

FOX RUN – RICHMOND, OTTAWA

SINGLE DETACHED HOMES

STARTING FROM **\$587,602***

***Tax rebates for all eligible homebuyers.**

UP TO **\$40,000** DESIGN STUDIO CREDIT

\$10,000 FIRST DEPOSIT (CREDIT CARD ACCEPTED)

PLUS LIMITED TIME BONUS

AIR CONDITIONER

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

50% OFF LOT PREMIUMS

50% OFF IN LOOKOUT BASEMENTS

INCLUDED PREMIUM FEATURES

- + Finished Basements
- + Oak Hardwood on Main Floor
- + Quartz Kitchen Countertops
- + Kitchen Backsplash
- + Pot Light Package
- + 9' Smooth Ceilings on Main Floor
- + Ceramic Tile in Applicable Areas
- + Smart Touchscreen Front Entry Lock

FOX RUN

SINGLE DETACHED HOMES PRICELIST

SERIES I

| MODEL | SQ. FT. | ELEV. | CURRENT PRICE | PRICE AFTER TAX REBATES |
|-----------------|---------|-------|---------------|-------------------------|
| SERIES I PLAN 1 | 1,895 | A | \$639,990 | \$587,602 |
| | | B | \$644,990 | \$592,027 |
| | | C | \$649,990 | \$596,451 |
| SERIES I PLAN 2 | 2,464 | A | \$687,990 | \$630,080 |
| | | B | \$692,990 | \$634,504 |
| | | C | \$692,990 | \$634,504 |
| SERIES I PLAN 3 | 2,650 | A | \$704,990 | \$645,124 |
| | | B | \$709,990 | \$649,549 |
| | | C | \$709,990 | \$649,549 |

SERIES II

| MODEL | SQ. FT. | ELEV. | CURRENT PRICE | PRICE AFTER TAX REBATES |
|------------------|---------|-------|---------------|-------------------------|
| SERIES II PLAN 1 | 2,680 | A | \$749,990 | \$684,947 |
| | | B | \$757,990 | \$692,027 |
| | | C | \$762,990 | \$696,451 |
| SERIES II PLAN 2 | 2,946 | A | \$799,990 | \$729,195 |
| | | B | \$804,990 | \$733,619 |
| | | C | \$814,990 | \$742,469 |
| SERIES II PLAN 3 | 3,027 | A | \$779,990 | \$711,496 |
| | | B | \$794,990 | \$724,770 |
| | | C | \$790,990 | \$721,230 |

SERIES III

| MODEL | SQ. FT. | ELEV. | CURRENT PRICE | PRICE AFTER TAX REBATES |
|-------------------|---------|-------|---------------|-------------------------|
| SERIES III PLAN 2 | 3,650 | A | \$879,990 | \$799,991 |
| | | B | \$889,990 | \$808,841 |
| | | C | \$889,990 | \$808,841 |
| SERIES III PLAN 3 | 4,064 | A | \$909,990 | \$826,540 |
| | | B | \$914,990 | \$830,965 |
| | | C | \$914,990 | \$830,965 |

SINGLE DETACHED AVAILABLE LOTS

STRUCTURAL SPEC HOMES Includes \$20,000 design studio credit

Discover expertly crafted homes with designer-selected structural upgrades, while still offering the enjoyment to personalize your features and finishes to match your style.

| LOT | MODEL | CURRENT PRICE | PRICE AFTER TAX REBATES | NOTES | CLOSING DATE |
|--|-----------------|---------------|-------------------------|--|---------------|
| 143 | Series 3 Plan 3 | \$1,029,990 | \$932,735 | Price: \$1,029,990 (+) Structural Upgrades: \$61,000 (-) Additional Incentive: \$61,000 Net Price (tax in): \$1,029,990 | March 9, 2027 |
| <small>Chef Centre Kitchen, Finished Basement Bathroom & Bedroom, Spa Ensuite, 9' Second Floor Ceilings Select Interior Finishes by: August 25, 2026</small> | | | | | |

PRE-CONSTRUCTION HOMES

SERIES I Includes \$5,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE |
|-----|-------------|-----------------|---------------|-------|----------------|
| 82 | | | | | August 4, 2027 |
| 81 | | | | | August 5, 2027 |

SERIES II Includes \$10,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE |
|--------------|-------------|-----------------|---------------|-------|----------------------------|
| 80 | | | | | August 9, 2027 |
| 4 | | | | | August 23, 2027 |
| 3 | | | | | August 24, 2027 |
| 2 | | | | | August 25, 2027 |

SERIES III Includes \$40,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE |
|-----|-----------------------------|-----------------------------|---------------|---|--------------------|
| 78 | | | | | August 12, 2027 |
| 6 | | | | | August 17, 2027 |
| 5 | | | | | August 19, 2027 |
| 13 | \$20,000 \$10,000 | \$20,000 \$10,000 | \$20,000 | Backing Creek No Rear Neighbours Lookout Basement | September 28, 2027 |
| 14 | \$20,000 \$10,000 | \$20,000 \$10,000 | \$20,000 | Backing Creek No Rear Neighbours Lookout Basement | September 30, 2027 |

