

ferme
hendrick
farm

BY LANDLAB INC.

BLACKBURN



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One of the larger single family house models at Hendrick Farm, the Blackburn's formal plan and distinct rooms hint at its roots in classic "four square" styling. The generous downstairs layout includes two separate entryways with plenty of closet space, a large living room, a spacious kitchen, and both a breakfast nook and more formal dining room.

Upstairs, the primary bedroom features a large walk-in closet and an ensuite that

includes both a tiled walk-in shower and a luxurious soaker tub. The second floor is also home to two additional bedrooms, another full bathroom and a loft space—buyers have the option of keeping the loft space open, or closing it in to create a fourth bedroom. The Blackburn is bursting with opportunities for multi-use spaces and has been one of the most popular single family home models in the neighbourhood.



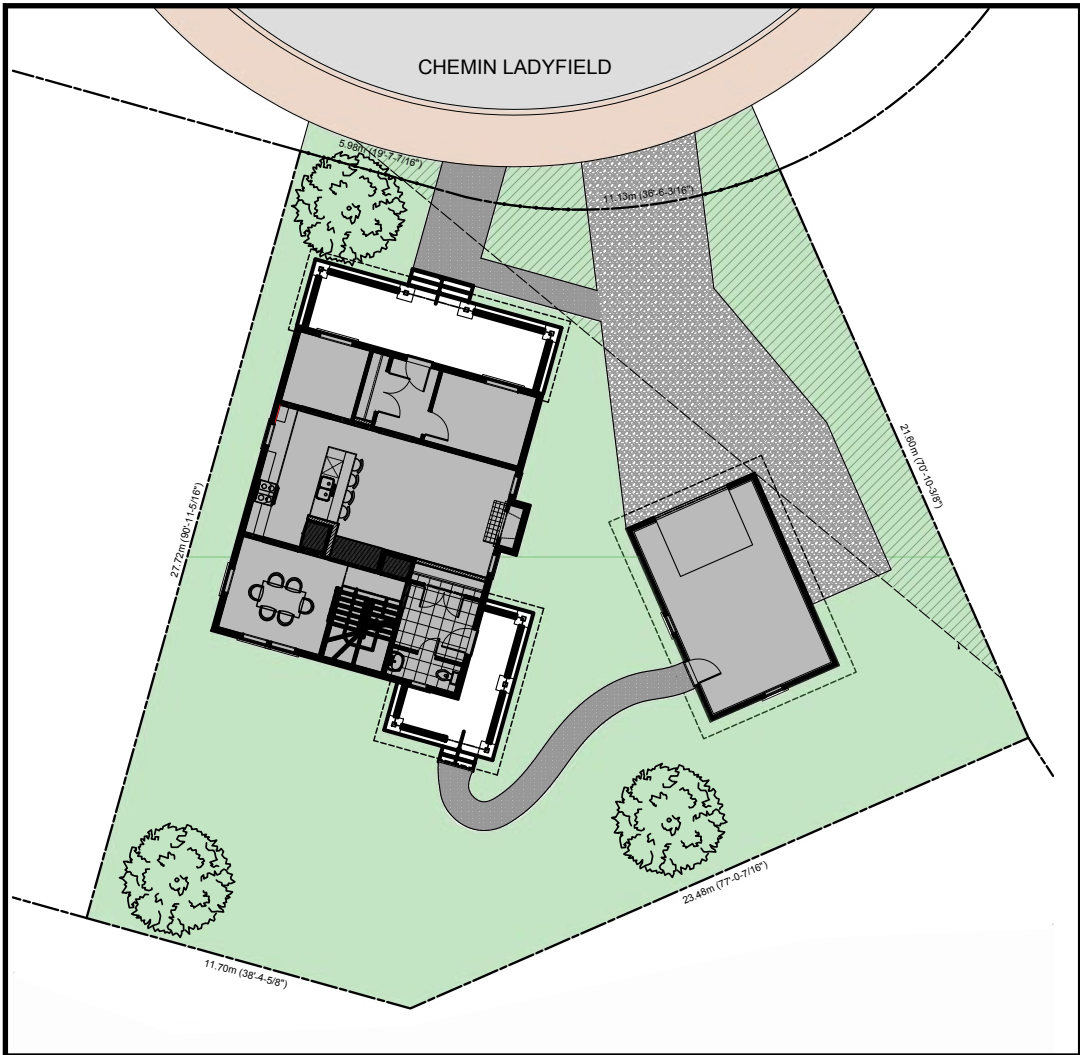


FEATURES

- ▶ Large lot backing onto Hendrick Park forest
- ▶ 3 bedrooms + home office + loft/4th bedroom + 2.5 bathrooms
- ▶ 2,120 sq. ft. + detached 1.5-car garage
- ▶ Spacious front porch
- ▶ Home office on 1st floor + loft space on 2nd floor
- ▶ 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:* 3 bedroom + loft or 4 bedroom layouts available

