

ferme
hendrick
farm

BY LANDLAB INC.

REID - MODEL A



THE REID - MODEL A

The first single family house of its kind at Hendrick Farm, we're thrilled to present the Reid. Clad in genuine cedar shingles, with wood shutters and a stacked front porch facing Calais Park, this stately single family home offers 1,870 sq. ft. of living space plus the addition of a beautifully integrated garage facing the rear laneway at the back of the home.

Perfectly designed for families that require space to work remotely, this two-storey home is packed with incredible features. The 3 bedroom / 2.5 bathroom layout includes a loft that can be converted into a home office on the 2nd floor, and has the option of adding a second home office

on the 1st floor by reducing the size of the garage. The optional finished basement can also provide an additional bedroom, full bathroom, rec room, and storage space. To top it all off, the master bedroom features double walk-in closets and an ensuite complete with walk-in shower and beautiful soaker tub. Real hardwood floors, lacquered wood cabinetry and quartz countertops are standard and make this home a truly stunning option.

** Note: The siding colour and material for the Reid units has been pre-assigned, and each homeowner will meet with our designer to choose from a curated array of door/shutter colours and picket fence styles.*



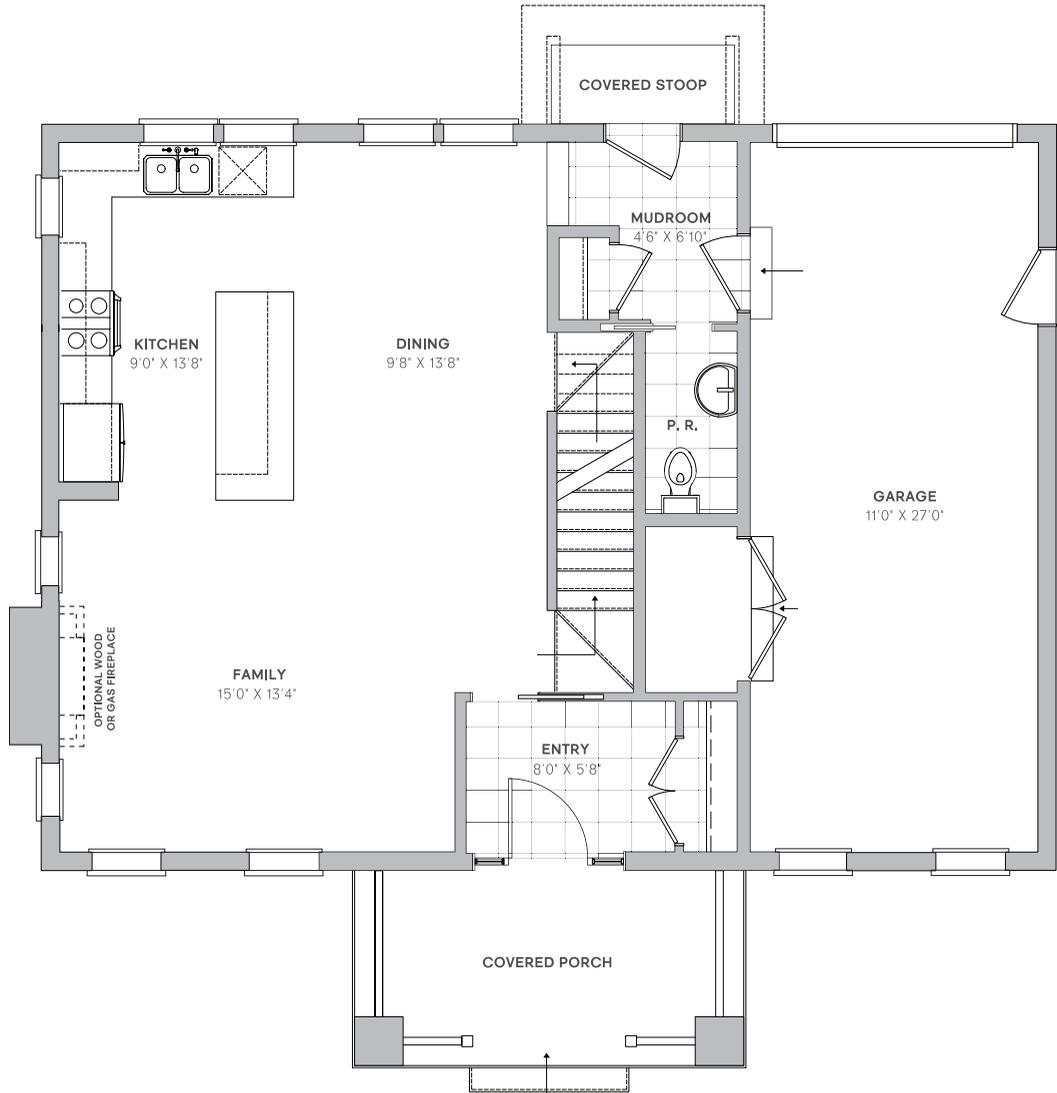


FEATURES

- ▶ Stacked front porches
- ▶ 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

