

ferme  
hendrick  
farm

BY LANDLAB INC.

# REID - MODEL B



## THE REID - MODEL B

The Reid - Model B features a stunning stacked porch, shiplap siding on all four sides, wood shutters, and a subtly integrated garage at the front 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, while the master bedroom houses double walk-in closets and an ensuite complete with walk-in shower and beautiful soaker tub.

The generously sized kitchen includes lacquered wood cabinets and quartz countertops as standard, and is perfect for dinner with family or entertaining guests. Off the kitchen is a powder room and walk-in pantry, and homebuyers have the option of adding a second home office by reducing the size of the garage. The optional finished basement provides an additional bedroom, full bathroom, rec room, and storage space.

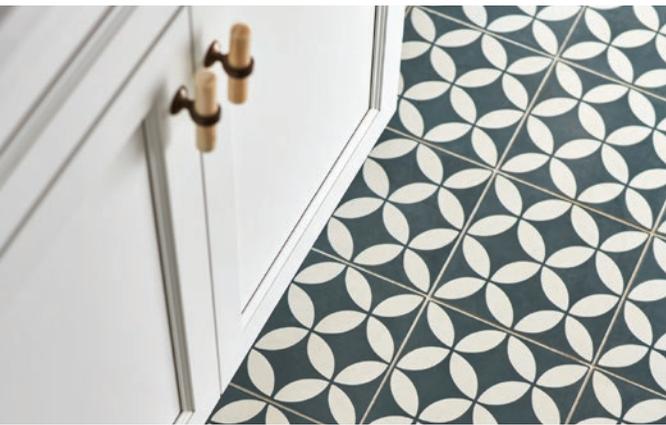
*\* Note: Each homeowner will meet with our designer to choose from a curated array of house colours.*



