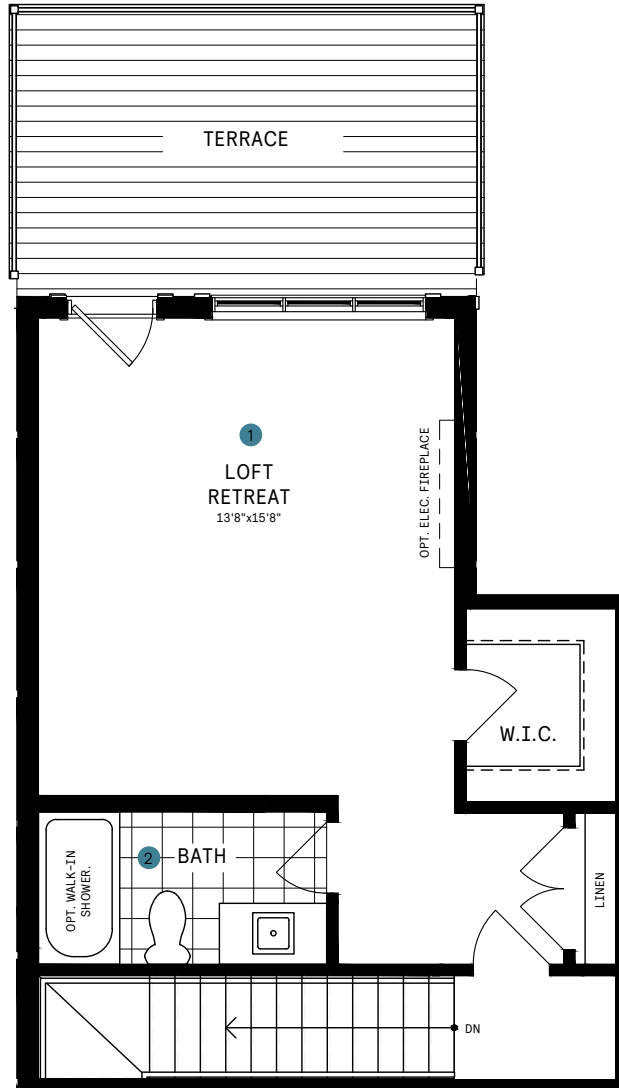
RL COLLECTION / PLAN 15E SECOND FLOOR DESIGNER CHOICE OPTIONS CONT'D

5 4 Bedrooms Plan



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RL COLLECTION / PLAN 15E LOFT



LOFT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

① Loft Entertainment Room

② Loft Spa Ensuite

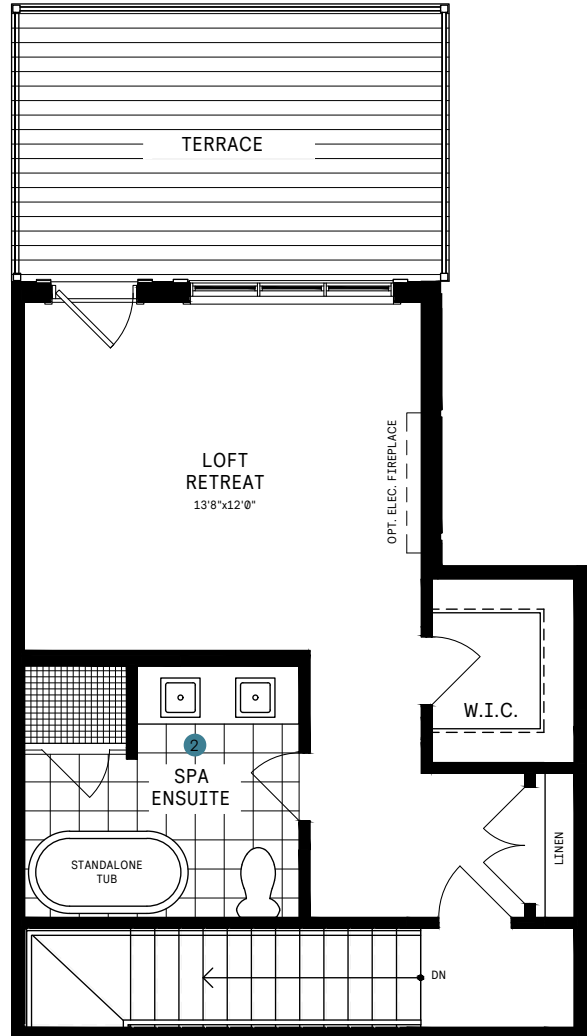
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RL COLLECTION / PLAN 15E LOFT DESIGNER CHOICE OPTIONS

1 Loft Entertainment Room

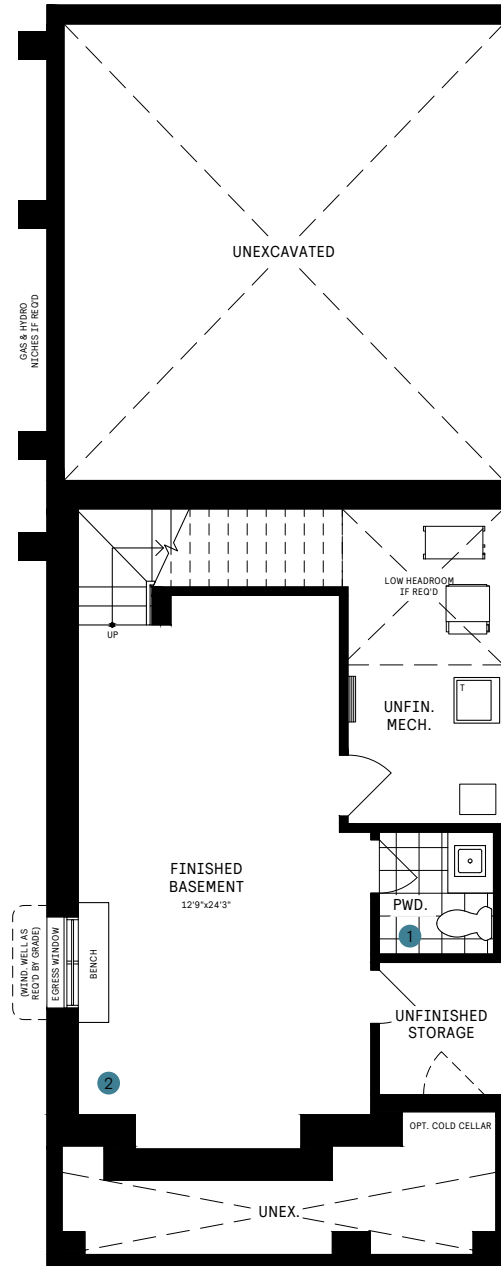


2 Loft Spa Ensuite



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RL COLLECTION / PLAN 15E BASEMENT



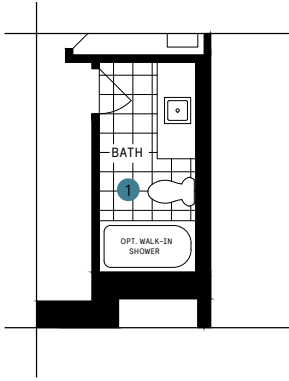
BASEMENT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Finished Basement Bathroom
- ② Basement Bedroom

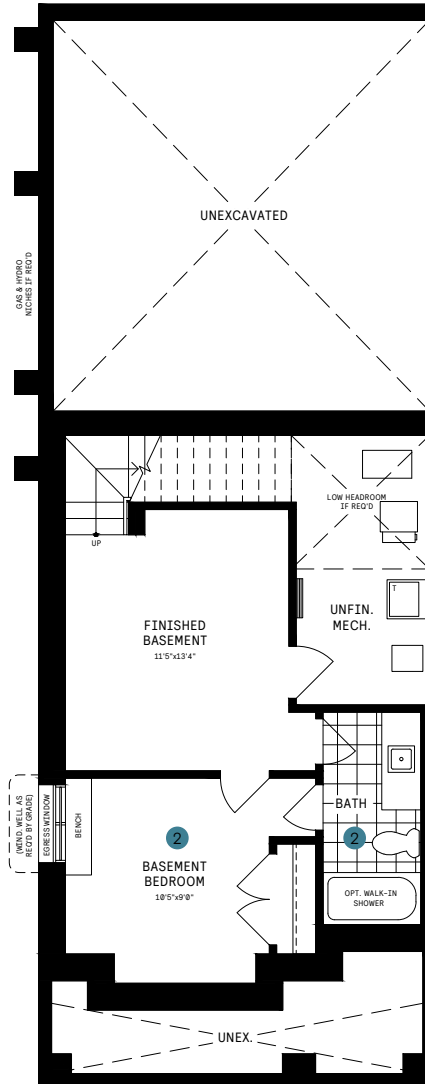
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RL COLLECTION / PLAN 15E BASEMENT DESIGNER CHOICE OPTIONS

1 Finished Basement Bathroom



2 Basement Bedroom



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CAIVAN

CREEKSIDE RL COLLECTION / PLAN 16 FLOOR PLANS

WELCOME HOME

Crowning this space-efficient model is a loft retreat with a large terrace, walk-in closet, linen closet, optional fireplace, and ensuite option. Below on the second floor, the primary bedroom offers a large, wraparound balcony, a lounge area, walk-in closet, and spacious ensuite. For comfortable dining, there's an eat-in kitchen on the main floor.

INFO

Square Feet	2,563*
Bedrooms	3-5
Bathrooms	4-4.5
Garage	2 Car Garage + 2 Car Driveway

*Square Feet includes 408 Sq. Ft. Finished Basement

ELEVATION A



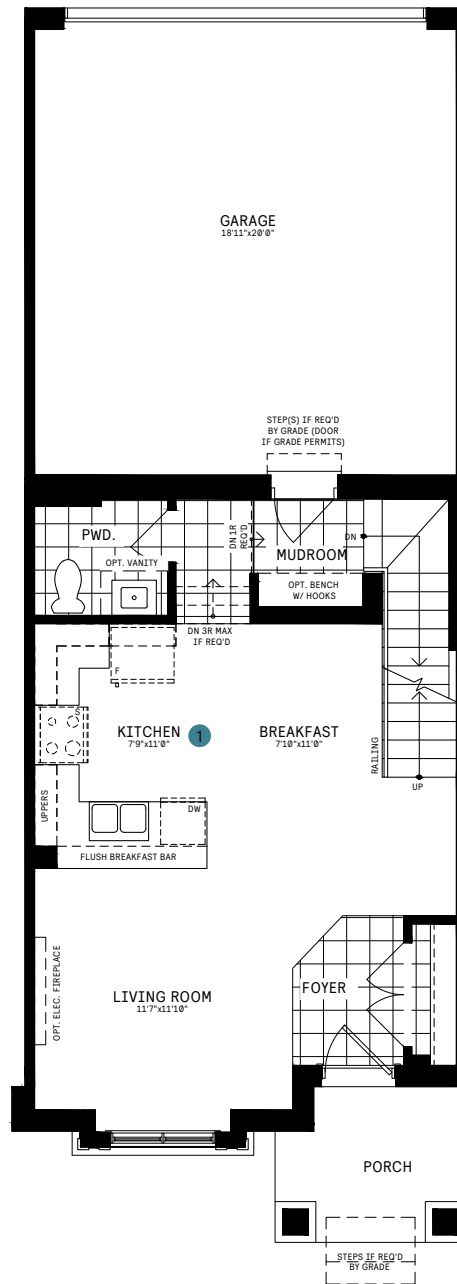
ELEVATION B



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RL COLLECTION / PLAN 16

MAIN FLOOR



MAIN FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

1 Chef Center

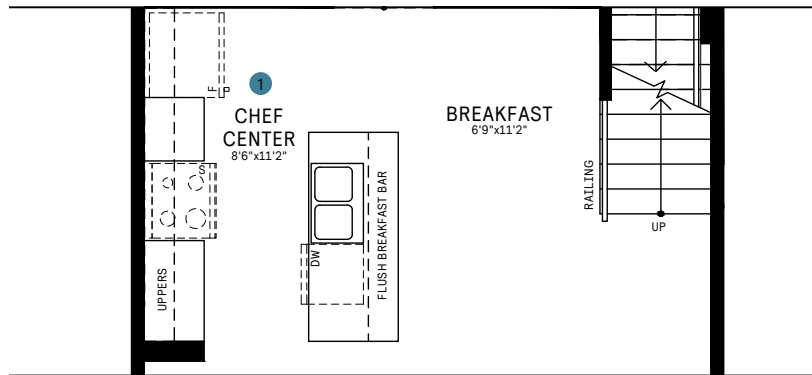
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RL COLLECTION / PLAN 16

