

ferme
hendrick
farm

BY LANDLAB INC.

CHARLESTON



CHARLESTON TOWNS

1,460 sq. ft.

3 bedrooms

2.5 bathrooms

The Charleston Towns are an extraordinary new townhouse option at Hendrick Farm. Styled after the classic American townhouse, stacked front porches offer unparalleled views of the Gatineau Hills and plenty of covered outdoor space for morning coffees and sunset soirees. The 2-storey floorplan is spread over 1,460 sq. ft., with soaring 10 ft. ceilings on the ground floor and generous 9 ft. ceilings upstairs.

Inside, you'll find open concept living and dining spaces, as well as a beautiful kitchen that includes a generous island, lacquered wood shaker cabinets, and quartz countertops. A mudroom and

powder room are tucked away but easily accessible, and french doors lead to modest outdoor space at the back of the home. Make your way upstairs, and the 9 ft. ceilings will not disappoint. The primary bedroom includes an ensuite and access to the 2nd storey balcony. Two more bedrooms and another full bathroom ensure plenty of space for kids and/or guests.

Finishing the basement is also an attractive option, as it includes an additional guest bedroom, a study, a full bathroom, and a rec room. At the rear, two parking spaces and a 6' x 9' wood board & batten are included.

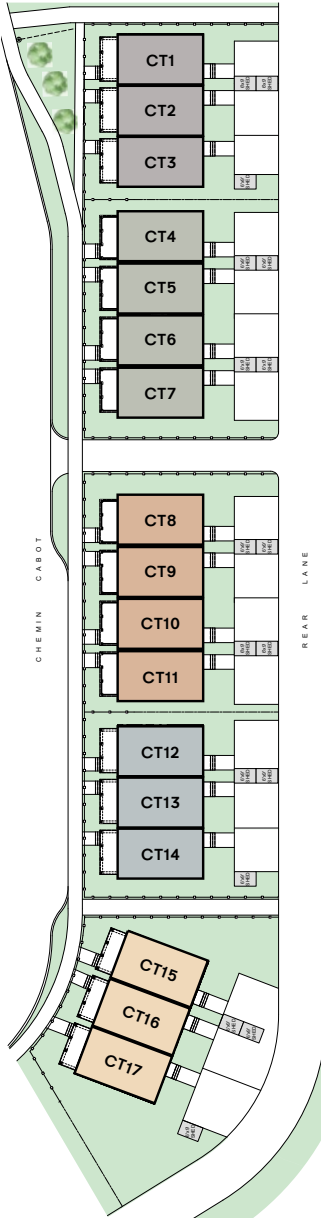




FEATURES

- ▶ Large windows
- ▶ Stacked porch
- ▶ 10 ft. ceilings on main floor and 9 ft. ceilings on 2nd floor
- ▶ Open concept kitchen, dining, living room
- ▶ 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
- ▶ Custom 6x9 wood board & batten storage shed
- ▶ *Optional:* Finished basement with bedroom + study + bathroom + rec room
- ▶ *Optional:* 2 bedroom + loft or 1 bedroom + flex room layouts available
- ▶ *Optional:* Freestanding tub layout in primary bathroom

LOTS AND COLOURS



CHISEL GREY

WEeping WILLOW

DRIED APRICOT

BELLFLOWER

PARCHMENT

Our designer has selected a beautiful colour palette to bring these units to life. All siding and doors colours are pre-determined.

