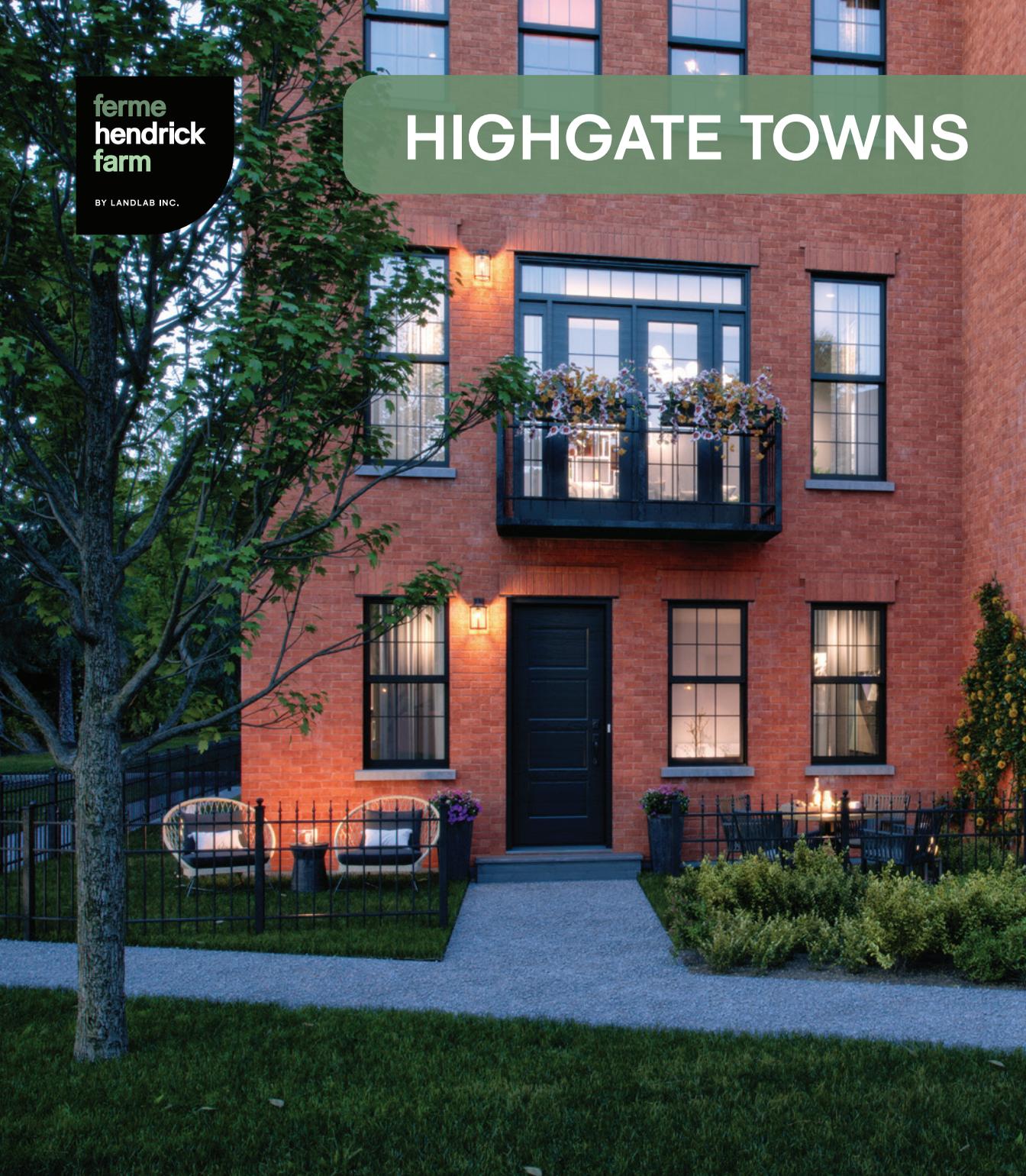


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BY LANDLAB INC.

