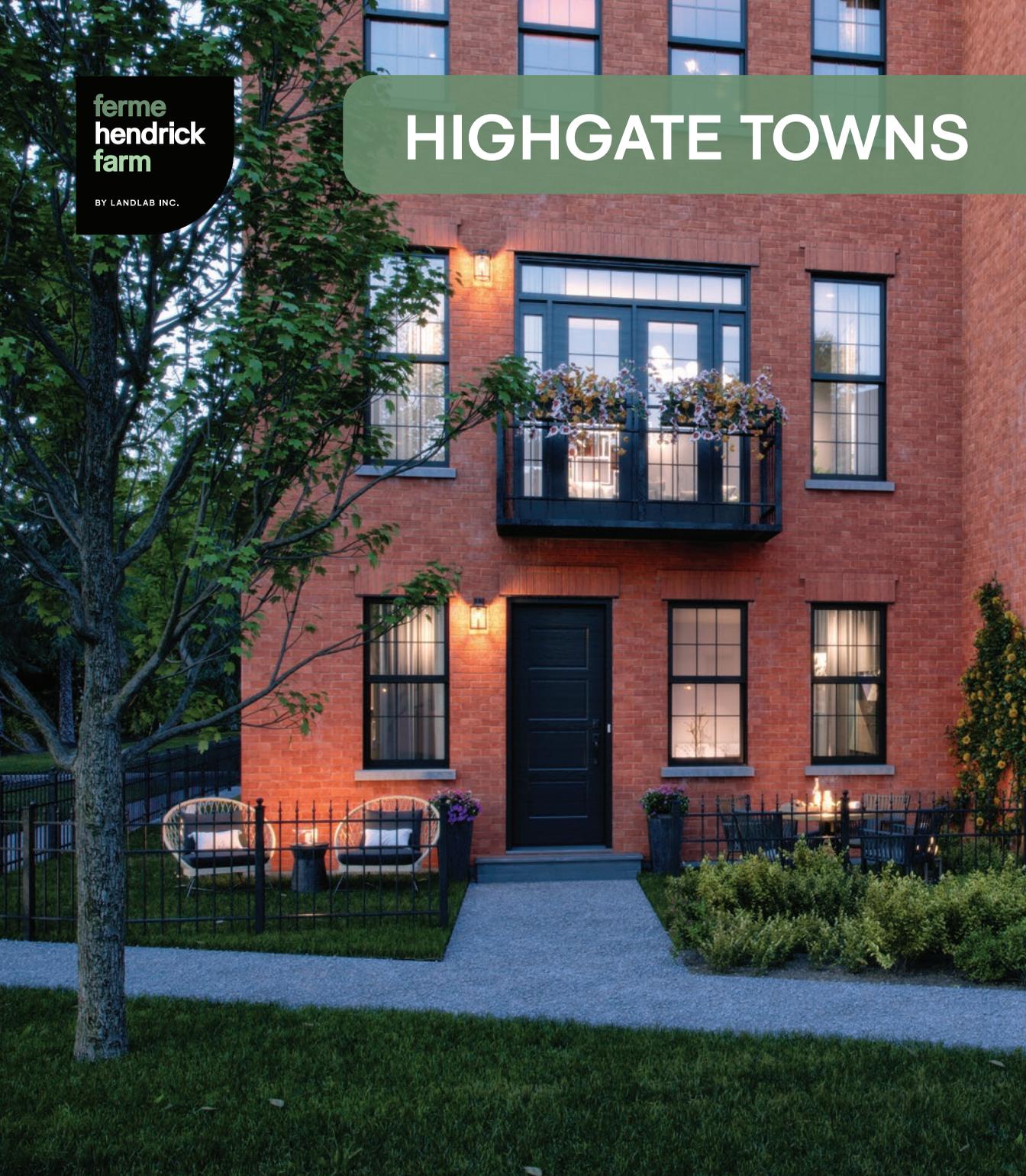


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BY LANDLAB INC.

