

CAIVAN

FOX RUN SERIES I

LIMITED TIME BONUS

\$5,000 Purchase price credit

INCLUDED PREMIUM FEATURES

- + Finished Basements
- + Kitchen Backsplash
- + Modern Sinks with Single Lever Faucets
- + Upgraded Modern Flat Trim Package and Flat Panel Door Style
- + Hardwood on Main Floor
- + 9' Smooth Ceilings on Main Floor
- + Premium Lighting Package (valued at \$1,500)
- + Quartz Kitchen Countertops

FOX RUN SERIES I PRICE LIST

MODEL	SQ. FT	ELEVATION	LIST PRICE	LIMITED TIME PRICE
PLAN 1	1,895	A	\$849,990	\$844,990
		B	\$854,990	\$849,990
		C	\$859,990	\$854,990
PLAN 1R <small>WITH GREAT ROOM</small>	2,211	A	\$879,990	\$874,990
		B	\$884,990	\$879,990
		C	\$889,990	\$884,990
PLAN 2	2,464	A	\$884,990	\$879,990
		B	\$889,990	\$884,990
		C	\$894,990	\$889,990
PLAN 3	2,650	A	\$899,990	\$894,990
		B	\$904,990	\$899,990
		C	\$909,990	\$904,990

DEPOSIT STRUCTURE

At time of signing	\$15,000
30 days following signing	\$15,000
60 days following signing	\$15,000
90 days following signing	\$15,000
120 days following signing	\$20,000

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

Initial deposit must be paid by credit card or bank draft.

Post-dated cheques may be used for remaining deposits.

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Price includes limited time bonus.
*All square footages listed include finished basement recreation room.
Prices are subject to change without notice E. & O.E. February 19, 2022. Lot premiums may apply to certain lots.

FOX RUN SERIES I

AVAILABLE LOTS

LOT	PREMIUM	CLOSING DATE	NOTES
213		MARCH 14 , 2024	
215		MARCH 21 , 2024	

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FOX RUN SITE PLAN



ARTISTS RENDERING ONLY. SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

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FOX RUN COMMUNITY



1

EXPLORE & PLAY

Enjoy over 37 acres of greenspace including interconnected parkettes and a pathway network for all-season fun. Enjoy views of the Jock River, and explore neighboring parks.

2

COMMUNITY POND

Embracing the natural landscape, the Fox Run community features a 26-acre pond that will connect to the Jock River. A lovely place to gather and enjoy the outdoors.

3

GATHER WITH FRIENDS

Picnic at the community gazebo and stroll through the village, or take the kids to the park for some games. Fox Run connects people with its small town feel and friendly atmosphere.

4

SHOP & DISCOVER

Walk to the historic Richmond Fairgrounds, local shops and grocers, state-of-the-art healthcare centre, and community recreation that's just up the street.

5

HIKING TRAILS

Keeping your mind and body healthy is simple at Fox Run. The Rideau Trail, eastern Ontario's 373-kilometre trail that extends from Kingston to Ottawa is nearby. You set the pace, whether it's a short morning hike or a full-day excursion.

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FOX RUN

SINGLE DETACHED HOMES FEATURES & FINISHES

EXTERIOR FEATURES

1. Lifetime Architectural shingles and full low roof underlay.
2. Exterior coach light(s) on front elevation. Locations will vary.
3. Embossed steel sectional garage door (style will vary and may not match artist's rendering).
4. Glazed panel in front entry door or sidelight as per elevation.
5. Pre-finished wood trim outside corners on siding.
6. Exterior house wrap with rubberized window tape on all exterior windows and doors.
7. One row of ice and watershield membrane in valleys at eave overhang except at roofs with unheated space below.
8. Fibreglass insulated front door, with exterior vinyl cladding and interior wood jamb with transom.
9. Premium siding and fascia with maintenance-free aluminum soffit.
10. Vinyl/PVC exterior columns, and aluminum posts and railings (as per plan).
11. House numbers.
12. Upgraded exterior door hardware with deadbolt.
13. Low e/Argon ENERGY STAR® white vinyl casement windows to front, sides and rear elevations (excluding basement windows), caulked on exterior.
14. Low E, ENERGY STAR® sliding patio door with transom, complete with sliding screen (as per plan).
15. Precast concrete slab walkway and step to

front door entry.