HIGHGATE TOWNS

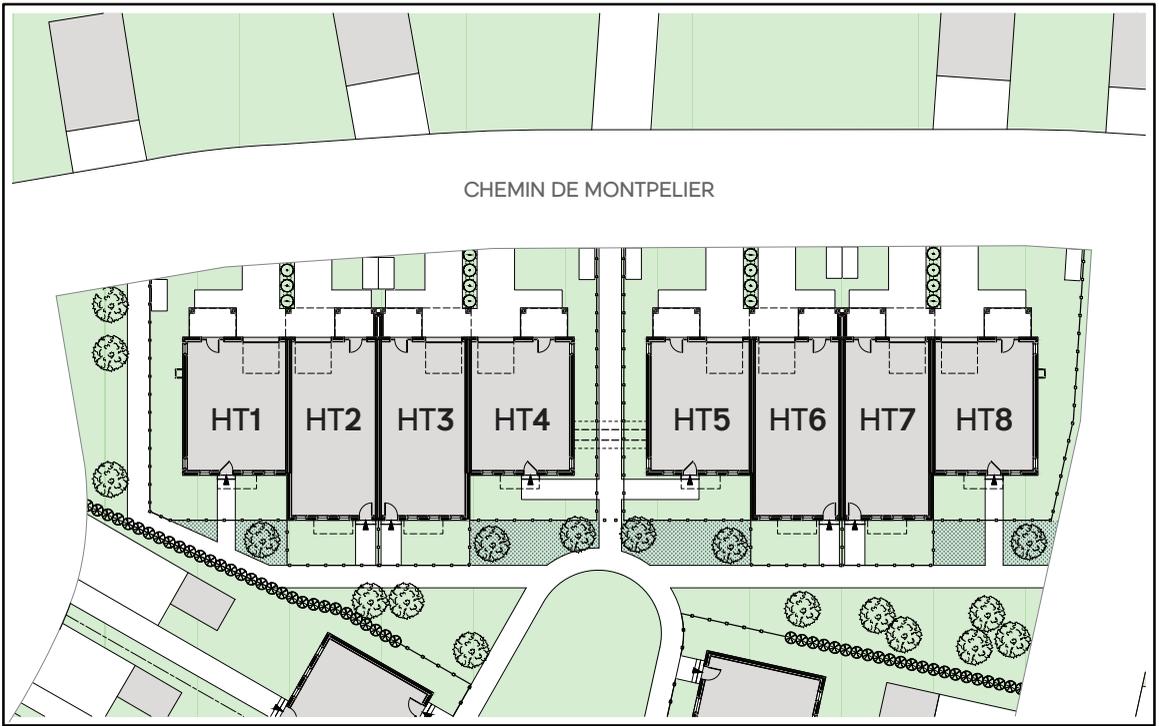


THE HIGHGATE TOWNS

The Highgate Towns will be the final addition to the incredibly popular Hendrick Farm district known as Foundation Square.

Built around the large green known as Foundation Park, this district features a mix of townhouses and single family homes that combine classic architectural features—like red brick, wrought iron fences, and federal style window/door treatments—with the adjacency of parks found throughout Europe. With all other units in Foundation Square sold out, the Highgates offer a last chance to own a luxurious home in this stunning pocket of the neighbourhood.





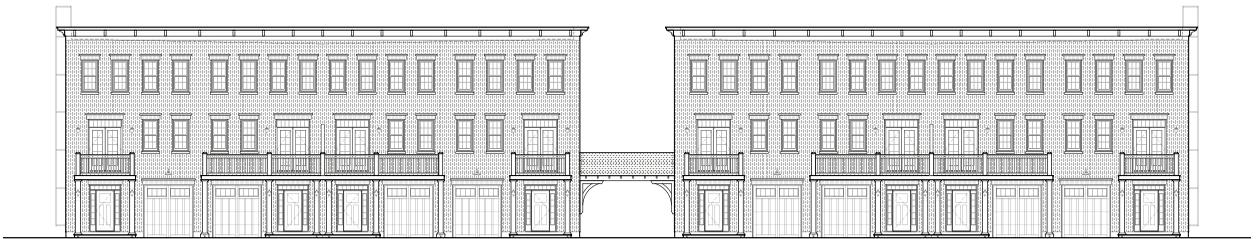
FEATURES

- ▶ 10 ft ceilings on main (2nd) floor and 9 ft ceilings on 1st and 3rd floors
- ▶ Integrated garage
- ▶ Balconies on both sides of the units accessed via french doors
- ▶ 3 bedroom and 2.5 bathroom layouts
- ▶ Open concept kitchen, dining, living rooms
- ▶ Ensuite with tiled walk-in shower and freestanding tub
- ▶ Real hardwood flooring on 2nd and 3rd floors
- ▶ 5-piece lacquered shaker wood cabinets and quartz countertops as standard
- ▶ High-end tile, hardware, and lighting collections included
- ▶ Front gardens encircled by wrought-iron fences