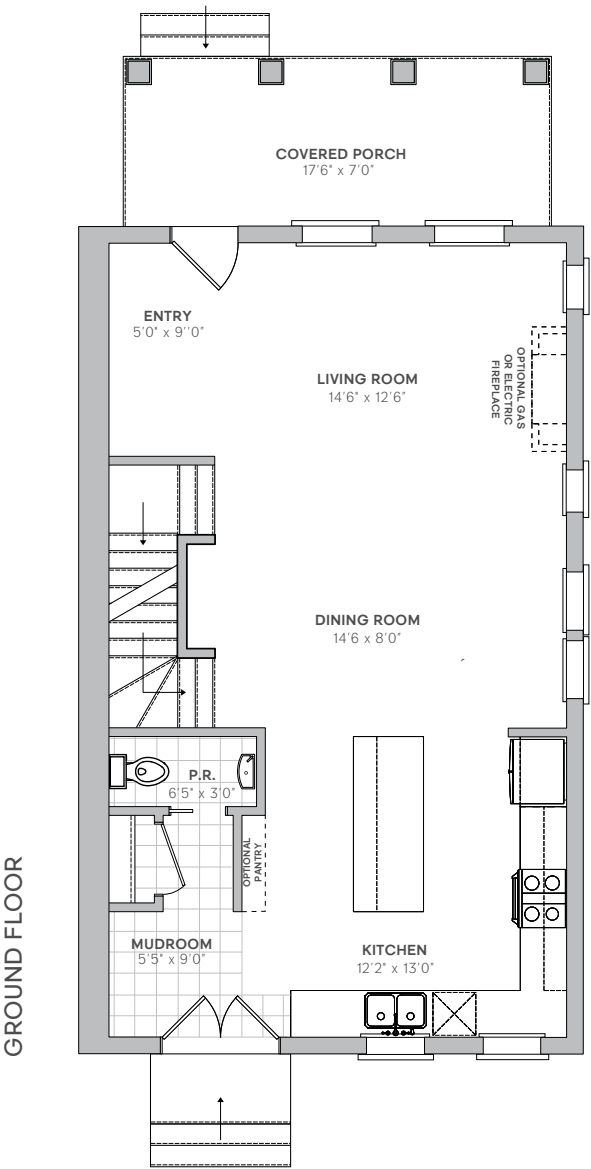


FLOORPLAN

END UNIT

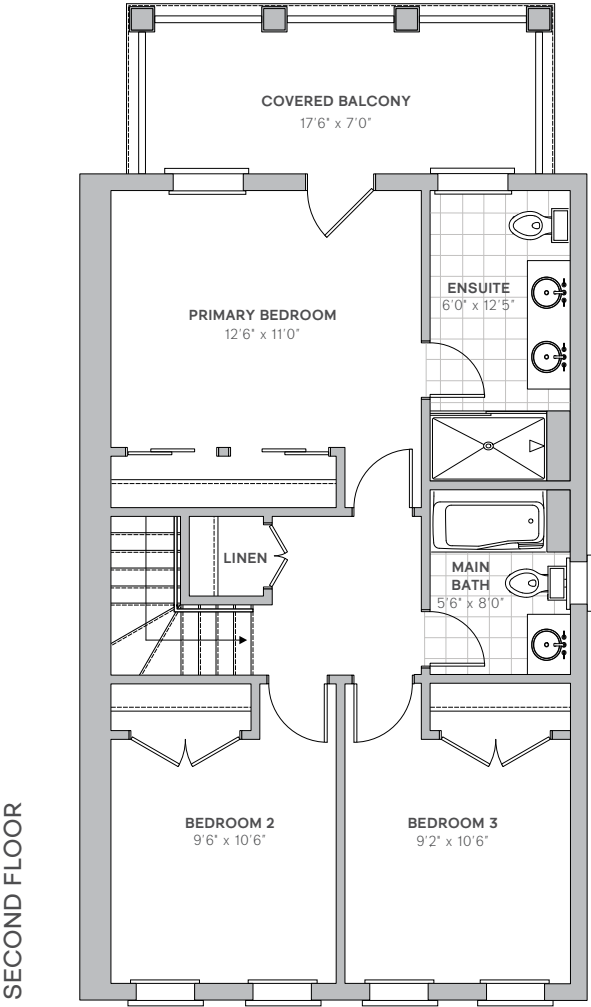
GROUND FLOOR

END UNIT



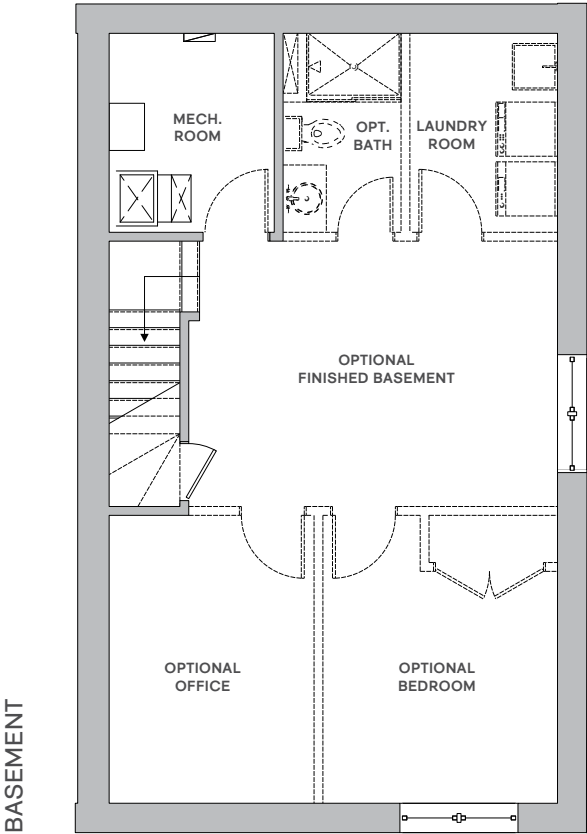
E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