HIGHGATE TOWNS

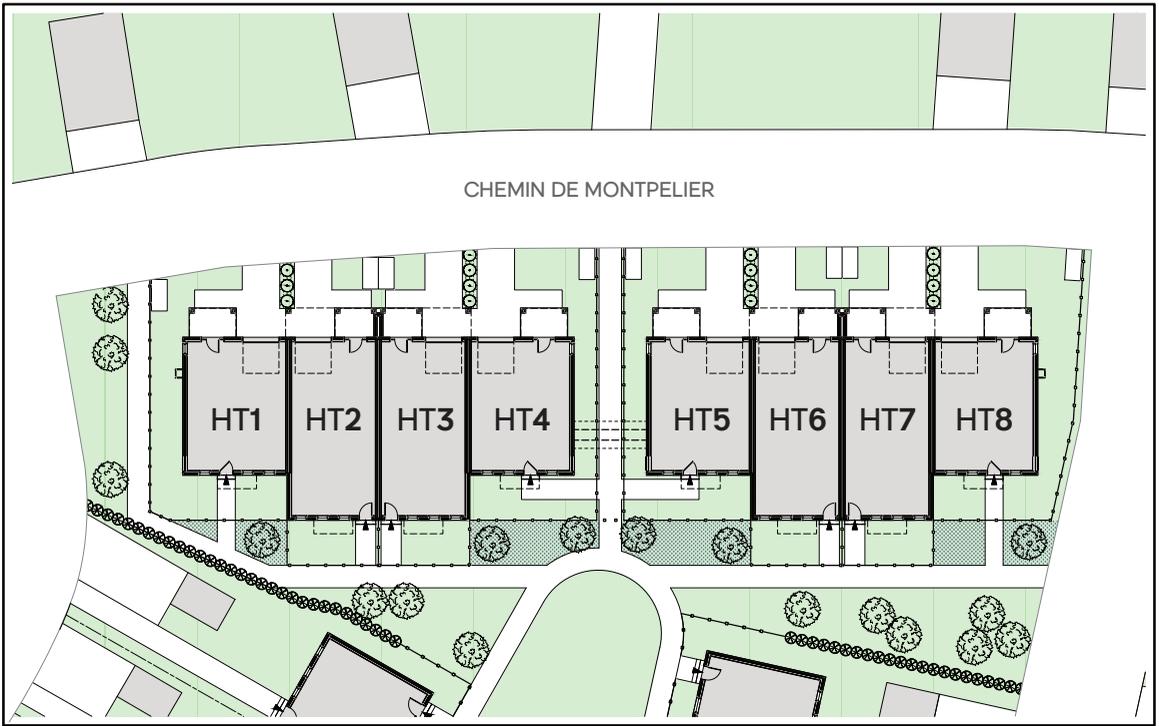


THE HIGHGATE TOWNS

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.





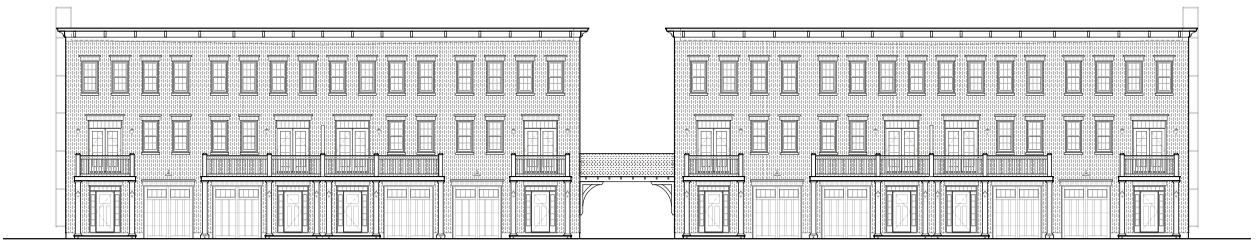
FEATURES

- ▶ 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 B

THE HIGHGATE TOWNS - MODEL B

The Model B features 1,915 sq. ft. of living space spread over 3 floors as well as an integrated 1-car garage with plenty of space for storage. The ground floor includes a large mudroom, as well as a laundry room overlooking the front garden. Move onto the 2nd floor and be greeted by stunning 10 ft ceilings and a spacious floorplan.

