

**ferme
hendrick
farm**

BY LANDLAB INC.

FOREST TOWNS



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Discover the first craftsman-style townhomes at Hendrick Farm! Featuring 1,540 sq. ft. of living space, the Forest Towns are a unique new option backing onto Hendrick Park's 36 acres of forest and trails.

These units offer a thoughtfully designed floorplan with multiple opportunities for added storage. The ground floor is home to an integrated garage, powder room, and open-concept living, dining, and kitchen spaces. Large windows overlook a spacious backyard and, beyond, acres of forest and the Gatineau Hills. Homebuyers have the opportunity to add a set of french doors off the kitchen, opening onto the backyard.

Upstairs, the standard plan includes a master bedroom with walk-in closet and office space, two additional bedrooms, and a four-piece bathroom. Homebuyers have the option of upgrading the master bedroom office space into a luxurious ensuite complete with double sinks, a tiled walk-in shower and a freestanding tub. Buyers also have the option of finishing the basement—with two different layouts available—gaining either a large rec room and additional bathroom, or an additional bedroom and full ensuite. Lacquered wood cabinetry and high-end hardware and lighting fixtures are standard





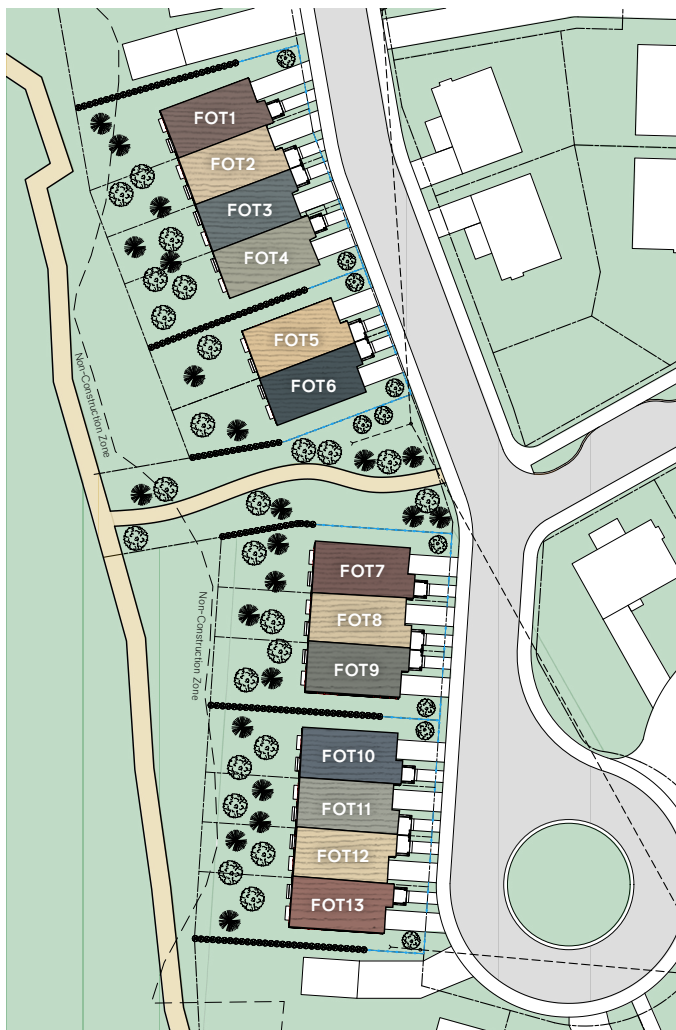
FEATURES

- ▶ Large windows
- ▶ 1,540 sq. ft. + 220 sq. ft. integrated garage
- ▶ 3 bedrooms + home office
- ▶ 1.5 bathrooms
- ▶ Open concept kitchen, dining, living room
- ▶ 9 ft ceilings 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:* Replacement of home office with luxurious ensuite for principal bedroom
- ▶ *Optional:* Finished basement with rec room and full bathroom
- ▶ *Optional:* Finished basement with bedroom and full ensuite

E. & O.E. All renderings of Forest Towns are for illustrative purposes only.

LOTS AND COLOURS

Note: Siding types & colours for each Forest Town unit have been pre-assigned, and each homeowner will meet with our designer to choose their own unique front door colour.