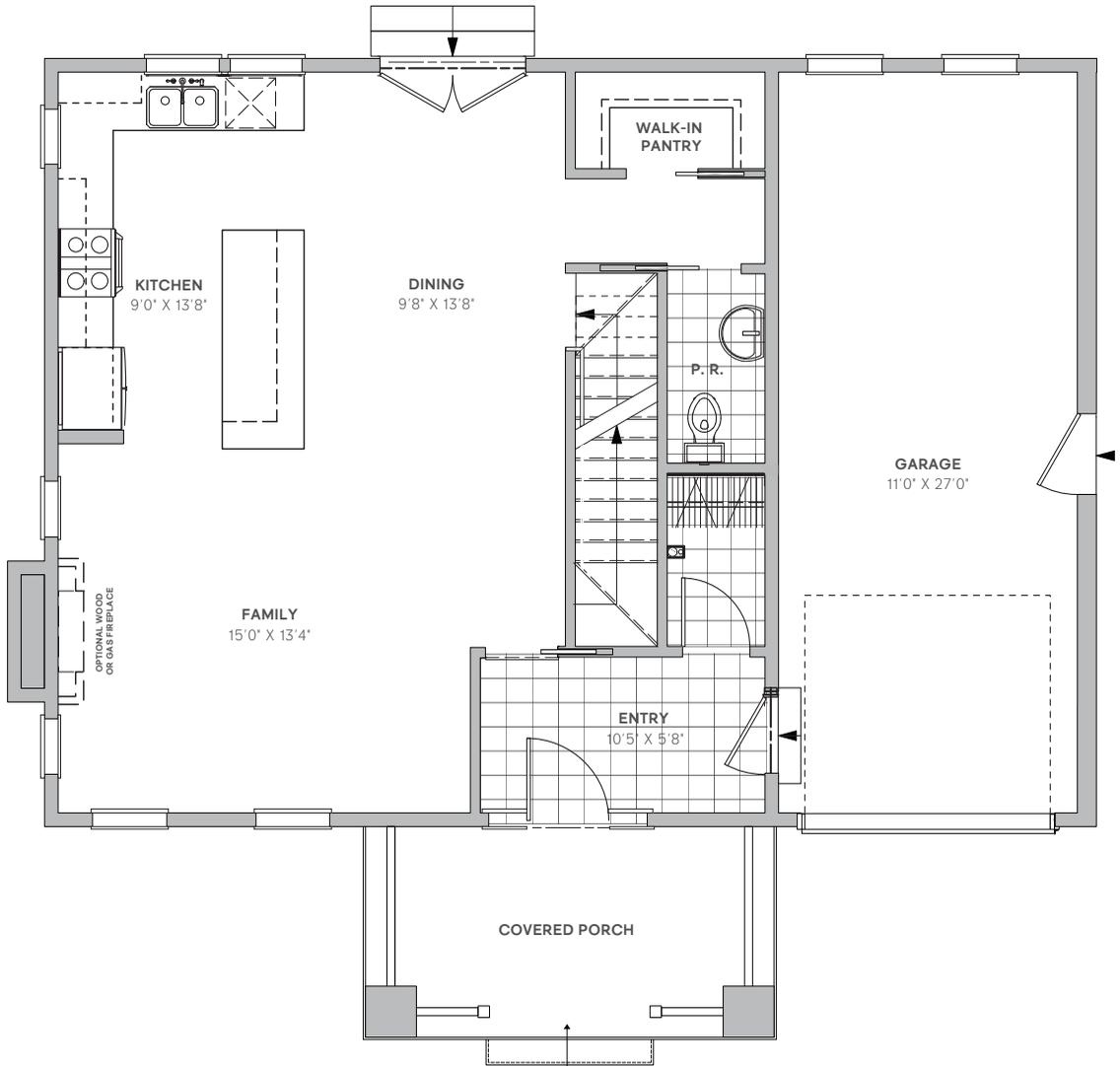


## FEATURES

- ▶ Stacked front porches
- ▶ 1,870 sq. ft. + 340 sq. ft. garage
- ▶ 3 bedrooms + loft
- ▶ 2.5 bathrooms
- ▶ Open concept kitchen, dining, living room
- ▶ Walk-in pantry included
- ▶ 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

