

# HIGH END TOUCHES AND BEAUTIFUL FINISHES



## INCLUSIONS:

### INTERIOR DESIGN SESSION

Every new homebuyer gets a one-on-one session with Shannon Gay, one of Ottawa's leading interior designers and the founder of One80 Design Inc. She guides buyers through the interior selection process, helping them choose everything from wall colours to tiles, faucets, lighting packages, and so much more. She takes what can be a complex and overwhelming experience and ensures all Hendrick Farm homeowners end up with a home they absolutely love.

### HIGH CEILINGS

All single family homes include 9ft ceilings on the main floor, and 8ft ceilings on the 2nd floor. This allows for large windows and gives the homes an airy feel. On top of this, all basements (finished or unfinished) also include 8 ft ceilings ensuring this space is far more useable and enjoyable.

### MASTER BEDROOM

All single family home master bedrooms include a walk-in closet.



## REAL WOOD INTERIOR FINISHING

All interior baseboards and trim are also made locally at Bizier, using real, FSC-certified wood. Moreover, all Hendrick Farm homes include 7 inch-tall baseboards, giving each room a luxurious feel.

## DESLAURIER CUSTOM CABINETY

All custom cabinetry in Hendrick Farm's single family homes is sourced from Deslaurier Custom Cabinetry. In business for over 35 years, they are one of Ottawa's leading cabinetry companies, regularly scooping up industry awards from the Greater Ottawa Home Builders' Association.

***All homes include real wood shaker doors with a large variety of stain and upgrade options available.***

They also include granite countertops. Homebuyers will meet with one of Deslaurier's designers to choose cabinetry finishes, hardware, and inserts, as well as countertops, ensuring their kitchens and bathrooms are everything they dreamed of.

## HARDWOOD FLOORING

Hendrick Farm's wood flooring comes from [Bizier](#), located in Wakefield, QC. All their wood is derived from eastern Canada and the north-eastern United States, which is as local as it gets in a high-production, quality-driven industry. Bizier's chain of custody is FSC-certified so they can trace their wood all the way back to where a specific tree stood in a particular forest. The [Forest Stewardship Council's](#) mission is to protect animal habitat, Indigenous peoples' rights, worker's rights, and areas of significant environmental or cultural importance.

Bizier's wood floors are custom-made for each Hendrick Farm home—each piece of wood is examined and trimmed to size to maximize efficiency and minimize waste. Bizier keeps all waste material in-house to feed the wood-burning furnace that heats the radiant floor heating system throughout both their workshop and their outlying buildings (this even includes a chicken coop!).



## BATHROOM FINISHES

Our commitment to high quality homes means all bathrooms include high end finishings as standard.

### SINKS & TOILETS

With over 140 years in the market, and countless industry and design awards, American Standard is North America's most sought after producer of plumbing products. Standard Hendrick Farm bathrooms include low-flush American Standard brand toilets as well as American Standard porcelain sinks.

### TILES

Hendrick Farm is pleased to offer Ceragres tiles as their standard. A Canadian-owned company, operating out of Montreal, Ceragres has been a leader in the ceramic and stone industry for more than 25 years. Their vast product offering provides clients with the latest trends as well as timeless classics that will never go out of style. From natural stone, to colourful mosaics, to durable porcelain, tile from Ceragres goes far beyond beauty—it's made with quality and craftsmanship that will last for years to come.



### SHOWERS & TUBS

With more than 25 years of experience, and dozens of awards, MAAX is one of the leading manufacturers of bathware products in North America. Their beautiful designs marry clean lines and functionality, resulting in stunning modern bathrooms. All standard Hendrick Farm shower bases, shower doors, and tubs are from Maax.

### BATHROOMS ACCESSORIES

The final touch on a beautiful bathroom, accessories like faucets and towel racks can add an upscale feel to any bathroom. Hendrick Farm offers several standard accessory packages as well as a range of upgrade options.

Delta Faucet has been at the cutting edge of product innovation for the past 50 years, winning numerous awards, and offers a large selections of bathroom faucets and other accessories for bathrooms of all styles. Hendrick Farm's standard accessory packages are entirely comprised of Delta products.





## HOUSE SIDING AND PORCHES

All single family homes include real wood siding and finishings on all four sides of the home. The siding is Canadian-made from Canadian softwood, sustainably harvested from 100% PEFC-certified forests in British Columbia. PEFC is the world's leading forest certification organization. An international non-profit, non-governmental organization dedicated to promoting sustainable forest management, the [Programme for the Endorsement of Forest Certification](#) is the certification system of choice for many small forest owners and ensures all wood is sourced with respect for the highest ecological, social, and ethical standards.

Home buyers will be able to sit down with Hendrick Farm's designer and choose custom colours for their siding, trim, and front door. They will also have the option between white or black windows.

All single family homes include a front porch, while corner homesites include a wrap-around porch. All homes also include a white picket fence along their main frontage, a tree in their backyard (home buyers can choose from five different native tree species), a two-car gravel parking pad, and an 8' x 12' wood shed painted to match the house.



## AVAILABLE UPGRADES:

### METAL ROOF

A beautiful, and long-lasting, option homebuyers may choose to upgrade their house to include a metal roof. These roofs are available in several colours.

### CEDAR SHINGLE SIDING

A popular upgrade, any single family home can switch from standard shiplap wood siding to stunning cedar shake shingles. They add a beautiful textural element to any home.



### GARAGE

Should homebuyers so wish, they can replace the included shed with a 1.5-car or 2-car garage. This garage comes with a gravel floor but can be upgraded to include a concrete slab. Garages feature the same painted, real wood siding as the home and are painted in matching colours.

### ELECTRIC VEHICLE CHARGING STATION HOOKUP

As the world starts moving towards electric vehicles, Hendrick Farm offers the option to add in the wiring that would allow for a future charging station to be added to the parking area of a single family home.



## AVAILABLE UPGRADES:

### FINISHED BASEMENT

All homebuyers have the option to upgrade to a finished basement. Finished basements feature full 8-foot ceilings, an extra bedroom, full bathroom, rec room, and a finished laundry room (unfinished basements include a laundry room with unfinished walls and floors).

### WOOD OR GAS FIREPLACE

Hendrick Farm offers the options to upgrade any single family home to include either a gas or wood fireplace.



### HARDWOOD STAIRS

Homebuyers can upgrade the stairs that run from the first to the second floor to hardwood, from carpet. This includes white stringers and risers, and is a popular addition to Hendrick Farm's homes.

### OPEN HANDRAIL ON STAIRCASE

As an added option, home buyers can choose to upgrade from a half-wall with hardwood cap to an open handrail along the staircases. This upgrade includes switching out the carpet stairs for hardwood stairs as well, and ensures a show-stopping staircase.

## AVAILABLE UPGRADES:



### COFFERED CEILING

For an added touch of drama, home buyers can add a coffered ceiling to the living spaces on the first floor of their new home.

### INTERIOR FINISHES

Our interior designer, Shannon Gay, has chosen a wide range of upgrade options for interior finishes. From sinks to tiles, homebuyers have a large swath of stunning options from which to personalize their homes.