**Landscaping for illustrative purposes only*

ELEVATIONS



2-BLOCK



3-BLOCK



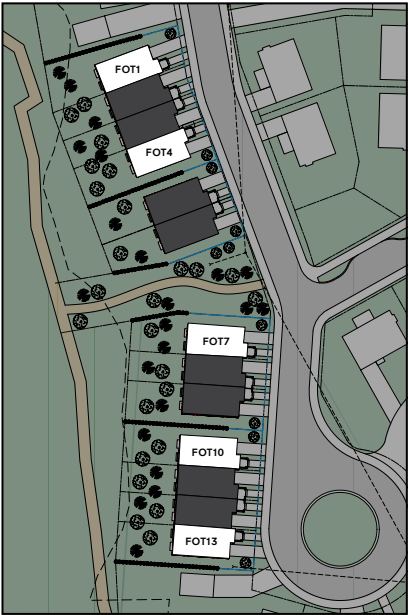
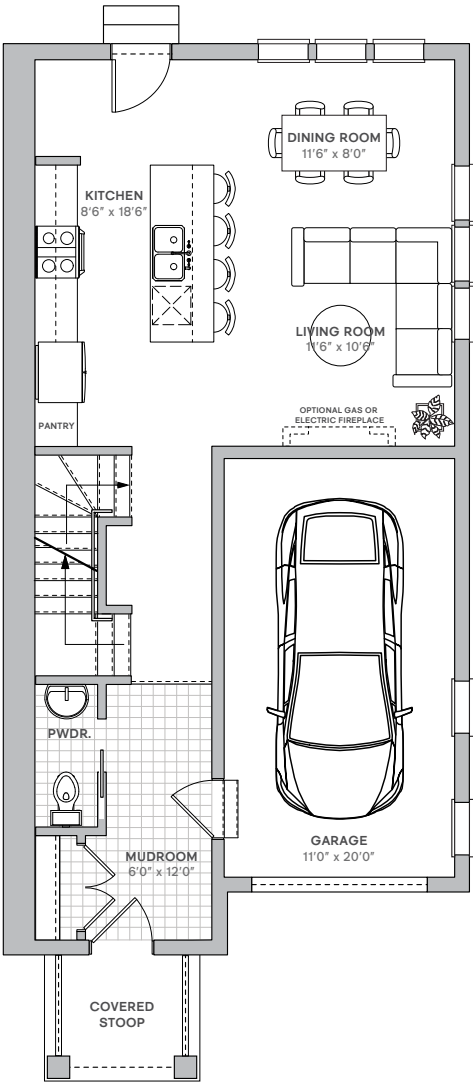
4-BLOCK



MAIN FLOOR END UNIT

Lots: FOT1, FOT4, FOT7, FOT10, FOT13

GROUND FLOOR

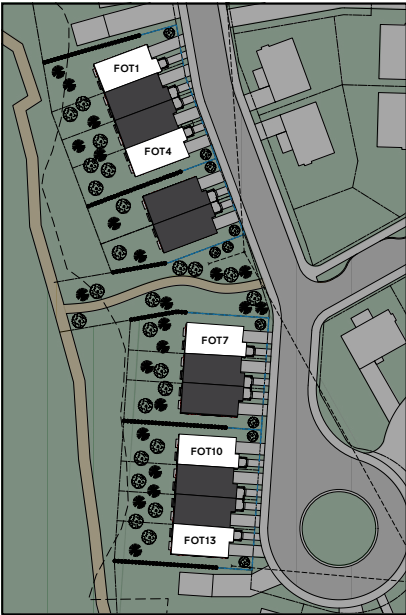
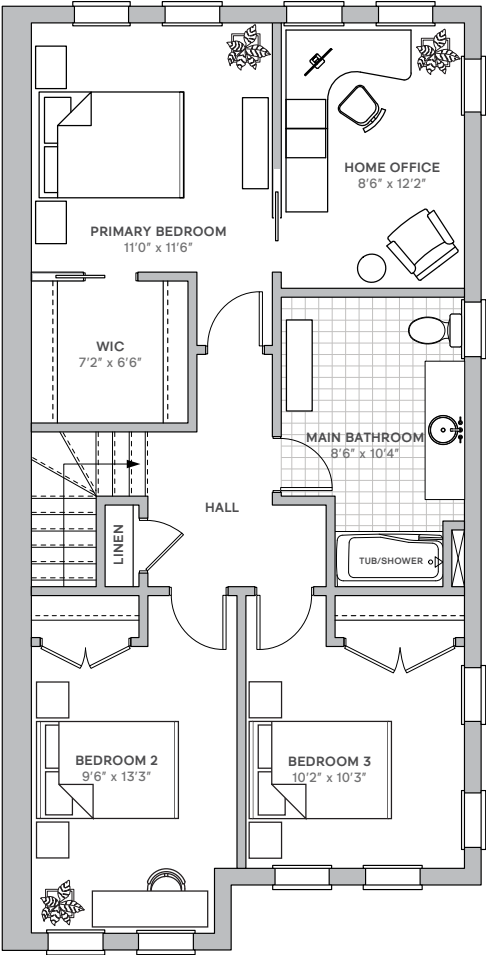


