



**ferme
hendrick
farm**

BY LANDLAB INC.

BROOKFIELD TOWNS



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The Brookfield Towns are a picturesque new addition to the lineup of New England-style homes available at Hendrick Farm. Situated across from Calais Park, they include gorgeous views of the Gatineau Hills, and feature high-quality shiplap siding, quaint front stoops, and white wood shutters that contrast beautifully with the colourful custom colour palette selected by our designer.

These townhomes also offer a cozy and highly-functional floor plan that makes them the perfect townhouse option for young families and downsizers. Available in a 3-bedroom or 2-bedroom + loft layout, homebuyers have the option of

gaining an additional floor of finished living space (including an additional bedroom and bathroom) with the upgrade to a finished basement. The Brookfield Towns include white picket fences around their front gardens, two open-air parking spaces located on a rear laneway with a board & batten storage shed that can be upgraded to a carport, and high-quality finishes throughout. Live here for the life here.

** Note: Siding colours for each Brookfield Town unit have been pre-assigned, and each homeowner will meet with our designer to choose their own unique door colour.*

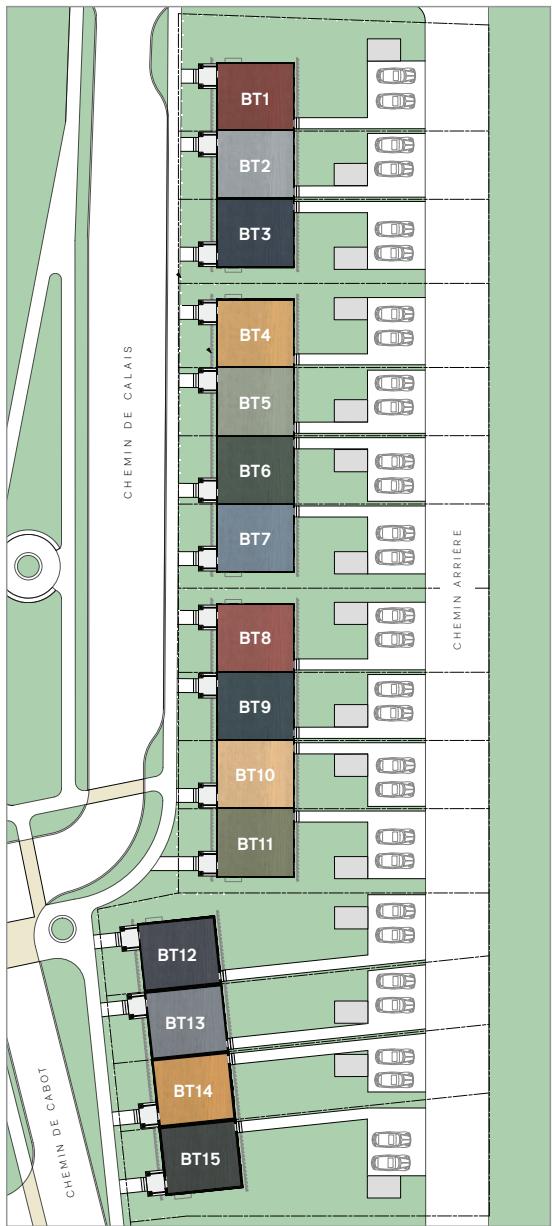




FEATURES

- ▶ Large windows
- ▶ 1,235 sq. ft.
- ▶ 3 bedrooms (or 2 bedrooms + loft)
- ▶ 2.5 bathrooms
- ▶ Open concept kitchen, dining, living room
- ▶ Real hardwood flooring on 1st and 2nd floor
- ▶ 5-piece shaker wood cabinets as standard
- ▶ High-end tile, hardware, and lighting collections included
- ▶ Fully sodded backyard and front garden
- ▶ Custom 8x12 wood board & batten storage shed
- ▶ *Optional:* Finished basement with bedroom + bathroom + rec room