MAIN FLOOR

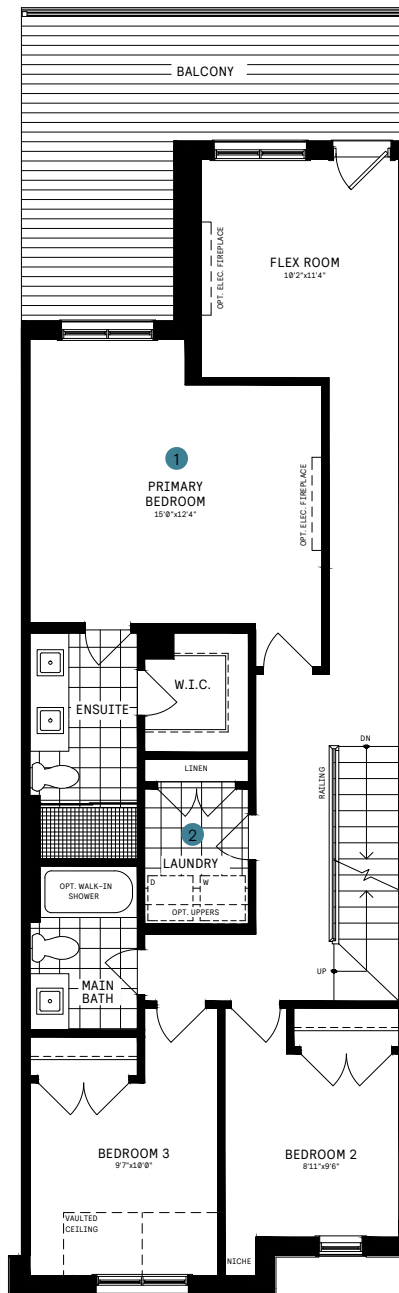
DESIGNER CHOICE OPTIONS

1 Chef Center



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RL COLLECTION / PLAN 16 SECOND FLOOR



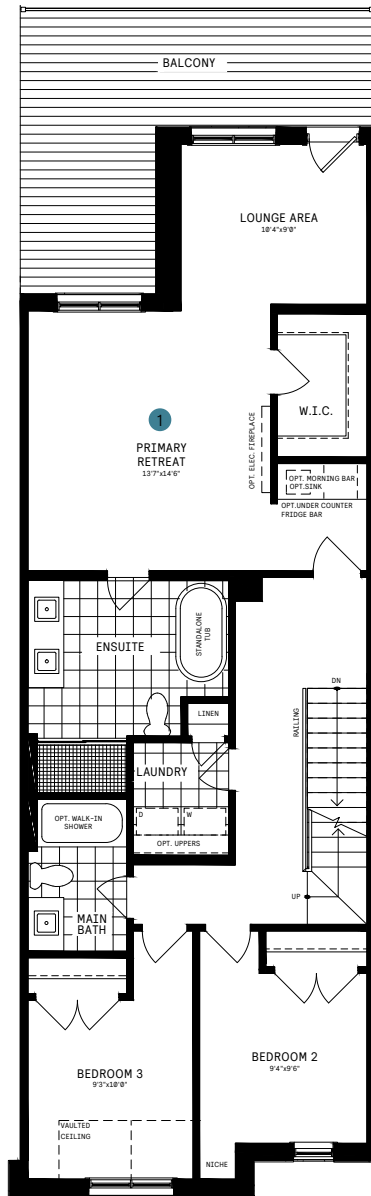
SECOND FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- 1 Primary Retreat
- 2 Deluxe Laundry

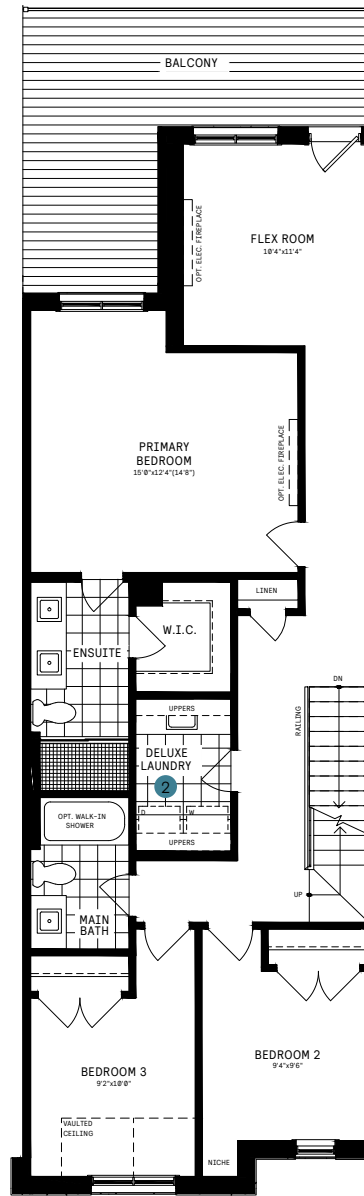
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RL COLLECTION / PLAN 16 SECOND FLOOR DESIGNER CHOICE OPTIONS

1 Primary Retreat

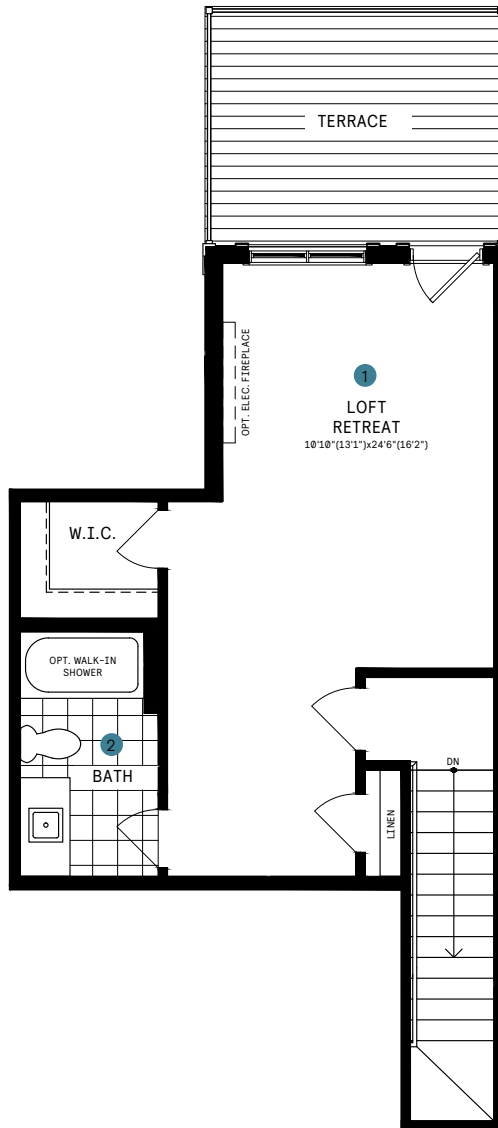


2 Deluxe Laundry



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RL COLLECTION / PLAN 16 LOFT



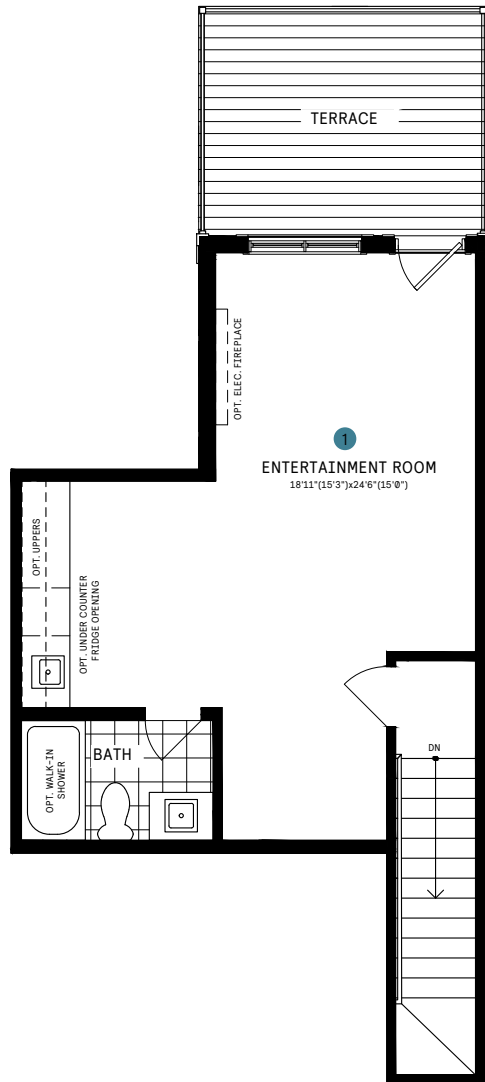
LOFT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- 1 Loft Entertainment Room
- 2 Loft Spa Ensuite

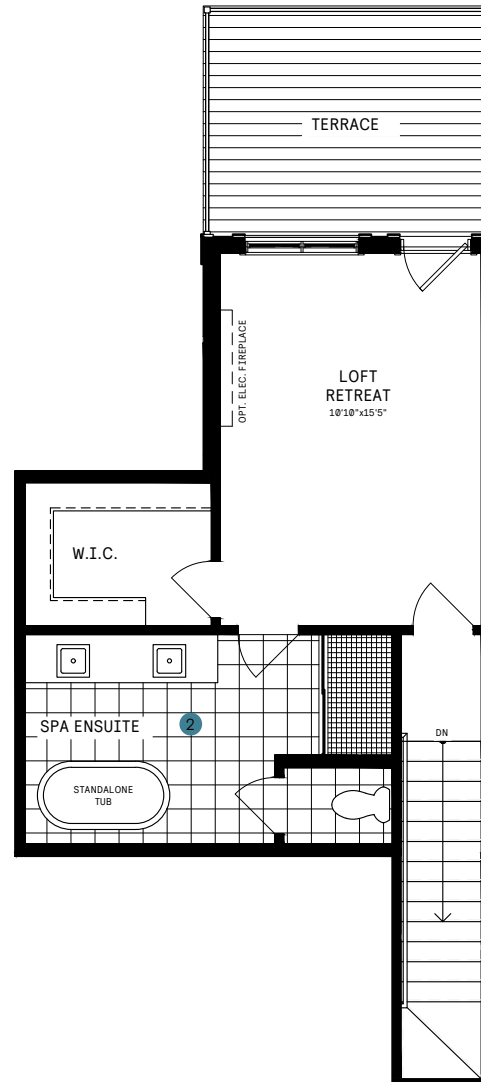
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RL COLLECTION / PLAN 16 LOFT DESIGNER CHOICE OPTIONS

1 Loft Entertainment Room

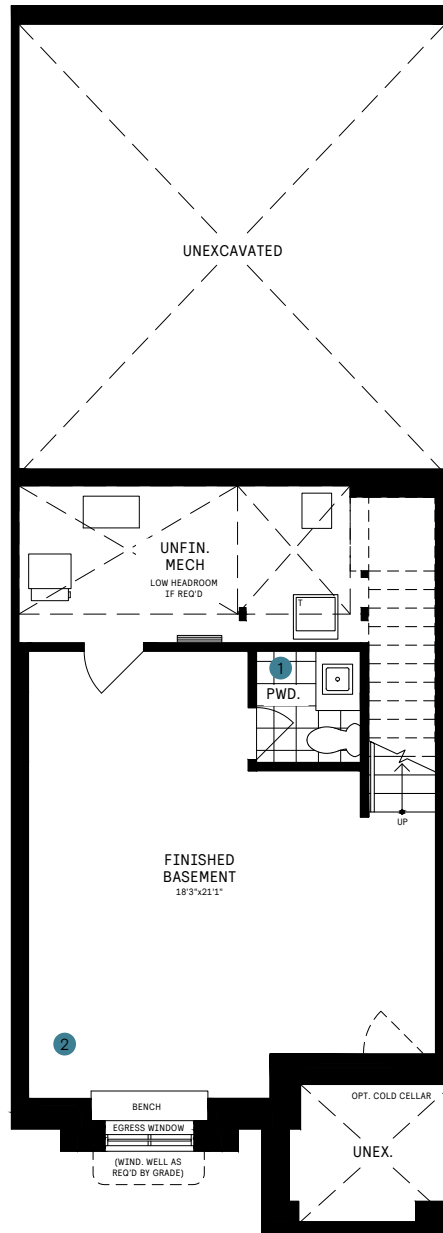


2 Loft Spa Ensuite



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RL COLLECTION / PLAN 16 BASEMENT