SECOND FLOOR END UNIT



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BASEMENT END UNIT



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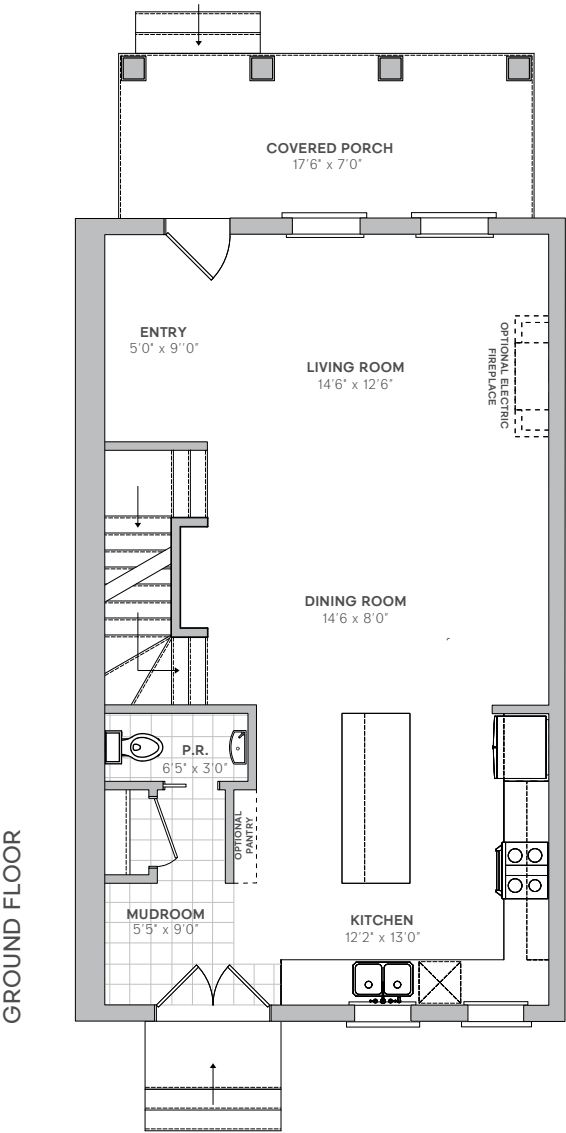