LOTS AND COLOURS

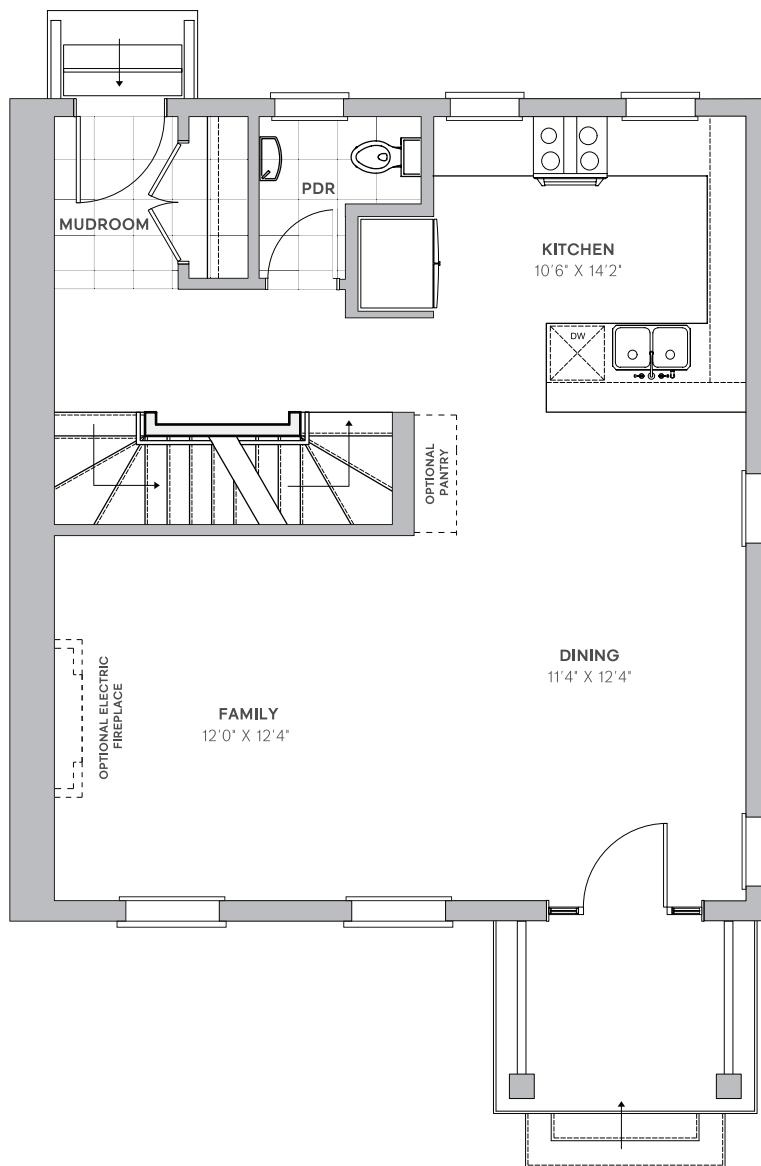


* Note: Siding colours for each Brookfield Town unit have been pre-assigned, and each homeowner will meet with our designer to choose their own unique door colour and picket fence style.