E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

SECOND FLOOR END UNIT

Lots: FOT1, FOT4, FOT7, FOT10, FOT13

SECOND FLOOR

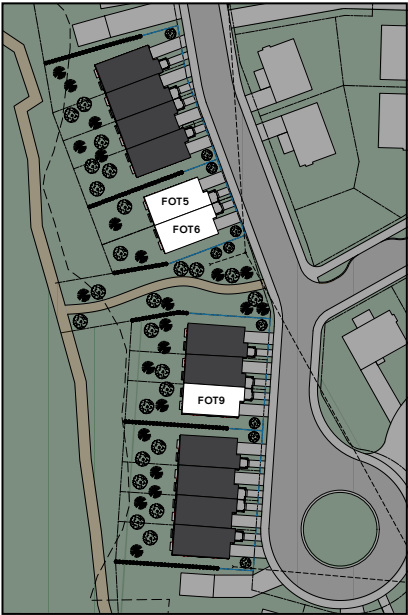
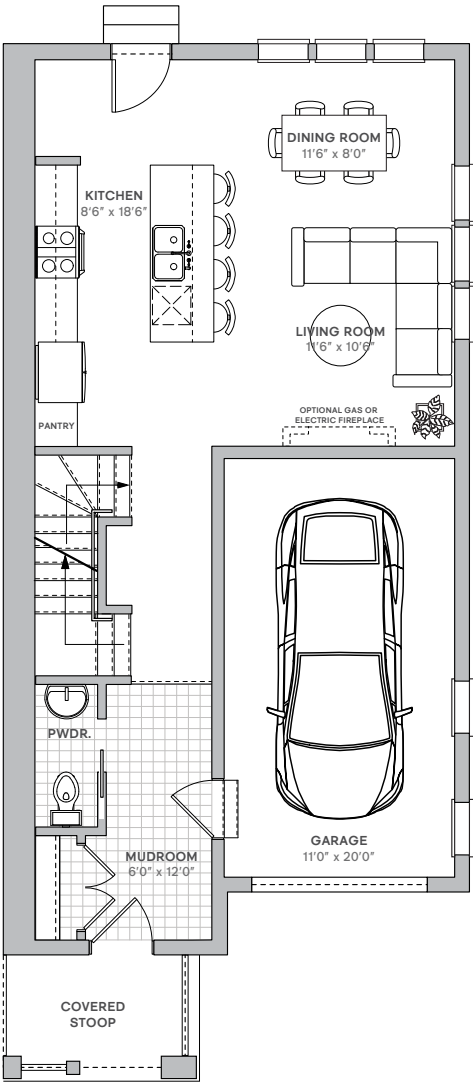