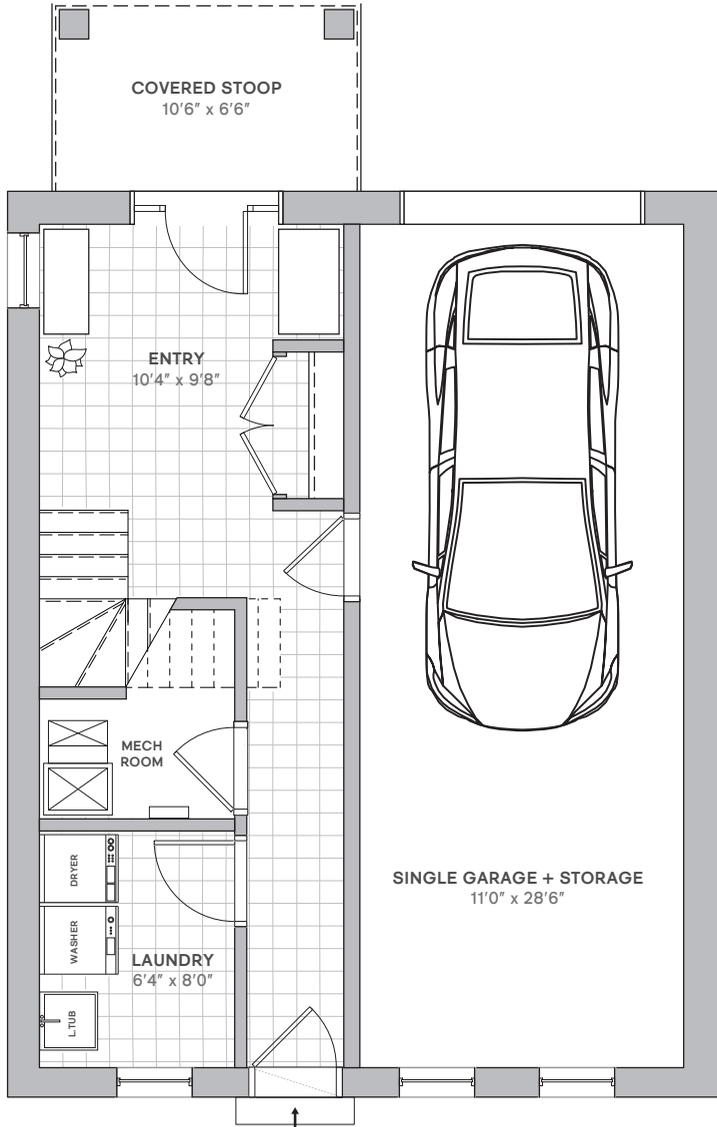
The incredibly generous kitchen layout features abundant counter space, and a large island with a bar sink and seating on two sides. A walk-in pantry and powder room are the perfect additions to the space. The balcony off the kitchen, accessible by french doors, has room for a table and chairs, and ensures you can

keep your potted herbs close at hand. The elegant living and dining space features large french doors and a juliette balcony that overlooks the front garden.

Upstairs, the standard layout includes 9 ft ceilings and features 3 bedrooms and 2 bathrooms, with the master including a walk-in closet and an ensuite with double sinks, a tiled walk-in shower, and a luxurious freestanding tub. Optional modifications allow for a 2-bedroom layout with both bedrooms having ensuite access, and the 2nd bedroom featuring enough room to house a study and/or home gym. Buyers also have the option of shrinking the integrated garage to gain a home office on the ground floor.