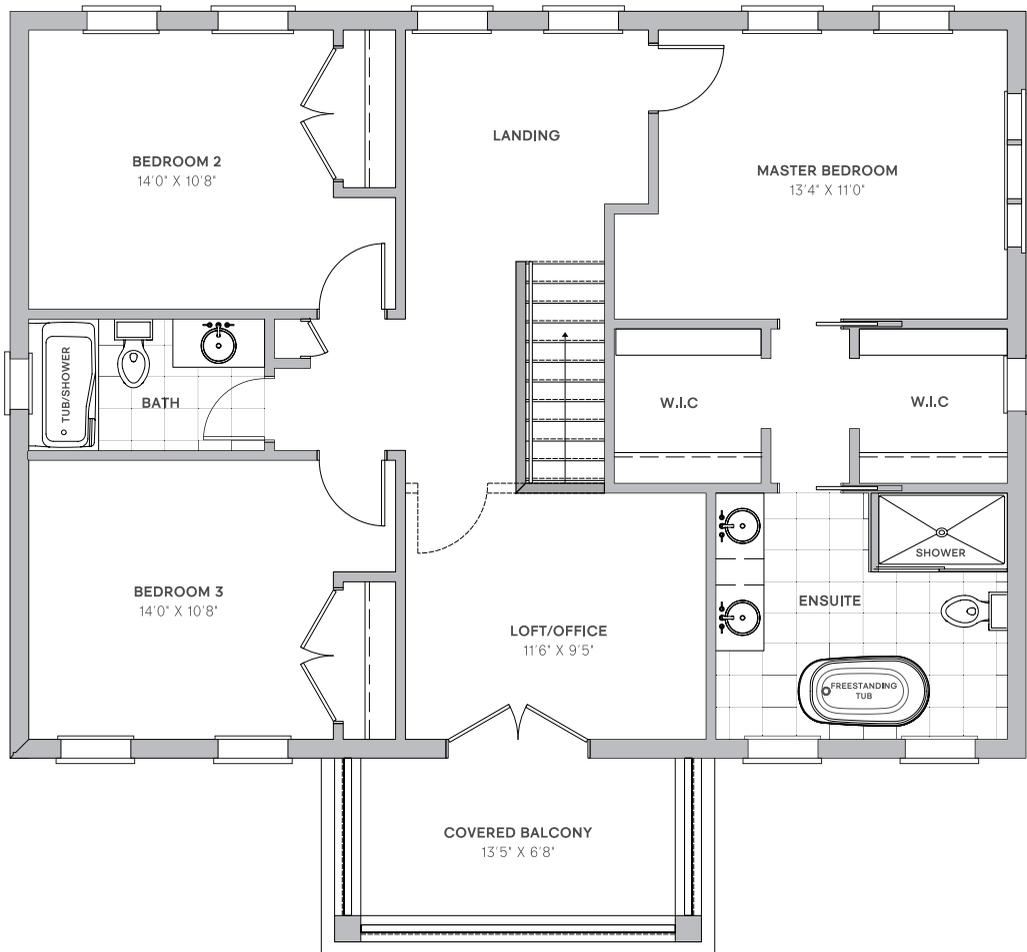


GROUND FLOOR

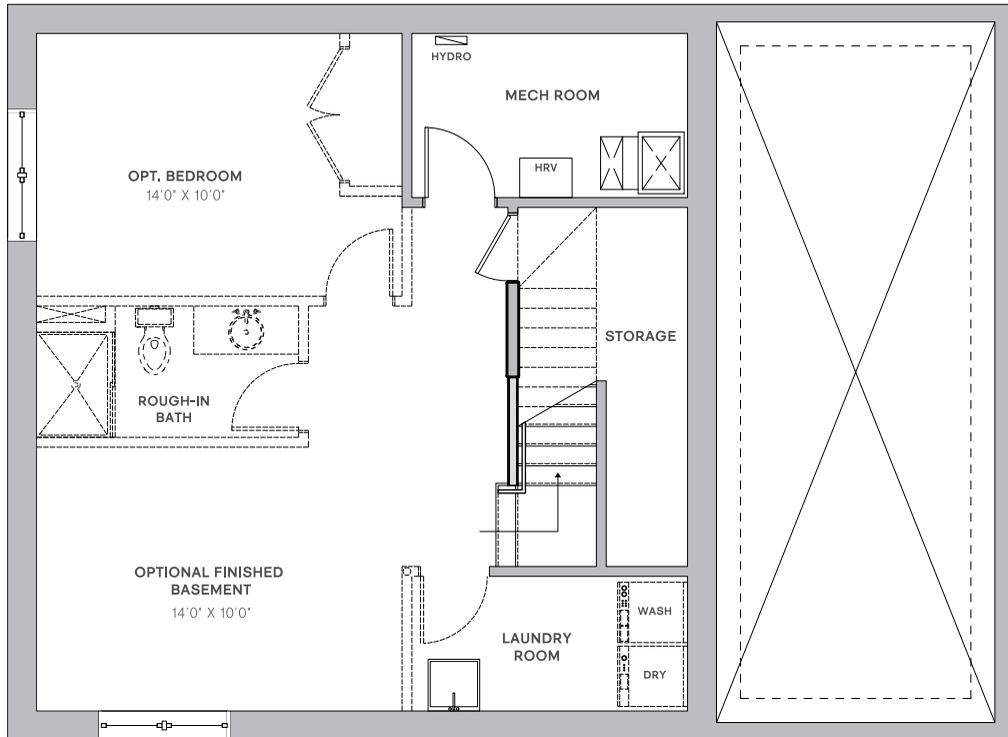


E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