FLOORPLAN

MIDDLE UNIT

GROUND FLOOR

MIDDLE UNIT

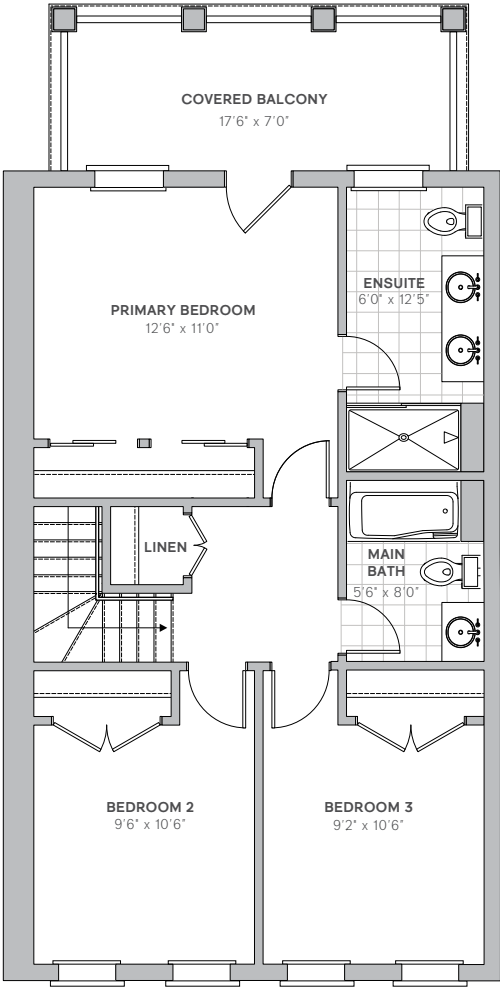


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SECOND FLOOR

MIDDLE UNIT

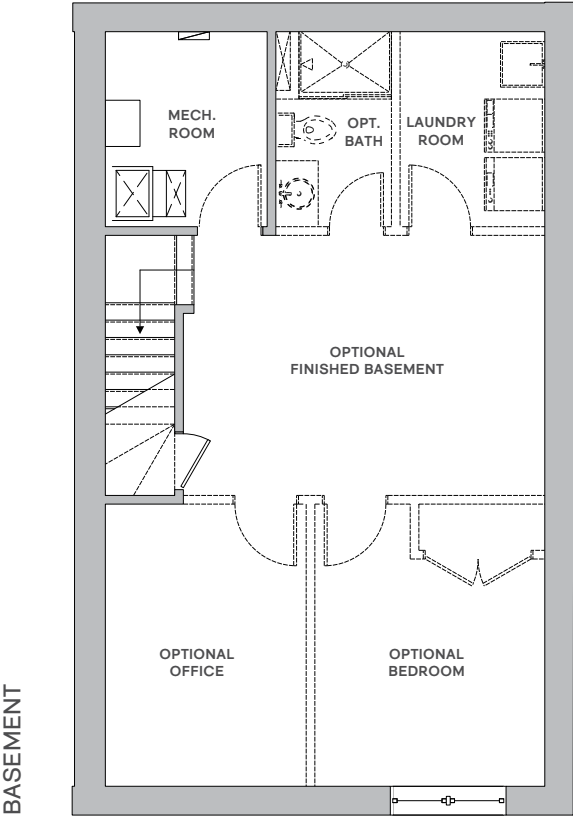
SECOND FLOOR



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BASEMENT

MIDDLE UNIT



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BUILDER UPGRADES

HARDWOOD FLOORS

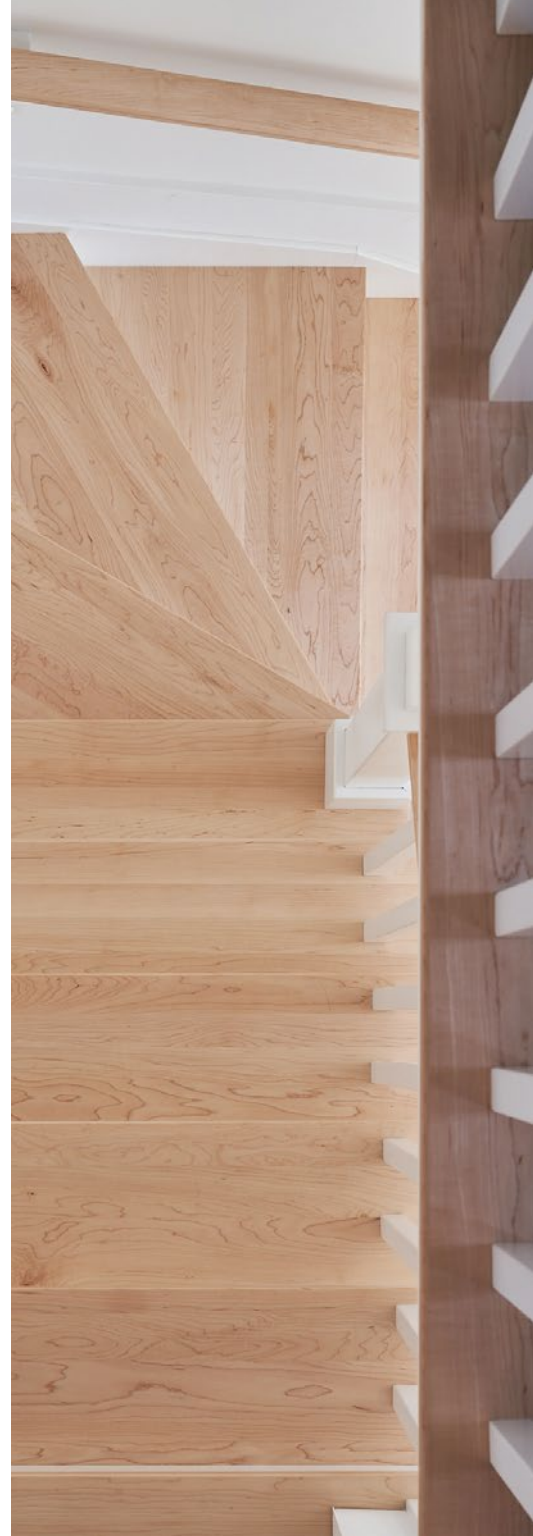
Interested in upgrading your 1st and 2nd floor to hardwood flooring from the standard laminate? Our hardwood flooring options come in maple, oak, and white oak, with several colour options available. This solid hardwood flooring is made in Quebec in an environmentally-conscious manner, and has several green certifications including the use of PEFC-certified wood. The Programme for the Endorsement of Forest Certification (PEFC) ensures all wood used is sourced from sustainably managed forests.

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, homebuyers can choose to upgrade from a half-wall with hardwood cap to an open handrail at the base of the staircase on the main floor and/or with the loft option.





**Pantry shown in another unit type*

PANTRY

Looking for added storage space in the kitchen? The pantry upgrade offers both a convenient and stylish addition to the Charleston.

GAS FIREPLACE

(END UNITS ONLY)

Charleston Town units located on the ends of the blocks have the option of adding a gas fireplace to their living room. This upgrade includes a Napoleon Ascent 36 gas fireplace insert, and a beautiful Zen Monocoque mantel.



ELECTRIC FIREPLACE

(MIDDLE OR END UNITS)

There are two options available for the addition of an electric fireplace to the living room in the Charleston Towns.

TRADITIONAL

The Element 36 electric fireplace is a traditional offering and includes the addition of a beautiful Zen Monocoque mantel. It proffers the highest heat output in its class, at up to 10,000 BTUs. It also includes decorative brick interior side panels and can operate with or without heat for all season usage.



