# FOX RUN – RICHMOND, OTTAWA

# SINGLE DETACHED HOMES

STARTING FROM $684,947*

*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

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 October 20, 2026

# FOX RUN

# SINGLE DETACHED HOMES PRICELIST

## SERIES I

| MODEL | SQ. FT. | ELEV. | WITH TAX 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 MODEL HOME | 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 MODEL HOME | 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 |

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# FOX RUN
# SINGLE DETACHED AVAILABLE LOTS

## DESIGNER FINISHED HOMES

These homes are thoughtfully designed by Design Studio professionals and are more advanced in construction, including upgrades and features..

| 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: $183,828<br>(-) Additional Incentive: **$183,828**<br>**Net Price (tax in): $1,029,990** | March 22, 2027 |

Chef center kitchen, finished basement bedroom & 3-piece bathroom, spa ensuite, 9' second floor ceilings
Select interior finishes: as soon as possible

## PRE-CONSTRUCTION HOMES

### SERIES II Includes $10,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE |
|---|---|---|---|---|---|
| ~~2~~ | | | | | ~~October 12, 2027~~ |
| 62 | | | | | October 19, 2027 |
| 64 | | | | | October 22, 2027 |

### SERIES III Includes $40,000 design studio credit

| LOT | LOT PREMIUM | GRADING PREMIUM | TOTAL PREMIUM | NOTES | CLOSING DATE |
|---|---|---|---|---|---|
| 78 | | | | | September 27, 2027 |
| 6 | | | | | October 1, 2027 |
| 5 | | | | | October 4, 2027 |
| 16 | $20,000 | $20,000 | $40,000 | Backing Creek<br>No Rear Neighbours<br>Lookout Basement | November 23, 2027 |
| 17 | $20,000 | $20,000 | $40,000 | Backing Creek<br>No Rear Neighbours<br>Lookout Basement | November 25, 2027 |
| 25 | $22,500 | $20,000 | $42,500 | Side Upgrade<br>Backing Creek<br>No Rear Neighbours<br>Siding Path<br>Lookout Basement | January 6, 2028 |

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| | | | | | |
|---|---|---|---|---|---|
| 27 | $20,000 | $20,000 | $40,000 | Backing Creek<br>No Rear Neighbours<br>Lookout Basement | January 11, 2028 |
| 28 | $20,000 | $20,000 | $40,000 | Backing Creek<br>No Rear Neighbours<br>Lookout Basement | January 13, 2028 |

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# FOX RUN
# DEPOSIT STRUCTURE

| | Series I | Series II | Series III | Double Car Garage Towns |
|---|---|---|---|---|
| At time of signing | $10,000 | $10,000 | $10,000 | $5,000 |
| 30 days | $10,000 | $10,000 | $15,000 | $5,000 |
| 60 days | - | - | - | $5,000 |
| 90 days | $10,000 | $10,000 | $15,000 | $5,000 |
| 120 days | - | - | - | $5,000 |
| 150 days | $10,000 | $10,000 | $15,000 | $5,000 |
| 210 days | $20,000 | $20,000 | $15,000 | $10,000 |
| 270 days | | | | $10,000 |
| **Total** | **$60,000** | **$60,000** | **$70,000** | **$50,000** |

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.**

| | The Perfect Townhome* | FIRST-TIME HOMEBUYER WITH CMHC MORTGAGE COMMITTMENT |
|---|---|---|
| At time of signing | $10,000 | $10,000 |
| 30 days | $10,000 | $5,000 |
| 90 days | $10,000 | $5,000 |
| 150 days | $10,000 | $5,000 |
| 210 days | $10,000 | $5,000 |
| **Total** | **$50,000** | **$30,000** |

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 (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.

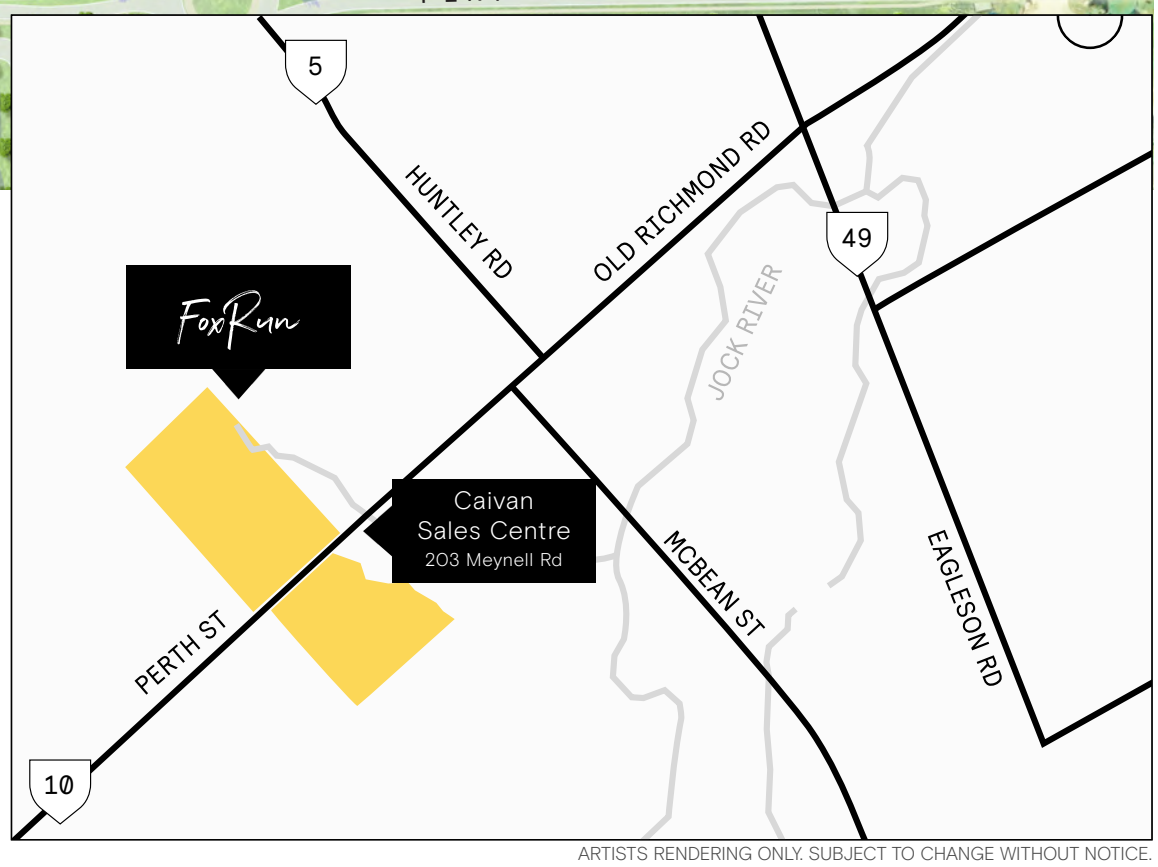
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# FOX RUN
# SITE PLAN

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
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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. NOVEMBER 2026.