FIVE OAKS
THE ASHFORD TOWNS

STARTING FROM ~~$958,990~~ $799,106*

*After tax rebate price for eligible homebuyers.

GRAND OPENING BONUS
OCTOBER 24th & 25th ONLY

$80,000 CASH OFF
$10,000 DESIGN STUDIO CREDIT
5-PIECE APPLIANCE VOUCHER

FREE ASSIGNMENTS**
$0 DEVELOPMENT CHARGE INCREASES
CLOSING COSTS CAPPED AT $5,000

INCLUDED PREMIUM FEATURES

+ Taller Upper Kitchen Cabinets
+ 9’ Smooth Ceilings on Ground and 2nd Floor
+ Kitchen Backsplash
+ Quartz Countertops Throughout
+ Oak Hardwood Flooring on Stairs, 2nd Floor & Bedrooms
+ Ceramic Tile in applicable areas

CAIVAN

**Legal administration fees of $1,500 apply. Price includes limited time bonus. 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.& OE October 6, 2026

FIVE OAKS

THE ASHFORD TOWNS AVAILABLE LOTS

Includes $10,000 Design Studio Bonus

BLOCK 41

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
41.01	The Kinglet End (A)	~~$1,030,990~~	$862,823	Later Closing Including $20,000 Premium	February 2, 2029
41.02	The Redtail (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 5, 2029
41.03	The Kinglet (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 6, 2029
41.04	The Redtail (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 7, 2029
41.05	The Kinglet (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 7, 2029
41.06	The Harrier End (A)	~~$1,030,990~~	$862,823	Later Closing Including $20,000 Premium	February 8, 2029
41.07	The Harrier End (A)	~~$1,030,990~~	$862,823	Later Closing Including $20,000 Premium	February 12, 2029
41.08	The Kinglet (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 13, 2029
41.09	The Redtail (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 13, 2029
41.10	The Kinglet (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 14, 2029
41.11	The Redtail (A)	~~$978,990~~	$816,805	Later Closing Including $20,000 Premium	February 15, 2029
41.12	The Kinglet End (A)	~~$1,030,990~~	$862,823	Later Closing Including $20,000 Premium	February 16, 2029

BLOCK 42

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
42.01	The Kinglet End (B)	~~$1,010,990~~	$845,124		August 28, 2028
42.02	The Redtail (B)	~~$958,990~~	$799,106		August 29, 2028
42.03	The Kinglet (B)	~~$958,990~~	$799,106		August 30, 2028
42.04	The Redtail (B)	~~$958,990~~	$799,106		August 30, 2028
42.05	The Kinglet (B)	~~$958,990~~	$799,106		August 31, 2028
42.06	The Harrier End (B)	~~$1,010,990~~	$845,124		September 1, 2028
42.07	The Harrier End (B)	~~$1,010,990~~	$845,124		September 5, 2028
42.08	The Kinglet (B)	~~$958,990~~	$799,106		September 6, 2028
42.09	The Redtail (B)	~~$958,990~~	$799,106		September 6, 2028
42.10	The Kinglet (B)	~~$958,990~~	$799,106		September 7, 2028
42.11	The Redtail (B)	~~$958,990~~	$799,106		September 8, 2028
42.12	The Kinglet End (B)	~~$1,010,990~~	$845,124		September 11, 2028

PRIORITY RELEASE

CAIVAN

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 October 6, 2026

BLOCK 43

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
43.01	The Kinglet End (A)	~~$1,020,990~~	$853,973	Later Closing Including $10,000 Premium	January 11, 2029
43.02	The Redtail (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 12, 2029
43.03	The Kinglet (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 15, 2029
43.04	The Redtail (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 15, 2029
43.05	The Kinglet (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 16, 2029
43.06	The Harrier End (A)	~~$1,020,990~~	$853,973	Later Closing Including $10,000 Premium	January 17, 2029
43.07	The Harrier End (A)	~~$1,020,990~~	$853,973	Later Closing Including $10,000 Premium	January 18, 2029
43.08	The Kinglet (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 18, 2029
43.09	The Redtail (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 19, 2029
43.10	The Kinglet (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 22, 2029
43.11	The Redtail (A)	~~$968,990~~	$807,956	Later Closing Including $10,000 Premium	January 23, 2029
43.12	The Kinglet End (A)	~~$1,020,990~~	$853,973	Later Closing Including $10,000 Premium	January 23, 2029