MODERN

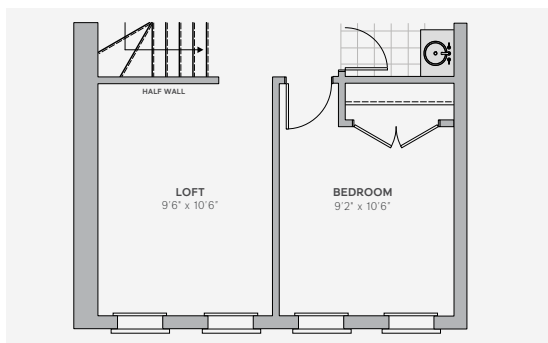
The Alluravision Deep Depth linear electric fireplace offers a more modern fireplace look. It can warm up to 800 sq. ft. of space with up to 9,000 BTUs. This minimalist option fully recesses into the wall with no mantel.



LOFT OPTION

The Charleston Town floorplan allows for the option of switching out the 3rd bedroom for a loft space. This brightens the staircase and adds an airier feel to the second floor. The standard loft option includes a half-wall with hardwood cap, with the option to upgrade to an open handrail.

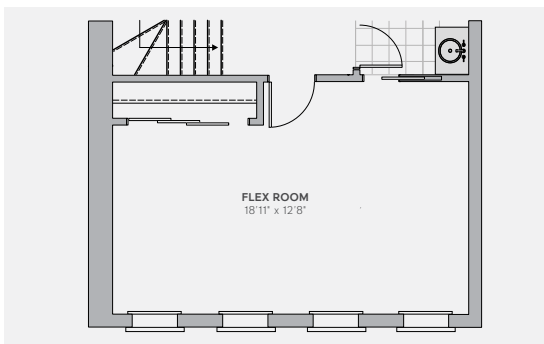
LOFT LAYOUT



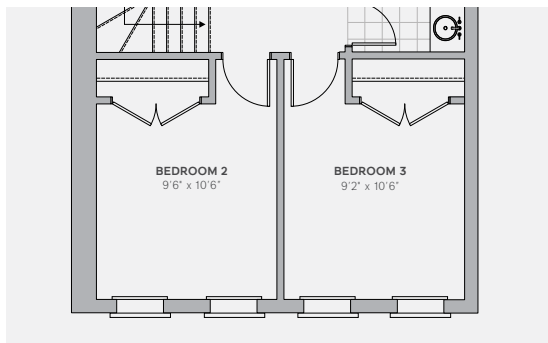
FLEX ROOM OPTION

Alternatively, homebuyers have the option of turning the 2nd and 3rd bedrooms into one large flex room with in-room access to the 2nd upstairs bathroom. This space could easily be used as a combination of home office, guest bedroom, and/or gym area.

FLEX ROOM LAYOUT

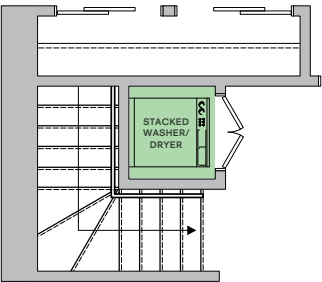


STANDARD LAYOUT



2ND FLOOR LAUNDRY

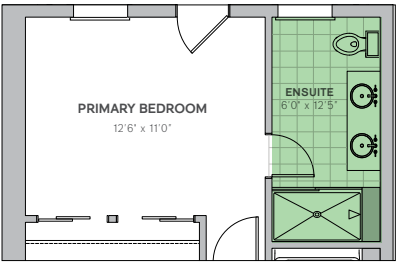
Homebuyers have the option of replacing the 2nd floor linen closet with a laundry closet and stacked laundry hookup.



ENSUITE FREESTANDING TUB

The standard ensuite layout includes a double vanity and tiled walk-in shower. This layout can be modified to include a freestanding tub under the window by reducing the size of the vanity to a single sink layout.

STANDARD LAYOUT



FREESTANDING TUB LAYOUT