16. Two exterior water taps and two exterior weatherproof electrical outlets with ground fault interrupter.
17. Vendor will place an Asphalt driveway.
18. Interior door to garage, where grade permits.
19. All operating windows and patio doors are complete with screens.
20. All exteriors include a combination of some or all of: ornamental trim, quality clay brick or cultured stone, pre-finished wood cladding and fascia, asphalt shingles, and aluminum soffit as per elevation plan.
21. Entire lot sodded except paved areas (Side yard may be gravel based on proximity to neighboring unit).

KITCHEN FEATURES

1. Purchaser's choice of cabinets from Vendor's included selection.
2. Purchaser's choice of cabinet hardware from Vendor's included selection.
3. Purchaser's choice of granite countertop in kitchen from Vendor's included selection.
4. Purchaser's choice of backsplash from Vendor's standard samples.
5. 36" Upper Kitchen Cabinets.
6. Stainless steel double compartment sink with upgraded single lever faucet and pull-down spray.
7. Kitchen exhaust fan with 6" exhaust vented to exterior.
8. Heavy duty receptacle for stove.
9. Dedicated electrical outlet for refrigerator.

10. Dishwasher space provided in kitchen cabinets with rough-in wiring, water shut off valve and drain for future appliance placement.
11. Colour coordinated kick plates to complement cabinets.
12. USB plug at counter level.

BATHROOM AND ENSUITE FEATURES

1. Tile Backer Board installed on all site framed shower stalls to height of 60" with the remainder to be installed as water resistant drywall. Water resistant drywall to be installed to walls of tub/shower combinations and tub recesses. Choice of included ceramic wall tile from Vendor's standard samples for tub/shower enclosure walls and site framed shower enclosure walls. Acrylic shower base for all site framed showers.
2. Ceramic floor tile for soaker tub deck and ceramic wall tile for soaker tub backsplash (where applicable, as per plan)
3. Premium glass shower door for Series III included in ensuites (as per plan)
4. Purchaser's choice of cabinets for vanity in main bath, ensuite and secondary ensuite (where applicable) and laminate countertops from Vendor's standard samples.
5. Colour coordinated kick plates to complement cabinets.
6. Upgraded wall mounted lights in all bathrooms and powder room.
7. Shower rod.
8. ENERGY STAR® exhaust fans vented to exterior in all bathrooms.

The Dwelling erected or to be erected on the Property shall, subject to limitations imposed by design or construction, contain the features listed above. Variations from the Vendor's samples may occur in selected items including, without limitation, bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to variances in manufacturing, use of natural materials and scheduling. The Vendor does not, therefore, guarantee identical matching to showroom or model home samples. The Purchaser acknowledges that the Vendor's model homes, if any, have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Due to grading conditions, risers and railing may be necessary at the front and rear entries. E & O.E. October 9, 2021.

SINGLE DETACHED HOMES FEATURES AND FINISHES

9. Privacy locks on all bathroom doors.
10. Modern cabinet sink and single lever faucet in all full bathrooms.
11. Modern pedestal sink with single lever faucet in powder room.
12. Polished edge mirrors in all baths.
13. Upgraded plumbing fixtures including rain shower heads and low-flush toilets
14. Pressure balance valves to all showers.
15. Hot and cold water shut off valves at all sinks.

LAUNDRY FEATURES

1. Plastic laundry tub with hot and cold water faucets as per plan.
2. Heavy duty electrical outlet for dryer & electrical outlet for washer.
3. Washer box for laundry room connections as per plan.
4. Ceramic baseboard and drain for laundry rooms on main or second floor (as per plan).

INTERIOR TRIM FEATURES

1. Kneewall with MDF cap and Oak Colonial 2-3/8" handrail on the main and basement staircase as indicated on plan. Oak nosing where applicable.
2. 8" hollow core flat slab smooth panel interior passage doors on ground floor and 6"8" hollow core flat slab smooth panel interior passage doors on second floor and in basement (excluding all sliding closet doors). Basement doors beneath sunken landing conditions may have a reduced height based on grade.
3. Modern flat baseboard throughout, with shoe mold in all hard surface areas.
4. Modern flat casing trim on all swing doors, (sliding closet doors excluded) and windows (excluding basement) throughout finished areas where applicable as per plan.
5. White melamine shelving in all closets.
6. 5/8" M.D.F. capping on all knee walls.
7. Satin chrome finish interior door hardware.
8. Mirrored sliders in front hall entry closet (as per plan).

