

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 primary 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, as well as a sunny home office facing the backyard. 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.*



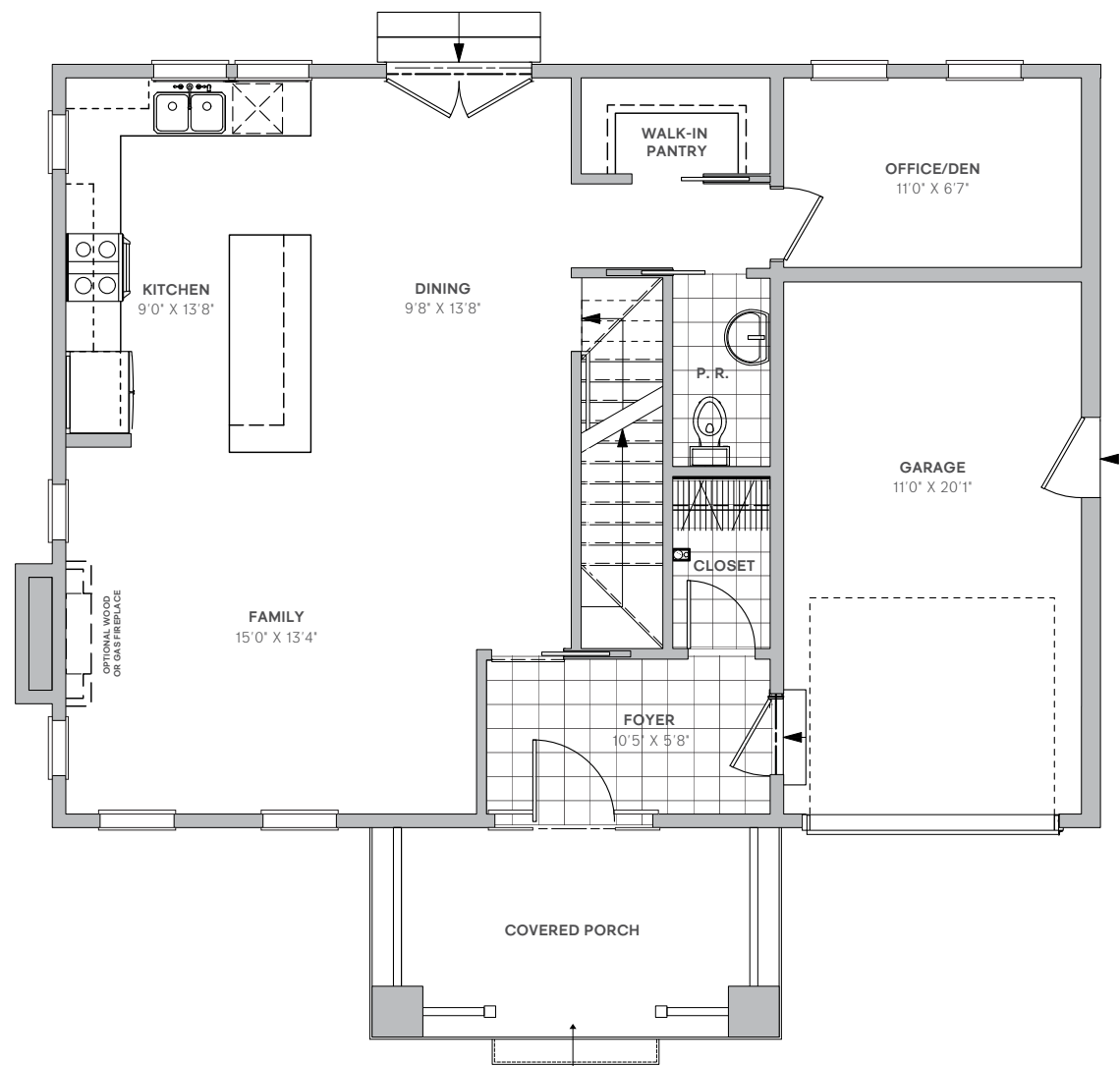


FEATURES

- ▶ Stacked front porches
- ▶ 1,940 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
- ▶ 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

