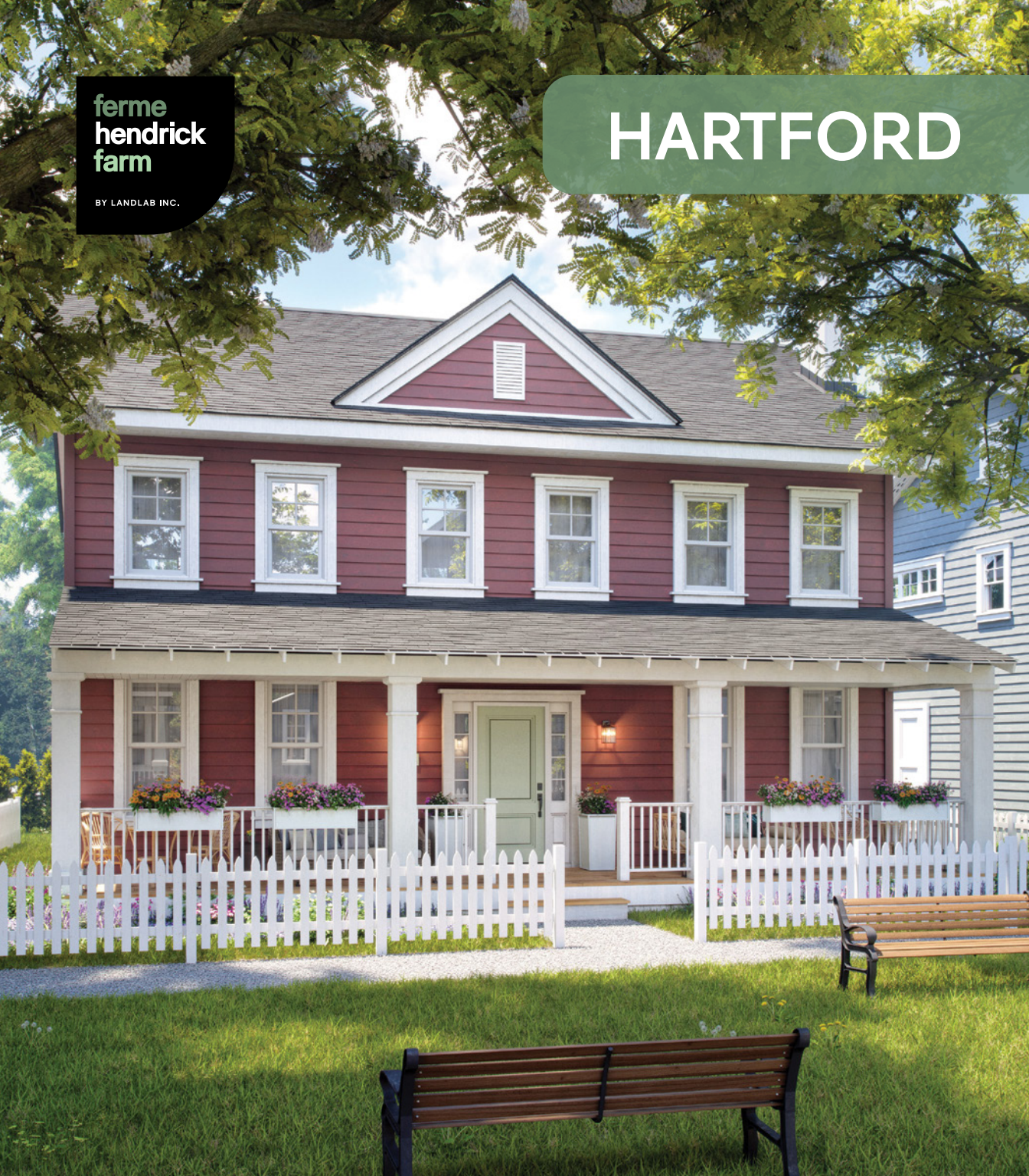


**ferme
hendrick
farm**

BY LANDLAB INC.

HARTFORD



THE HARTFORD

The Hartford's design is a testament to classic New England architecture, and is available in a series of striking historical colours. Available in both Camden Row and the Cabot District, its spacious front porch allows for sunset drinks or morning coffees with views of parks, while the integrated garage is accessed at the back of the home via a rear laneway. A bright downstairs features a large kitchen that includes lacquered wood cabinetry and quartz countertops as standard. The island has room for seating on two sides, making it perfect for entertaining guests or hanging out with family. A sunny home office facing onto the porch is perfect for remote work.

Upstairs you can find three sunlit bedrooms, as well as a flex space that can either be used as a loft/den or enclosed to create a second home office. The primary bedroom features double walk-in closets and an ensuite complete with walk-in shower and beautiful soaker tub. Hardwood floors and high end finishes are included throughout.