SECOND FLOOR



BASEMENT



LOTS

CHEMIN
FONDATION

B9

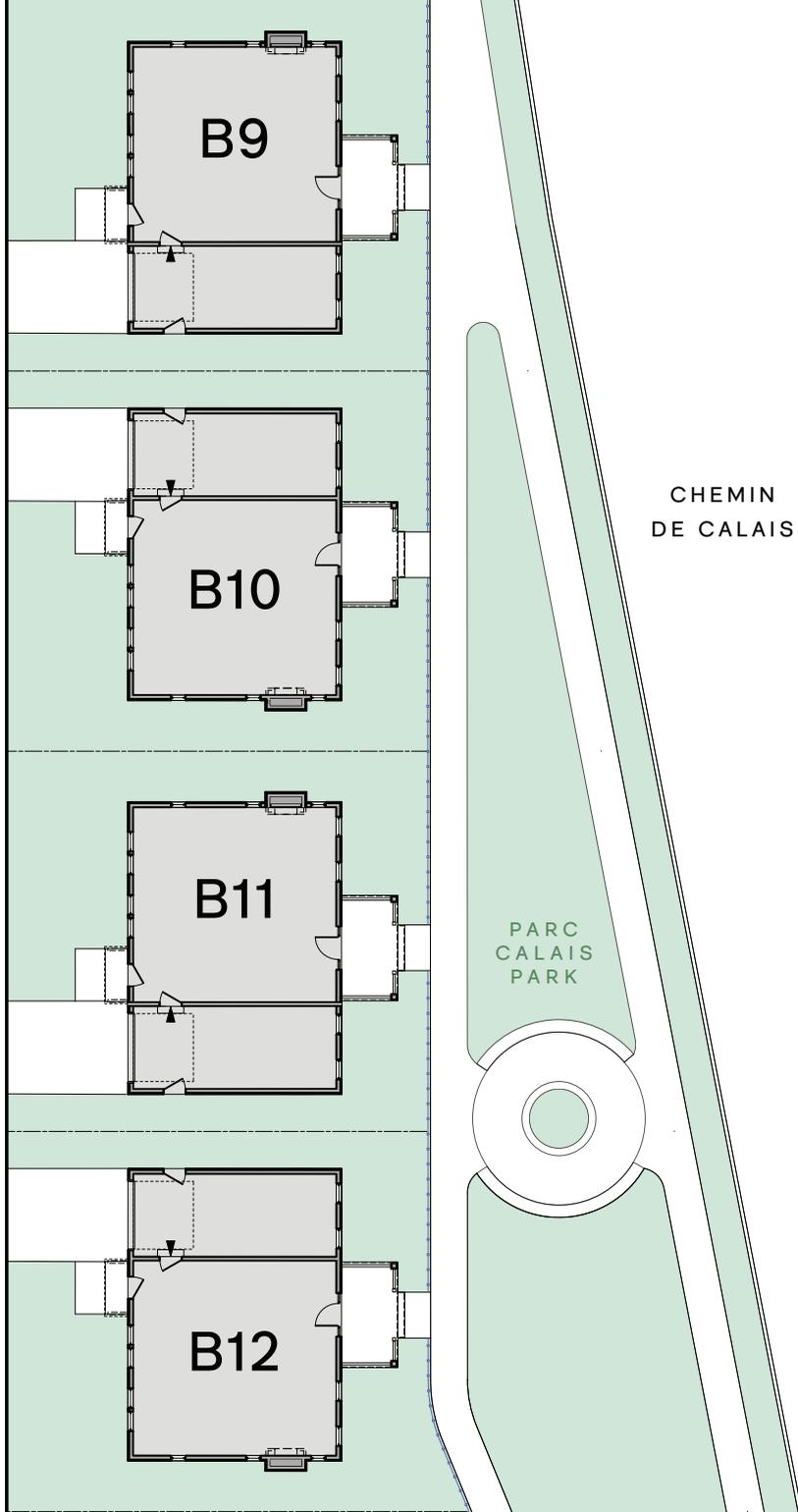
B10

B11

B12

CHEMIN
DE CALAIS