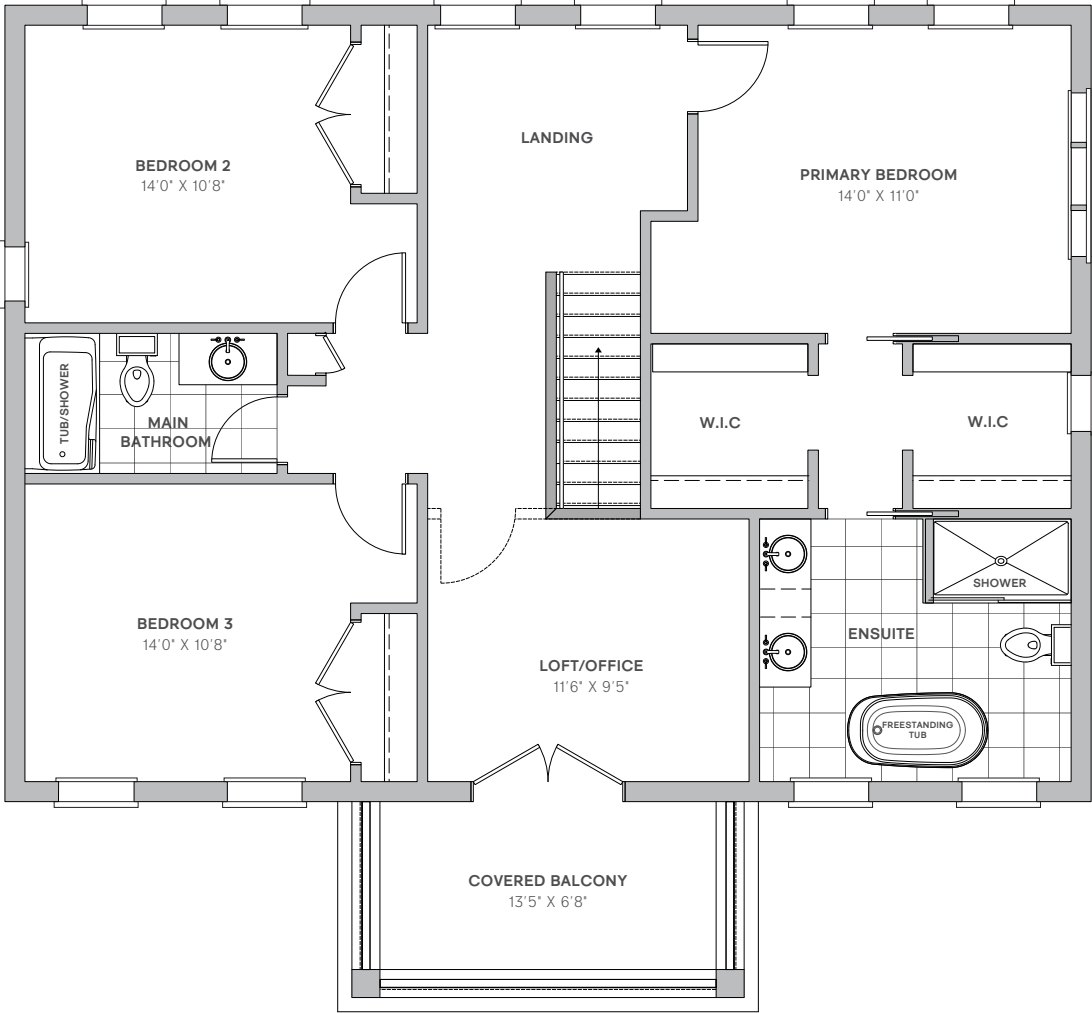


GROUND FLOOR



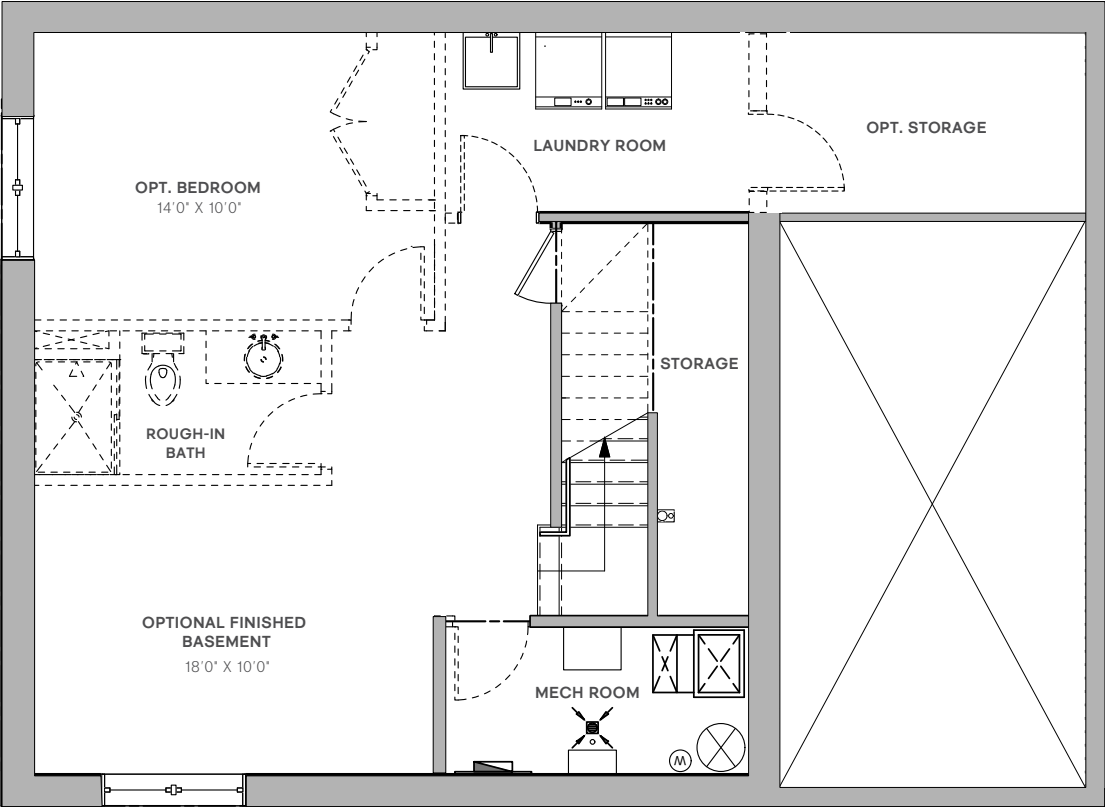
E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