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



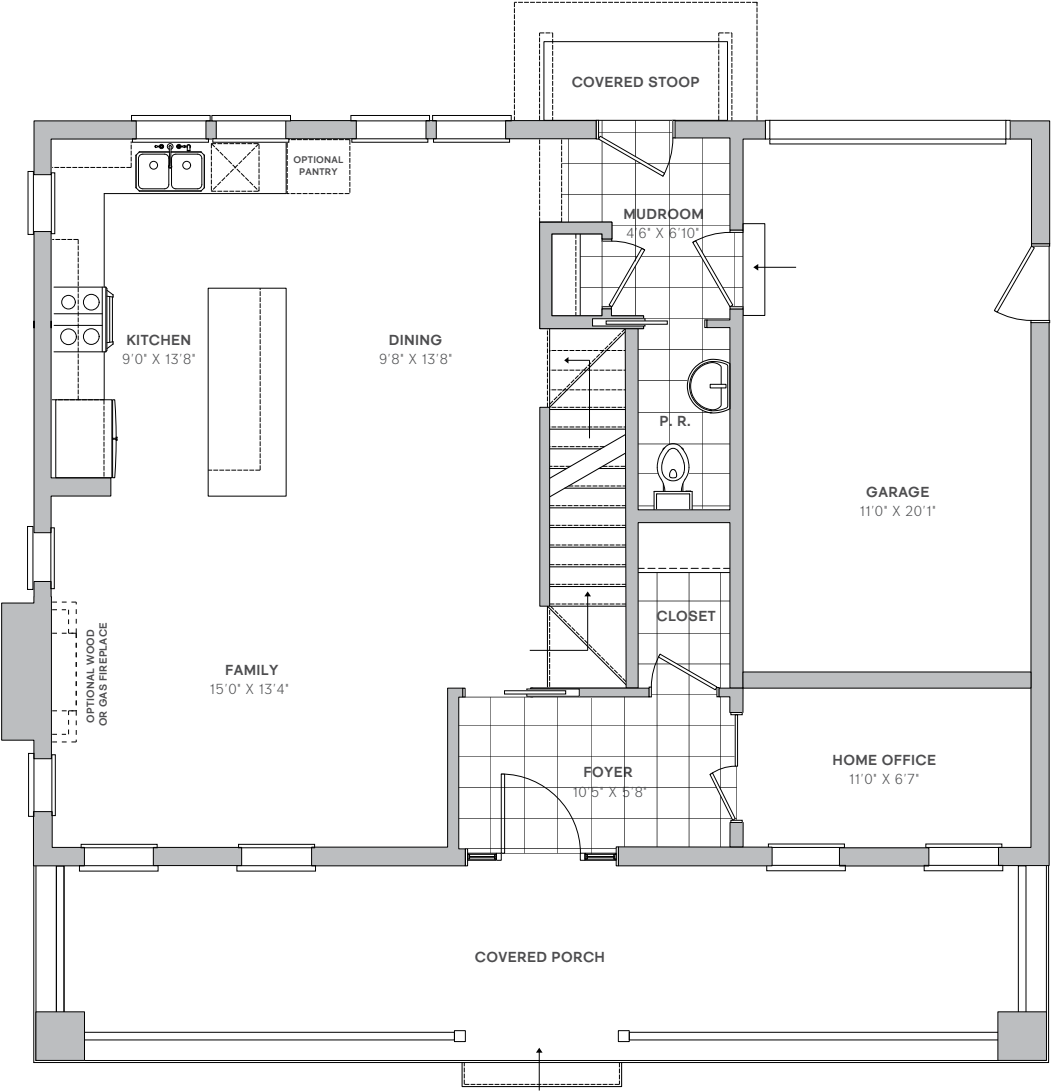


FEATURES

- ▶ Large front porch
- ▶ 1,940 sq. ft. + 220 sq. ft. garage
- ▶ 3 bedrooms + 2.5 bathrooms
- ▶ Home office on 1st floor + loft or second home office on 2nd floor
- ▶ 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