PARC
CALAIS
PARK



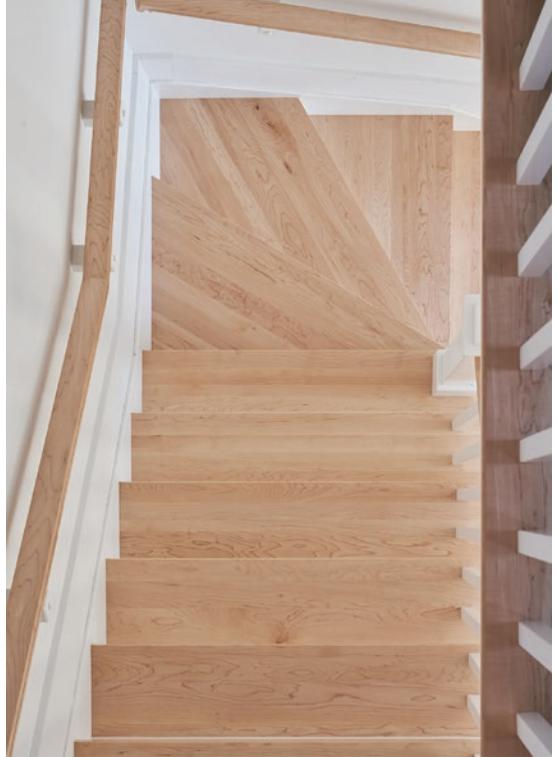
BUILDER UPGRADES

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.



