

FOX RUN – RICHMOND, OTTAWA

DOUBLE CAR GARAGE TOWNS

STARTING FROM **\$481,407***

***Tax Rebates for all eligible homebuyers.**

\$10,000 DESIGN STUDIO CREDIT

3-PIECE **APPLIANCE VOUCHER**

EXTENDED DEPOSIT STRUCTURE

\$5,000 FIRST DEPOSIT (CREDIT CARD ACCEPTED)

PLUS LIMITED TIME BONUS

AIR CONDITIONER

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

INCLUDED PREMIUM FEATURES

- + 9' Smooth Ceilings on Main Floor
- + Finished Basement Rec Room
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + Kitchen Backsplash
- + Granite Kitchen Countertop
- + Ceramic Tile in Applicable Areas

FOX RUN

TOWNHOMES - AVAILABLE LOTS

DOUBLE CAR GARAGE TOWNS

Includes \$10,000 design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 177					
177.03	Plan 1 (B)	\$519,990	\$481,407		June 23, 2027
177.04	Plan 1 (B)	\$519,990	\$481,407		June 24, 2027
BLOCK 176					
176.02	Plan 1 (A)	\$539,990	\$499,106	Fronting park	June 28, 2027
176.03	Plan 1 (A)	\$539,990	\$499,106	Fronting park	June 29, 2027
176.04	Plan 1E (A)	\$559,990	\$516,805	End unit, fronting park	June 30, 2027
BLOCK 4					
4.04	Plan 2C (B)	\$559,990	\$516,805	Oversized corner lot	July 2, 2027
4.03	Plan 1 (B)	\$519,990	\$481,407		July 5, 2027
4.02	Plan 1 (B)	\$519,990	\$481,407		July 6, 2027
4.01	Plan 1E (B)	\$539,990	\$499,106	End unit	July 7, 2027

FOX RUN – RICHMOND, OTTAWA

THE PERFECT TOWNHOME

STARTING FROM **\$490,257***

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

\$10,000 DESIGN STUDIO CREDIT

3-PIECE STAINLESS STEEL **APPLIANCE VOUCHER**

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

PLUS LIMITED TIME BONUS

AIR CONDITIONER

\$0 DEVELOPMENT CHARGE INCREASES

FREE ASSIGNMENTS**

INCLUDED PREMIUM FEATURES

- + 9' Smooth Ceilings on Main Floor
- + Kitchen Backsplash
- + Finished Basement Rec Room
- + Granite Kitchen Countertop
- + Wide Plank Engineered Laminate Flooring on Main Floor
- + Ceramic Tile in Applicable Areas

FOX RUN

TOWNHOMES - AVAILABLE LOTS

DESIGNER FINISHED HOMES

These homes are thoughtfully designed by Design Studio professionals and are more advanced in construction, offering sooner occupancy dates and included upgrades and features.

LOT	ADDRESS	CURRENT PRICE	PRICE AFTER TAX REBATES	DETAILS	CLOSING DATE
28.03	714 Haflinger Row	\$529,990	\$490,257	The Perfect Townhome Plan 1 B 1,648 sq.ft 3 Bedrooms 2.5 Bathrooms 2 Car Parking Finished basement rec room, granite kitchen countertops, wide plank engineered laminate flooring on main floor	Within 90 Days
26.04	730 Haflinger Row	\$549,990	\$507,956	The Perfect Townhome Plan 1E B 1,648 sq.ft 3 Bedrooms 2.5 Bathrooms 2 Car Parking End unit, finished basement rec room, granite kitchen countertops, wide plank engineered laminate flooring on main floor	Within 90 Days

STRUCTURAL SPEC HOMES

Includes \$10,000 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
16.03	Plan 1 (B)	\$529,990	\$490,257	Price: \$529,990 (+) Structural Upgrades: \$9,500 (-) Additional Incentive: \$9,500 Net Price (tax in): \$529,990	May 18, 2027
Chef center kitchen, select interior finishes by: March 16 th , 2027					
13.04	Plan 1 (A)	\$524,990	\$485,832	Price: \$524,990 (+) Structural Upgrades: \$18,500 (-) Additional Incentive: \$18,500 Net Price (tax in): \$524,990	May 25, 2027
Finished basement bedroom and 3-piece bathroom, select interior finishes by: April 6 th , 2027					
17.03	Plan 1 (A)	\$524,990	\$490,257	Price: \$524,990 (+) Structural Upgrades: \$9,500 (-) Additional Incentive: \$9,500 Net Price (tax in): \$524,990	June 1, 2027
Chef center kitchen, select interior finishes by: March 23 rd , 2027					