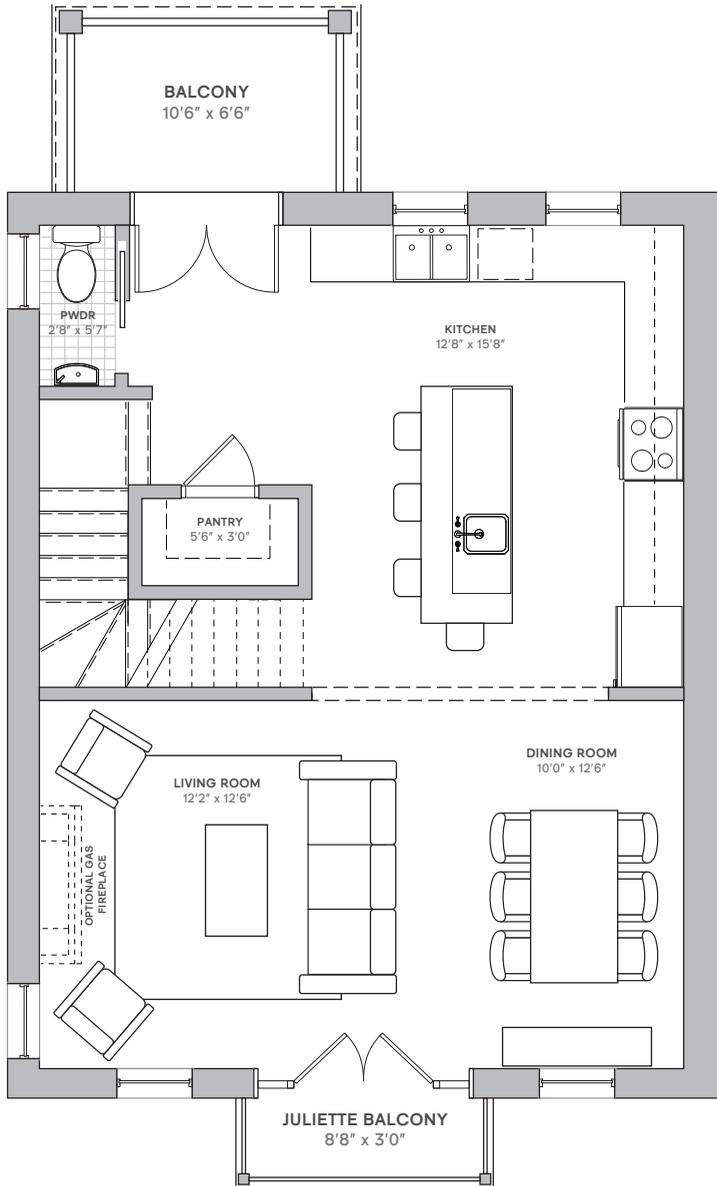


GROUND FLOOR



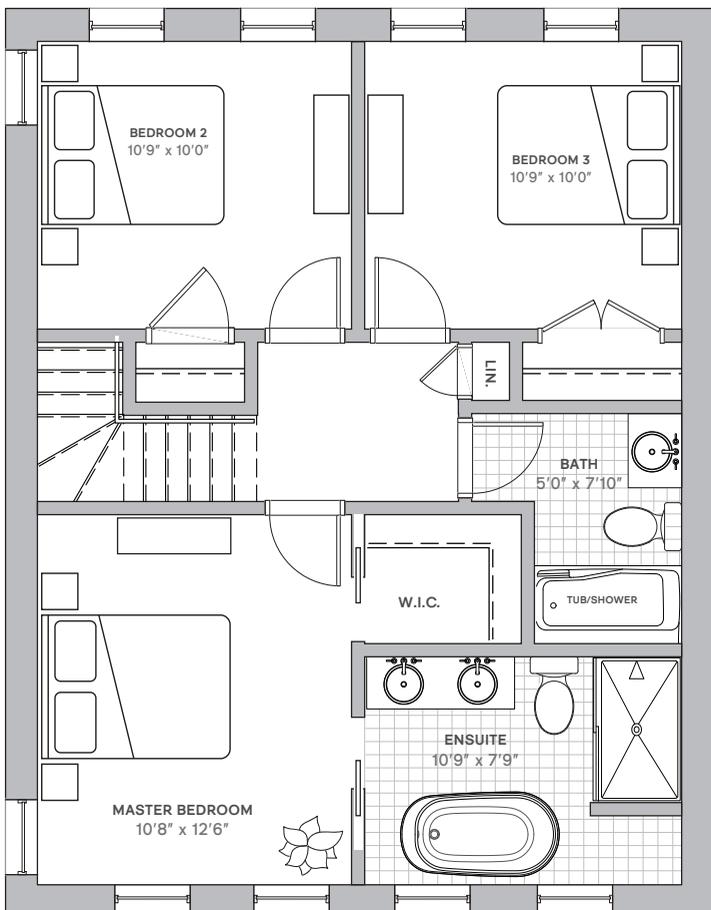
E. & O.E. Plans and window/door placements are subject to change without notice. Actual usable floor space may vary from stated floor area.

SECOND FLOOR



E. & O.E. Plans and window/door placements are subject to change without notice. Actual usable floor space may vary from stated floor area.

THIRD FLOOR



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

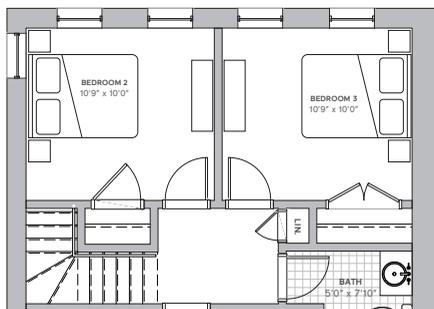
As an added option, home buyers can choose to upgrade from a half-wall with hardwood cap to an open handrail along the staircase.



