

ferme
hendrick
farm

BY LANDLAB INC.

HARTFORD



THE HARTFORD

The Hartford's design is a testament to classic New England architecture, and is available in a series of striking historical colours. Available in both Camden Row and the Cabot District, its spacious front porch allows for sunset drinks or morning coffees with views of parks, while the integrated garage is accessed at the back of the home via a rear laneway. A bright downstairs features a large kitchen that includes lacquered wood cabinetry and quartz countertops as standard. The island has room for seating on two sides, making it perfect for entertaining guests or hanging out with family.

Upstairs you can find three sunlit bedrooms, as well as a flex space that can be used as a loft/den or enclosed to create a private home office. The master bedroom features double walk-in closets and an ensuite complete with walk-in shower and beautiful soaker tub. Hardwood floors and high end finishes are included throughout.

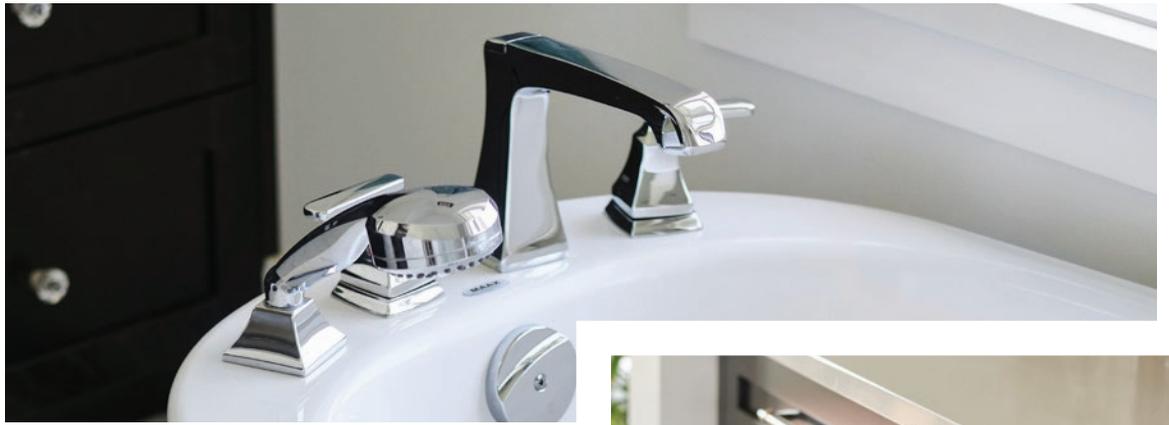
** Note: Each homeowner will meet with our designer to choose from a curated array of house colours.*