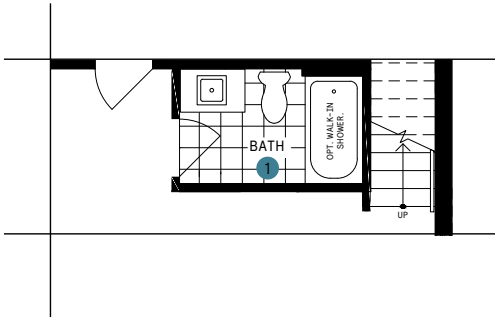
BASEMENT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Finished Basement Bathroom
- ② Basement Bedroom

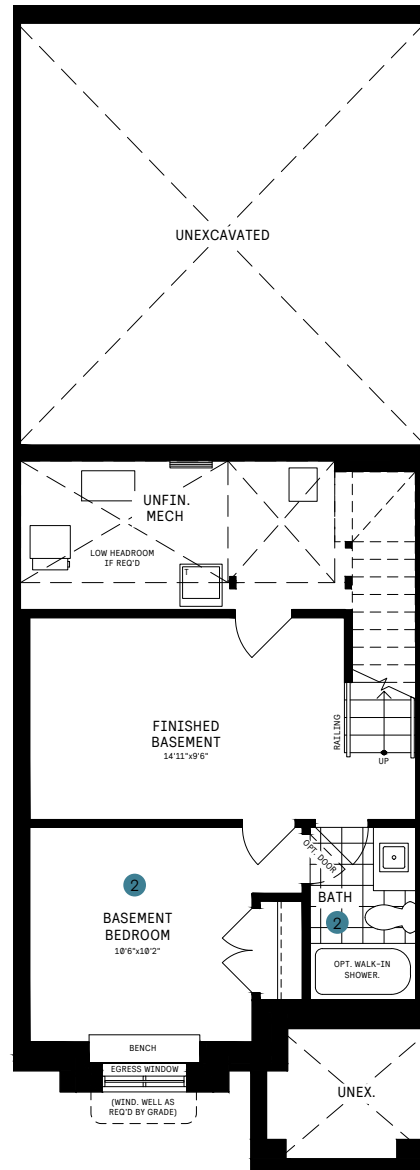
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RL COLLECTION / PLAN 16 BASEMENT DESIGNER CHOICE OPTIONS

1 Finished Basement Bathroom



2 Basement Bedroom



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CAIVAN

CREEKSIDE RL COLLECTION / PLAN 16E FLOOR PLANS

WELCOME HOME

Depending on your needs, you can have this model configured to anywhere from three to five bedrooms – there’s a flex space on the second floor and a finished basement with its own powder room. Above, the loft space offers a terrace, three-piece bathroom and spa ensuite option. And on the main floor, there’s a lovely eat-in kitchen.

INFO

Square Feet	2,614*
Bedrooms	3-5
Bathrooms	4-4.5
Garage	2 Car Garage + 2 Car Driveway

*Square Feet includes 419 Sq. Ft. Finished Basement

ELEVATION A



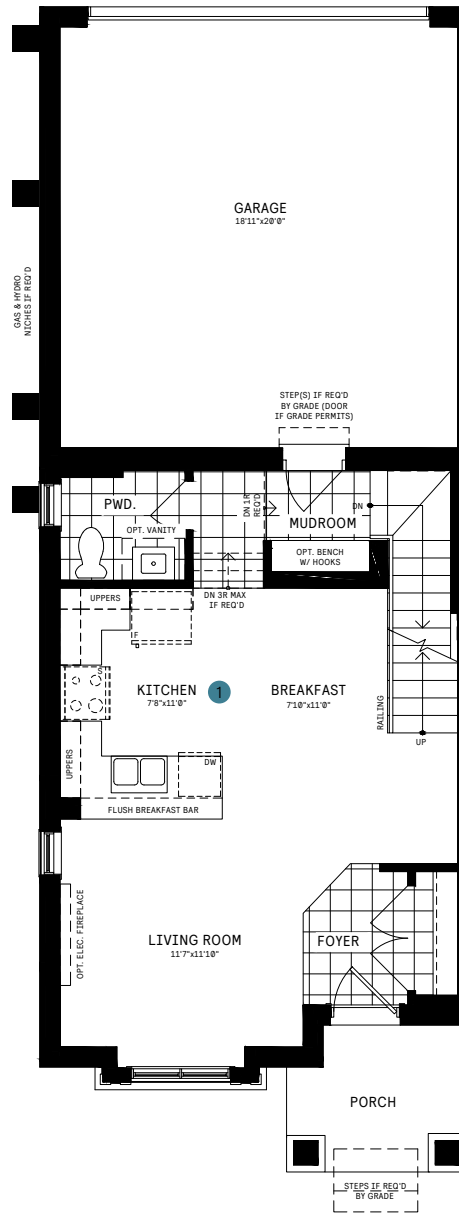
ELEVATION B



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RL COLLECTION / PLAN 16E

MAIN FLOOR



MAIN FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

1 Chef Center

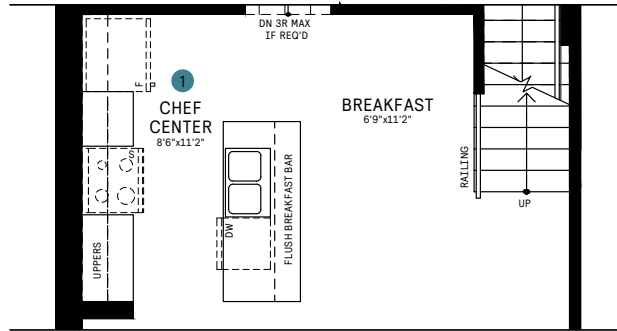
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RL COLLECTION / PLAN 16E

MAIN FLOOR

DESIGNER CHOICE OPTIONS

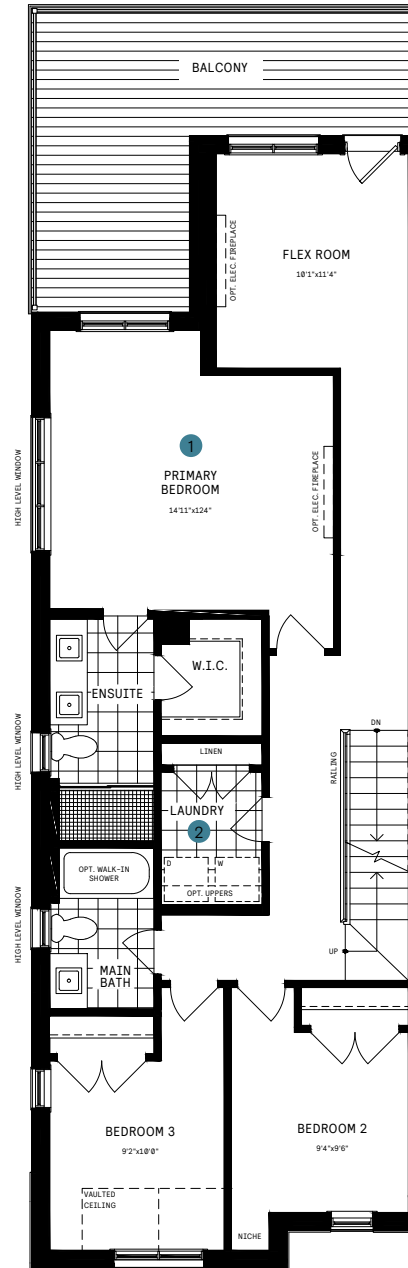
1 Chef Center



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RL COLLECTION / PLAN 16E

SECOND FLOOR



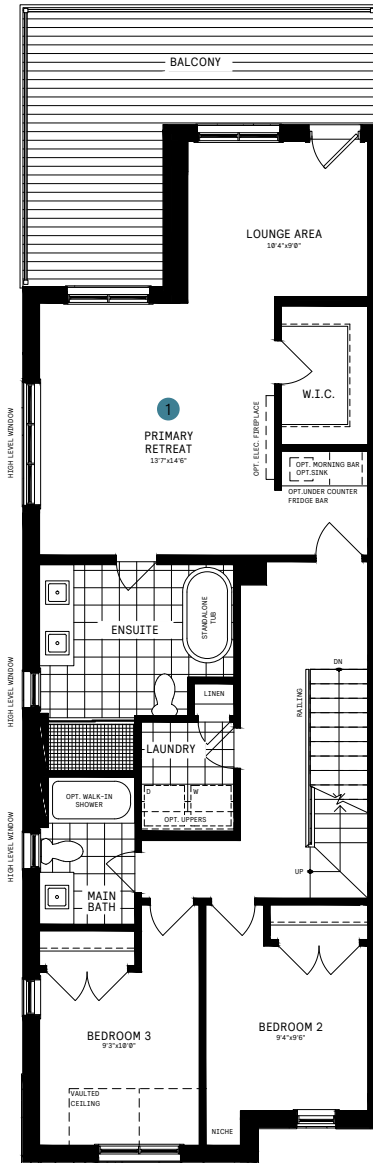
SECOND FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Primary Retreat
- ② Deluxe Laundry

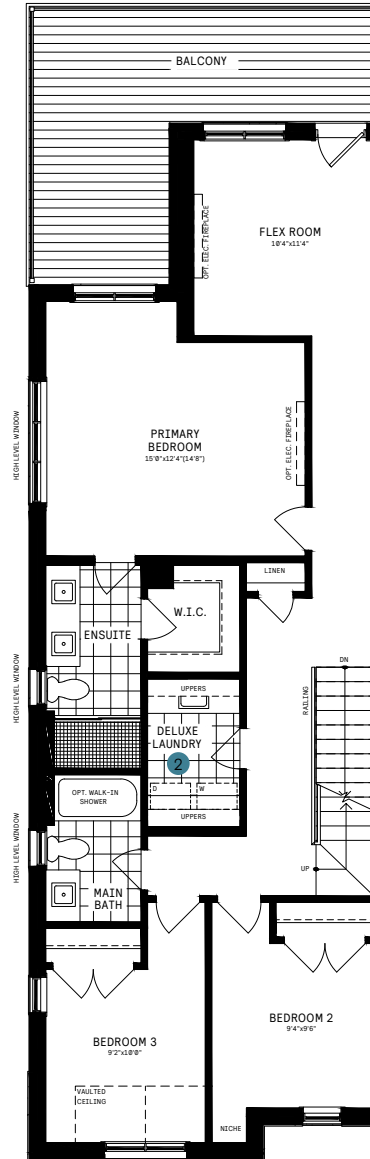
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RL COLLECTION / PLAN 16E SECOND FLOOR DESIGNER CHOICE OPTIONS

1 Primary Retreat

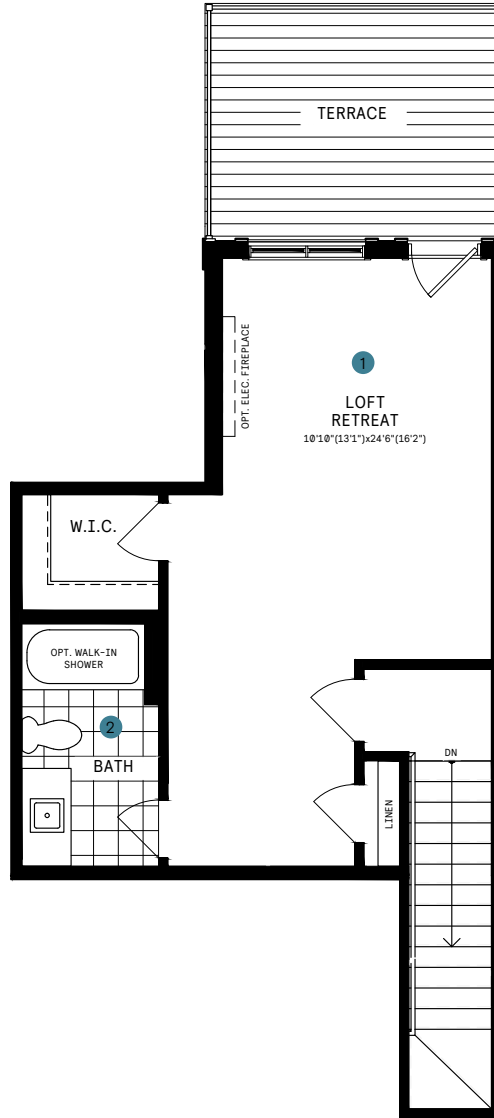


2 Deluxe Laundry



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RL COLLECTION / PLAN 16E LOFT