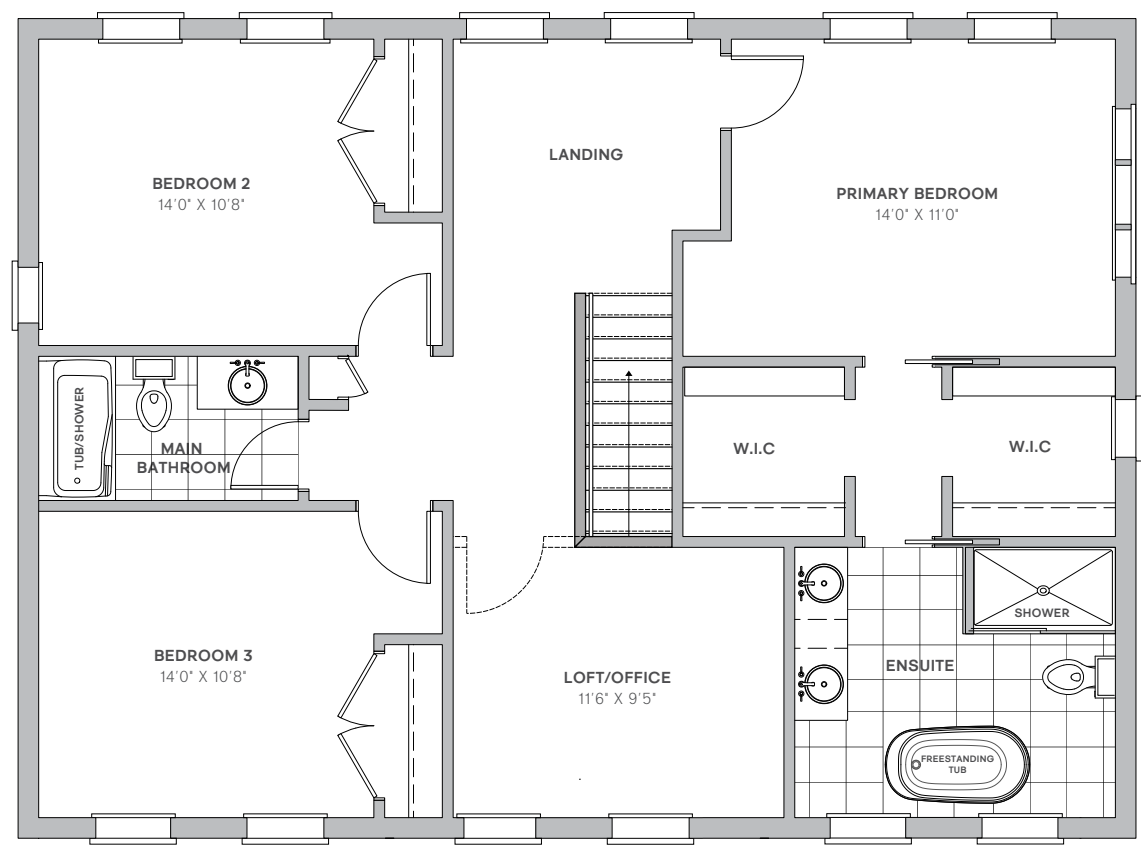


GROUND FLOOR



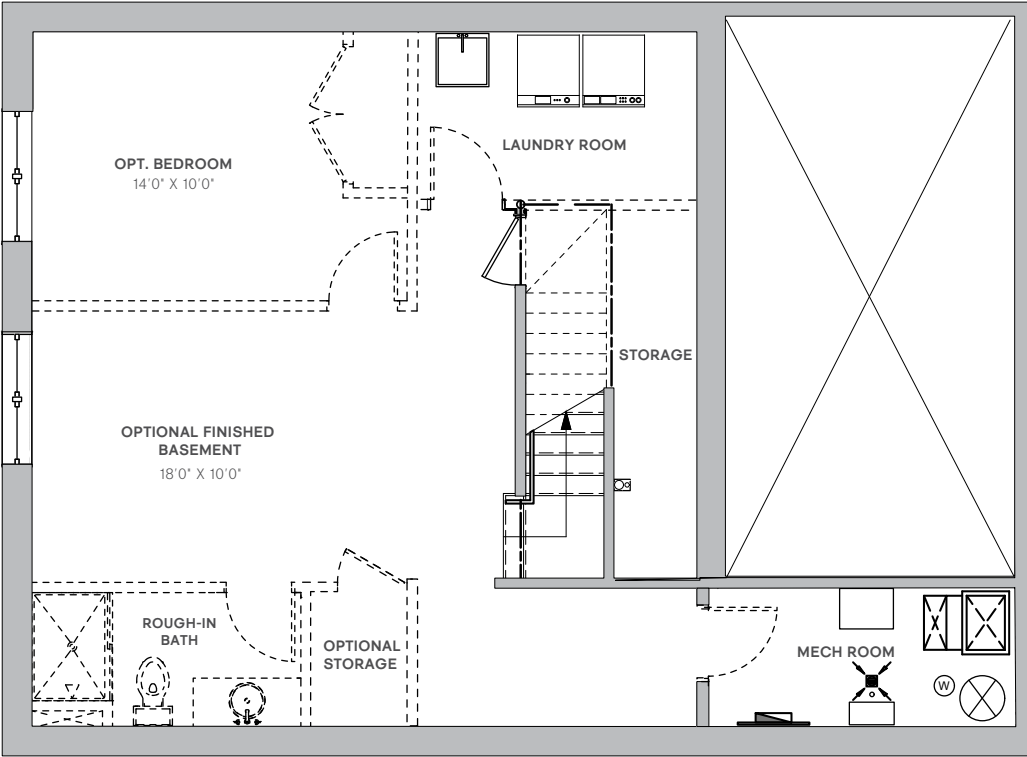
E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