ELECTRICAL

1. Electrical outlets in all bathrooms and powder rooms include ground fault interrupters.
2. All wiring in accordance with Ontario Hydro standards.
3. Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
4. Two electrical outlets in the garage (one in ceiling for future door opener).
5. Smoke/Carbon Monoxide Detectors as per

- OBC requirements.
6. Electronic door chime.
7. Three cable TV rough-ins.
8. Three data rough-ins (CAT 6).
9. LED Bulbs throughout.
10. One telephone (category 6) rough-in provided.
11. Seasonal duplex receptacle located in front porch soffit with interior switch on main floor.
12. Exterior light fixture at rear door.
13. Air resistant electrical box on exterior insulated walls and ceilings.
14. Decora switches throughout.

HEATING/INSULATION

1. Forced air High-Efficiency gas furnace with electronic ignition, power vented to exterior.
2. Tankless hot water heater (rental) and water softening system (rental).
3. Programmable thermostat centrally located.
4. Humidifier
5. Ducting sized for future air conditioning.
6. Insulation in attic, walls, and basement which meets or exceeds OBC requirements.
7. HRV (Heat Recovery Ventilator) interlocked with furnace.
8. Spray foam insulation in garage ceiling where conditioned space exists above the garage.
9. Structure: Framed 2" x 6" and 2" x 4" walls. Wood frame construction.

PAINTING

1. Interior walls to be painted with premium quality acrylic latex paint (3 coat system) in standard builder colour. Trim to be painted semi-gloss white. Ceiling to be painted flat white.
2. Sprayed stipple ceiling with 4" smooth borders in all rooms except for kitchen, breakfast, bathrooms, powder room, finished laundry room and barrel vaulted ceilings – which have smooth ceilings. The underside of drywall finished stairwells will be smooth finish. Walk in closets have sprayed stipple ceilings.

FLOORING

1. Purchaser's choice of ceramic tile flooring from Vendor's standard samples in all wet areas (including baths, mud room, foyer, powder room, and kitchen (as per plan)).
2. Purchaser's choice of oak or maple hardwood from Vendor's standard samples on ground floor (excluding tiled area, bedroom, main and basement stairs, foyer and mudroom risers if applicable) as per plan. Direction of hardwood

is predetermined by builder.

3. Ceramic tile in finished laundry rooms only (ground and second level laundry), as per plan.
4. Purchaser's choice of 35oz carpet from Vendor's standard samples on basement floor, ground floor and second floor (including main and basement stairs, foyer and mudroom risers if applicable) including underpad (excluding kitchen, powder room, foyer, mudroom, and laundry (as per plan).
5. Engineered floor joists with 3/4" subflooring throughout.
6. Concrete basement floor in all unfinished areas.

FINISHED BASEMENTS

1. Finished basement Rec Room (as per plan) includes purchaser's choice of 35oz carpet from Vendor's standard samples including underpad.
2. Painted walls and stipple ceiling included.
3. Low E, ENERGY STAR® 36"x24" horizontal slider window with vinyl jambs.

ADDITIONAL FEATURES

1. 9'0" high ceiling on First Floor (excluding bulkheads and dropped ceilings where required for mechanical).
2. Sump pump with battery backup.
3. Mortgage survey provided at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor.
6. All windows installed with expandable foam to minimize air leakage.
7. Poured concrete basement walls with damp proofing and weeping tile. Pre-formed drainage membrane to all exterior basement walls excluding garage.
8. Poured concrete front porch.
9. Architecturally pre-determined sitings and premium exterior colours.
10. All drywall applied with screws, using a minimum number of nails.
11. Garage drywalled to tape coat and gas sealing tape applied.
12. Ductwork professionally cleaned.

WARRANTY

1. Caivan warranty backed by Tarion.

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