BLOCK 44

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
44.01	The Kinglet End (B)	~~$1,010,990~~	$845,124		August 3, 2028
44.02	The Redtail (B)	~~$958,990~~	$799,106		August 4, 2028
44.03	The Kinglet (B)	~~$958,990~~	$799,106		August 4, 2028
44.04	The Redtail (B)	~~$958,990~~	$799,106		August 8, 2028
44.05	The Peregrine Corner (B)	~~$1,059,990~~	$888,487	Oversized Corner Lot Including $10,000 Premium	August 9, 2028
44.06	The Peregrine Corner (B)	~~$1,059,990~~	$888,487	Oversized Corner Lot Including $10,000 Premium	August 10, 2028
44.07	The Redtail (B)	~~$958,990~~	$799,106		August 11, 2028
44.08	The Kinglet (B)	~~$958,990~~	$799,106		August 14, 2028
44.09	The Redtail (B)	~~$958,990~~	$799,106		August 15, 2028
44.10	The Kinglet End (B)	~~$1,010,990~~	$845,124		August 15, 2028

PRIORITY RELEASE

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 October 6, 2026

CAIVAN

SCHEDULE C – SPECIFICATIONS
The Ashford Towns (Back to Back)
FIVE OAKS OAKVILLE

EXTERIOR FEATURES
1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior wall sconce light(s) (as per plan).
3. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
4. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
5. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom (as per plan).
6. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
7. House number plaque.
8. Touchscreen smart lock with deadbolt in satin nickel.
9. Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
10. Low-e Argon, sliding patio or garden door (as per plan).
11. Precast concrete slab walkway and step to front door entry as per lot grade conditions.
12. One exterior water tap in garage and exterior weatherproof electrical outlets with ground fault interrupter.
13. Vendor will place an Asphalt driveway with concrete apron where required.
14. All operating windows are complete with screens.
15. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
16. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).
17. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
18. Insulated door from house to garage, where grade permits.

KITCHEN
1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers included.
2. Purchaser's choice of quartz countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
5. Purchaser's choice of backsplash from Vendor's standard samples.
6. Stainless steel 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.
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C 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 or sliding glass doors with shower pan base for all shower stalls (as per plan).
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 quartz 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 (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
12. 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.

LAUNDRY
1. Plastic laundry tub with hot and cold-water faucets to be located in basement (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 with contemporary railing and wood square pickets, Ground Floor to 2nd Floor, and 3rd Floor (as per plan).
2. 6' 8" molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
3. Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
4. 3 7/8" Colonial baseboard throughout, with shoe mold in all hard surface areas.
5. 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
6. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
7. Satin nickel finish interior door hardware.

ELECTRICAL
1. Ground fault interrupter protection in all bathrooms and powder rooms.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 100 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined (as per plan).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime.
7. LED Bulbs throughout.
8. One data / telephone rough-in.
9. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
10. Air resistant electrical boxes on exterior insulated walls and ceilings.
11. Decora style switches throughout.
12. 6 Standard pot lights included, on one switch, location to be determined.

HEATING/INSULATION
1. High velocity air distribution system.
2. Smart thermostat, location 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. ERV (Energy Recovery Ventilator) accompanying heating system to provide fresh air and improve climate control.
6. Insulation in attic, walls, basement, and garage which meets or exceeds OBC requirements.