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MAIN FLOOR END UNIT

FOT5, FOT6, FOT9

GROUND FLOOR



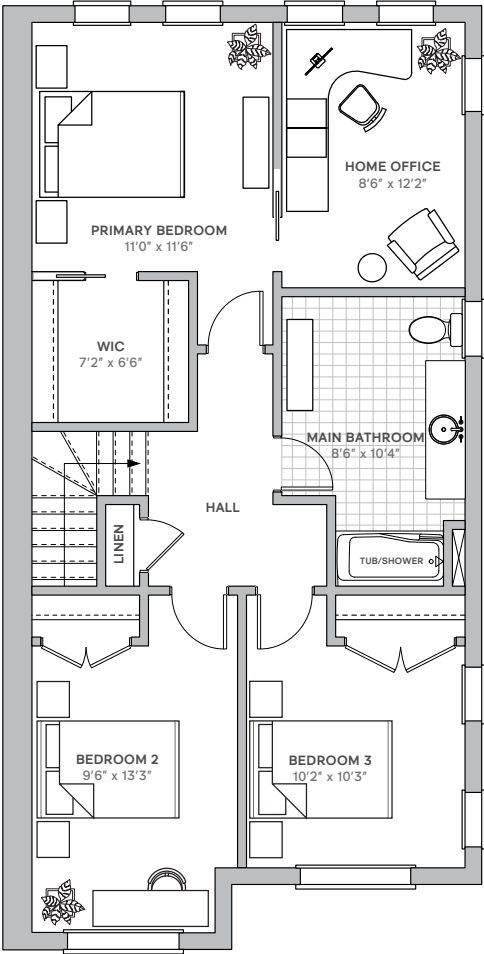
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SECOND FLOOR

END UNIT

FOT5, FOT6, FOT9

SECOND FLOOR

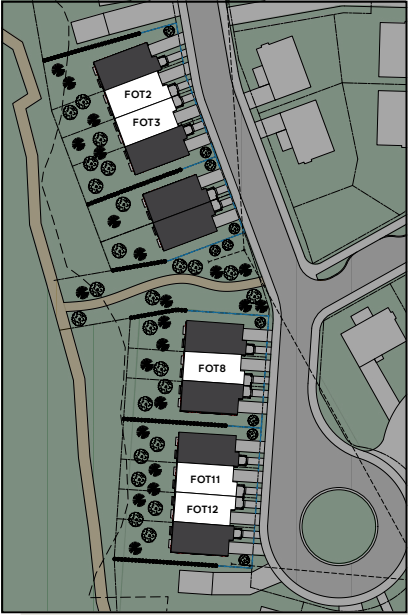
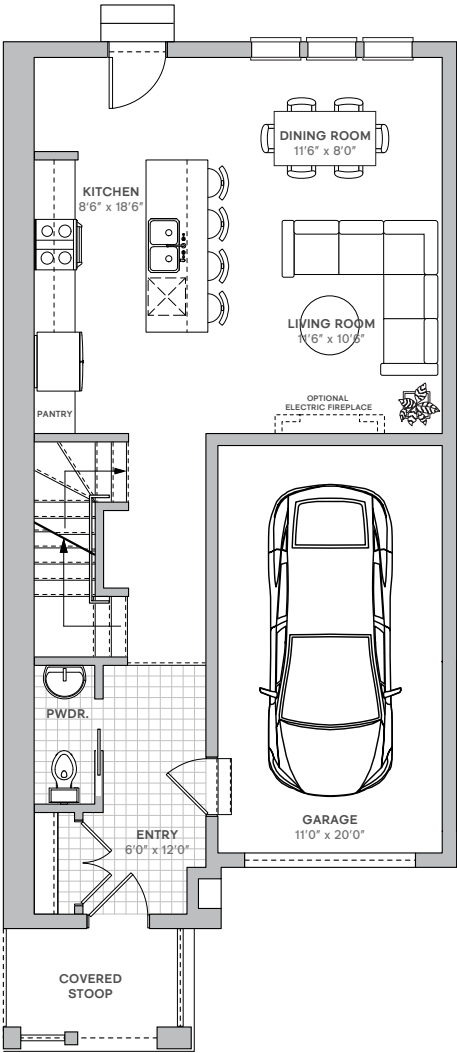


