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 8th, 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, 2nd floor laundry, select interior finishes by: December 15th, 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, 2nd floor laundry, select interior finishes by: December 15th, 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

CAIVAN

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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
+ 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
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 17th, 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 11					
11.05	Plan 1E (A)	$544,990	$503,531	Retaining Wall with Privacy Fence	August 24, 2027
11.04	Plan 1 (A)	$524,990	$485,832	Retaining Wall with Privacy Fence	August 25, 2027
11.03	Plan 1 (A2)	$524,990	$485,832	Retaining Wall with Privacy Fence	August 26, 2027
11.02	Plan 1 (A)	$524,990	$485,832	Retaining Wall with Privacy Fence	August 30, 2027
~~11.01~~	~~Plan 1E (A)~~	~~$544,990~~	~~$503,531~~	~~Retaining Wall with Privacy Fence~~	~~August 31, 2027~~
BLOCK 19					
19.01	Plan 1E (A)	$544,990	$503,531		September 1, 2027
19.02	Plan 1 (A)	$524,990	$485,832		September 2, 2027
19.03	Plan 1 (A2)	$524,990	$485,832		September 3, 2027
19.04	Plan 1 (A)	$524,990	$485,832		September 7, 2027
19.05	Plan 1C (A)	$559,990	$516,805		September 8, 2027

CAIVAN

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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.

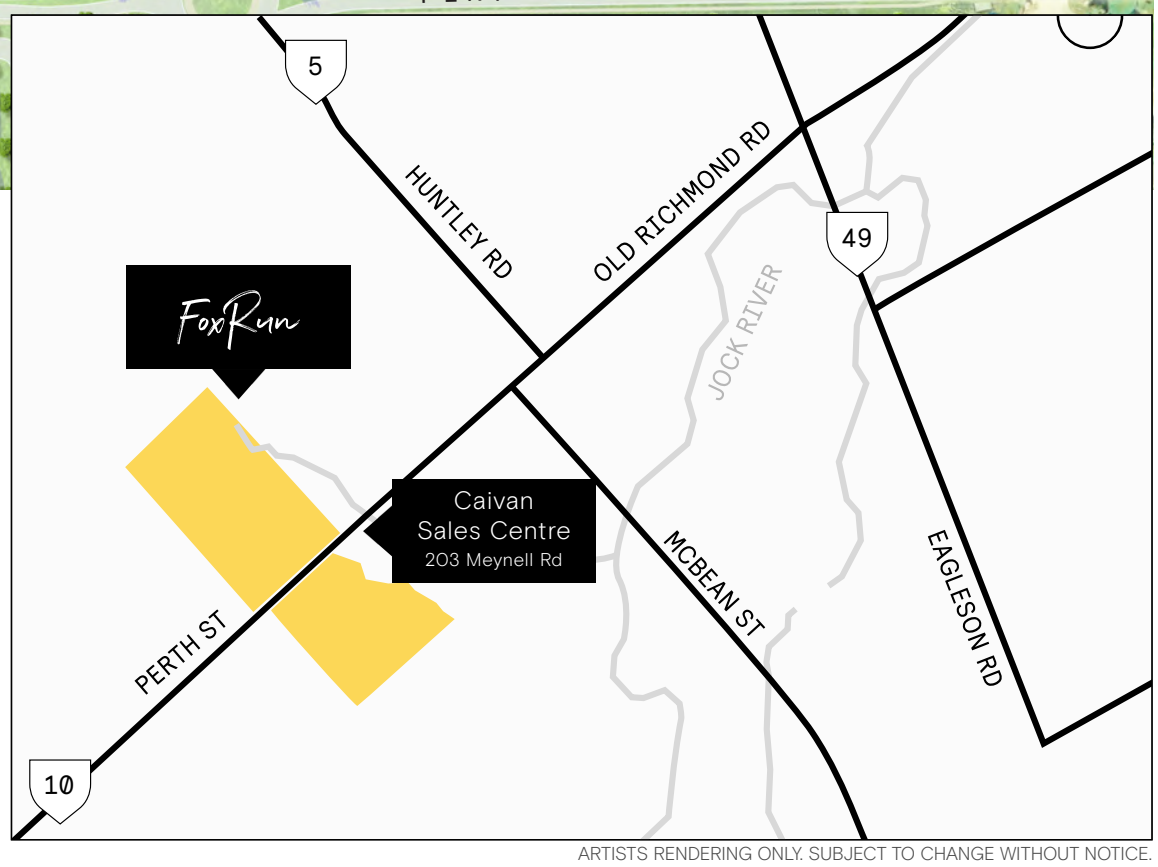
CAIVAN

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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
Richmond, ON K0A 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. NOVEMBER 2026.