

# CAIVAN

## Fox Run

### Limited Time Bonus

2025 CLOSING DATES

UP TO \$222,500 IN SAVINGS

UP TO 50% OFF LOT PREMIUMS

UP TO 100% OFF LOOKOUT & WALKOUT BASEMENTS

FREE ASSIGNMENTS\*

\$0 DEVELOPMENT CHARGE INCREASES

REDUCED & EXTENDED DEPOSIT STRUCTURES

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

### PLUS INCLUDED PREMIUM FEATURES

- + 9' Smooth Ceilings on Main Floor
- + Finished Basement
- + Oak Hardwood on Main Floor
- + Modern Sinks with Single Lever Faucets
- + Quartz Kitchen Countertop
- + Premium Exterior Finishes
- + Pot Light Package
- + Modern Flat Doors & Trim Package
- + Smart Touchscreen Front Entry Lock
- + Kitchen Backsplash
- + Soft-Close Kitchen Cabinets

For realtors, contact us for details on our current [Co-broke Program](#).

#### Fox Run Sales Centre

203 Meynell Road  
Richmond, ON, K0A 2Z0  
613-219-1218

[frsales@caivan.com](mailto:frsales@caivan.com)

[www.caivan.com](http://www.caivan.com)

Monday – Wednesday: 12:00pm – 8:00pm

Thursday & Friday: Closed

Sat., Sun., & Holidays: 11:00am – 6:00pm

# CAIVAN

\* Legal administration fees of \$1,500 apply. 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.&O.E. February 9<sup>th</sup> 2024

# FREEHOLD TOWNHOMES AVAILABLE LOTS



## 25' COLLECTION

LOT	MODEL	PRICE	LOT PREMIUM	LIMITED TIME CASH OFF	NOTES	CLOSING DATE
164.03	PLAN 5 (D)	<del>\$789,990</del> \$589,990	N/A	\$200,000	Includes 6 Appliances.	January 10, 2025
173.02	PLAN 1 (D)	<del>\$799,990</del> \$599,990	N/A	\$200,000	Includes 6 Appliances.	February 21, 2025
173.04	PLAN 1E (D)	<del>\$809,990</del> \$609,990	N/A	\$200,000	End unit. Includes 6 Appliances.	February 26, 2025
172.02	PLAN 5 (D)	<del>\$789,990</del> \$619,990	N/A	\$170,000		March 7, 2025
171.01	PLAN 3E (D)	<del>\$814,990</del> \$644,990	N/A	\$170,000	End unit.	March 18, 2025
170.05	PLAN 1E (D)	\$809,990	N/A		End unit.	April 1, 2025
170.04	PLAN 5 (D)	\$789,990	N/A			April 2, 2025
170.03	PLAN 1 (D)	\$799,990	N/A			April 4, 2025
170.02	PLAN 2 (D)	<del>\$803,990</del> \$633,990	N/A	\$170,000		April 8, 2025

# SINGLE DETACHED HOMES AVAILABLE LOTS



## SERIES I

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	LIMITED TIME CASH OFF	NOTES	CLOSING DATE
119	<del>\$889,990</del> \$719,990	N/A	N/A	\$170,000		July 10, 2025
120	\$889,990	N/A	N/A	N/A		July 24, 2025

## SERIES II

LOT	STARTING FROM	LOT PREMIUM	LOOKOUT / WALKOUT BASEMENT	LIMITED TIME CASH OFF	NOTES	CLOSING DATE
13	<del>\$1,037,990</del> \$872,990	<del>\$75,000</del> \$37,500	<del>\$20,000</del> \$0	\$222,500	Backing on to greenspace – no rear neighbours. Lookout Basement.	March 14, 2025
17	\$1,037,990	\$75,000	\$20,000	N/A	Backing on to greenspace – no rear neighbours. Lookout Basement.	April 15, 2025
18	\$1,037,990	\$135,000	\$20,000	N/A	Backing on to greenspace – no rear neighbours. Pie-shaped lot with side upgrade. Lookout Basement.	April 16, 2025

Lookout Basements Include:

- Oversized windows
- Oversized rear deck
- Improved backyard sightlines with more natural light
- Extended exterior cladding and less exposed foundation

# SINGLE DETACHED HOMES



## SERIES I

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 1	1,895	A	\$889,990
		B	\$894,990
		C	\$899,990
PLAN 1R WITH GREAT ROOM	2,211	A	\$919,990
		B	\$924,990
		C	\$929,990
PLAN 2	2,464	A	\$937,990
		B	\$942,990
		C	\$942,990
PLAN 3	2,650	A	\$954,990
		B	\$959,990
		C	\$959,990

Cash off value of \$170,000 for Series I on select lots only.

## SERIES II

MODEL	SQ. FT.	ELEVATION	LIST PRICE
PLAN 1	2,678	A	\$1,037,990
		B	\$1,042,990
		C	\$1,047,990
PLAN 2 MODEL HOME	2,946	A	\$1,084,990
		B	\$1,089,990
		C	\$1,099,990
		D	\$1,104,990
PLAN 3	3,027	A	\$1,064,990
		B	\$1,079,990
		C	\$1,075,990

Cash off value of \$165,000 for Series II on select lots only.

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# DEPOSIT STRUCTURES



	At time of signing	30 days	60 days	90 days	120 days	180 days	TOTAL
RL COLLECTION	\$10,000	\$10,000	\$10,000	\$5,000	\$5,000	\$10,000	\$50,000
25' COLLECTION	\$10,000	\$10,000	\$10,000	\$5,000	\$5,000	\$10,000	\$50,000
SERIES I	\$10,000	\$10,000	\$15,000	\$10,000	\$5,000	\$10,000	\$60,000
SERIES II	\$10,000	\$10,000	\$15,000	\$15,000	\$10,000	\$10,000	\$70,000
SERIES III	\$10,000	\$10,000	\$25,000	\$15,000	\$15,000	\$10,000	\$85,000

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

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

## 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 1<sup>st</sup> deposit and 5 deposit cheques for remaining deposits.