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

FLOORING
1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas including kitchens, laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 ½" wide engineered oak hardwood flooring from Vendor's standard colour samples to all floor areas, including bedrooms (excluding basement levels, kitchens, foyers, laundry, mudroom and bathrooms) as per plan.
3. Laminate flooring on Ground floor levels, excluding foyer, and mudroom, 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 basement areas.
6. Unfinished stairs to basement.

BASEMENTS
1. Horizontal slider windows (as per plan).
2. Basement floor to have varying ceiling (crawl space) height, determined by grade.
3. Unfinished basements.

ADDITIONAL
1. Approximately 9'0" high ceiling on Ground Floor, 9'0" on 2nd Floor, 8'0" on 3rd Floor (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
2. Mortgage survey provided at no additional cost.
3. Driveway sloped for drainage.
4. Framed Structure: Wood frame construction with 2"x6" and 2"x4" walls.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
7. Poured concrete front porch.
8. Architecturally pre-determined siting and premium exterior finishes.
9. All drywall applied with screws, using a minimum number of nails.

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.

FIVE OAKS
ADVANTAGE TOWNHOMES

STARTING FROM ~~$1,285,990~~ $1,099,990*

*After tax rebate price for eligible homebuyers.

GRAND OPENING BONUS
OCTOBER 24th & 25th ONLY

TWO IN ONE - LEGAL SECONDARY SUITE
$80,000 CASH OFF
$10,000 DESIGN STUDIO CREDIT
5-PIECE APPLIANCE VOUCHER

FREE ASSIGNMENTS**
$0 DEVELOPMENT CHARGE INCREASES
CLOSING COSTS CAPPED AT $5,000

INCLUDED PREMIUM FEATURES

+ 9’ Smooth Ceilings on Ground and 2nd Floor
+ Kitchen Backsplash
+ Quartz Countertops Throughout
+ Oak Hardwood Flooring & Stairs
+ Ceramic Tile in applicable areas
+ 200 Amp Electrical Service
+ Taller Upper Kitchen Cabinets

CAIVAN

**Legal administration fees of $1,500 apply. Price includes limited time bonus. 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.& OE October 6, 2026

FIVE OAKS

ADVANTAGE TOWNS AVAILABLE LOTS

Includes $10,000 Design Studio Bonus

BLOCK 48

LOT	MODEL	TWO IN ONE LIST PRICE	TWO IN ONE GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
48.01	The Glencrest End (G)	~~$1,345,990~~	$1,159,990	Rear Upgrade.	September 12, 2028
48.02	The Highgrove (G)	~~$1,285,990~~	$1,099,990	Rear Upgrade.	September 13, 2028
48.03	The Glencrest (G)	~~$1,305,990~~	$1,119,990	Rear Upgrade.	September 14, 2028
48.04	The Glencrest (G)	~~$1,305,990~~	$1,119,990	Rear Upgrade.	September 18, 2028
48.05	The Highgrove (G)	~~$1,285,990~~	$1,099,990	Rear Upgrade.	September 19, 2028
48.06	The Meadowvale Corner (G)	~~$1,365,990~~	$1,179,990	Rear Upgrade.	September 20, 2028

BLOCK 47

LOT	MODEL	TWO IN ONE LIST PRICE	TWO IN ONE GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
47.04	The Glencrest (D)	~~$1,325,990~~	$1,139,990	Rear Upgrade. Later Closing Including $20,000 Premium	March 19, 2029
47.05	The Highgrove (D)	~~$1,305,990~~	$1,119,990	Rear Upgrade. Later Closing Including $20,000 Premium	March 20, 2029
47.06	The Glencrest End (D)	~~$1,365,990~~	$1,179,990	Rear Upgrade. Later Closing Including $20,000 Premium	March 22, 2029

