

ferme  
hendrick  
farm

BY LANDLAB INC.

SAWMILL



## SAWMILL

Don't miss out on the last Sawmill at Hendrick Farm! The most spacious single family home model offered, the Sawmill design is founded in basic farmhouse vernacular. Its spectacular open concept floorplan offers a more casual layout and accommodates families of all sizes. The main floor includes a home office overlooking the front porch, large entryways at both the front and back of the home, a sun-drenched dining room,

and a spacious kitchen stuffed with storage options.

The second floor includes four bedrooms and two full bathrooms. The primary bedroom features a walk-in closet and ensuite, complete with double sinks and a tiled walk-in shower. Buyers also have the option of reducing the size of the walk-in closet to add a freestanding tub to the ensuite.



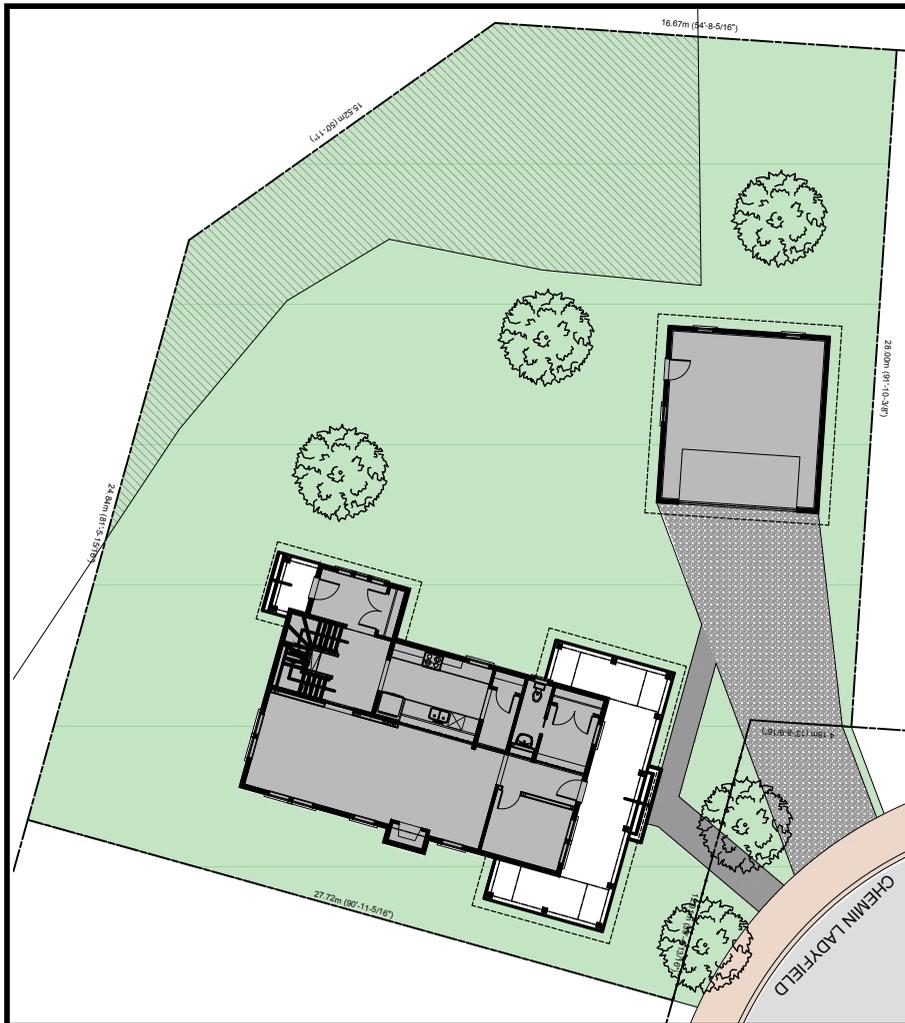


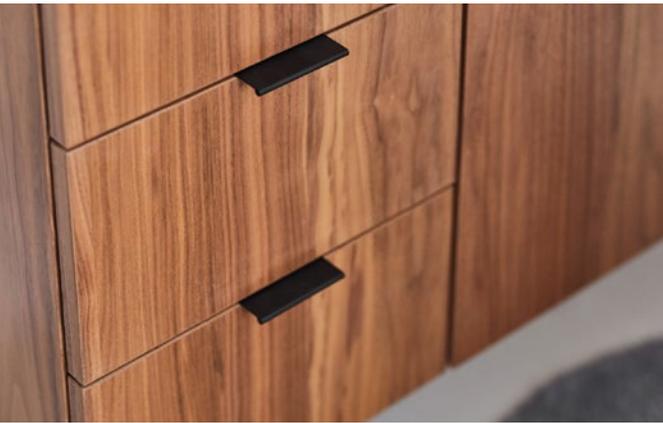
## FEATURES

- ▶ Large lot backing onto Hendrick Park forest
- ▶ 4 bedrooms + 2.5 bathrooms
- ▶ 2,317 sq. ft. + detached 2-car garage
- ▶ Large wrap-around style front porch
- ▶ Open concept dining and 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
- ▶ *Optional:* Finished basement with bedroom + bathroom + rec room
- ▶ *Optional:* Wood or gas fireplace
- ▶ *Optional:* Freestanding tub layout in primary bathroom

