

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

FOX RUN

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
Chef Centre Kitchen, Finished Basement Bathroom & Bedroom, Spa Ensuite, 9' Second Floor Ceilings Select Interior Finishes by: August 25, 2026					

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
4					August 23, 2027
2					August 26, 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 20, 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.

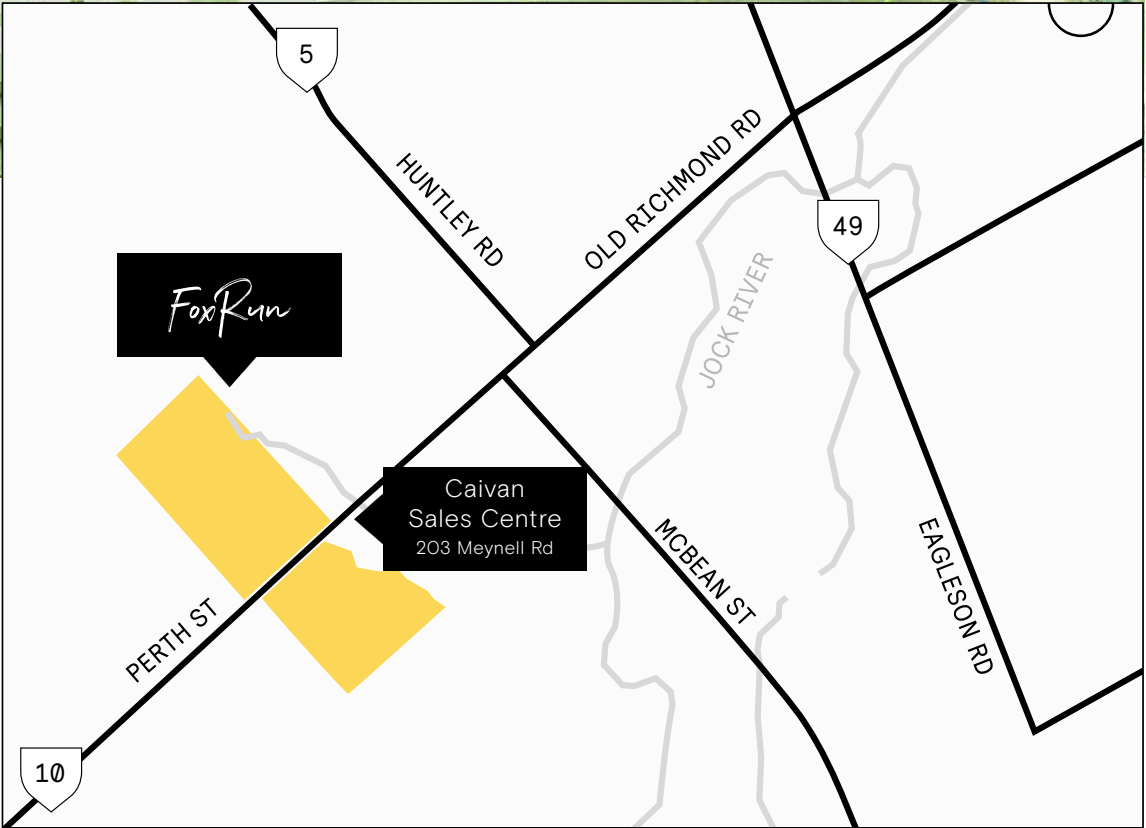
FOX RUN
SITE PLAN

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. JULY 2026.