PRIORITY RELEASE

CAIVAN

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 October 6, 2026

CAIVAN

SCHEDULE C – SPECIFICATIONS
Advantage Townhomes (Dual Front)
FIVE OAKS OAKVILLE

EXTERIOR FEATURES
1. Architectural laminated shingles with limited lifetime manufacturer's warranty.
2. Exterior wall sconce light(s) (as per plan).
3. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
4. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
5. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom (as per plan).
6. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor's specifications.
7. House number plaque(s).
8. Touchscreen smart lock with deadbolt in satin nickel.
9. Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
10. Low-e Argon, sliding patio or garden door (as per plan).
11. Precast concrete slab walkway and step to front door entry as per lot grade conditions.
12. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
13. Vendor will place an Asphalt driveway with concrete apron where required.
14. All operating windows and sliding patio doors are complete with screens.
15. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
16. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).
17. Steel sectional garage door(s) (style will vary and may not match artist's rendering).
18. Insulated door from house to garage; where grade permits.

KITCHEN
1. Purchaser's choice of cabinets from Vendor's standard samples. Taller uppers included.
2. Purchaser's choice of quartz countertops from Vendor's standard samples.
3. Purchaser's choice of cabinet hardware from Vendor's standard samples.
4. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
5. Purchaser's choice of backsplash from Vendor's standard samples.
6. Stainless steel 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.
10. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C 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 or sliding glass doors with shower pan base for all shower stalls (as per plan).
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 quartz 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 (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
12. 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.

LAUNDRY
1. Plastic laundry tub with hot and cold-water faucets to be located in basement, 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 with contemporary railing and wood square pickets, oak stairs to finished basements, main floor to second floor, and second floor to third floor (as per plan).
2. 6' 8" molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
3. Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
4. 3 7/8" Colonial baseboard throughout, with shoe mold in all hard surface areas.
5. 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
6. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
7. Satin nickel finish interior door hardware.

ELECTRICAL
1. Ground fault interrupter protection in all bathrooms and powder rooms.
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).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime(s).
7. LED Bulbs throughout.
8. One data / telephone rough-in.
9. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
10. Air resistant electrical boxes on exterior insulated walls and ceilings.
11. Decora style switches throughout.
12. 6 Standard pot lights included, on one switch, location to be determined.

HEATING/INSULATION
1. High velocity air distribution system.
2. Smart thermostat, location 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. ERV (Energy Recovery Ventilator) accompanying heating system to provide fresh air and improve climate control.
6. Insulation in attic, walls, basement, and garage which meets or exceeds OBC requirements.

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

FLOORING
1. Purchaser's choice of 13"x13" ceramic tile flooring from Vendor's standard samples in all wet areas including kitchens, laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 ½" wide engineered oak hardwood flooring from Vendor's standard colour samples to all floor areas, including bedrooms (excluding basement levels, kitchens, foyers, laundry, mudroom and bathrooms) as per plan.
3. Engineered floor joist system designed to minimize squeaks and deflection, screwed, glued and joints sanded prior to finished flooring installation.
4. Concrete basement floor in all unfinished areas.
5. Unfinished floor in mechanical rooms.

BASEMENTS
1. Approximately 8'7" Basement Ceilings excluding areas with low headroom (as required).
2. Horizontal slider windows (as per plan).
3. Purchaser's choice of 35oz carpet from Vendors standard samples in basement finished areas.

ADDITIONAL
1. Approximately 9'0" high ceiling on main floor and 9'0" on second floor, 8'0" on third floor (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
2. Mortgage survey provided at no additional cost.
3. Driveway sloped for drainage.
4. Framed Structure: Wood frame construction with 2"x6" and 2"x4" walls.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
7. Poured concrete front porch(s).
8. Architecturally pre-determined siting and premium exterior finishes.
9. All drywall applied with screws, using a minimum number of nails.