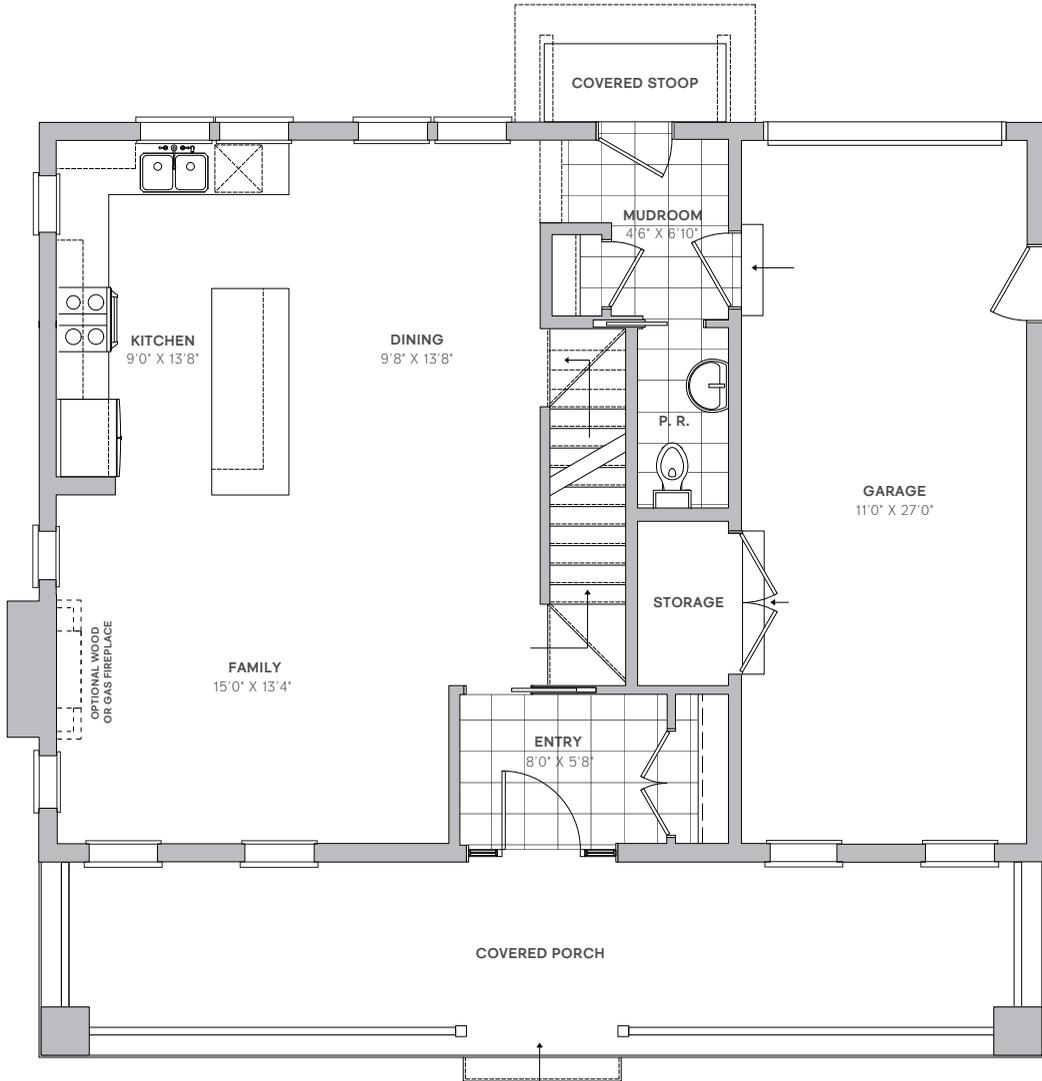


FEATURES

- ▶ Large front porch
- ▶ 1,870 sq. ft. + 340 sq. ft. garage
- ▶ 3 bedrooms + loft
- ▶ 2.5 bathrooms
- ▶ Open concept kitchen, dining, living room
- ▶ Real hardwood flooring on 1st and 2nd floor
- ▶ 5-piece lacquered shaker wood cabinets and quartz countertops as standard
- ▶ High-end tile, hardware, and lighting collections included
- ▶ Fully sodded backyard and front garden
- ▶ Beautifully integrated 1-car garage
- ▶ *Optional:* Finished basement with bedroom + bathroom + rec room
- ▶ *Optional:* Additional home office by reducing garage size