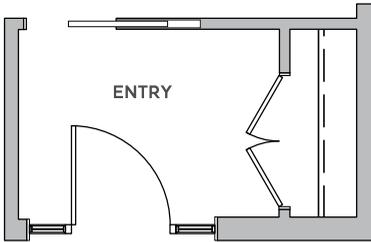
FIREPLACE

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

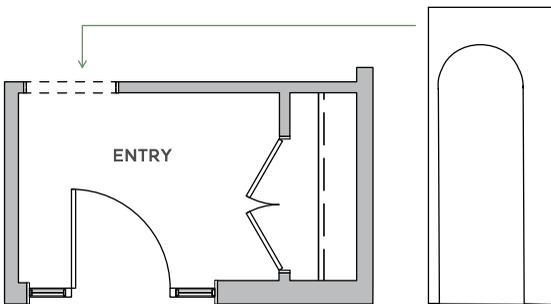
FOYER ARCH

While the standard front foyer includes a sliding glass 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



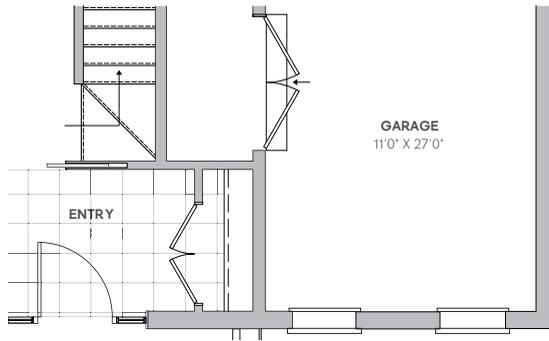
WITH ARCH



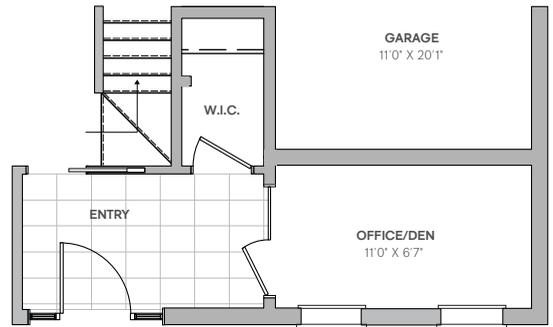
HOME OFFICE - OPTION 1

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



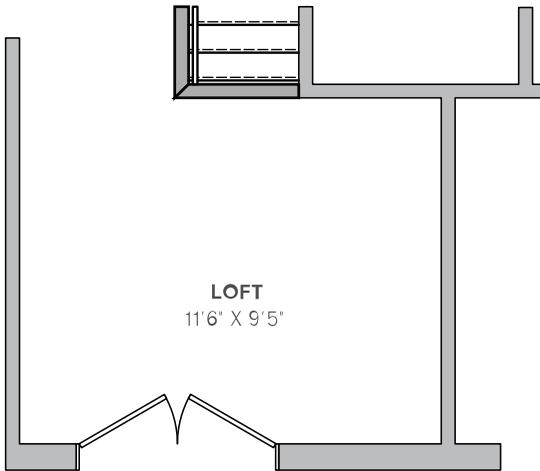
HOME OFFICE OR DEN



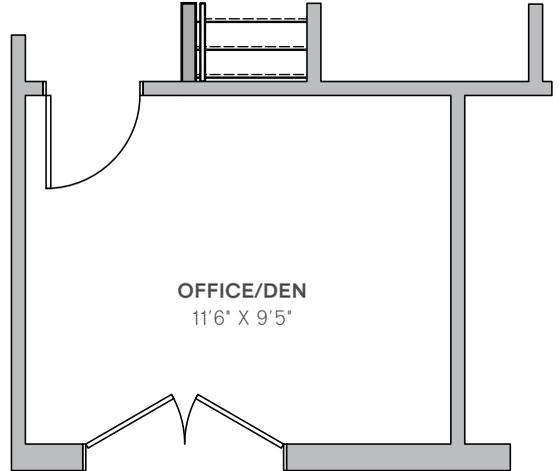
HOME OFFICE - OPTION 2

The Reid floorplan allows for the closing off of the loft on the 2nd floor to form a study or home office.

STANDARD LAYOUT



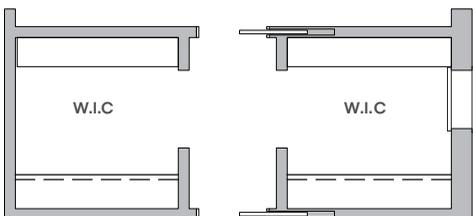
HOME OFFICE OR DEN



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