The following is applicable only for the lower residence when selecting:
TWO IN ONE (SECONDARY SUITE):
1. Whole home electricity energy monitoring device.
2. Secondary separate air distribution heating/cooling system.
3. Under slab insulation in basement for increased comfort.
4. Purchaser's choice of kitchen & vanity cabinets from Vendor's standard samples.
5. Purchaser's choice of quartz countertops from Vendor's standard samples throughout, as per plan.
6. Purchaser's choice of cabinet hardware from Vendor's standard samples.
7. Undermount stainless steel double compartment sink with single lever pull-down spray faucet in kitchen.
8. Stainless steel hood fan with exhaust fan vented to exterior.
9. Dedicated electrical outlets for refrigerator, stove, and dishwasher.
10. Colour coordinated kick plates to complement cabinets.
11. 30" refrigerator opening & 30" stove opening.
12. 24" dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
13. USB receptacle at counter level in kitchen.
14. Purchaser's choice of kitchen backsplash from Vendor's standard samples.
15. Purchaser's choice of laminate flooring from Vendor's standard samples in all finished basement living spaces, (excluding unfinished areas, kitchens, foyers, laundry, and bathrooms) as per plan.

WARRANTY
1. Caivan warranty backed by Tarion.

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FIVE OAKS
THE 24' TOWNHOME COLLECTION

STARTING FROM ~~$1,225,990~~ $1,039,990*

*After tax rebate price for eligible homebuyers.

GRAND OPENING BONUS
OCTOBER 24th & 25th ONLY

$80,000 CASH OFF
$10,000 DESIGN STUDIO CREDIT
5-PIECE APPLIANCE VOUCHER

FREE ASSIGNMENTS**
$0 DEVELOPMENT CHARGE INCREASES
CLOSING COSTS CAPPED AT $5,000

INCLUDED PREMIUM FEATURES

+ Taller Upper Kitchen Cabinets
+ Smooth Ceilings on Ground Floor
+ 9’ Ceilings on Ground Floor & 2nd Floor
+ Kitchen Backsplash
+ Quartz Countertops Throughout
+ Oak Hardwood Flooring on Main Floor & 2nd Floor
+ Air Conditioning & Humidifier
+ Finished Basements

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**Legal administration fees of $1,500 apply. Price includes limited time bonus. All square footages listed include finished basement recreation room. Some restrictions may apply. Lot premiums may apply to certain lots. Prices, incentives, specifications, and available lots are subject to change without notice. Please speak to a Sales Representative for further details. E.& OE October 6, 2026

FIVE OAKS

24’ TOWNHOME COLLECTION AVAILABLE LOTS

Includes $10,000 Design Studio Bonus

BLOCK 37

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
37.01	The Heron End (A)	~~$1,295,990~~	$1,109,990		August 17, 2028
37.02	The Heron (A)	~~$1,255,990~~	$1,069,990		August 18, 2028
37.03	The Oriole (A)	~~$1,225,990~~	$1,039,990		August 21, 2028
37.04	The Oriole (A)	~~$1,225,990~~	$1,039,990		August 22, 2028
37.05	The Heron (A)	~~$1,255,990~~	$1,069,990		August 23, 2028
37.06	The Heron End (A)	~~$1,295,990~~	$1,109,990		August 24, 2028

BLOCK 36

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
36.01	The Hummingbird Corner (B)	~~$1,295,990~~	$1,109,990	Later Closing Including $10,000 Premium	January 25, 2029
36.02	The Oriole (B)	~~$1,235,990~~	$1,049,990	Later Closing Including $10,000 Premium	January 26, 2029
36.03	The Heron (B)	~~$1,265,990~~	$1,079,990	Later Closing Including $10,000 Premium	January 29, 2029
36.04	The Heron (B)	~~$1,265,990~~	$1,079,990	Later Closing Including $10,000 Premium	January 30, 2029
36.05	The Heron (B)	~~$1,265,990~~	$1,079,990	Later Closing Including $10,000 Premium	January 31, 2029
36.06	The Heron End (B)	~~$1,305,990~~	$1,119,990	Later Closing Including $10,000 Premium	February 1, 2029