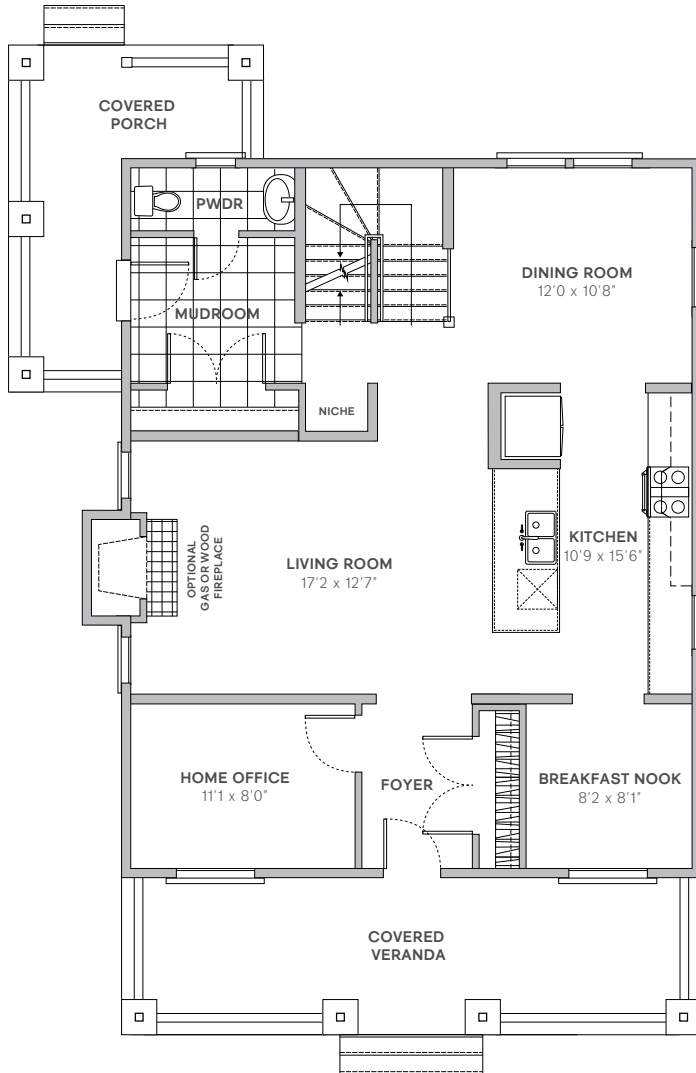
LOT

The Blackburn 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.