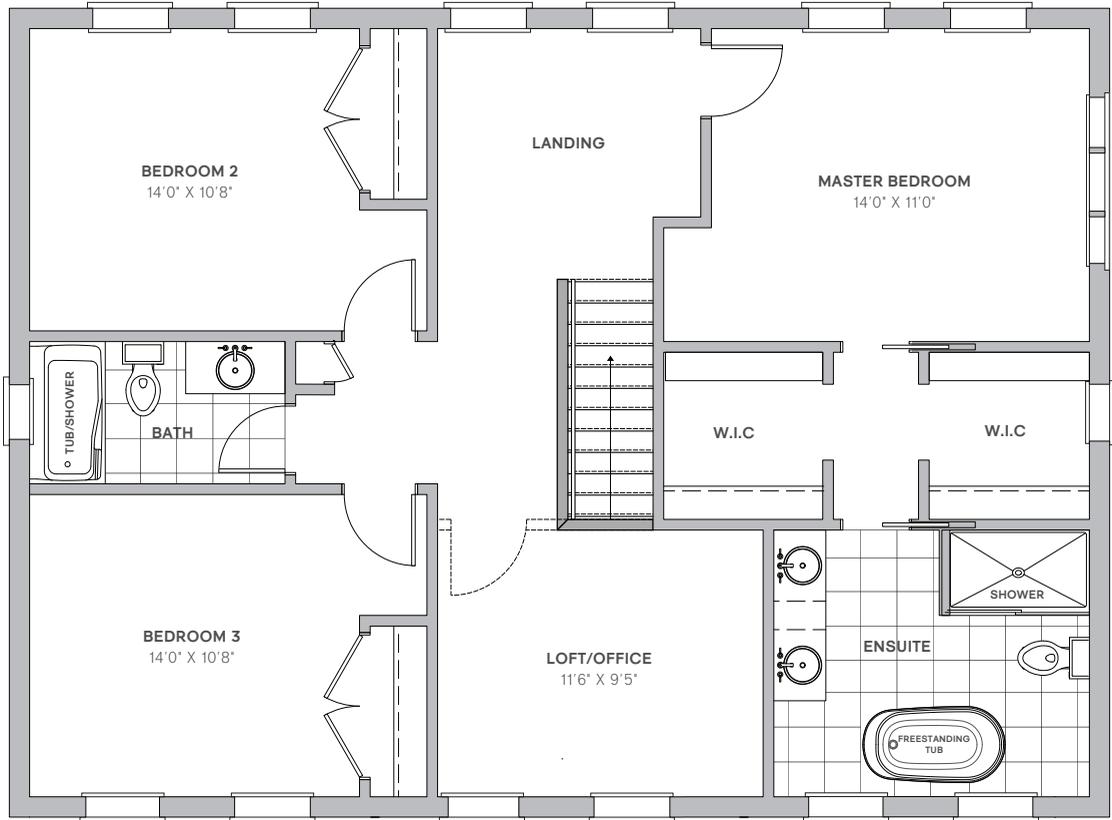


GROUND FLOOR

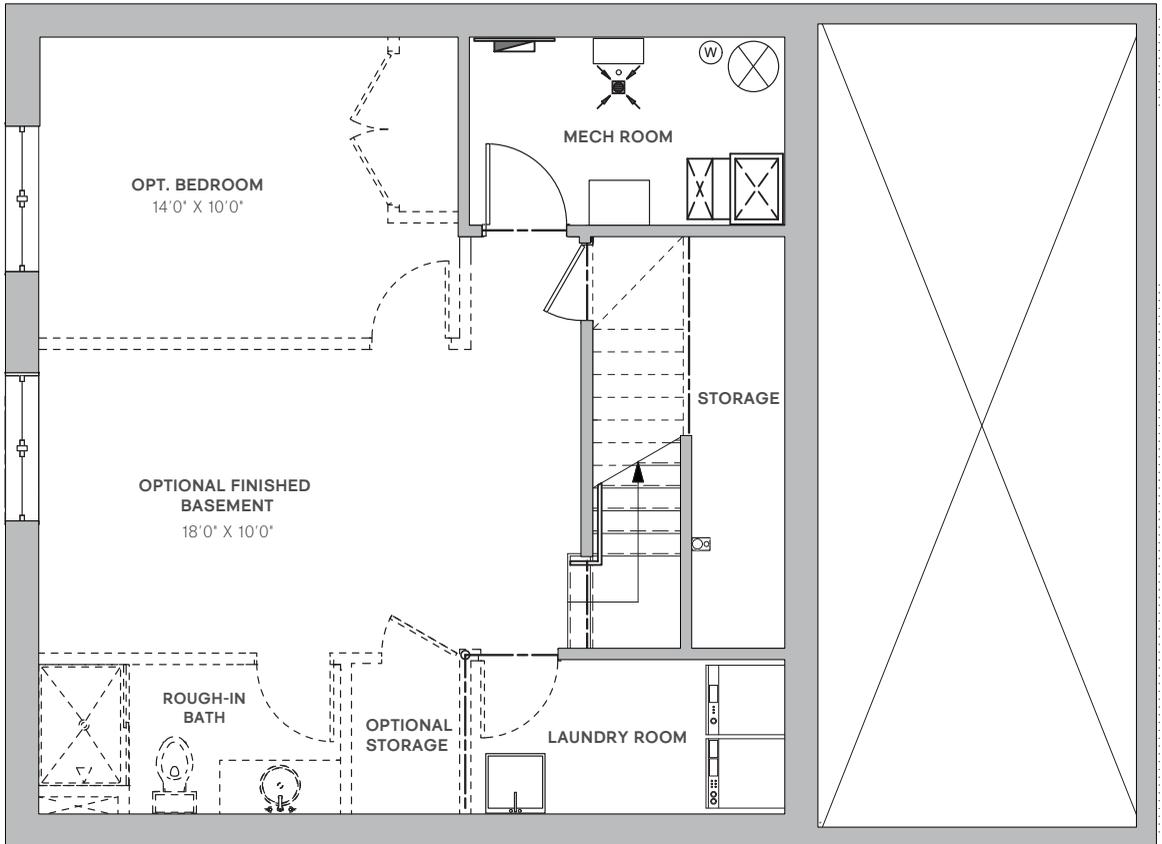


E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

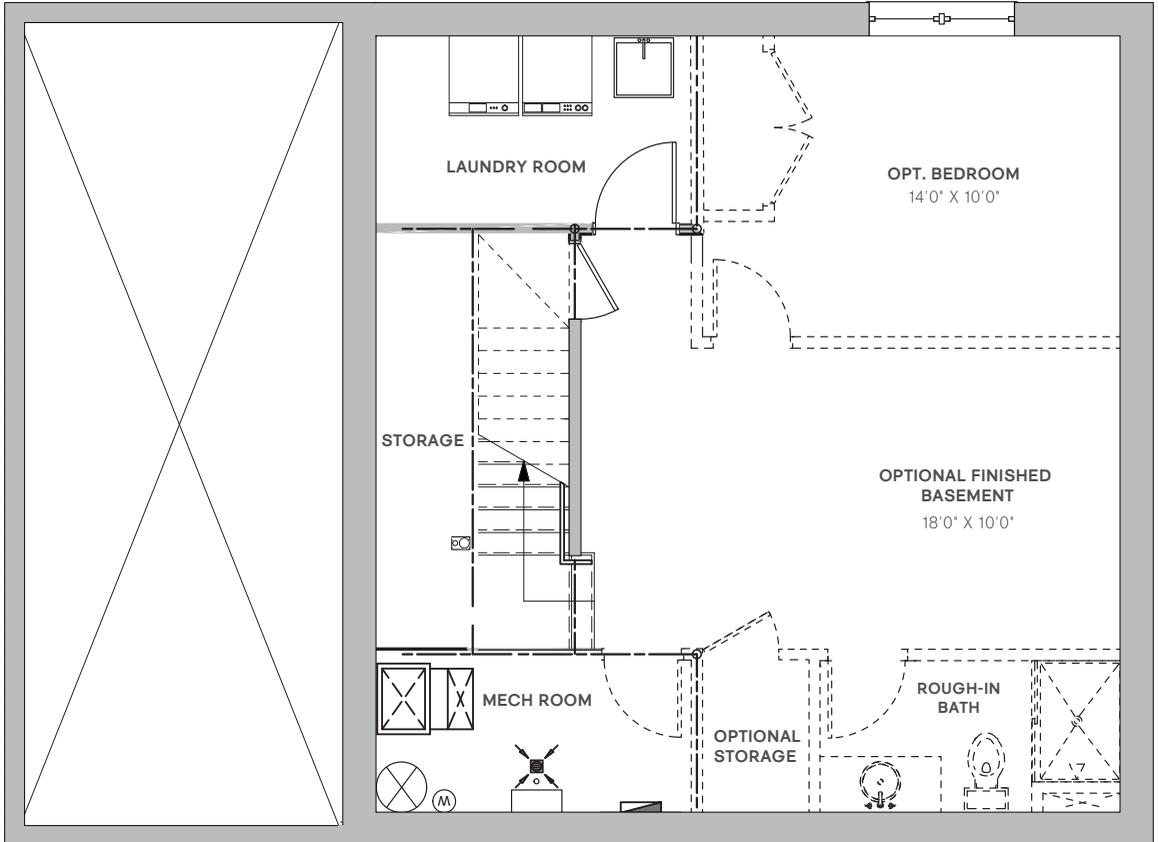
SECOND FLOOR



BASEMENT STANDARD



BASEMENT WITH WRAP-AROUND PORCH