BLOCK 38

LOT	MODEL	LIST PRICE	GRAND OPENING PRICE (AFTER REBATES)	NOTES	CLOSING DATE
38.01	The Heron End (A)	~~$1,315,990~~	$1,129,990	Later Closing Including $20,000 Premium	February 20, 2029
38.02	The Heron (A)	~~$1,275,990~~	$1,089,990	Later Closing Including $20,000 Premium	February 21, 2029
38.03	The Oriole (A)	~~$1,245,990~~	$1,059,990	Later Closing Including $20,000 Premium	February 22, 2029
38.04	The Oriole (A)	~~$1,245,990~~	$1,059,990	Later Closing Including $20,000 Premium	February 23, 2029
38.05	The Heron (A)	~~$1,275,990~~	$1,089,990	Later Closing Including $20,000 Premium	February 26, 2029
38.06	The Heron End (A)	~~$1,315,990~~	$1,129,990	Later Closing Including $20,000 Premium	February 28, 2029

PRIORITY RELEASE

CAIVAN

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SCHEDULE C – SPECIFICATIONS
The 24’ Townhome Collection
FIVE OAKS OAKVILLE

EXTERIOR FEATURES

1. Architectural laminated shingles with limited lifetime manufacturer’s warranty.
2. Exterior wall sconce light(s) (as per plan).
3. Glazed panel above front entry door or sidelight as shown per elevation (as per plan).
4. Ice and water shield membrane in valleys and at eave overhang except at roofs with unheated space below.
5. Insulated front entry door, with exterior vinyl clad frame and interior wood jamb with transom (as per plan).
6. Exterior columns, trims, posts, and railings in vinyl, PVC, fiberglass, or aluminum as per Vendor’s specifications.
7. House number plaque(s).
8. Touchscreen smart lock with deadbolt in satin nickel.
9. Low-e Argon ENERGY STAR® rated vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
10. Low-e Argon, sliding patio or garden door (as per plan).
11. Precast concrete slab walkway and step to front door entry as per lot grade conditions.
12. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter, locations to be determined by Vendor.
13. Vendor will place an Asphalt driveway with concrete apron where required.
14. All operating windows and sliding patio doors are complete with screens.
15. All exteriors include a combination of some or all ornamental trim, clay brick or stone veneer, pre-finished cladding, cementitious board and aluminum fascia, and pre-finished soffit as per elevation plan.
16. Entire lot sodded except paved areas (with exception of small side yards where aggregate stone will be installed).
17. Steel sectional garage door(s) (style will vary and may not match artist’s rendering).
18. Insulated door from house to garage; where grade permits.

KITCHEN

1. Purchaser’s choice of cabinets from Vendor’s standard samples. Taller uppers included.
2. Purchaser’s choice of quartz countertops from Vendor’s standard samples.
3. Purchaser’s choice of cabinet hardware from Vendor’s standard samples.
4. Undermount stainless steel double compartment sink with single lever pull-down spray faucet.
5. Purchaser’s choice of backsplash from Vendor’s standard samples.
6. Stainless steel 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.
10. 24” dishwasher space provided in kitchen cabinets with rough-in wiring and drains.
11. USB-C 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 or sliding glass doors with shower pan base for all shower stalls (as per plan).
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 quartz 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 (as per plan).
11. Square pedestal or rectangular wall mount sink with single lever faucet in powder room (as per plan).
12. 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.

LAUNDRY

1. Plastic laundry tub with hot and cold-water faucets to be located in basement, 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 with contemporary railing and wood square pickets, oak stairs to finished basements, main floor to second floor, (as per plan).
2. Purchaser’s choice of 35oz carpeted stairs with Oak stringers and wood square pickets from second floor to loft (as per plan).
3. 6’ 8” molded 2 panel flat top smooth interior passage doors (excluding all sliding closet doors and cold cellar doors as per plan).
4. Doors beneath sunken landing and bulkhead conditions due to mechanical and structure may have a reduced height.
5. 3 7/8” Colonial baseboard throughout, with shoe mold in all hard surface areas.
6. 2 3/4" Colonial casing trim on all swing doors (sliding closet doors excluded) and windows (excluding basement) throughout finished areas (as per plan).
7. Wire shelving in all closets, (except walk-in kitchen pantry to be Melamine) as per plan.
8. Satin nickel finish interior door hardware.