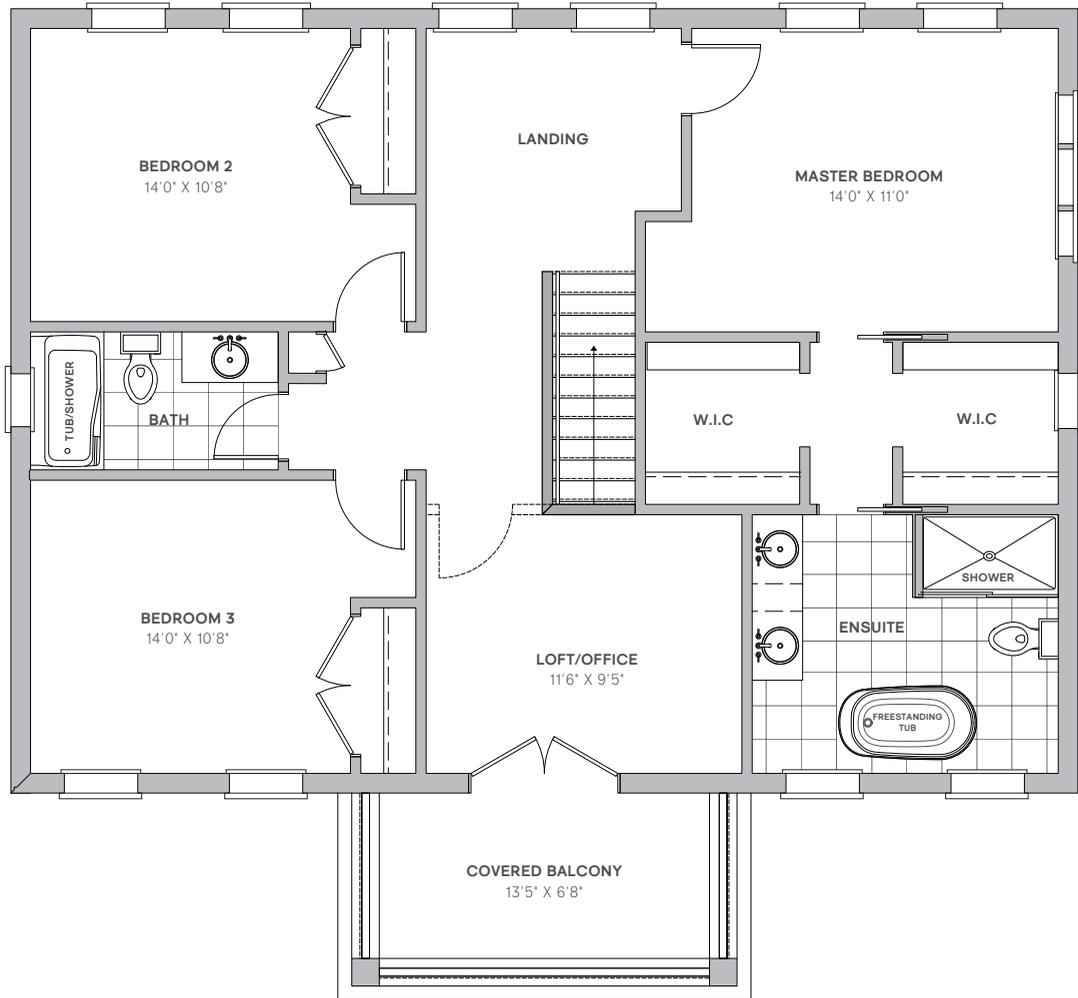


# GROUND FLOOR

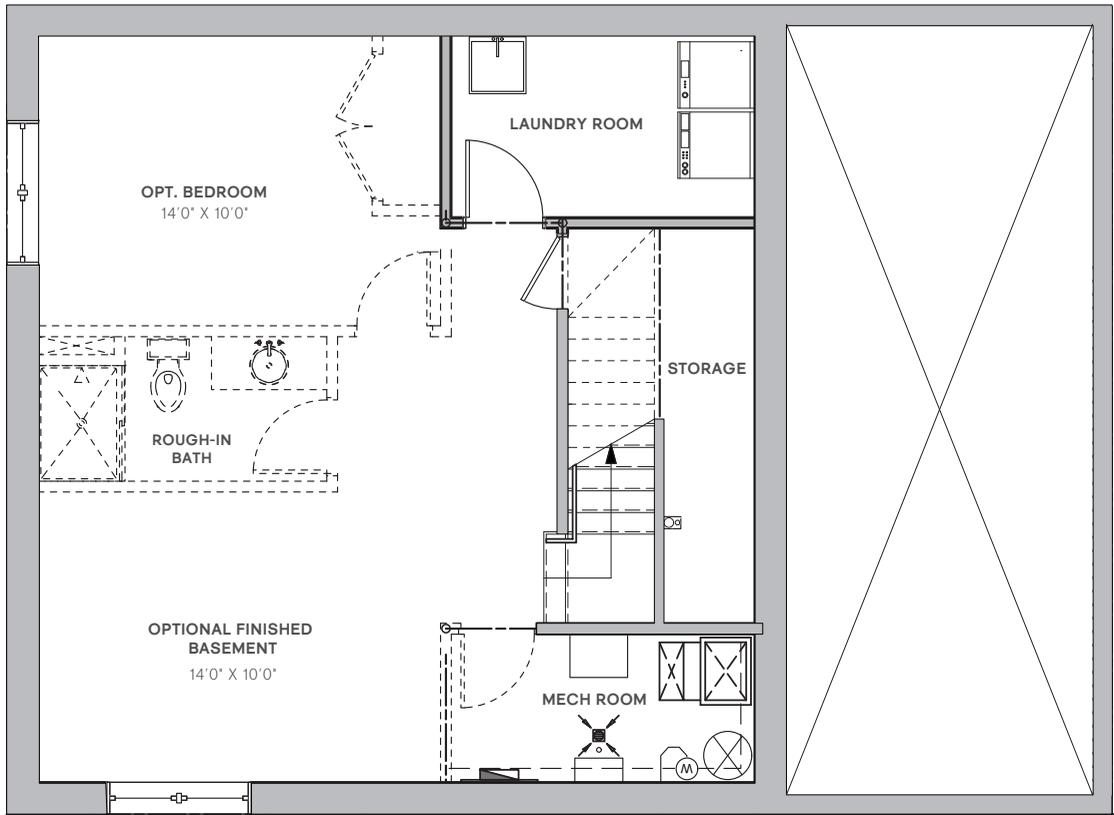


E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

# SECOND FLOOR



# BASEMENT



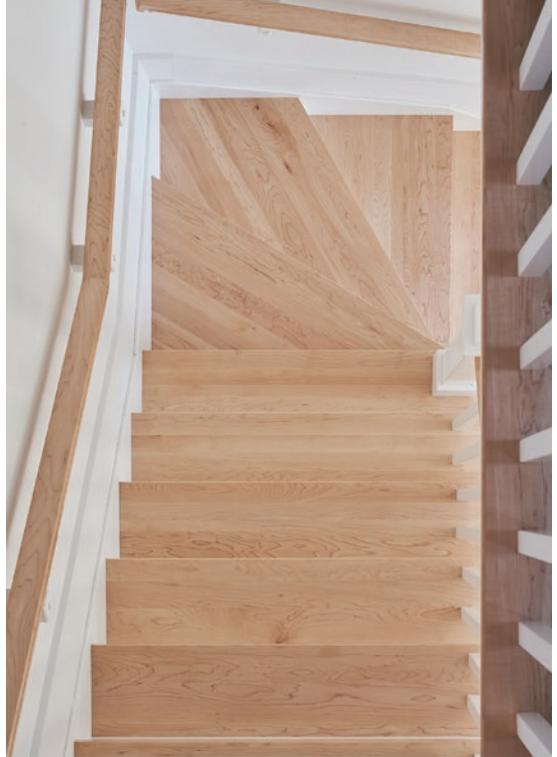
## BUILDER UPGRADES

### 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.

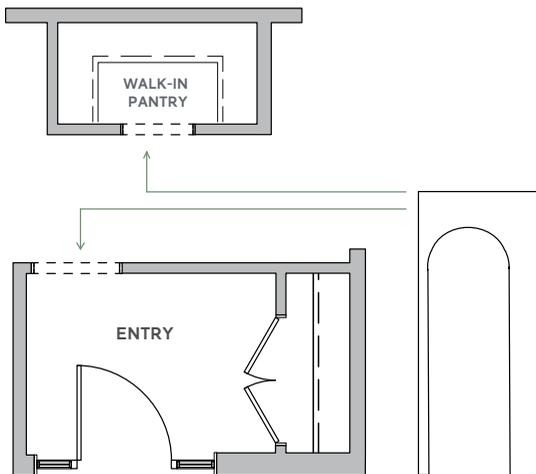


### FIREPLACE

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 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. This modification is also available to replace the pocket door to the pantry.