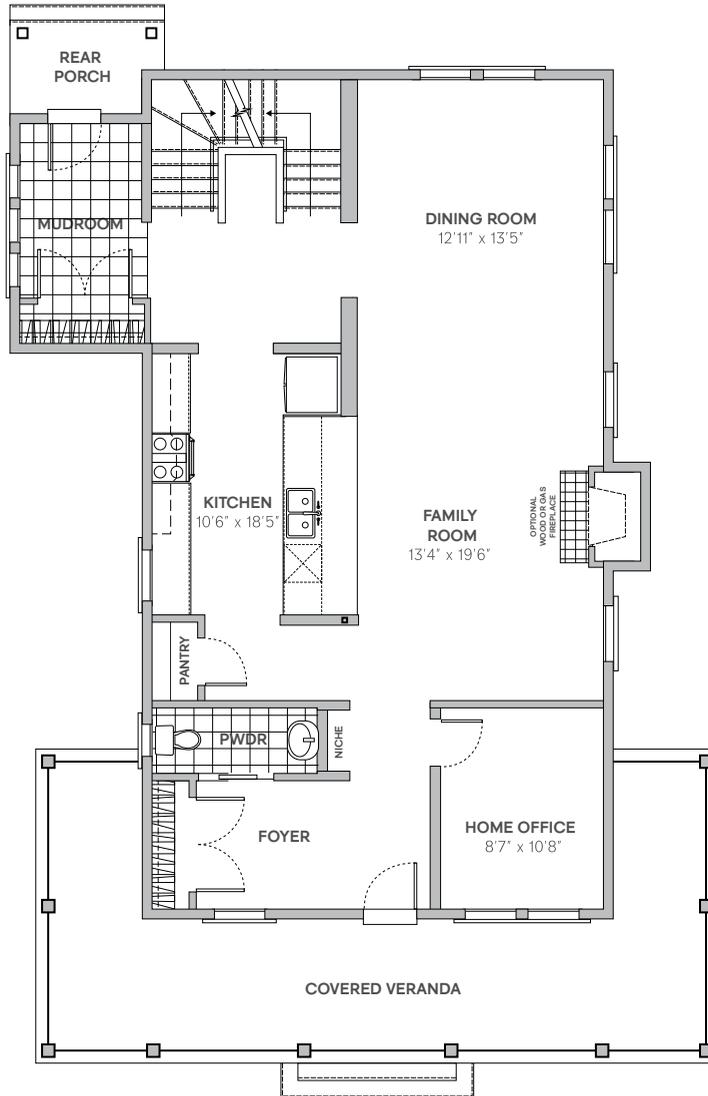
# LOT

The last Sawmill at Hendrick Farm is available in the Forest District, and backs onto the Hendrick Park forest. It is one of the largest private lots available in the project.