ELECTRICAL

1. Ground fault interrupter protection in all bathrooms and powder rooms.
2. All wiring in accordance with Electrical Safety Authority standards.
3. 100 Amp service with circuit breaker type panel.
4. Light fixtures throughout predetermined (as per plan).
5. Smoke/Carbon Monoxide Detectors as per OBC requirements.
6. Electronic door chime(s).
7. LED Bulbs throughout.
8. One data / telephone rough-in.
9. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
10. Air resistant electrical boxes on exterior insulated walls and ceilings.
11. Decora style switches throughout.
12. 6 Standard pot lights included, on one switch, location to be determined.

HEATING/INSULATION

1. High velocity air distribution system.
2. Smart thermostat, location 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. ERV (Energy Recovery Ventilator) accompanying heating system to provide fresh air and improve climate control.
6. Insulation in attic, walls, basement, and garage which meets or exceeds OBC requirements.

PAINTING

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

FLOORING

1. Purchaser’s choice of 13”x13” ceramic tile flooring from Vendor’s standard samples in laundry rooms, baths, mudroom, foyer, and powder rooms (as per plan).
2. 3 ½" wide engineered oak hardwood flooring from Vendor’s standard colour samples to all main floor, including kitchen and second floor hall, including bedrooms (excluding basement levels, loft, foyers, laundry, mudroom and bathrooms) as per plan.
3. Purchaser’s choice 35oz carpet for loft.
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.
6. Unfinished floor in mechanical rooms.

BASEMENTS

1. Approximately 8’7” Basement Ceilings excluding areas with low headroom (as required).
2. Horizontal slider windows (as per plan).
3. Purchaser’s choice of 35oz carpet from Vendors standard samples in basement finished areas.

ADDITIONAL

1. Approximately 9’0” high ceiling on main floor and 9’0” on second floor, 8’0” on loft floor (excluding bulkheads, dropped and sloped ceilings where required for mechanical or structure), as per plan.
2. Mortgage survey provided at no additional cost.
3. Driveway sloped for drainage.
4. Framed Structure: Wood frame construction with 2”x6” and 2”x4” walls.
5. All windows installed with expandable foam to minimize air leakage.
6. Poured concrete basement walls. With damp proofing and weeping tile, pre-formed drainage membrane to all exterior basement walls where applicable.
7. Poured concrete front porch(s).
8. Architecturally pre-determined siting and premium exterior finishes.
9. All drywall applied with screws, using a minimum number of nails.

WARRANTY

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FIVE OAKS

DEPOSIT STRUCTURE

	The Ashford Towns	24' Townhome Collection	Advantage Townhomes	40' Collection	42' Collection	50' Collection
At time of signing	$10,000	$10,000	$10,000	$15,000	$15,000	$20,000
30 days	$15,000	$15,000	$20,000	$20,000	$20,000	$25,000
60 Days	-	-	-	$20,000	$20,000	$25,000
90 days	$15,000	$15,000	$20,000	$20,000	$20,000	$20,000
150 days	$15,000	$15,000	$15,000	$20,000	$20,000	$20,000
210 days	$15,000	$15,000	$15,000	$20,000	$20,000	$20,000
270 days	$10,000	$15,000	$15,000	$15,000	$15,000	$20,000
330 days	-	$15,000	$15,000	$15,000	$15,000	$20,000
TOTAL*	**$80,000**	**$100,000**	**$110,000**	**$145,000**	**$145,000**	**$170,000**

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

Please confirm the business name prior to issuing cheques.
Caivan (Lions Valley) Inc.

*Additional deposit of **$25,000** applies to lots 2-21. Payable at **365 days**.

CAIVAN

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