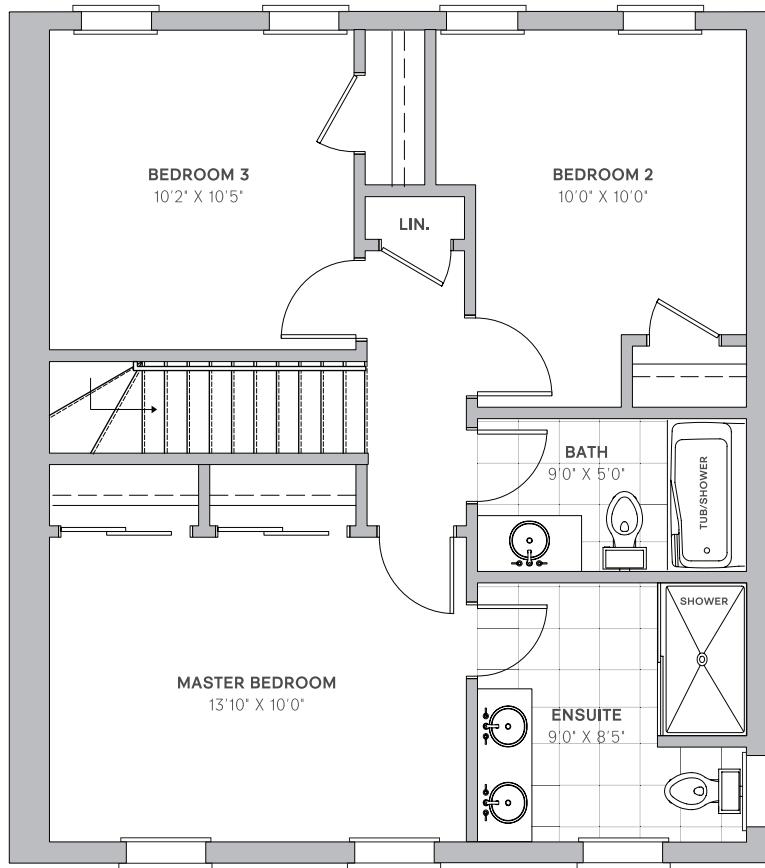




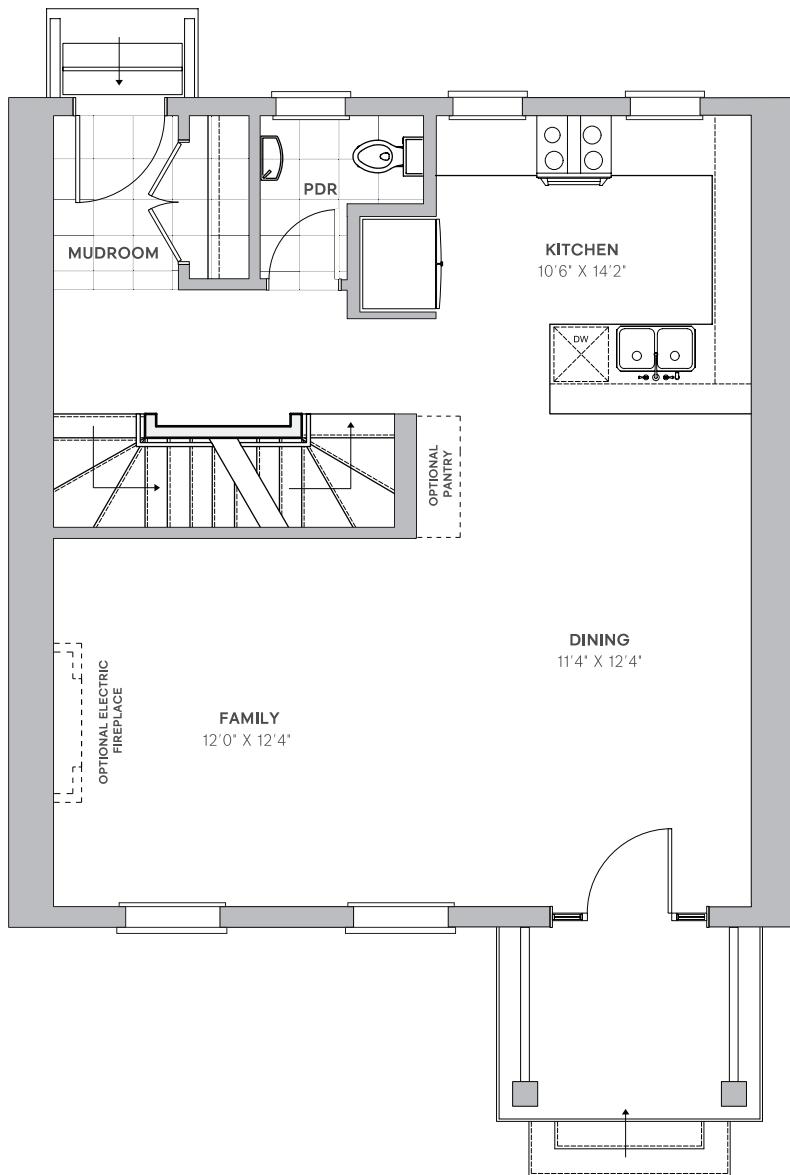
MAIN FLOOR *End Unit*



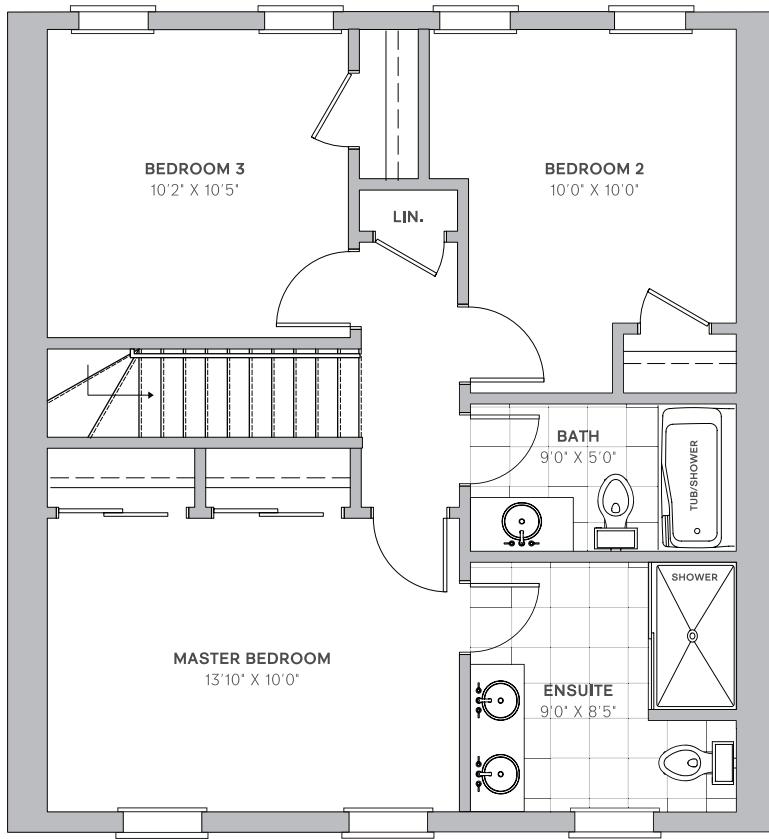
SECOND FLOOR *End Unit*



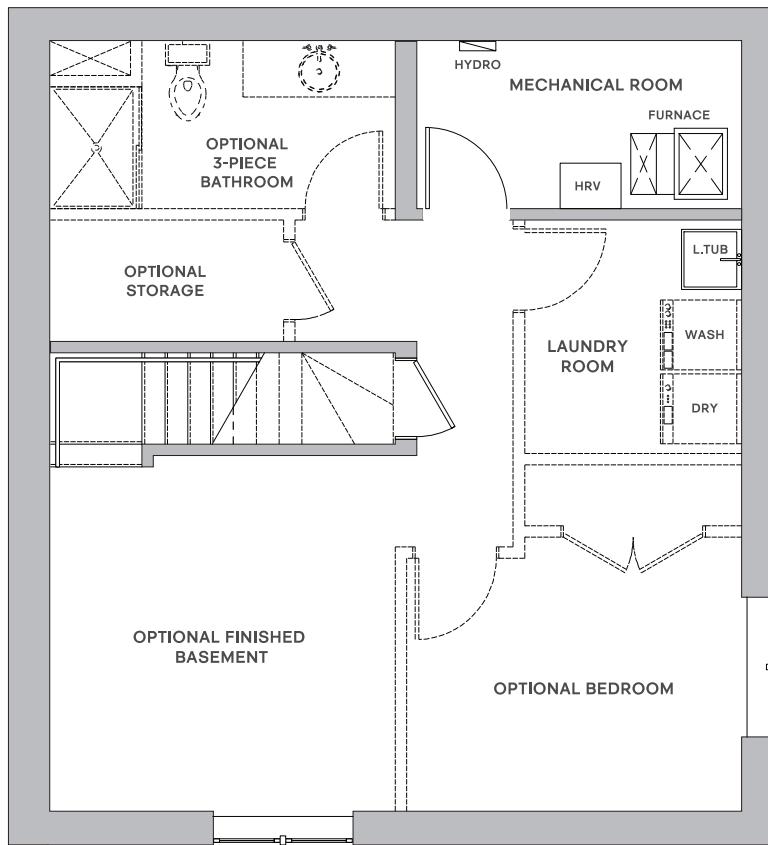
MAIN FLOOR Middle Unit



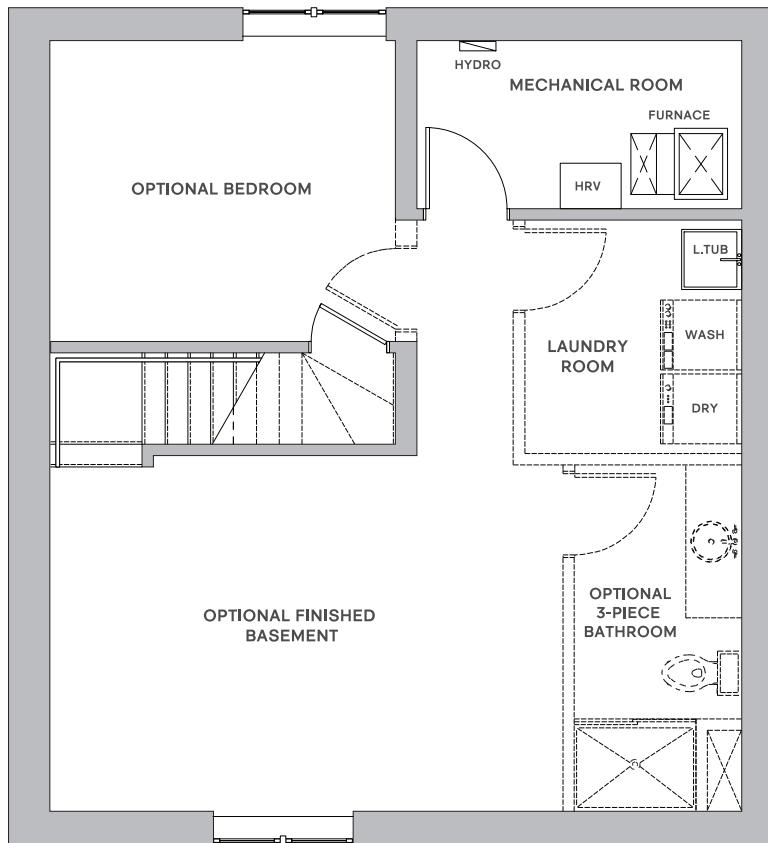
