

FOX RUN

SINGLE DETACHED HOMES

STARTING FROM \$699,990

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS*

PLUS

LIMITED TIME BONUS!

UP TO 100% OFF LOT PREMIUMS**

UP TO \$40,000 DESIGN STUDIO CREDIT

INCLUDED PREMIUM FEATURES

OPENPLAN™ COLLECTION

SERIES COLLECTION

Finished Basements



9' Ceilings on Main Floor



Oak Hardwood on Main Floor



Smooth Ceilings on Main Floor



Kitchen Backsplash



Quartz Kitchen Countertops



Pot Lights Package



Ceramic Tile in Applicable Areas



CAIVAN

* Legal administration fees of \$1,500 apply. **Select lots only. 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 August 19, 2024

FOX RUN

SINGLE DETACHED HOMES PRICELIST

SERIES II / 35' OPENPLAN™

MODEL	SQ. FT.	ELEV.	PRICED FROM
OPENPLAN™ PLAN 1	2,138	A1	\$699,990
		A2	\$709,990
SERIES II PLAN 1	2,678	A	\$1,037,990
		B	\$1,042,990
		C	\$1,047,990
SERIES II PLAN 2	2,946	A	\$1,084,990
		B	\$1,089,990
		C	\$1,099,990
		D	\$1,104,990
SERIES II PLAN 3	3,027	A	\$1,064,990
		B	\$1,079,990
		C	\$1,075,990

SERIES III / 42' OPENPLAN™

MODEL	SQ. FT.	ELEV.	PRICED FROM
OPENPLAN™ PLAN 1	2,583	A1	\$789,990
		B1	\$799,990
OPENPLAN™ PLAN 2	2,548	A1	\$809,990
		B1	\$829,990
SERIES III PLAN 1	3,716	A	\$1,264,990
		B	\$1,269,990
		C	\$1,269,990
SERIES III PLAN 2	3,650	A	\$1,309,990
		B	\$1,319,990
		C	\$1,319,990
SERIES III PLAN 3	4,064	A	\$1,349,990
		B	\$1,354,990
		C	\$1,354,990

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SINGLE DETACHED AVAILABLE LOTS

SERIES II / 35' OPENPLAN™

LOT	PREMIUM	GRADING PREMIUM	NOTES	CLOSING DATE
13	\$25,000 \$0	\$20,000 \$0	No rear neighbours, backing greenspace, lookout basement \$40,000 Design Studio Credit	May 15, 2025
141	\$15,000		Oversized corner, siding greenspace	June 3, 2025
129	\$25,000		Deeper lot, oversized corner, siding greenspace	September 11, 2025

SERIES III / 42' OPENPLAN™

LOT	PREMIUM	GRADING PREMIUM	NOTES	CLOSING DATE
143			\$40,000 Design Studio Credit	May 21, 2025
142				June 6, 2025
113	\$10,000		Deeper lot	June 17, 2025
114	\$10,000		Deeper lot	June 20, 2025

FOX RUN TOWNHOME COLLECTION

STARTING FROM ~~\$564,990~~ \$544,990

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS*

2026 CLOSING DATES (on select lots)

PLUS LIMITED TIME BONUS!

AIR CONDITIONER

3 STAINLESS STEEL APPLIANCE VOUCHER

UP TO \$30,000 DESIGN STUDIO CREDIT

INCLUDED PREMIUM FEATURES

- + 9' Smooth Ceilings on Main Floor
- + Finished Basement
- + Oak Hardwood on Main Floor
(25' Collection only)
- + Kitchen Backsplash
- + Hard Surface Kitchen Countertop
- + Soft-Close Cabinetry Doors

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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. *Legal fees of \$1500 apply. E.&O. E. August 19 2024

FOX RUN

TOWNHOMES - AVAILABLE LOTS

TWO-STOREY FREEHOLD TOWNS

LOT	MODEL	PURCHASE PRICE	PREMIUM	TOTAL PURCHASE PRICE	NOTES	CLOSING DATE
6.02	Plan 1 (B)	\$544,990	\$10,000	\$554,990	Deeper lot	October 16, 2025
23.05	Plan 1E (A)			\$559,990	End model	April 27, 2026
24.01	Plan 1E (B)			\$564,990	End model	June 11, 2026
24.03	Plan 1 (B2)			\$544,990		June 15, 2026

25' TOWNHOME COLLECTION

LOT	MODEL	PURCHASE PRICE	PREMIUM	TOTAL PURCHASE PRICE	NOTES	CLOSING DATE
165.03	PLAN 5 (D)	\$789,990		\$574,990	\$30,000 Design Studio Credit	May 28, 2025
174.05	PLAN 4C (D)	\$822,990		\$607,990	Corner	June 24, 2025
174.04	PLAN 1 (D)	\$799,990		\$584,990		June 25, 2025
174.03	PLAN 2 (D)	\$803,990		\$588,990		June 27, 2025
174.02	PLAN 5 (D)	\$789,990		\$574,990		July 2, 2025
174.01	PLAN 1E (D)	\$809,990		\$594,990	End	July 4, 2025
175.05	PLAN 3E (D)	\$814,990		\$599,990	End	August 22, 2025
175.02	PLAN 5 (D)	\$789,990		\$574,990	End	August 29, 2025

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DEPOSIT STRUCTURE

DEPOSIT STRUCTURE	Two-Storey Freehold Towns	25' Townhome Collection	Series I 30' OpenPlan™	Series II 35' OpenPlan™	Series III 42' OpenPlan™
At time of signing	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
30 days	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000
90 days	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000
150 days	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000
210 days	\$10,000	\$10,000	\$20,000	\$20,000	\$15,000
Total	\$50,000	\$50,000	\$60,000	\$60,000	\$70,000

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

Cheques should be made payable to
Caivan (Fox Run) Limited.

Fox Run Sales Office
203 Meynell Road
613-518-2364
frsales@caivan.com

Please ensure to come prepared with the following:

- ✓ Government-issued photo ID for each purchaser that will be on the Agreement of Purchase & Sale (i.e., driver's license or passport). Health cards are not accepted.
- ✓ 1 Credit card or bank draft for 1st deposit and 5 deposit cheques for remaining deposits.
- ✓ Mortgage pre-approval letter.

FOX RUN SITE PLAN

CAIVAN



LEGEND

- TWO-STOREY FREEHOLD TOWNS
- 25' COLLECTION
- SERIES I / 30' OPENPLAN™ COLLECTION
- SERIES II / 35' OPENPLAN™ COLLECTION
- SERIES III / 42' OPENPLAN™ COLLECTION
- AVAILABLE
- SOLD

Fox Run Sales Centre
203 Meynell Road
Richmond, ON KOA 2Z0
613-518-2364
sales@caivan.com | caivan.com

Saturday: 11am - 6pm
Sunday - Friday Closed*

*Please visit Barrhaven Sales Gallery:
3713 Borrisokane Road Nepean, ON K2J 4J4



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. E. & O.E. AUG. 27 2024