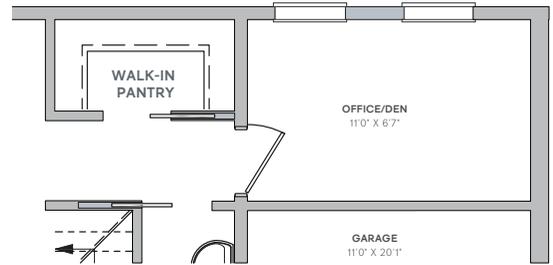
## HOME OFFICE - OPTION 1

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.

### STANDARD LAYOUT



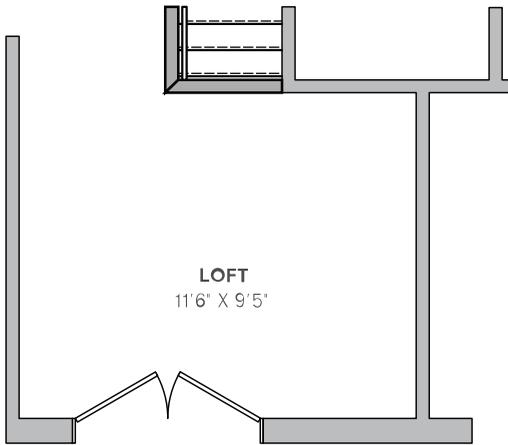
### HOME OFFICE OR DEN



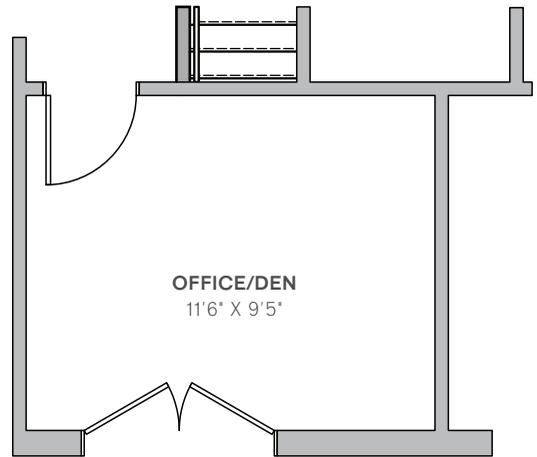
## HOME OFFICE - OPTION 2

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

### STANDARD LAYOUT



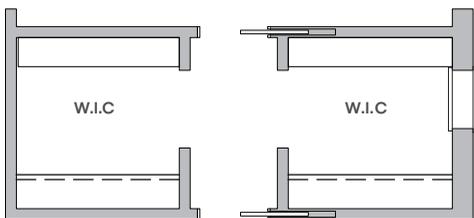
### HOME OFFICE OR DEN



## 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