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

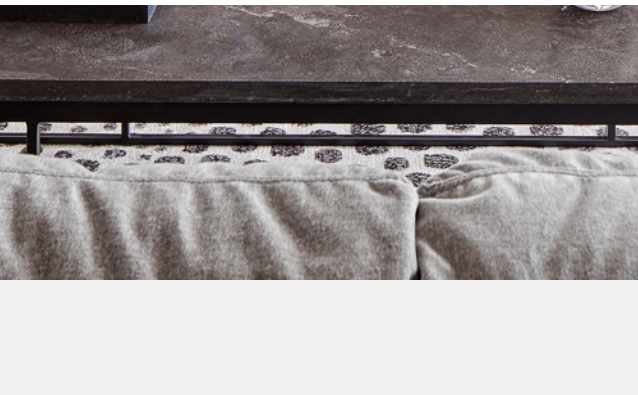
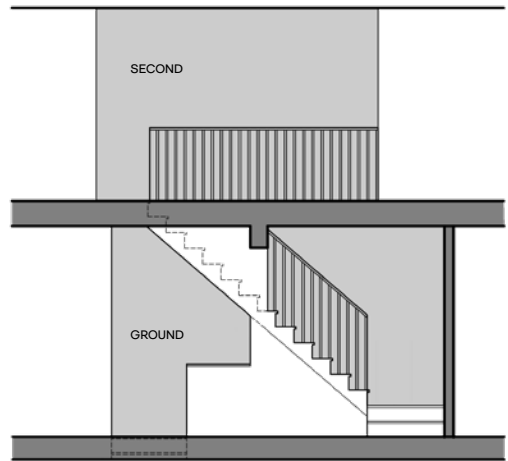
HARDWOOD STAIRS

