

FOX RUN – RICHMOND, OTTAWA

DOUBLE CAR GARAGE TOWNS

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

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

UP TO **\$29,000** IN STRUCTURAL UPGRADES

\$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

CAIVAN

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. **Legal fees of \$1500 apply. E.&O. E September 19, 2026

FOX RUN

TOWNHOMES - AVAILABLE LOTS

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
177.04	Plan 1 (B)	\$519,990	\$481,407	Price: \$519,990 (+) Structural Upgrades: \$29,000 (-) Additional Incentive: \$29,000 Net Price (tax in): \$519,990	July 9, 2027
Chef centre, finished basement bedroom and 3-piece bathroom, select interior finishes by: December 8 th , 2026					
176.02	Plan 1 (A)	\$539,990	\$499,106	Price: \$519,990 (+) Lot Premium \$20,000 (+) Structural Upgrades: \$14,000 (-) Additional Incentive: \$14,000 Net Price (tax in): \$539,990	July 13, 2027
Fronting park, chef centre, 2 nd floor laundry, select interior finishes by: December 15 th , 2026					
176.03	Plan 1 (A)	\$539,990	\$499,106	Price: \$519,990 (+) Lot Premium \$20,000 (+) Structural Upgrades: \$14,000 (-) Additional Incentive: \$14,000 Net Price (tax in): \$539,990	July 14, 2027
Fronting park, chef centre, 2 nd floor laundry, select interior finishes by: December 15 th , 2026					
176.04	Plan 1E (A)	\$559,990	\$516,805	Price: \$539,990 (+) Lot Premium \$20,000 (+) Structural Upgrades: \$14,000 (-) Additional Incentive: \$14,000 Net Price (tax in): \$559,990	July 14, 2027
End unit, fronting park, chef centre, 2 nd floor laundry, select interior finishes by: December 15 th , 2026					

DOUBLE CAR GARAGE TOWNS

Includes \$10,000 design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 4					
4.03	Plan 1 (B)	\$519,990	\$481,407		July 19, 2027
4.02	Plan 1 (B)	\$519,990	\$481,407		July 20, 2027
4.01	Plan 1E (B)	\$539,990	\$499,106	End unit	July 21, 2027

FOX RUN – RICHMOND, OTTAWA

THE PERFECT TOWNHOME

STARTING FROM **\$485,832***

***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

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	June 2, 2027
Chef centre kitchen, select interior finishes by: November 3 rd , 2026					
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 15, 2027
Chef centre kitchen, select interior finishes by: November 17 th , 2026					

THE PERFECT TOWNHOME

Includes \$10,000 design studio credit

LOT	MODEL	CURRENT PRICE	PRICE AFTER TAX REBATES	NOTES	CLOSING DATE
BLOCK 12					
12.03	Plan 1 (B)	\$529,990	\$490,257	Retaining Wall with Privacy Fence	August 12, 2027
12.02	Plan 1 (B)	\$529,990	\$490,257	Retaining Wall with Privacy Fence	August 13, 2027
BLOCK 18					
~~18.01~~	~~Plan 1E (B)~~	~~\$549,990~~	~~\$507,956~~	~~End unit~~	~~August 17, 2027~~
18.03	Plan 1 (B)	\$529,990	\$490,257		August 19, 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.

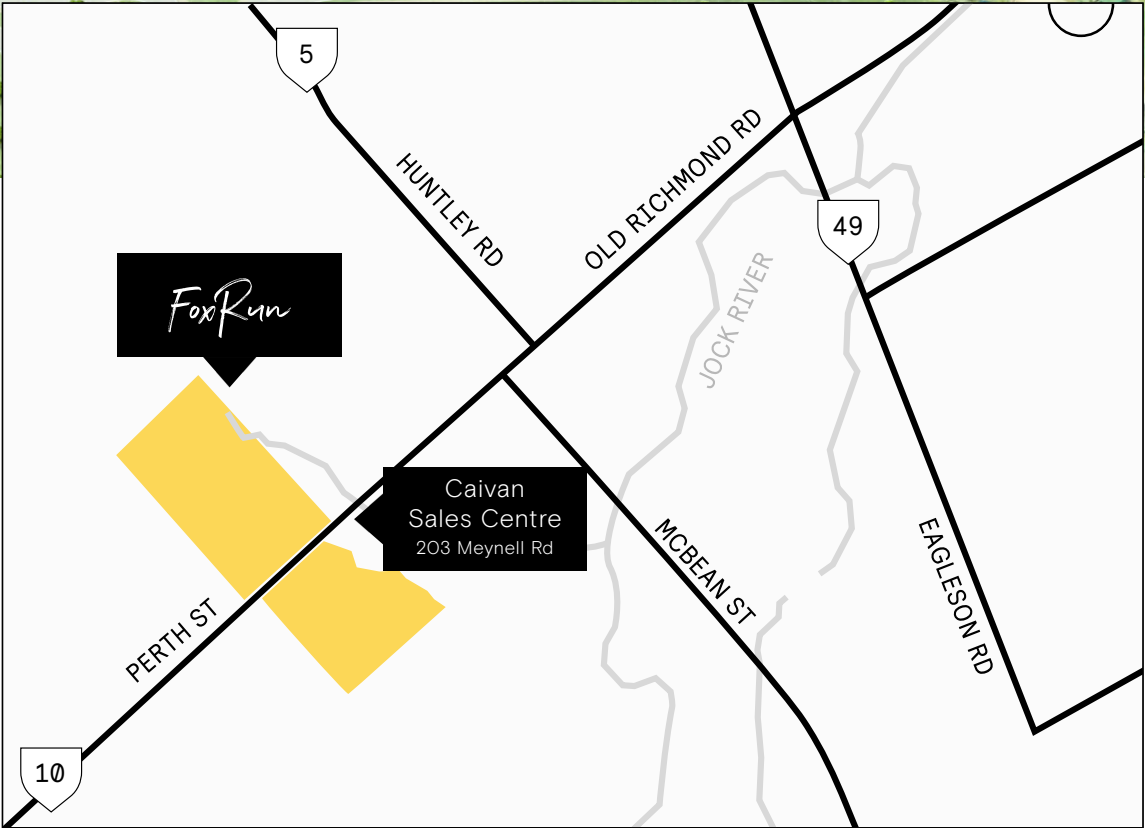
FOX RUN SITE PLAN

CAIVAN



- LEGEND
- 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 Gallery & Model Homes
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. OCTOBER 2026.