LOFT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

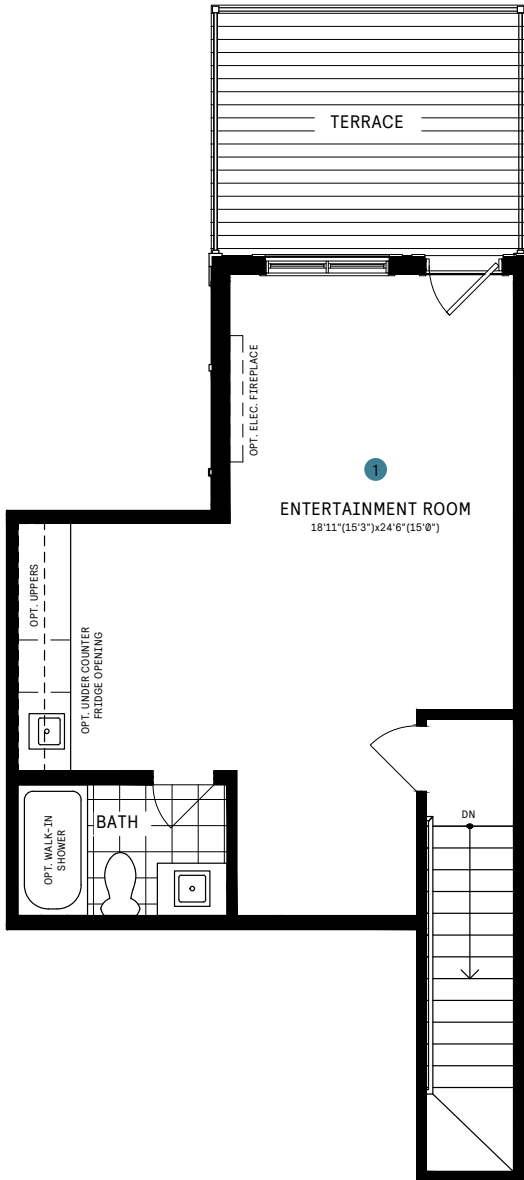
1 Loft Entertainment Room

2 Loft Spa Ensuite

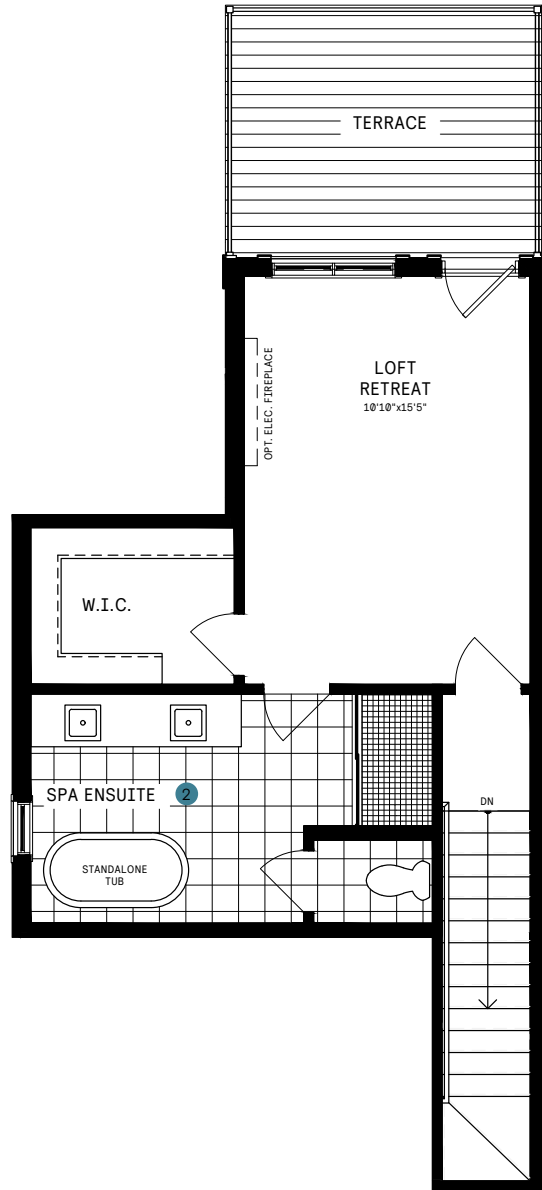
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RL COLLECTION / PLAN 16E LOFT DESIGNER CHOICE OPTIONS

1 Loft Entertainment Room

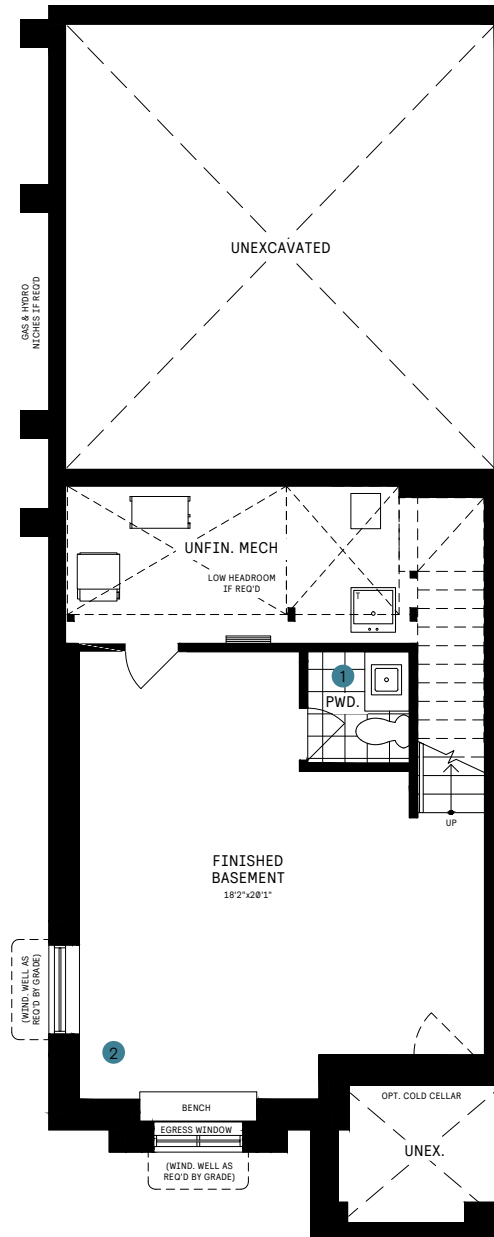


2 Loft Spa Ensuite



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RL COLLECTION / PLAN 16E BASEMENT



BASEMENT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Finished Basement Bathroom
- ② Basement Bedroom

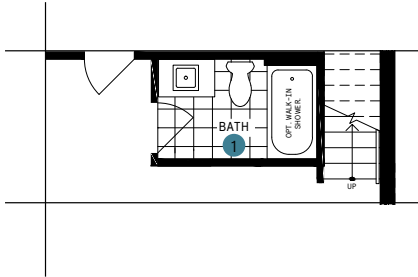
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RL COLLECTION / PLAN 16E

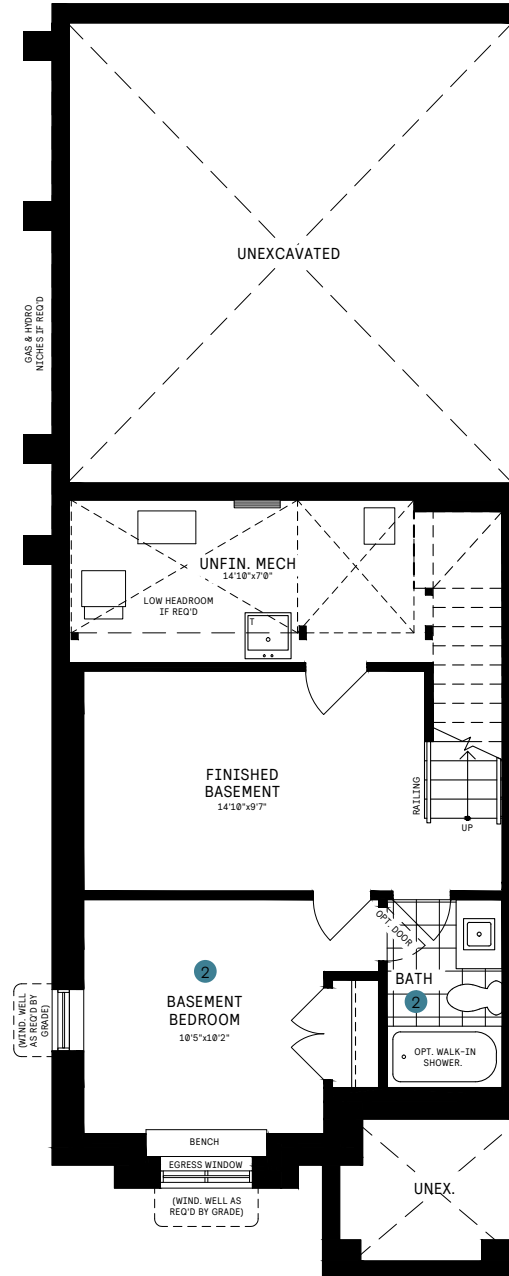
BASEMENT

DESIGNER CHOICE OPTIONS

1 Finished Basement Bathroom



2 Basement Bedroom



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CAIVAN

CREEKSIDE RL COLLECTION / PLAN 17C FLOOR PLANS

WELCOME HOME

This creatively planned model provides plenty of unique spaces for everyone. The flex room and the office nook on the second floor are positioned between the three bedrooms, separating them from each other for greater privacy. On the top floor, the loft retreat makes a marvelous getaway, with its own terrace, walk-in-closet and bathroom with optional double sinks.

INFO

Square Feet	2,753*
Bedrooms	3-5
Bathrooms	4-4.5
Garage	2 Car Garage + 2 Car Driveway