THE PERFECT TOWNHOME

Includes \$10,000 design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 12					
12.04	Plan 1 (B)	\$529,990	\$490,257	Retaining Wall with Privacy Fence	July 27, 2027
12.03	Plan 1 (B)	\$529,990	\$490,257	Retaining Wall with Privacy Fence	July 28, 2027
12.02	Plan 1 (B)	\$529,990	\$490,257	Retaining Wall with Privacy Fence	July 29, 2027
BLOCK 18					
18.01	Plan 1E (B)	\$549,990	\$507,956	End unit	August 3, 2027
18.03	Plan 1 (B)	\$529,990	\$490,257		August 5, 2027
18.04	Plan 1 (B)	\$529,990	\$490,257		August 6, 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.

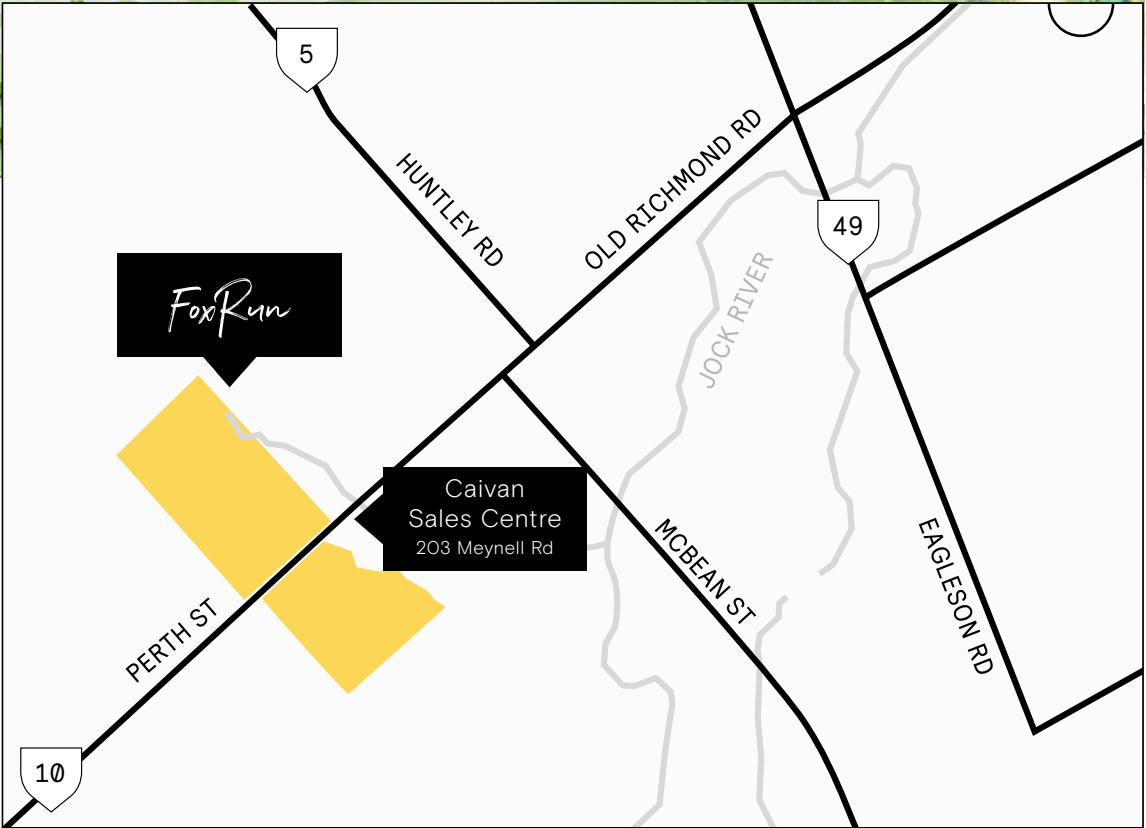
FOX RUN SITE PLAN

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

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203 Meynell Road
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613-518-2364
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ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE.
ALL MEASUREMENTS AND/OR DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. E. & O.E. SEPTEMBER 2026.