SECOND FLOOR



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

BASEMENT



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

BUILDER UPGRADES

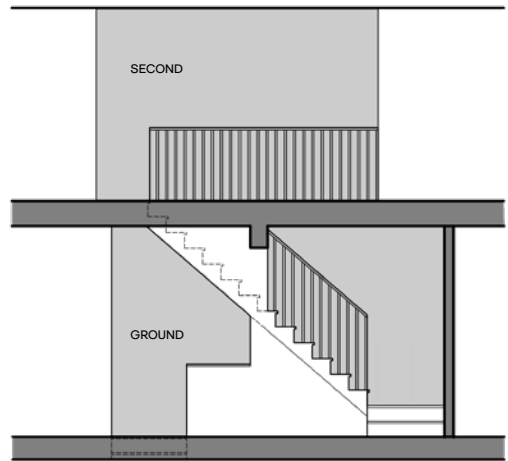
HARDWOOD STAIRS

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 to the 2nd floor.



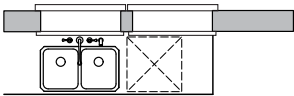
FIREPLACE

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

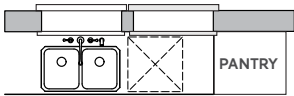
PANTRY

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

STANDARD LAYOUT



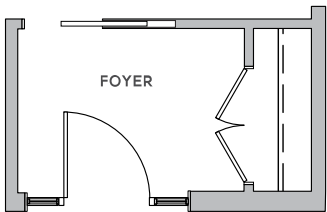
WITH PANTRY



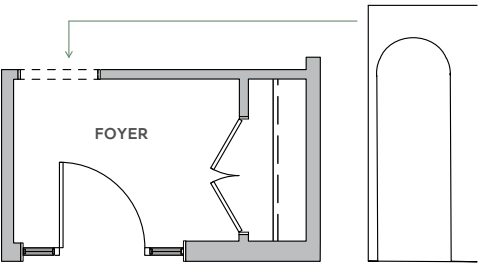
FOYER ARCH

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.

STANDARD LAYOUT



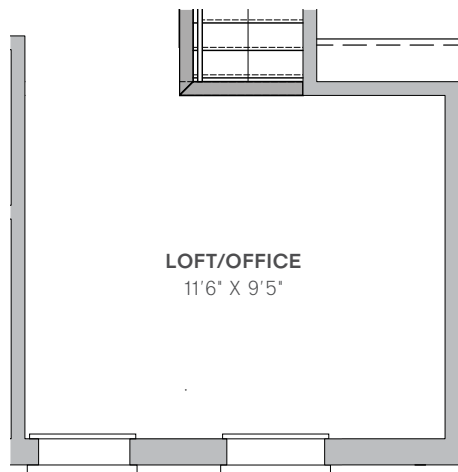
WITH ARCH



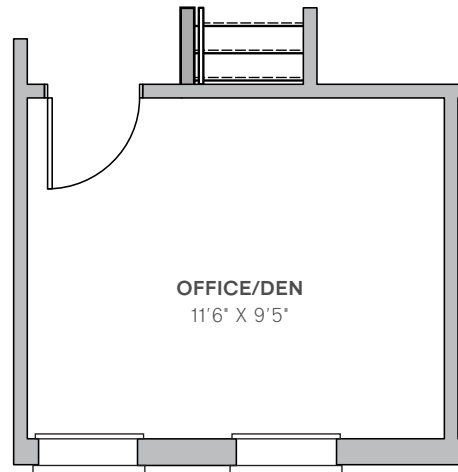
SECOND HOME OFFICE

The Hartford floorplan allows for the closing off of the loft to form a second home office.

STANDARD LAYOUT



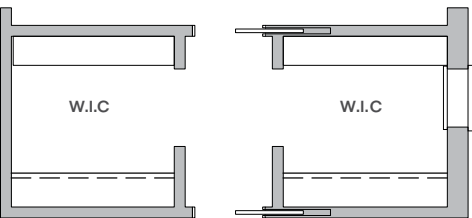
HOME OFFICE



SECOND FLOOR LAUNDRY

Homebuyers have the option of adding a stacked laundry hookup in the primary bedroom walk-in closet.

STANDARD LAYOUT



SECOND FLOOR LAUNDRY LAYOUT