*Square Feet includes 452 Sq. Ft. Finished Basement

ELEVATION A



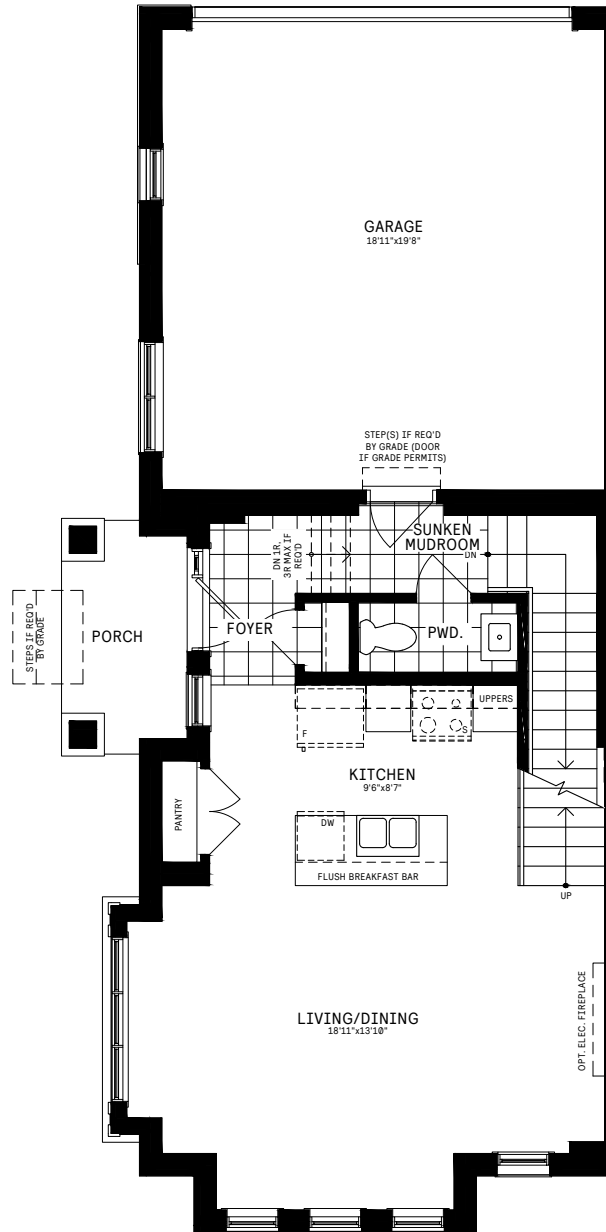
ELEVATION B



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RL COLLECTION / PLAN 17C

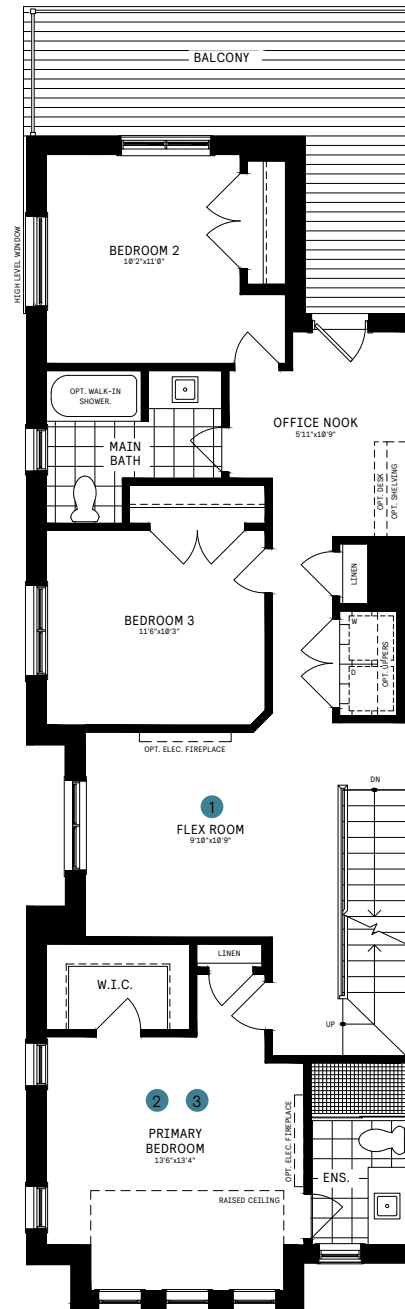
MAIN FLOOR



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RL COLLECTION / PLAN 17C

SECOND FLOOR



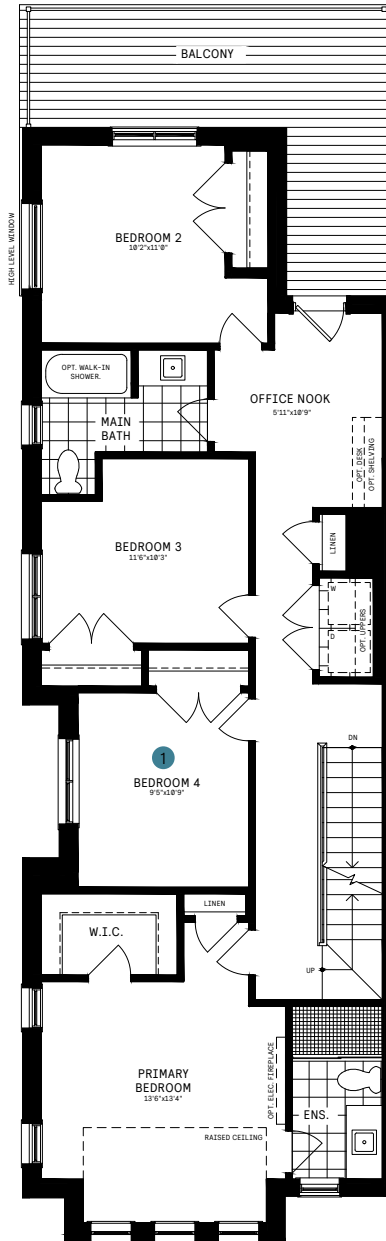
SECOND FLOOR DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① 4 Bedrooms Plan
- ② Primary Retreat
- ③ Primary Retreat w/ Lux Ensuite

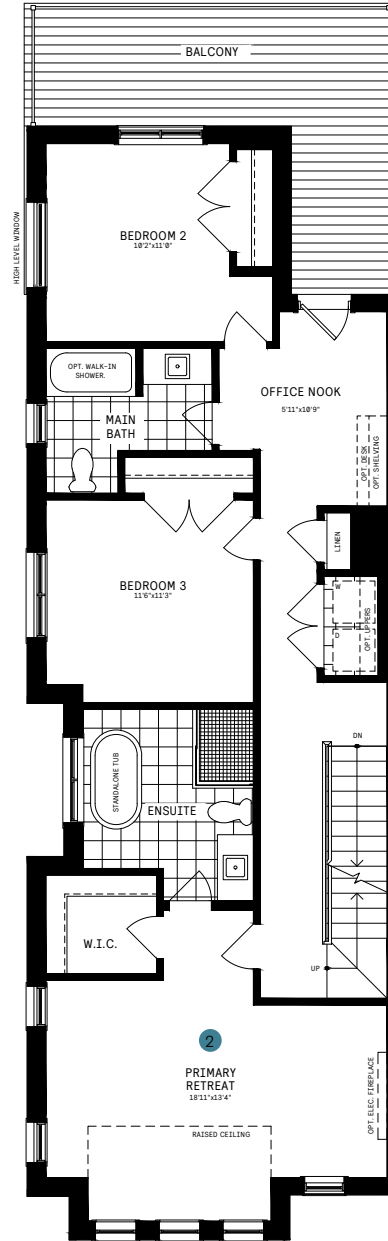
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RL COLLECTION / PLAN 17C SECOND FLOOR DESIGNER CHOICE OPTIONS

1 4 Bedrooms Plan



2 Primary Retreat



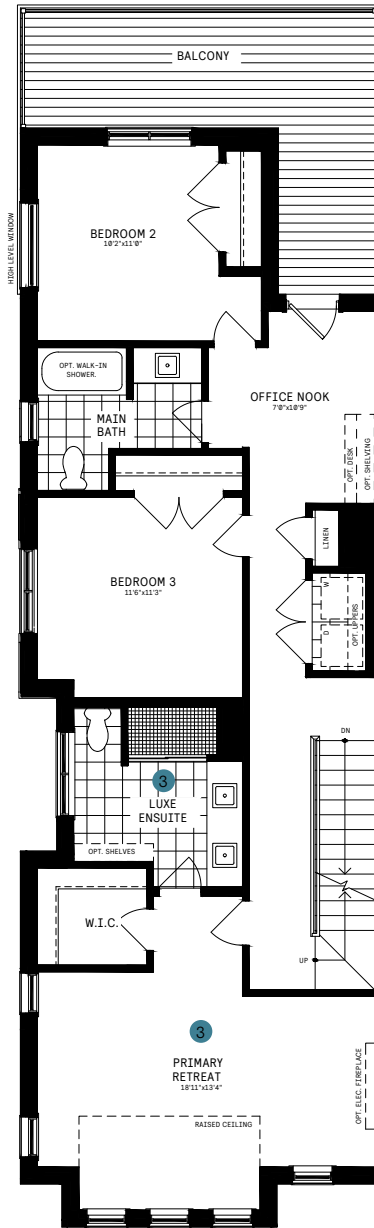
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RL COLLECTION / PLAN 17C

SECOND FLOOR

DESIGNER CHOICE OPTIONS

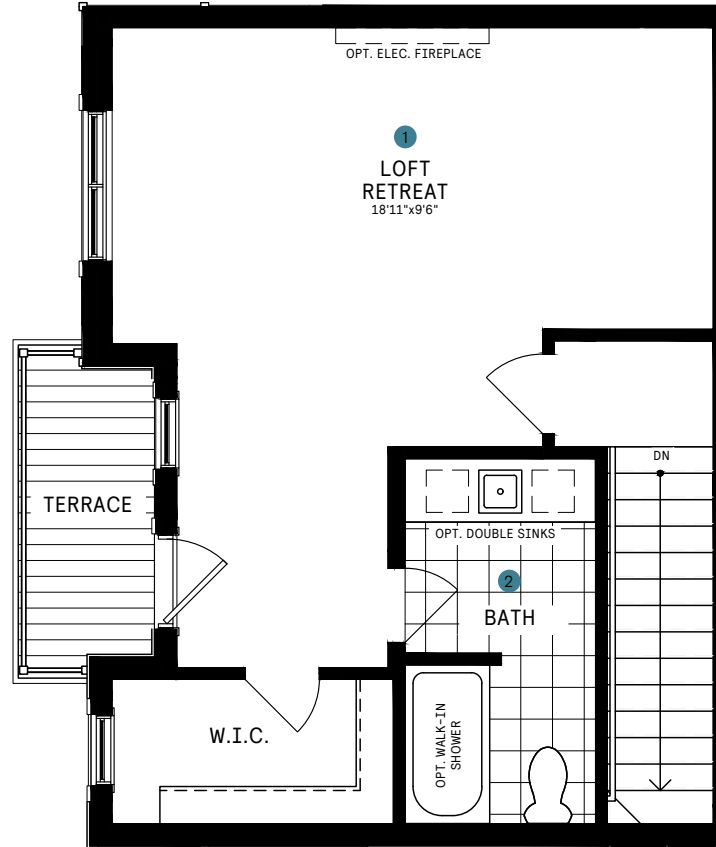
3 Primary Retreat w/ Luxe Ensuite



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RL COLLECTION / PLAN 17C

LOFT



LOFT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

① Loft Entertainment Room

② Loft Spa Ensuite

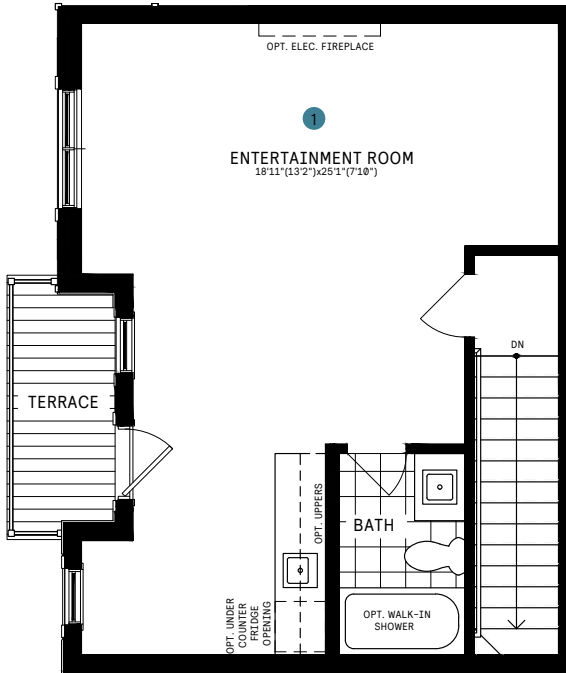
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RL COLLECTION / PLAN 17C