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MAIN FLOOR MIDDLE UNIT

FOT2, FOT3, FOT8, FOT11, FOT12

GROUND FLOOR

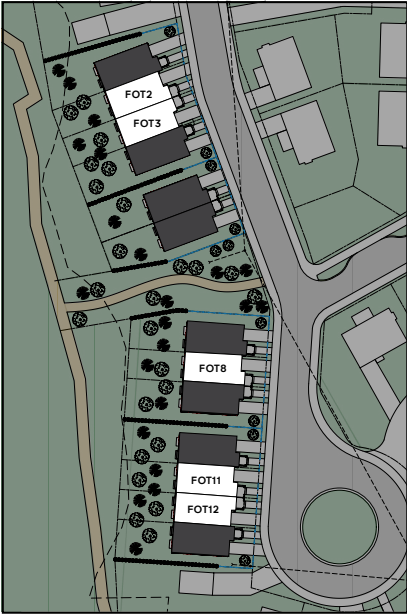
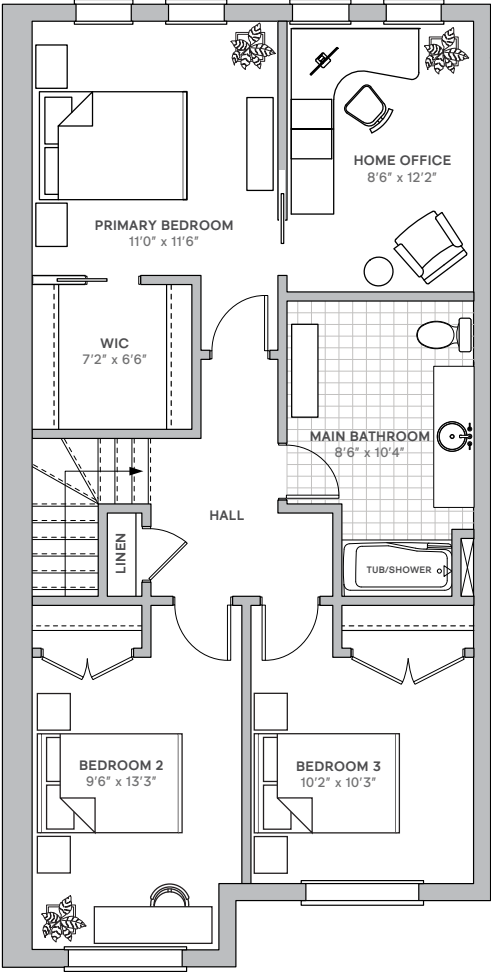


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SECOND FLOOR MIDDLE UNIT

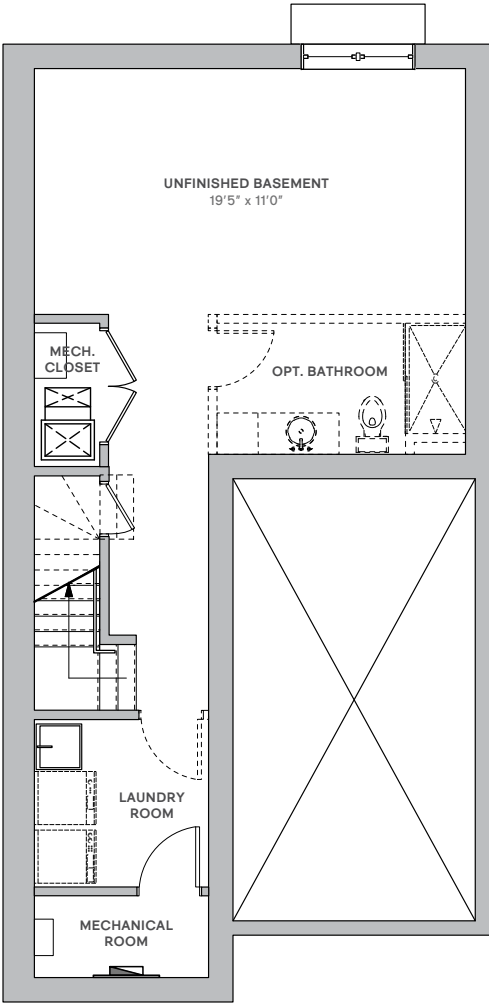
FOT2, FOT3, FOT8, FOT11, FOT12

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.