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.

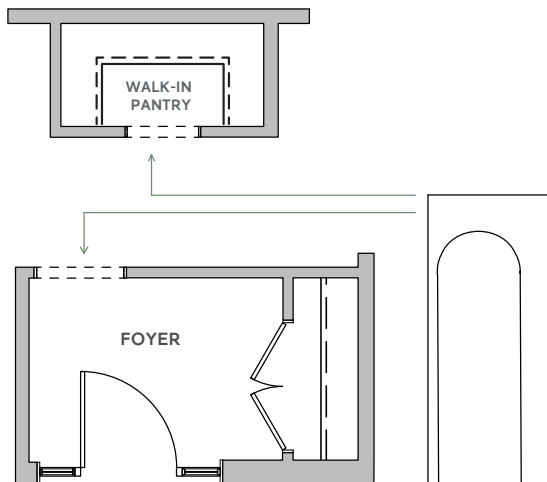


FIREPLACE

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

ARCHED DOORWAY

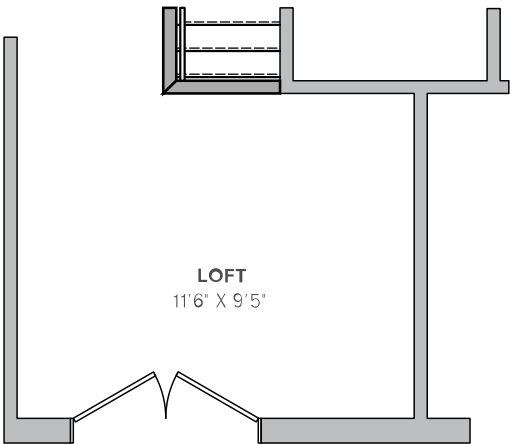
While the front foyer and walk-in pantry both include pocket doors, Hendrick Farm is offering the option of replacing the doors with archways. This trendy modification is sure to catch the eye in either location!



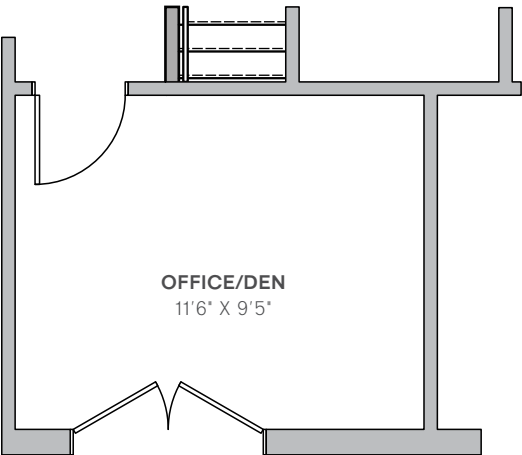
SECOND HOME OFFICE

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

STANDARD LAYOUT



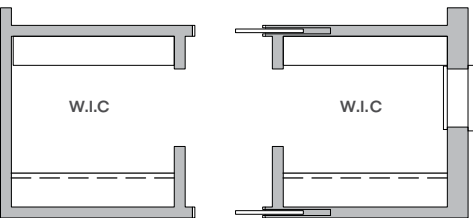
HOME OFFICE LAYOUT



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