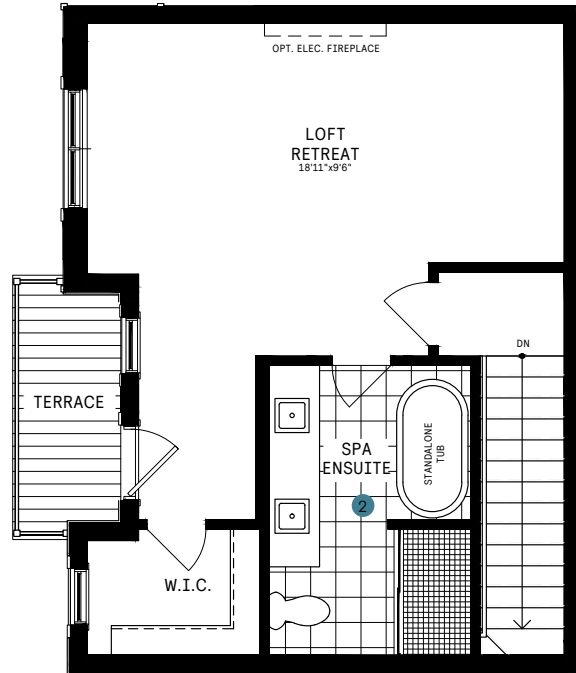
LOFT

DESIGNER CHOICE OPTIONS

1 Loft Entertainment Room

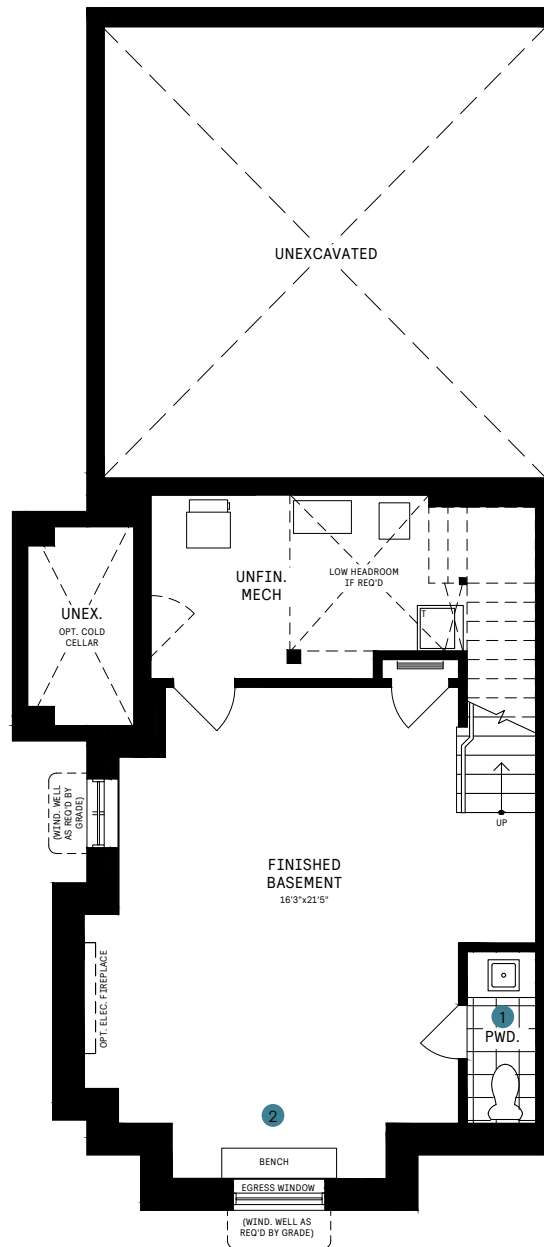


2 Loft Spa Ensuite



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RL COLLECTION / PLAN 17C BASEMENT



BASEMENT DESIGNER CHOICE OPTIONS ON NEXT PAGE →

- ① Finished Basement Bathroom
- ② Basement Bedroom

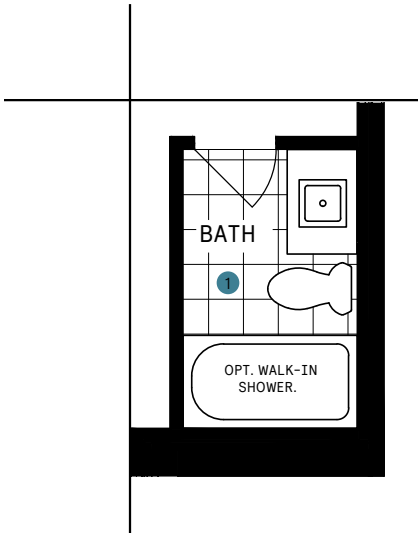
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RL COLLECTION / PLAN 17C

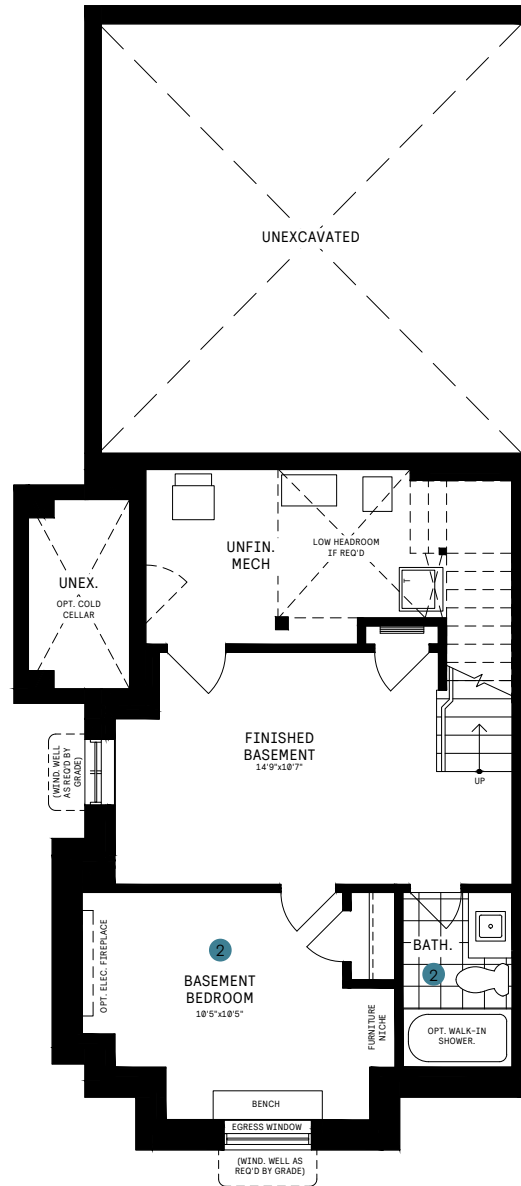
BASEMENT

DESIGNER CHOICE OPTIONS

1 Finished Basement Bathroom



2 Basement Bedroom



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CAIVAN

CREEKSIDE 31' COLLECTION

LIMITED TIME BONUS

\$15,000 Purchase Price Credit

INCLUDED PREMIUM FEATURES

- + Oak Hardwood throughout Main Floor and Second Floor Hallway
- + Smooth Ceilings on Main Floor
- + Finished Basements & Finished Lofts
- + 9' Ceiling on Main Floor & Second Floor
- + Basement and Main Floor Oak Staircases
- + Modern Oak Posts and Railings Throughout
- + Gas Fireplace with Mantel
- + Granite Countertops in Kitchen and 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
- + Mosaic Tiles Base in Walk-in Showers

CREEKSIDE 31' COLLECTION

PRICE LIST

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 10	2,820	A	\$1,789,990	\$1,774,990
		B	\$1,789,990	\$1,774,990
PLAN 11	3,053	A	\$1,849,990	\$1,834,990
		B	\$1,849,990	\$1,834,990
PLAN 12	3,247	A	\$1,899,990	\$1,884,990
		B	\$1,899,990	\$1,884,990

DEPOSIT STRUCTURE

At time of signing	\$50,000
30 days following signing	\$50,000
60 days following signing	\$40,000
90 days following signing	\$40,000
120 days following signing	\$30,000
150 days following signing	\$20,000
180 days following signing	\$10,000
TOTAL	\$240,000

12% Additional Deposit on Lot Premiums required @ 30 Days
 Deposits should be made payable to Caivan (Creekside) Limited.
 Initial deposit must be paid by 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. August 23, 2022. Lot premiums may apply to certain lots.

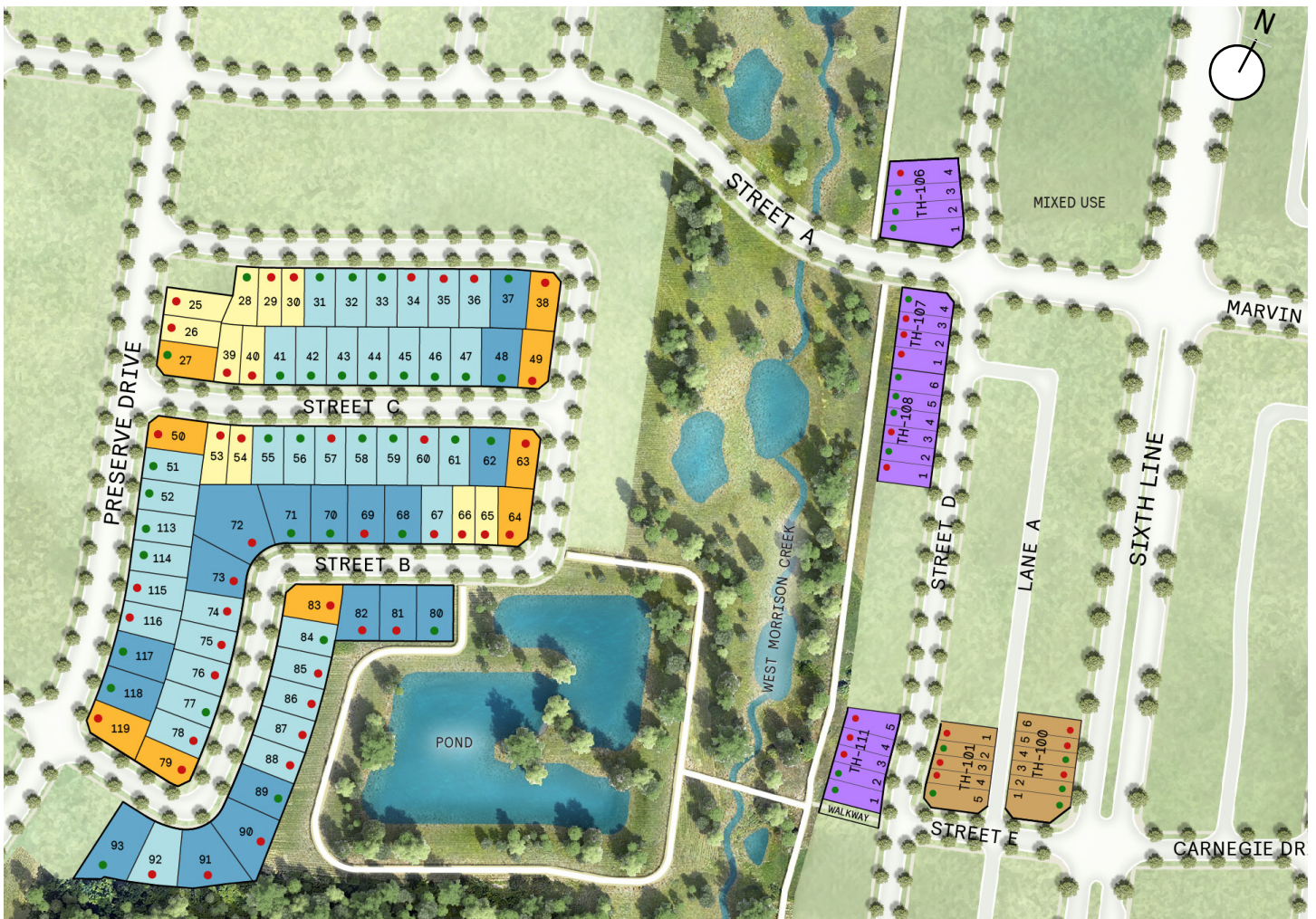
CREEKSIDE 31' COLLECTION

AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
28	\$75,000	OCTOBER 17, 2024	Oversized, increased lot width/depth

CAIVAN

CREEKSIDE SITE PLAN



ATTACHED

RL' COLLECTION

24' COLLECTION

DETACHED

31' COLLECTION

40' COLLECTION

42' COLLECTION

50' COLLECTION

● AVAILABLE

● SOLD

CAIVAN

CREEKSIDE KEY MAP



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

CAIVAN

CREEKSIDE 31' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior coach light(s) (as per plan).
3. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
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 columns, trims, posts and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
8. House number plaque.
9. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
10. Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
11. Low e/Argon, sliding patio or garden door with transom(as per plan).
12. Precast concrete slab walkway and step to front door entry per lot grade conditions.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
14. Vendor will place an Asphalt driveway with concrete apron where required.
15. Insulated door from house to garage; where

grade permits.

16. All operating windows and sliding patio doors are complete with screens.
17. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, and pre-finished soffit as per elevation plan.
18. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers and "soft-close" features included.
2. Purchaser's choice of granite countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Stainless steel chimney hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement cabinets.
9. 33" refrigerator opening & 30" stove opening (townhomes).
10. 36" refrigerator opening & 30" stove opening

(31' Detached homes).

11. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
12. USB receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8" x 10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures with mosaic tile base for all shower stalls.
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and granite countertops from Vendor's standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Wall mounted light fixture in all bathrooms and powder room.
7. Shower rod at tub/shower enclosures
8. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
9. Privacy locks on all bathroom doors.
10. Cabinetry with undermount sink and single lever faucet in all full bathrooms including finished basement powder room (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room on ground floor (as per plan).
12. Bevelled edge mirrors in all baths.
13. Plumbing fixtures in chrome finish.
14. Water efficient toilets.
15. Pressure balance valves to all showers.
16. Hot and cold water shut off valves at all sinks.