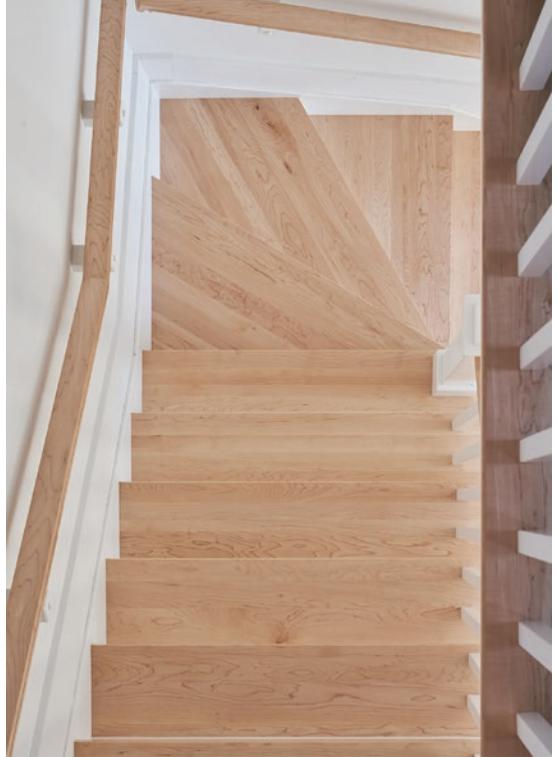
BUILDER UPGRADES

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.



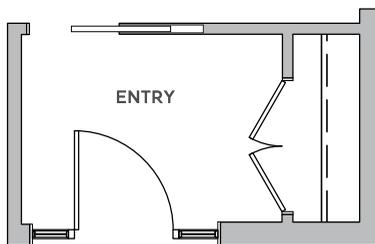
FIREPLACE

Hendrick Farm offers the option to include a gas or wood fireplace in the living room of the Hartford.

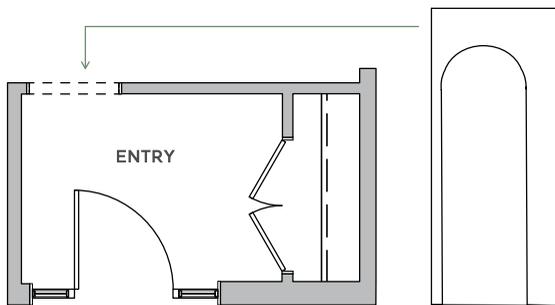
FOYER ARCH

While the standard front foyer includes a sliding french door, Hendrick Farm is offering the option of removing the door and creating an archway. This trendy modification is sure to catch the eye as you step into the main living area.