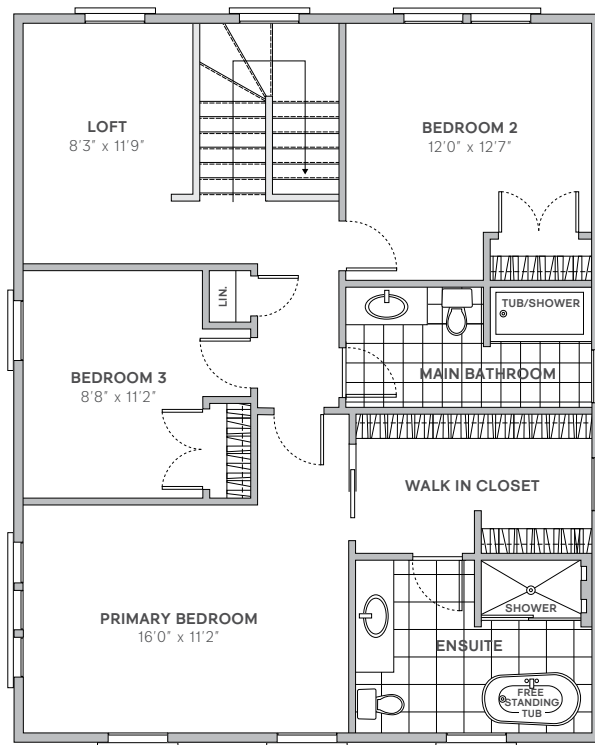


MAIN FLOOR

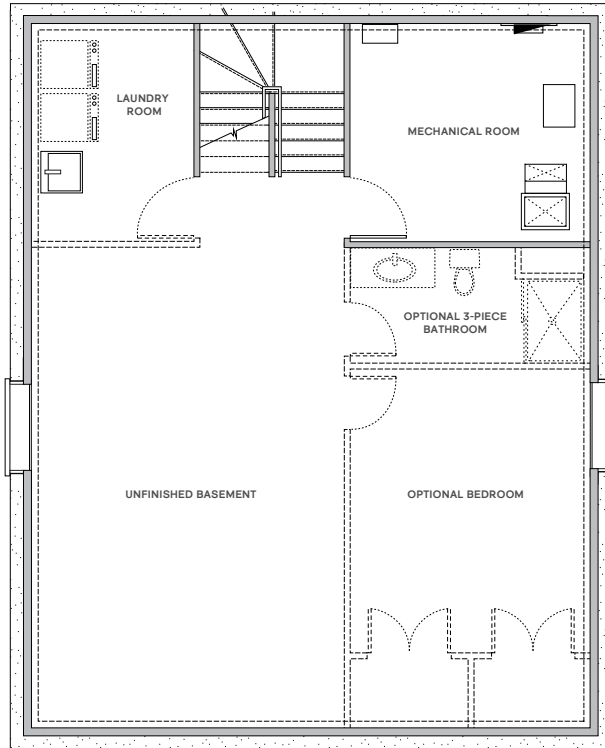


E. & O.E. Plans and window/door placements are subject to change without notice. Porch configuration, number of steps, and porch railing inclusion are lot-dependent. Actual usable floor space may vary from stated floor area.

SECOND FLOOR



BASEMENT



BUILDER UPGRADES

HARDWOOD STAIRS

Homebuyers can upgrade the stairs that run from the first to the second floor 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 along the staircase on the main floor and/or with the loft option.



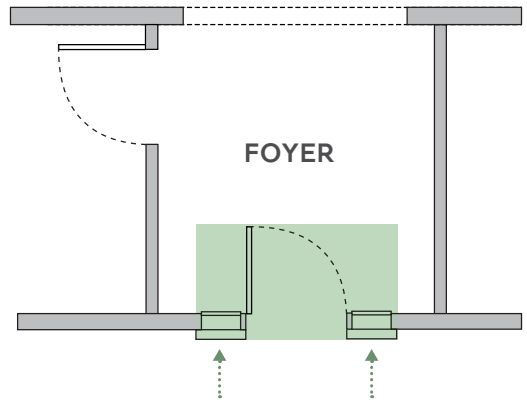


FIREPLACE

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

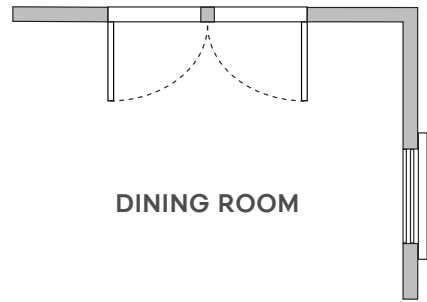
FOYER MODIFICATIONS

Homebuyers have the option of adding sidelights to their front door to increase the amount of natural light they get in the foyer. This modification results in the removal of the foyer closet but still leaves plenty of room for benches and coat hooks.



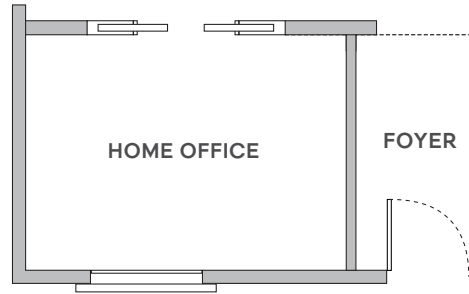
DINING ROOM PATIO DOORS

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.



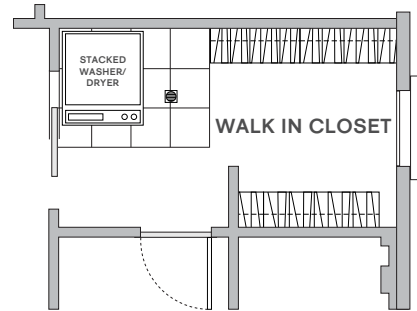
HOME OFFICE POCKET DOORS

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.



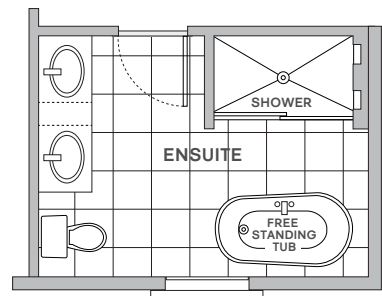
2ND FLOOR LAUNDRY

Homebuyers have the option of adding a laundry hookup on the 2nd floor in the primary bedroom walk-in closet.



DOUBLE SINKS IN PRIMARY ENSUITE

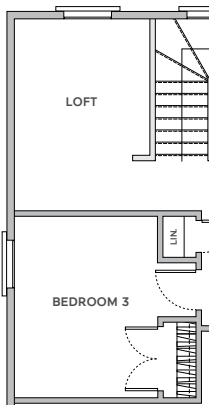
Looking to simplify your morning routine? Homebuyers can spring for an additional sink in the ensuite vanity.



GAIN A 4TH BEDROOM

Blackburn homebuyers have the option of closing in the 2nd floor loft to create a 4-bedroom layout. This results in a re-arrangement of the closet in the 3rd bedroom.

STANDARD LAYOUT



4-BEDROOM LAYOUT