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. May 6, 2022.

CREEKSIDE 31' COLLECTION FEATURES AND FINISHES

LAUNDRY

1. Finished laundry rooms to include base cabinetry with granite countertop and undermount sink, where applicable, as per plan. Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets to be located in basement, where applicable, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections (as per plan).

INTERIOR TRIM

1. Oak stairs and contemporary railing with square pickets to main floor, second floor and basement with choice of stain from Vendor's standard samples. Oak nosing where applicable.
2. 8' molded 2 panel flat top smooth interior passage doors on main floor and 6'8" molded 2 panel flat top smooth interior passage doors on second floor, loft and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. 3 7/8" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 2 3/4" Chamfered casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Shelving (Melamine) in all closets.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. Three cable TV rough-ins.
9. Three data rough-ins (CAT 6).
10. LED Bulbs throughout.
11. Two telephone rough-ins provided.

12. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
13. Exterior light fixture at rear door.
14. Air resistant electrical boxes on exterior insulated walls and ceilings.
15. Decora style switches throughout.
16. Electric vehicle charging rough-in to garage.
17. *Townhomes* – 6 included pot lights, locations to be determined.
18. *Detached* – 12 included pot lights, locations to be determined.

HEATING/INSULATION

1. Dual zoned air distribution system (high velocity in Townhomes).
2. 2 smart thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. Homes are equipped with central air conditioning unit. Includes humidifier.
5. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
6. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
7. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
8. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4" smooth borders (closets only stippled).

FLOORING

1. Purchaser's choice of 13 x 13 ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan)).
2. 3 1/2" wide engineered oak hardwood flooring from Vendor's standard samples in kitchen,

second floor hall and main floor (excluding bathrooms).

3. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor, bedrooms, stairs to loft and loft including underpad (as per plan).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Painted walls and stipple ceiling with 4" smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL

1. Direct vent gas fireplace with white painted MDF mantel (only applicable for 31' Detached homes).
2. Approximately 9'0" high ceiling on main floor and second floor. 8'0" high ceiling on loft (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structural).
3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and premium exterior finishes.
10. 1All drywall applied with screws, using a minimum number of nails.
11. Garage drywalled to tape coat and gas sealing tape applied.

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. May 6, 2022.

CAIVAN

CREEKSIDE 42' COLLECTION

LIMITED TIME BONUS

\$15,000 Purchase Price Credit

INCLUDED PREMIUM FEATURES

- + Oak Hardwood throughout Main Floor and Second Floor
- + Smooth Ceilings on Main Floor
- + Finished Basements & Finished Lofts
- + 10' Ceiling on Main Floor & 9' Ceiling on Second Floor
- + Basement and Main Floor Oak Staircases
- + Modern Oak Posts and Railings Throughout
- + Gas Fireplace with Mantel
- + Granite Countertops in Kitchen and 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
- + Mosaic Tiles Base in Walk-in Showers

CREEKSIDE 42' COLLECTION

PRICE LIST

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 10	3,540	A	\$2,539,990	\$2,524,990
		B	\$2,539,990	\$2,524,990
PLAN 11	4,064	A	\$2,719,990	\$2,704,990
		B	\$2,719,990	\$2,704,990
PLAN 12	4,192	A	\$2,749,990	\$2,734,990
		B	\$2,749,990	\$2,734,990
PLAN 13	4,493	A	\$2,879,990	\$2,864,990
		B	\$2,879,990	\$2,864,990
PLAN 13L	4,493	A	\$2,954,990	\$2,939,990
		B	\$2,954,990	\$2,939,990

DEPOSIT STRUCTURE

At time of signing	\$50,000
30 days following signing	\$50,000
60 days following signing	\$50,000
90 days following signing	\$50,000
120 days following signing	\$50,000
150 days following signing	\$50,000
180 days following signing	\$30,000
TOTAL	\$330,000

12% Additional Deposit on Lot Premiums required @ 30 Days
 Deposits should be made payable to Caivan (Creekside) Limited.
 Initial deposit must be paid by 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. August 24, 2022. Lot premiums may apply to certain lots.

CREEKSIDE 42' COLLECTION

AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
77		JUNE 18, 2024	
41		JUNE 25, 2024	
42		JUNE 26, 2024	
43		JUNE 27, 2024	
44		JULY 9, 2024	
46		JULY 10, 2024	
47		JULY 11, 2024	
84	\$100,000	JULY 25, 2024	Backing on SWM, lookout
67	\$75,000	SEPTEMBER 19, 2024	Fronting onto pond
61		SEPTEMBER 19, 2024	
31		OCTOBER 23, 2024	
32		OCTOBER 24, 2024	

CREEKSIDE 42' COLLECTION

AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
33		OCTOBER 24, 2024	
35		OCTOBER 30, 2024	
36		OCTOBER 31, 2024	
45		NOVEMBER 7, 2024	
51		NOVEMBER 21, 2024	
52	\$10,000	NOVEMBER 26, 2024	Backing onto pie-shaped lot
55	\$10,000	NOVEMBER 28, 2024	Backing onto pie-shaped lot
56	\$10,000	DECEMBER 3, 2024	Backing onto pie-shaped lot
58		DECEMBER 12, 2024	
59		DECEMBER 17, 2024	
113	\$10,000	APRIL 2, 2025	Backing onto pie-shaped lot
114	\$10,000	APRIL 3, 2025	Backing onto pie-shaped lot

CAIVAN

CREEKSIDE SITE PLAN



ATTACHED

RL' COLLECTION

24' COLLECTION

DETACHED

31' COLLECTION

40' COLLECTION

42' COLLECTION

50' COLLECTION

● AVAILABLE

● SOLD

CAIVAN

CREEKSIDE KEY MAP



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

CAIVAN

CREEKSIDE 40' 42' & 50' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior coach light(s) (as per plan).
3. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation (where applicable, as per plan).
5. Ice and water shield membrane in valleys 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, where applicable (as per plan).
7. Exterior columns, trims, posts and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
8. House number plaque.
9. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
10. Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
11. Low e/Argon, sliding patio or garden door with transom (as per plan).
12. Precast concrete slab walkway and step to front door entry per lot grade conditions.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
14. Vendor will place an Asphalt driveway with

concrete apron where required.

15. Insulated door from house to garage; where grade permits.
16. All operating windows and sliding patio doors are complete with screens.
17. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, and pre-finished soffit as per elevation plan.
18. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers with stacked cabinets and crown moulding. "Soft-close" features, (1) pot and pan drawer and under cabinet valance included.
2. Purchaser's choice of granite countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Stainless steel chimney hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement

cabinets.

9. 36" refrigerator opening & 30" stove opening
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures with mosaic tile base for all shower stalls.
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and granite countertops from Vendor's standard samples. "Softclose" feature included.
5. Wall mounted rain shower head included for all bathrooms (as per plan).
6. Colour coordinated kick plates to complement cabinets.
7. Wall mounted light fixture in all bathrooms and powder room.
8. Shower rod at tub/shower enclosures
9. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Cabinetry with undermount sink and single lever faucet in all full bathrooms including finished basement powder room (as per plan).
12. Square pedestal sink with single lever faucet in powder room on ground floor (as per plan).
13. Bevelled edge mirrors in all baths.
14. Plumbing fixtures in chrome finish.
15. Water efficient toilets.

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. May 6, 2022.

CREEKSIDE

40' 42' & 50' COLLECTION

FEATURES AND FINISHES

16. Pressure balance valves to all showers.
17. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Finished laundry rooms to include base cabinetry with granite countertop and undermount sink, where applicable, as per plan. Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets to be located in basement, where applicable, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections, as per plan.

INTERIOR TRIM

1. Oak stairs and contemporary railing with metal pickets to main floor, second floor and basement with choice of stain from Vendor's standard samples. Oak nosing where applicable.
2. 8" molded 2 panel flat top smooth interior passage doors on main floors and 6'8" molded 2 panel flat top smooth interior passage doors on second, loft and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. 5 1/4" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 3 1/2" Chamfered casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Shelving (Melamine) in all closets.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Pre-determined light fixtures (as per plan). Dining room to have capped outlet.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. Three cable TV rough-ins.

9. Three data rough-ins (CAT 6).
10. LED Bulbs throughout.
11. Two telephone rough-ins provided.
12. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
13. Exterior light fixture at rear door.
14. Air resistant electrical boxes on exterior insulated walls and ceilings.
15. Decora style switches throughout.
16. Electric vehicle charging rough-in to garage.
17. 12 included pot lights, locations to be determined.

HEATING/INSULATION

1. Central air conditioning unit & high efficiency forced air furnace for heating and cooling. Includes humidifier.
2. Dual zoned air distribution system with 2 smart thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
7. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4" smooth borders (closets only stippled).

FLOORING

1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mudroom, foyer and powder rooms (as per plan).
2. 3 1/2" wide engineered oak hardwood flooring from Vendor's standard samples in kitchen,

- second floor and main floor (excluding bathrooms).
3. Purchaser's choice of 35oz carpet from Vendor's standard samples for basement floor and stairs to loft and loft including underpad (as per plan).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete floor in all unfinished basement areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Painted walls and stipple ceiling with 4" smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL

1. Direct vent gas fireplace with white painted MDF mantel (as per plan).
2. Approximately 10'0" high ceiling on main floor & 9'0" high ceilings on second floor and 8'0" high ceiling on Loft (excluding bulkheads and dropped ceilings where required for mechanical), as per plan.
3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage and porch.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and premium exterior finishes.
10. All drywall applied with screws, using a minimum number of nails.
11. Garage drywalled to tape coat and gas sealing tape applied.

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. May 6, 2022.

CAIVAN

CREEKSIDE 40' COLLECTION

LIMITED TIME BONUS

\$15,000 Purchase Price Credit

INCLUDED PREMIUM FEATURES

- + Oak Hardwood throughout Main Floor and Second Floor
- + Smooth Ceilings on Main Floor
- + Finished Basements
- + 10' Ceiling on Main Floor & 9' Ceiling on Second Floor
- + Basement and Main Floor Oak Staircases
- + Modern Oak Posts and Railings Throughout
- + Gas Fireplace with Mantel
- + Granite Countertops in Kitchen and 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
- + Mosaic Tiles Base in Walk-in Showers

CREEKSIDE 40' COLLECTION

PRICE LIST

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 10C	3,278	A	\$2,244,990	\$2,229,990
		B	\$2,244,990	\$2,229,990

DEPOSIT STRUCTURE

At time of signing	\$50,000
30 days following signing	\$50,000
60 days following signing	\$40,000
90 days following signing	\$40,000
120 days following signing	\$40,000
150 days following signing	\$40,000
180 days following signing	\$15,000
TOTAL	\$275,000

12% Additional Deposit on Lot Premiums required @ 30 Days
Deposits should be made payable to Caivan (Creekside) Limited.
Initial deposit must be paid by 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. August 24, 2022. Lot premiums may apply to certain lots.

CREEKSIDE 40' COLLECTION

AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
27	\$50,000	JULY 5, 2024	Corner , oversized , increased width/ depth

CAIVAN

CREEKSIDE SITE PLAN



ATTACHED

- RL' COLLECTION
- 24' COLLECTION

DETACHED

- 31' COLLECTION
- 40' COLLECTION
- 42' COLLECTION
- 50' COLLECTION

- AVAILABLE
- SOLD

CAIVAN

CREEKSIDE KEY MAP



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

CAIVAN

CREEKSIDE 40' 42' & 50' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior coach light(s) (as per plan).
3. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation (where applicable, as per plan).
5. Ice and water shield membrane in valleys 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, where applicable (as per plan).
7. Exterior columns, trims, posts and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
8. House number plaque.
9. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
10. Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
11. Low e/Argon, sliding patio or garden door with transom (as per plan).
12. Precast concrete slab walkway and step to front door entry per lot grade conditions.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
14. Vendor will place an Asphalt driveway with

concrete apron where required.

15. Insulated door from house to garage; where grade permits.
16. All operating windows and sliding patio doors are complete with screens.
17. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, and pre-finished soffit as per elevation plan.
18. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers with stacked cabinets and crown moulding. "Soft-close" features, (1) pot and pan drawer and under cabinet valance included.
2. Purchaser's choice of granite countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Stainless steel chimney hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement

cabinets.