ELEVATIONS



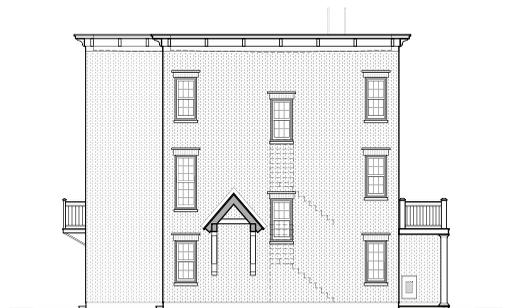
FOUNDATION PARK ELEVATION



CHEMIN MONTPELIER ELEVATION



**CHEMIN ST-GEORGE &
CHEMIN FONDATION** ELEVATIONS



BETWEEN BUILDING ELEVATIONS



MODEL A

THE HIGHGATE TOWNS - MODEL A

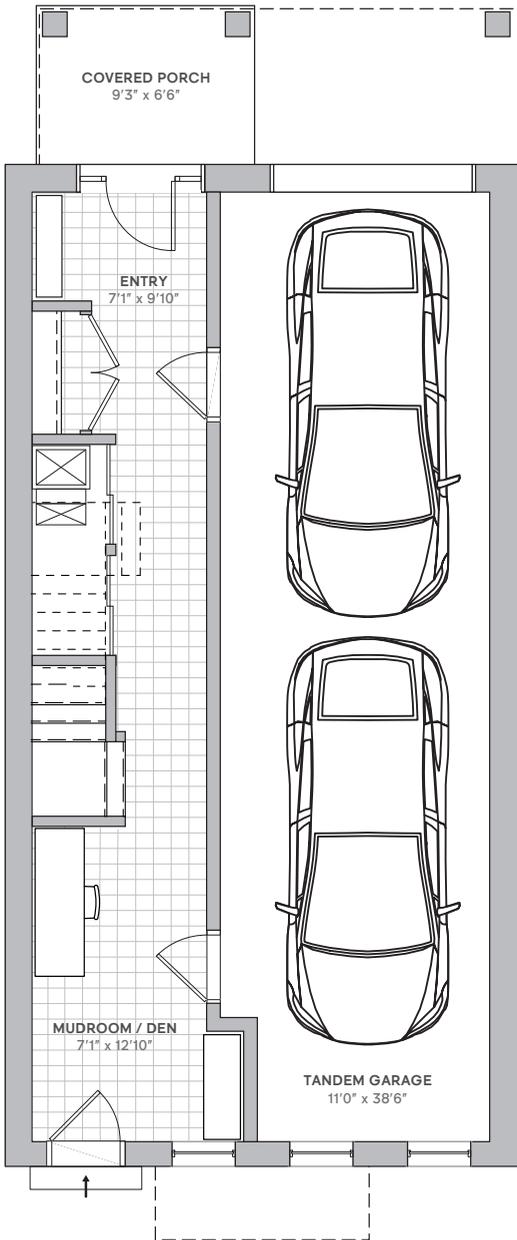
At 2,170 sq. ft. plus 2-car integrated garage, the Model A is the most luxurious townhome offering at Hendrick Farm. Walk up the stairs to the 2nd storey and be greeted by soaring 10 ft ceilings and oversized windows. The living room is generous and light-filled, and features large french doors that lead to a juliette balcony overlooking the front garden. The dining room has plenty of space for entertaining, and buyers have the option of adding a 12 ft. pantry or coffee bar along the wall in that space. Walk through the spacious kitchen, past the island, and out another set of french doors and you'll find yourself on a large balcony spanning the width of the home and ready to be turned into your very own oasis.

Make your way upstairs where the 3 bedrooms and 2 bathrooms benefit from 9 ft. ceilings. The sizable master bedroom includes a walk-in closet and an ensuite with double sinks, a tiled walk-in shower, and a luxurious freestanding tub. This floor also includes a linen closet and a laundry closet. In addition, buyers have the option of choosing a 2-bedroom layout where both bedrooms have ensuite access, and the 2nd bedroom features enough room to house a study and/or home gym.