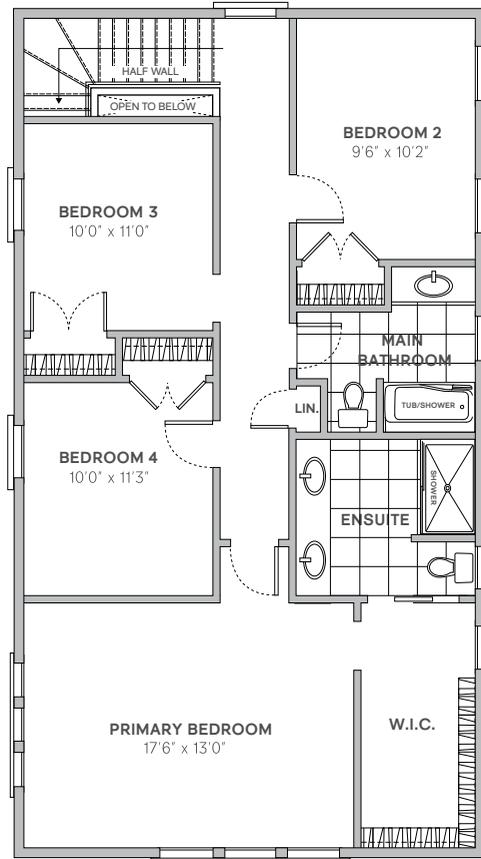


# MAIN FLOOR

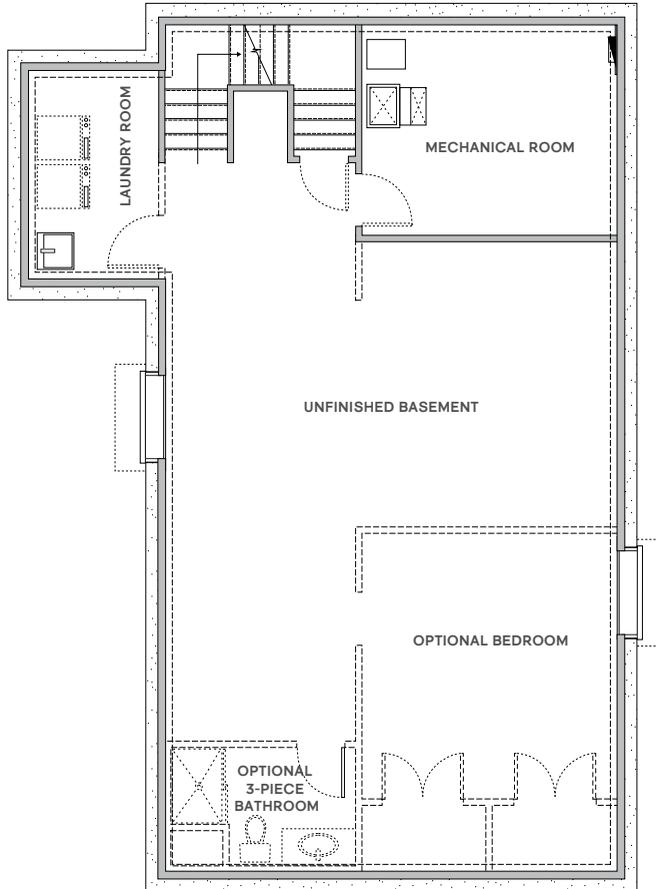


E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

# SECOND FLOOR



# BASEMENT



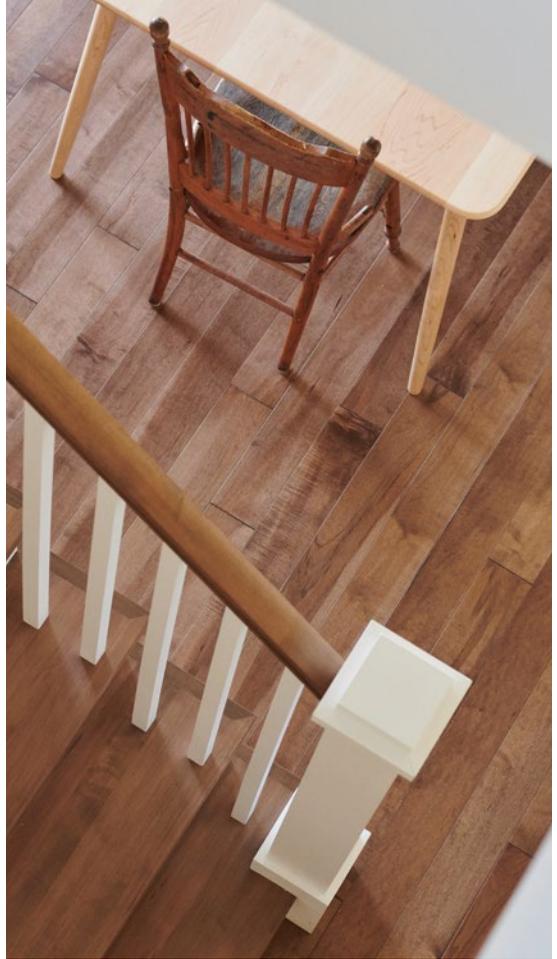
## BUILDER UPGRADES

### HARDWOOD STAIRS

Homebuyers can upgrade the stairs that run from the first to the second floor from carpet to hardwood. This includes white stringers and risers, and is a popular addition to Hendrick Farm's homes.

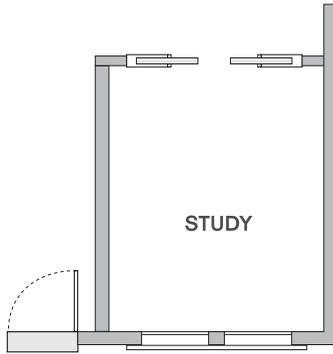
### OPEN HANDRAIL ON STAIRCASE

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.



### FIREPLACE

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

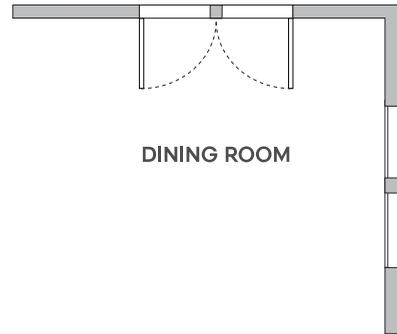


## HOME OFFICE POCKET DOORS

While the standard home office layout features access via a single door in the foyer, Hendrick Farm offers the option of replacing that access with pocket doors located in the living room.

## DINING ROOM PATIO DOORS

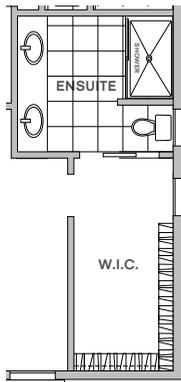
A popular option at Hendrick Farm, homebuyers can choose to replace the rear dining room windows with beautiful french patio doors. This allows for a seamless indoor/outdoor living experience during the warmer months.



## 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 walk-in closet. *Note: This modification is not available with a wood fireplace.*

### STANDARD LAYOUT



### FREESTANDING TUB LAYOUT