UNFINISHED BASEMENT ALL UNITS



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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.

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.





FRENCH DOORS

Bring the outside in with the addition of french doors on the main floor. Easily accessible from the kitchen and dining areas, this is a great option if you intend on building a patio or deck, or if you would simply enjoy additional views of the spacious backyard and the forest beyond.

GAS FIREPLACE (END UNITS ONLY)

Forest 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 Forest 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

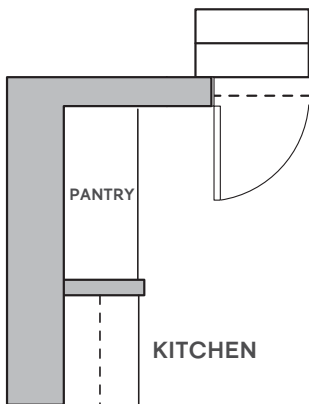
The Entice 42 linear electric fireplace offers a more modern fireplace look. It can warm up to 400 sq. ft. of space quickly with up to 5,000 BTUs. This minimalist option fully recesses into the wall with no mantel.



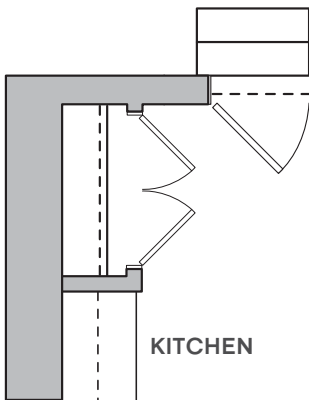
ADDITIONAL STORAGE

Looking for added storage space? The forest town has multiple options for added pantry and closet upgrades on the main floor.

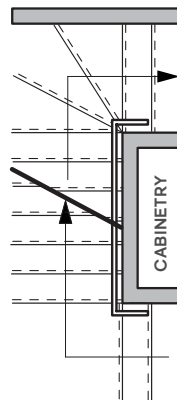
UPGRADE 1: PANTRY NEXT TO REAR ENTRANCE



UPGRADE 2: CLOSET NEXT TO REAR ENTRANCE



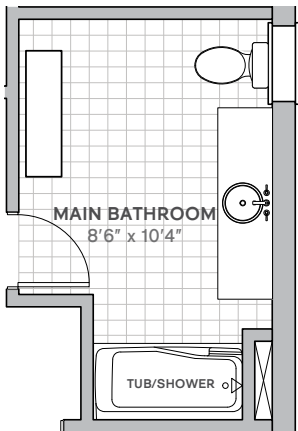
UPGRADE 3: CABINETS AT BASE OF STAIRCASE



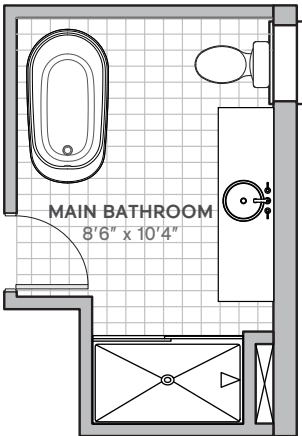
MAIN BATHROOM UPGRADES

Inject a little added luxury into the main bathroom by upgrading from a tub/shower to a beautiful soaker tub and a roomy walk-in shower and/or adding a second sink to the vanity.