SECOND FLOOR Middle Unit



BASEMENT *End Unit*



BASEMENT Middle Unit



BUILDER UPGRADES

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.

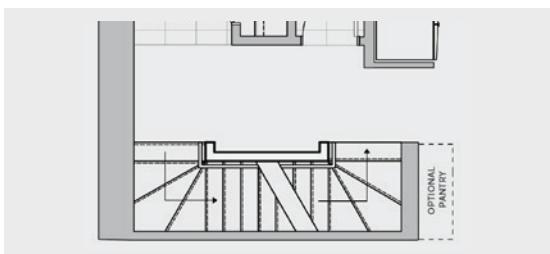
OPEN HANDRAIL ON STAIRCASE

As an added option, home buyers can choose to upgrade from a half-wall with hardwood cap to an open handrail along the staircase.



PANTRY

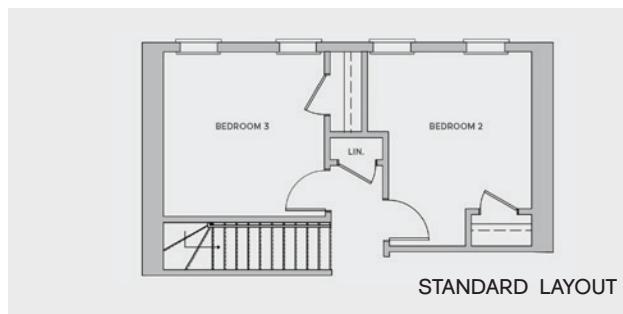
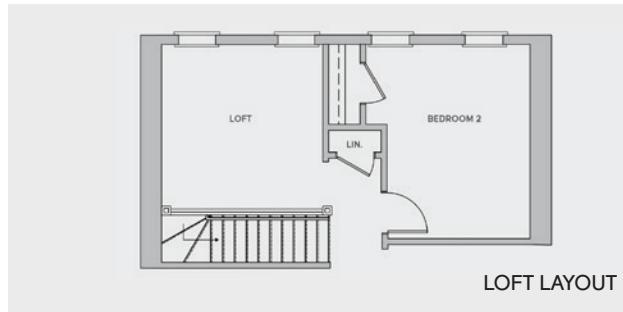
Looking for added storage space in the kitchen? The pantry upgrade offers both a convenient and stylish addition to the Brookfield Town.