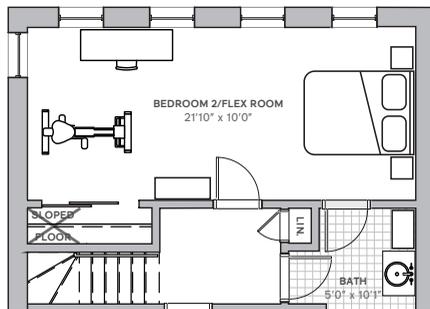
2-BEDROOM LAYOUT

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

STANDARD LAYOUT



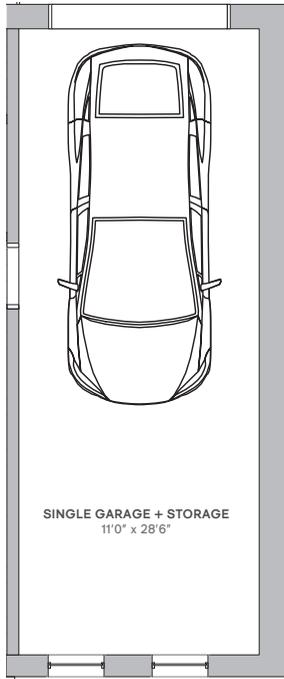
2-BEDROOM LAYOUT



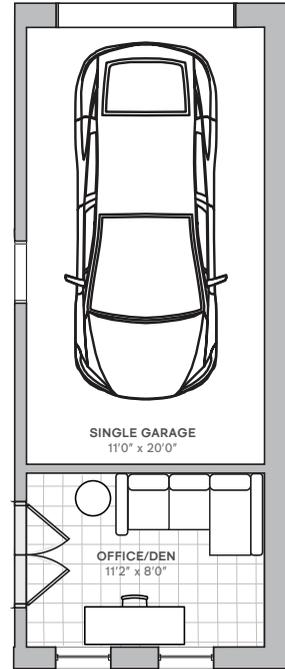
HOME OFFICE

Homebuyers have the option of reducing the length of their integrated garage to gain a cozy, light-filled home office overlooking the front garden.

STANDARD LAYOUT



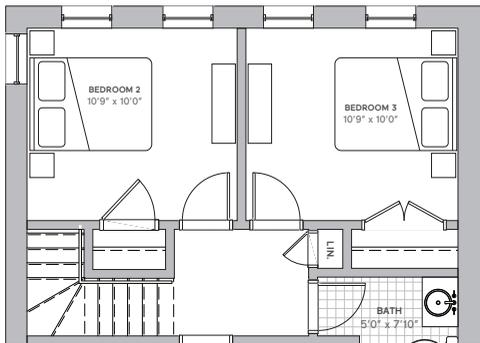
HOME OFFICE LAYOUT



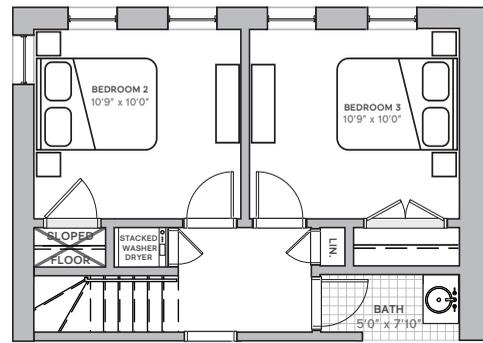
3RD FLOOR LAUNDRY

Homebuyers have the option of adding a stacked laundry hookup on the 3rd floor. This modification also results in the removal of the laundry hookup and sink from the ground floor, and the expansion of the mudroom.

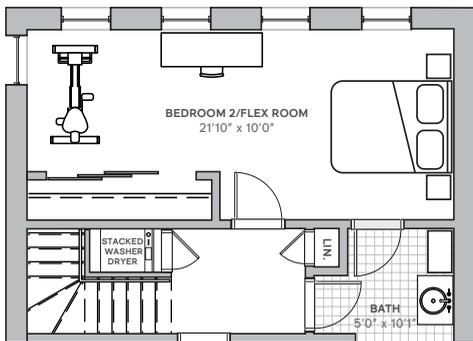
STANDARD 3RD FLOOR LAYOUT



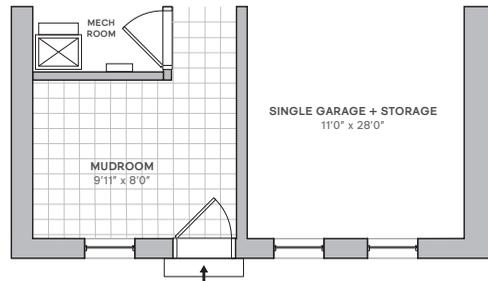
3RD FLOOR LAUNDRY - 3 BEDROOM LAYOUT



3RD FLOOR LAUNDRY - 2 BEDROOM LAYOUT



RESULTING GROUND FLOOR MODIFICATION



GAS FIREPLACE

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

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.



