

# 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\*\*

### 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<br>(+) Structural Upgrades: \$61,000<br>(-) Additional Incentive: \$61,000<br>Net Price (tax in): \$1,029,990 | March 8, 2027 |
| Chef center kitchen, finished basement bedroom & 3-piece bathroom, spa ensuite, 9' second floor ceilings<br>Select interior finishes: as soon as possible |                 |               |                         |                                                                                                                                  |               |

PRE-CONSTRUCTION HOMES

SERIES I

Includes \$5,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE       |
|-----|-------------|-----------------|---------------|-------|--------------------|
| 81  |             |                 |               |       | September 17, 2027 |

SERIES II

Includes \$10,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE     |
|-----|-------------|-----------------|---------------|-------|------------------|
| 2   |             |                 |               |       | October 12, 2027 |
| 62  |             |                 |               |       | October 18, 2027 |
| 63  |             |                 |               |       | October 19, 2027 |
| 64  |             |                 |               |       | October 21, 2027 |

SERIES III

Includes \$40,000 design studio credit

| LOT | LOT<br>PREMIUM | GRADING<br>PREMIUM | TOTAL<br>PREMIUM | NOTES                                                                                  | CLOSING DATE       |
|-----|----------------|--------------------|------------------|----------------------------------------------------------------------------------------|--------------------|
| 78  |                |                    |                  |                                                                                        | September 24, 2027 |
| 6   |                |                    |                  |                                                                                        | October 1, 2027    |
| 5   |                |                    |                  |                                                                                        | October 4, 2027    |
| 25  | \$22,500       | \$20,000           | \$42,500         | Side Upgrade<br>Backing Creek<br>No Rear Neighbours<br>Siding Path<br>Lookout Basement | January 5, 2028    |
| 26  | \$20,000       | \$20,000           | \$40,000         | Backing Creek<br>No Rear Neighbours<br>Lookout Basement                                | January 6, 2028    |

FOX RUN

DEPOSIT STRUCTURE

| DEPOSIT<br>STRUCTURE | Double Car<br>Garage Towns | The Perfect<br>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](mailto: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.

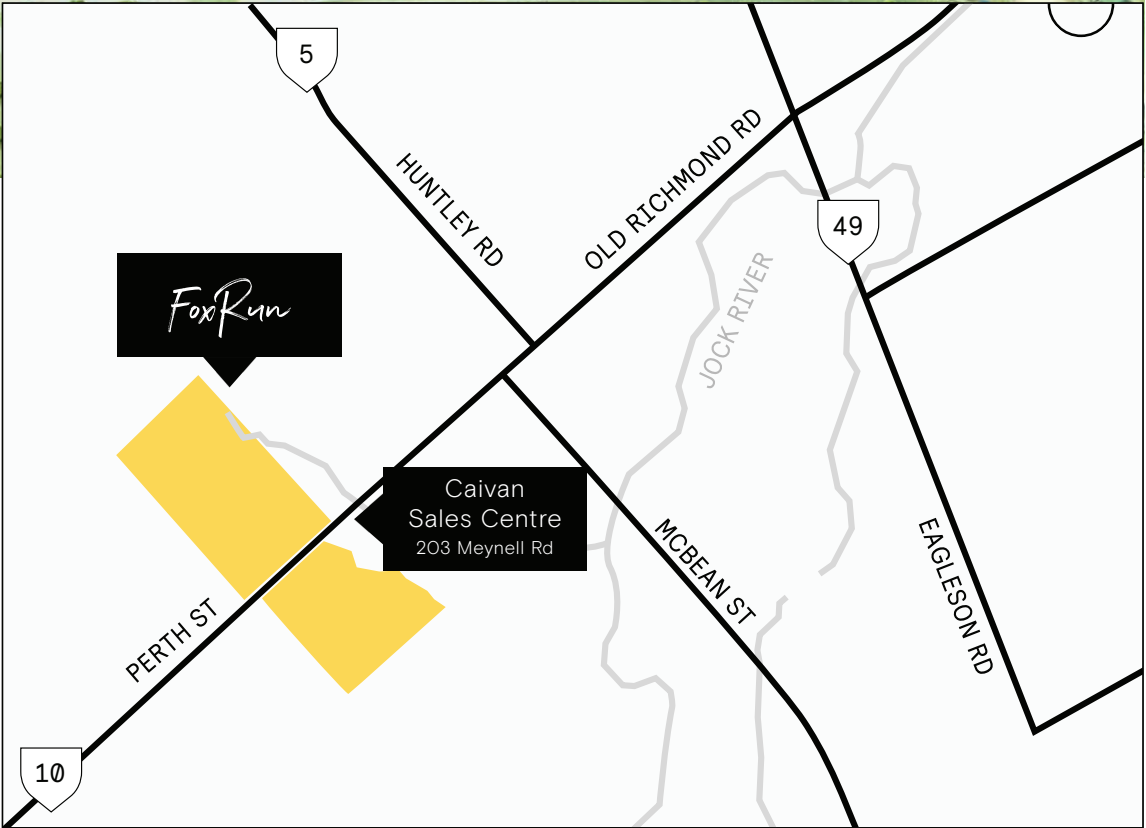
# FOX RUN SITE PLAN

CAIVAN



- LEGEND
- DOUBLE CAR GARAGE TOWNS
  - THE PERFECT TOWNHOME
  - 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



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