9. 36" refrigerator opening & 30" stove opening
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures with mosaic tile base for all shower stalls.
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and granite countertops from Vendor's standard samples. "Softclose" feature included.
5. Wall mounted rain shower head included for all bathrooms (as per plan).
6. Colour coordinated kick plates to complement cabinets.
7. Wall mounted light fixture in all bathrooms and powder room.
8. Shower rod at tub/shower enclosures
9. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Cabinetry with undermount sink and single lever faucet in all full bathrooms including finished basement powder room (as per plan).
12. Square pedestal sink with single lever faucet in powder room on ground floor (as per plan).
13. Bevelled edge mirrors in all baths.
14. Plumbing fixtures in chrome finish.
15. Water efficient toilets.

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. May 6, 2022.

CREEKSIDE

40' 42' & 50' COLLECTION

FEATURES AND FINISHES

16. Pressure balance valves to all showers.
17. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Finished laundry rooms to include base cabinetry with granite countertop and undermount sink, where applicable, as per plan. Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets to be located in basement, where applicable, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections, as per plan.

INTERIOR TRIM

1. Oak stairs and contemporary railing with metal pickets to main floor, second floor and basement with choice of stain from Vendor's standard samples. Oak nosing where applicable.
2. 8" molded 2 panel flat top smooth interior passage doors on main floors and 6'8" molded 2 panel flat top smooth interior passage doors on second, loft and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. 5 1/4" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 3 1/2" Chamfered casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Shelving (Melamine) in all closets.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Pre-determined light fixtures (as per plan). Dining room to have capped outlet.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. Three cable TV rough-ins.

9. Three data rough-ins (CAT 6).
10. LED Bulbs throughout.
11. Two telephone rough-ins provided.
12. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
13. Exterior light fixture at rear door.
14. Air resistant electrical boxes on exterior insulated walls and ceilings.
15. Decora style switches throughout.
16. Electric vehicle charging rough-in to garage.
17. 12 included pot lights, locations to be determined.

HEATING/INSULATION

1. Central air conditioning unit & high efficiency forced air furnace for heating and cooling. Includes humidifier.
2. Dual zoned air distribution system with 2 smart thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
7. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4" smooth borders (closets only stippled).

FLOORING

1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mudroom, foyer and powder rooms (as per plan).
2. 3 1/2" wide engineered oak hardwood flooring from Vendor's standard samples in kitchen,

- second floor and main floor (excluding bathrooms).
3. Purchaser's choice of 35oz carpet from Vendor's standard samples for basement floor and stairs to loft and loft including underpad (as per plan).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete floor in all unfinished basement areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Painted walls and stipple ceiling with 4" smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL

1. Direct vent gas fireplace with white painted MDF mantel (as per plan).
2. Approximately 10'0" high ceiling on main floor & 9'0" high ceilings on second floor and 8'0" high ceiling on Loft (excluding bulkheads and dropped ceilings where required for mechanical), as per plan.
3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage and porch.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and premium exterior finishes.
10. All drywall applied with screws, using a minimum number of nails.
11. Garage drywalled to tape coat and gas sealing tape applied.

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. May 6, 2022.

CAIVAN

CREEKSIDE 50' COLLECTION

LIMITED TIME BONUS

\$20,000 Purchase Price Credit

INCLUDED PREMIUM FEATURES

- + Oak Hardwood throughout Main Floor and Second Floor
- + Smooth Ceilings on Main Floor
- + Finished Basements & Finished Lofts
- + 10' Ceiling on Main Floor & 9' Ceiling on Second Floor
- + Basement and Main Floor Oak Staircases
- + Modern Oak Posts and Railings Throughout
- + Gas Fireplace with Mantel
- + Granite Countertops in Kitchen and 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
- + Mosaic Tiles Base in Walk-in Showers

CREEKSIDE 50' COLLECTION

PRICE LIST

MODEL	SQ. FT.	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 10	4,669	A	\$3,089,990	\$3,069,990
		B	\$3,089,990	\$3,069,990
PLAN 11	5,088	A	\$3,226,990	\$3,206,990
		B	\$3,226,990	\$3,206,990
PLAN 12	5,605	A	\$3,395,990	\$3,375,990
		B	\$3,395,990	\$3,375,990
PLAN 12L	5,605	A	\$3,470,990	\$3,450,990
		B	\$3,470,990	\$3,450,990
PLAN 13	5,317	A	\$3,309,990	\$3,289,990
		B	\$3,309,990	\$3,289,990
PLAN 13L	5,317	A	\$3,384,990	\$3,364,990
		B	\$3,384,990	\$3,364,990

DEPOSIT STRUCTURE

At time of signing	\$50,000
30 days following signing	\$60,000
60 days following signing	\$60,000
90 days following signing	\$60,000
120 days following signing	\$50,000
150 days following signing	\$40,000
180 days following signing	\$30,000
TOTAL	\$350,000

12% Additional Deposit on Lot Premiums required @ 30 Days
 Deposits should be made payable to Caivan (Creekside) Limited.
 Initial deposit must be paid by 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. August 24, 2022. Lot premiums may apply to certain lots.

CREEKSIDE 50' COLLECTION

AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
48	\$25,000	JULY 16, 2024	Oversized, increased width
89	\$100,000	AUGUST 7, 2024	Backing on SWM, lookout
80	\$140,000	AUGUST 15, 2024	Backing on SWM, siding on pond
68		AUGUST 28, 2024	
69		AUGUST 29, 2024	
70		AUGUST 29, 2024	
62	\$25,000	SEPTEMBER 24, 2024	Oversized, increased lot width
37	\$25,000	NOVEMBER 6, 2024	Oversized, increased width/depth
71	\$125,000	NOVEMBER 7, 2024	Oversized pie, increased width/depth
93	\$250,000	JANUARY 21, 2025	Backing on NHS greenspace, oversized pie, increased lot width/depth
117		MAY 1, 2025	
118		MAY 1, 2025	

CAIVAN

CREEKSIDE SITE PLAN



ATTACHED

RL' COLLECTION

24' COLLECTION

DETACHED

31' COLLECTION

40' COLLECTION

42' COLLECTION

50' COLLECTION

● AVAILABLE

● SOLD

CAIVAN

CREEKSIDE KEY MAP



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

CAIVAN

CREEKSIDE 40' 42' & 50' COLLECTION FEATURES & FINISHES

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior coach light(s) (as per plan).
3. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
4. Glazed panel above front entry door or sidelight as shown per elevation (where applicable, as per plan).
5. Ice and water shield membrane in valleys 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, where applicable (as per plan).
7. Exterior columns, trims, posts and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
8. House number plaque.
9. Touchscreen smart lock exterior front door hardware with deadbolt in satin nickel.
10. Low e/Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
11. Low e/Argon, sliding patio or garden door with transom (as per plan).
12. Precast concrete slab walkway and step to front door entry per lot grade conditions.
13. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
14. Vendor will place an Asphalt driveway with

concrete apron where required.

15. Insulated door from house to garage; where grade permits.
16. All operating windows and sliding patio doors are complete with screens.
17. All exteriors include a combination of some or all of ornamental trim, clay brick or stone veneer, pre-finished cladding and aluminum fascia, and pre-finished soffit as per elevation plan.
18. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).

KITCHEN

1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers with stacked cabinets and crown moulding. "Soft-close" features, (1) pot and pan drawer and under cabinet valance included.
2. Purchaser's choice of granite countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
6. Stainless steel chimney hood fan with exhaust fan vented to exterior.
7. Dedicated electrical outlets for refrigerator, stove and dishwasher.
8. Colour coordinated kick plates to complement

cabinets.

9. 36" refrigerator opening & 30" stove opening
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB receptacle at counter level.

BATHS

1. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses.
2. Choice of included 8"x10" ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and shower stalls. Glass shower enclosures with mosaic tile base for all shower stalls.
3. Pot light in primary ensuite shower stall (as per plan).
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and granite countertops from Vendor's standard samples. "Softclose" feature included.
5. Wall mounted rain shower head included for all bathrooms (as per plan).
6. Colour coordinated kick plates to complement cabinets.
7. Wall mounted light fixture in all bathrooms and powder room.
8. Shower rod at tub/shower enclosures
9. ENERGY STAR® rated exhaust fans vented to exterior in all bathrooms.
10. Privacy locks on all bathroom doors.
11. Cabinetry with undermount sink and single lever faucet in all full bathrooms including finished basement powder room (as per plan).
12. Square pedestal sink with single lever faucet in powder room on ground floor (as per plan).
13. Bevelled edge mirrors in all baths.
14. Plumbing fixtures in chrome finish.
15. Water efficient toilets.

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. May 6, 2022.

CREEKSIDE

40' 42' & 50' COLLECTION

FEATURES AND FINISHES

16. Pressure balance valves to all showers.
17. Hot and cold water shut off valves at all sinks.

LAUNDRY

1. Finished laundry rooms to include base cabinetry with granite countertop and undermount sink, where applicable, as per plan. Where sinks are not included in laundry rooms, plastic laundry tub with hot and cold-water faucets to be located in basement, where applicable, as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for finished laundry room connections, as per plan.

INTERIOR TRIM

1. Oak stairs and contemporary railing with metal pickets to main floor, second floor and basement with choice of stain from Vendor's standard samples. Oak nosing where applicable.
2. 8" molded 2 panel flat top smooth interior passage doors on main floors and 6'8" molded 2 panel flat top smooth interior passage doors on second, loft and in basement (excluding all sliding closet doors and cold cellar doors as per plan). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. 5 1/4" Chamfered baseboard throughout, with shoe mold in all hard surface areas.
4. 3 1/2" Chamfered casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. Shelving (Melamine) in all closets.
6. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder room.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 200 Amp service with circuit breaker type panel.
4. Pre-determined light fixtures (as per plan). Dining room to have capped outlet.
5. Two electrical outlets in the garage (one in ceiling for future door opener).
6. Smoke/Carbon Monoxide Detectors as per OBC requirements.
7. Electronic door chime.
8. Three cable TV rough-ins.

9. Three data rough-ins (CAT 6).
10. LED Bulbs throughout.
11. Two telephone rough-ins provided.
12. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
13. Exterior light fixture at rear door.
14. Air resistant electrical boxes on exterior insulated walls and ceilings.
15. Decora style switches throughout.
16. Electric vehicle charging rough-in to garage.
17. 12 included pot lights, locations to be determined.

HEATING/INSULATION

1. Central air conditioning unit & high efficiency forced air furnace for heating and cooling. Includes humidifier.
2. Dual zoned air distribution system with 2 smart thermostats, basement and ground floor in one climate zone, second and third floor grouped into second climate zone. Thermostat locations to be determined by Vendor.
3. Hot water heater (rental). Purchaser to execute agreement with designated supplier.
4. HRV (Heat Recovery Ventilator) accompanying furnace to provide fresh air and improve climate control.
5. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
6. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
7. Structure: Framed 2"x6" and 2"x4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with acrylic latex paint in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Smooth ceilings throughout main floor, bathrooms, powder rooms, finished laundry rooms, vaulted ceilings and underside of drywall finished stairwells. All other rooms receive sprayed stipple ceiling with 4" smooth borders (closets only stippled).

FLOORING

1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas (including laundry rooms, baths, mudroom, foyer and powder rooms (as per plan).
2. 3 1/2" wide engineered oak hardwood flooring from Vendor's standard samples in kitchen,

- second floor and main floor (excluding bathrooms).
3. Purchaser's choice of 35oz carpet from Vendor's standard samples for basement floor and stairs to loft and loft including underpad (as per plan).
4. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
5. Concrete floor in all unfinished basement areas.

FINISHED BASEMENTS

1. Approximately 8'10" ceiling (excluding bulkheads and dropped ceilings where required for mechanical and structural design).
2. Painted walls and stipple ceiling with 4" smooth borders included.
3. Horizontal slider windows (as per plan).

ADDITIONAL

1. Direct vent gas fireplace with white painted MDF mantel (as per plan).
2. Approximately 10'0" high ceiling on main floor & 9'0" high ceilings on second floor and 8'0" high ceiling on Loft (excluding bulkheads and dropped ceilings where required for mechanical), as per plan.
3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage and porch.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and premium exterior finishes.
10. All drywall applied with screws, using a minimum number of nails.
11. Garage drywalled to tape coat and gas sealing tape applied.

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. May 6, 2022.