STANDARD LAYOUT



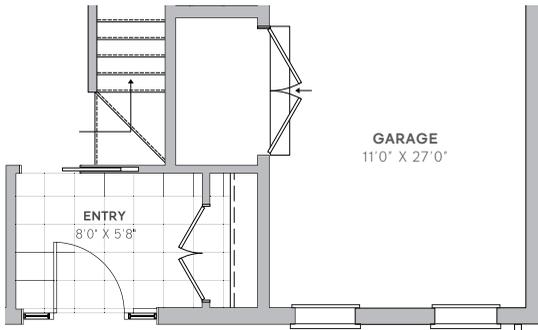
WITH ARCH



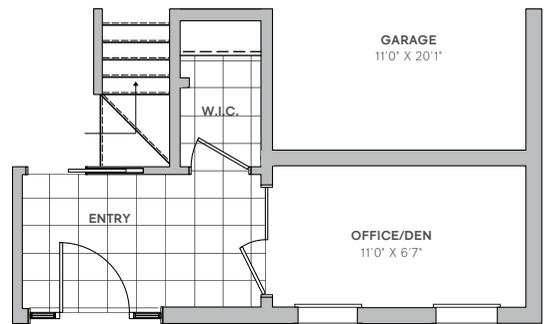
HOME OFFICE - OPTION 1

Homebuyers have the option of reducing the length of their integrated garage to 20' in order to add a home office or den on the ground floor. This option re-arranges the entryway to include a walk-in closet and glass french doors to the home office area.

STANDARD LAYOUT



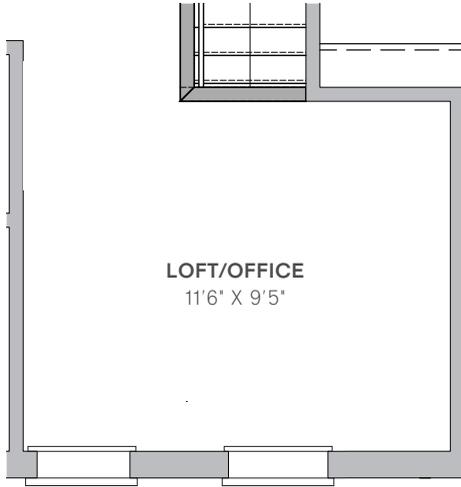
HOME OFFICE - OPTION 1



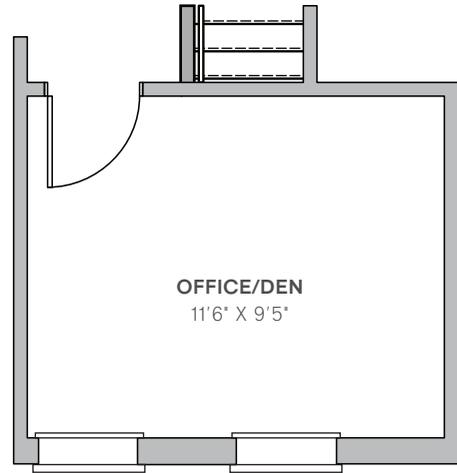
HOME OFFICE - OPTION 2

The Hartford floorplan allows for the closing off of the loft to form a study or home office.

STANDARD LAYOUT



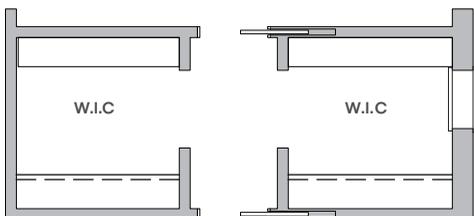
HOME OFFICE - OPTION 2



SECOND FLOOR LAUNDRY

Homebuyers have the option of adding a stacked laundry hookup in the master bedroom walk-in closet.

STANDARD LAYOUT



SECOND FLOOR LAUNDRY LAYOUT