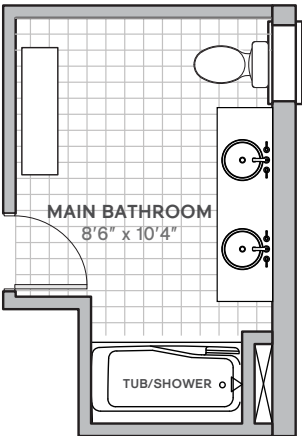
STANDARD LAYOUT



UPGRADE 1: SOAKER TUB & TILED WALK-IN SHOWER



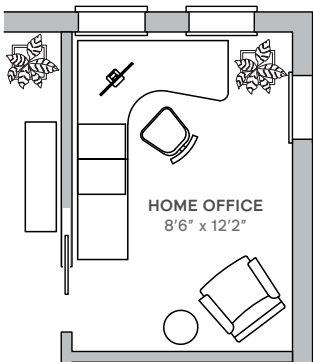
UPGRADE 2: DOUBLE SINKS IN VANITY



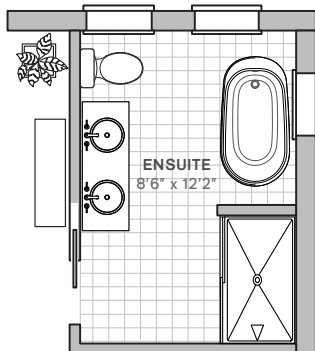
PRIMARY BEDROOM ENSUITE OPTION

Homebuyers have the option of upgrading the master bedroom office space into a beautiful, light-filled ensuite bathroom. This upgrade includes a double sink vanity featuring lacquered, shaker-style wood cabinetry as standard. It also includes a luxurious freestanding tub, and a tiled walk-in shower.

STANDARD LAYOUT



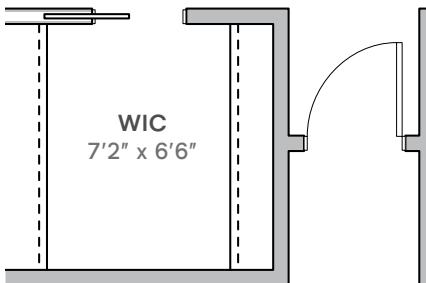
ENSUITE LAYOUT



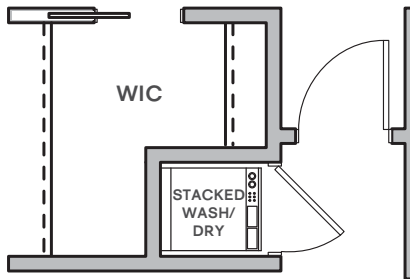
2ND FLOOR LAUNDRY

Homebuyers have the option of adding a stacked laundry hookup on the 2nd floor. It would sit within a closet that is accessed via the landing.

STANDARD LAYOUT



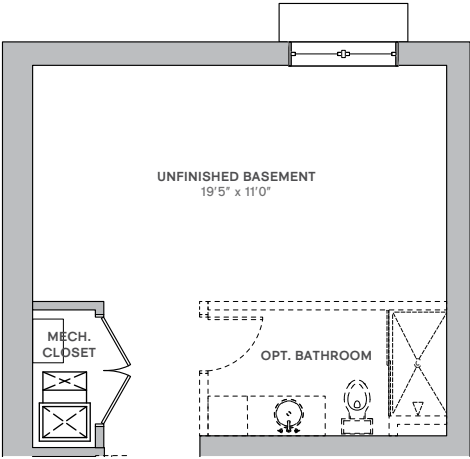
LAUNDRY HOOKUP LAYOUT



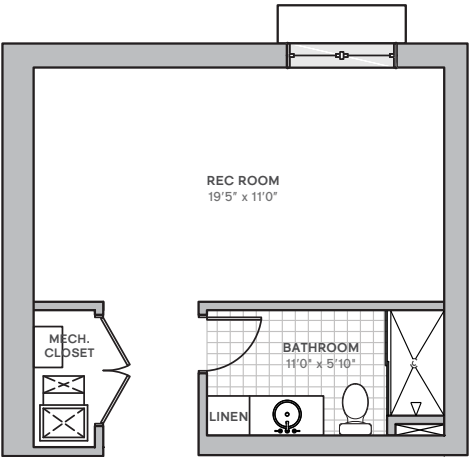
FINISHED BASEMENT OPTIONS

Finished basements are a great way of gaining additional space for a home office, a gym, another bedroom, or a space to sit back, relax, and put on the game. The Forest Towns offer two possible finished basement options. The first option includes a large rec room space, alongside a full bathroom. The second available layout adds a fourth bedroom to the Forest Town floorplan, complete with ensuite access to a full bathroom. A finished laundry room is included in both layouts.

STANDARD LAYOUT



FINISHED BASEMENT - LAYOUT 1



FINISHED BASEMENT - LAYOUT 2