LOFT OPTION

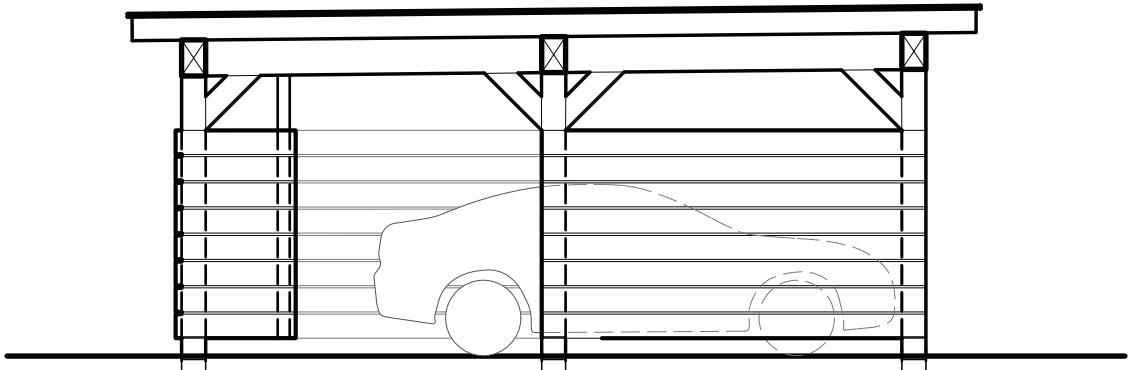
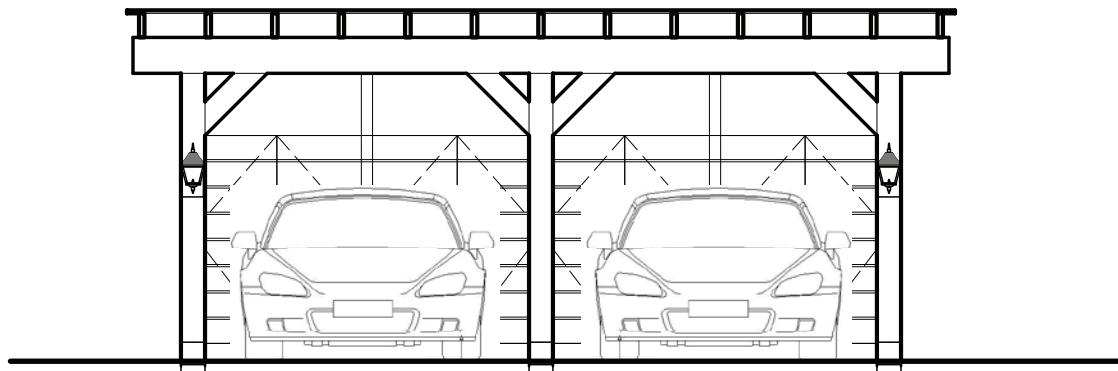
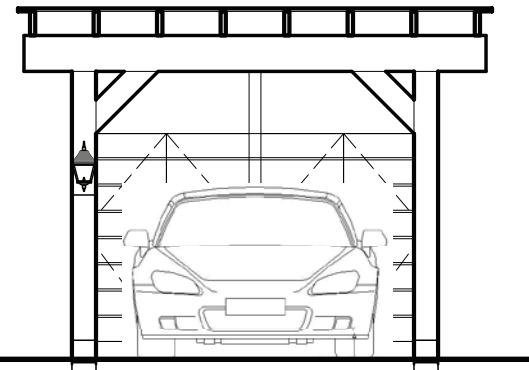
The Brookfield Town floorplan allows for the option of switching out the 3rd bedroom for a loft space. This brightens the staircase and adds an airier feel to the second floor. The standard loft option includes a half-wall with hardwood cap, with the option to upgrade to an open handrail.

This option also increases the space in the 2nd bedroom.



CARPORT

Homebuyers have the option of replacing their shed with a high quality wood carport that includes storage space. Middle units may upgrade to a single-car carport, while most end units have the option between single- and double-car carports.



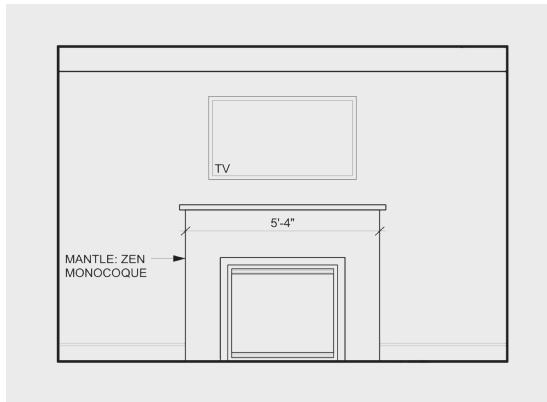
ELECTRIC FIREPLACE

There are two beautiful options available for the addition of a fireplace to the living room in the Brookfield Towns.



TRADITIONAL

The Element 36 electric fireplace is a traditional offering and includes the addition of a beautiful Zen Monocoque mantel. It proffers the highest heat output in its class, at up to 10,000 BTUs. It also includes decorative brick interior side panels and can operate with or without heat for all season usage.



MODERN

The Alluravision Deep Depth linear electric fireplace offers a more modern fireplace look. It can warm up to 800 sq. ft. of space with up to 9,000 BTUs. This minimalist option fully recesses into the wall.