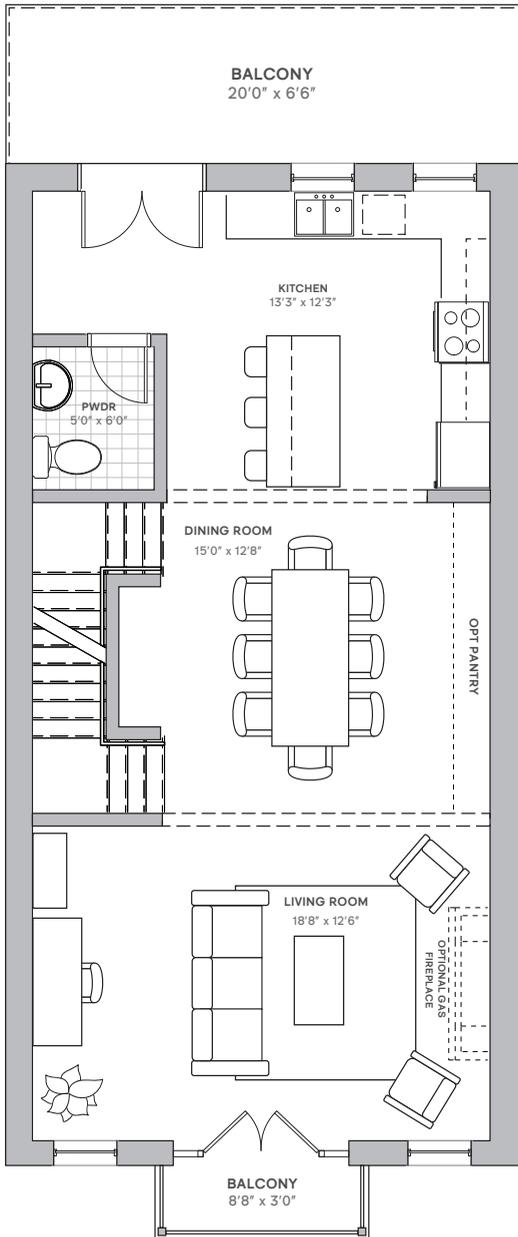
The ground floor features mudrooms at both the front and back of the home, and buyers have the option of reducing the garage to a 1-car space to gain a large study/den overlooking the front garden.



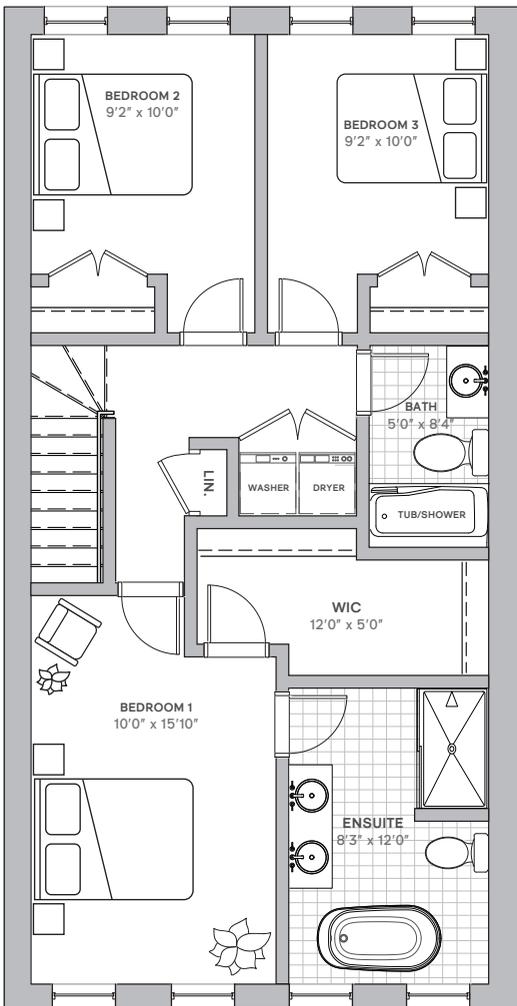
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



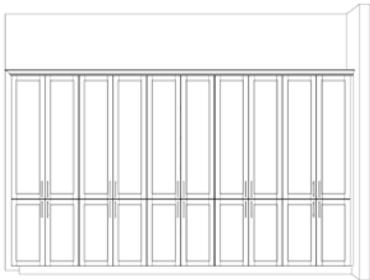
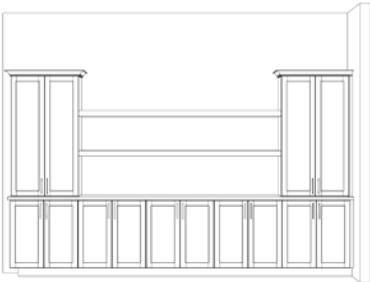
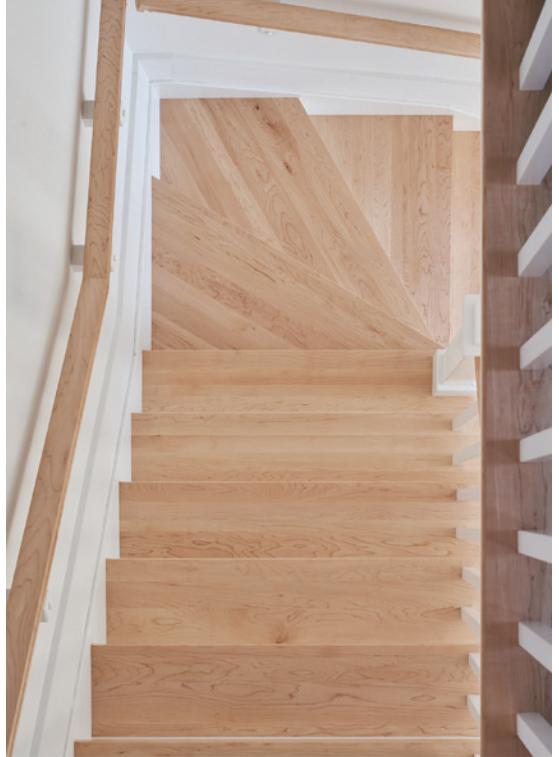
BUILDER UPGRADES