FOX RUN

DEPOSIT STRUCTURE

| DEPOSIT STRUCTURE | Double Car Garage Towns | The Perfect Townhome* | Series I | Series II | Series III |
|--------------------|-------------------------|-----------------------|-----------------|-----------------|-----------------|
| At time of signing | \$5,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 |
| 30 days | \$5,000 | \$10,000 | \$10,000 | \$10,000 | \$15,000 |
| 60 days | \$5,000 | - | - | - | - |
| 90 days | \$5,000 | \$10,000 | \$10,000 | \$10,000 | \$15,000 |
| 120 days | \$5,000 | - | - | - | - |
| 150 days | \$5,000 | \$10,000 | \$10,000 | \$10,000 | \$15,000 |
| 210 days | \$10,000 | \$10,000 | \$20,000 | \$20,000 | \$15,000 |
| 270 days | \$10,000 | | | | |
| 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. OR ***Caivan (Richmond North) 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 void cheque** for remaining deposits.
- ✓ Mortgage pre-approval letter.

FOX RUN SITE PLAN

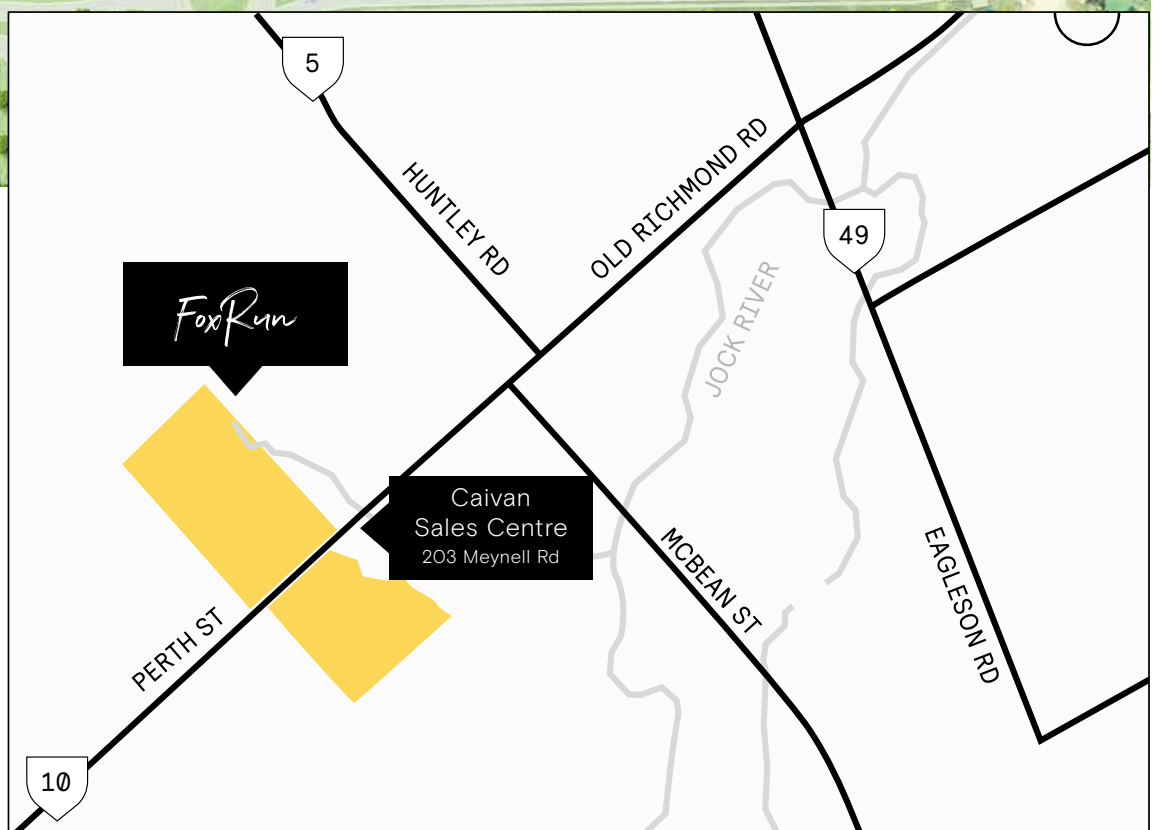
CAIVAN



LEGEND

- THE PERFECT TOWNHOME
- 25' COLLECTION
- SERIES I / 30' OPENPLAN™ COLLECTION
- SERIES II / 35' OPENPLAN™ COLLECTION
- SERIES III / 42' OPENPLAN™ COLLECTION
- DOUBLE CAR GARAGE TOWNS
- AVAILABLE
- SOLD

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



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. E. & O.E. JUNE 2026.