HARDWOOD STAIRS

Homebuyers can upgrade their stairs 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.



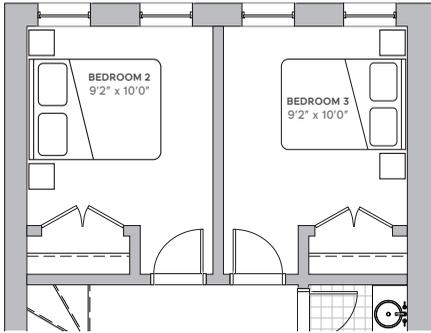
PANTRY OR COFFEE BAR

Looking for added storage or entertaining space? Choose between upgrading to a 12' long pantry along the dining room wall, or a 12' coffee bar featuring lower cabinets. Both upgrades are convenient and stylish additions to the Model A.

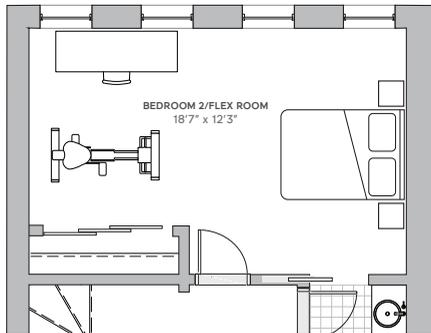
2-BEDROOM LAYOUT

This option combines the 2nd and 3rd bedrooms into a single room that offers plenty of space for a bed, study and/or gym. This layout also adds in-room access to the 2nd bathroom.

STANDARD LAYOUT



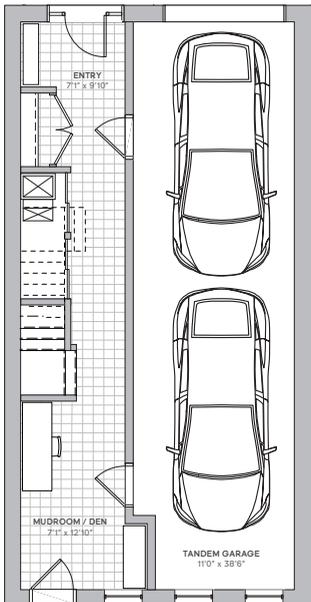
2-BEDROOM LAYOUT



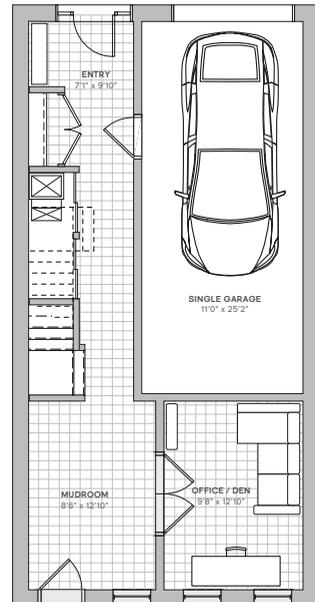
HOME OFFICE

Homebuyers have the option of reducing the length of their integrated garage to gain a home office space. This upgrade reduces the two-car garage to a single-car garage with space for storage. In doing so, the mudroom becomes larger and the ground floor gains a beautiful, bright home office overlooking the front garden.

STANDARD LAYOUT



HOME OFFICE LAYOUT



GAS FIREPLACE

Hendrick Farm offers the option of adding a gas fireplace in the living room of the Model A.

BRICK WALL

Want to achieve that industrial loft look? This upgrade adds thin brick to the shared living and dining room wall, to create a genuine brick wall effect.



