

ferme
hendrick
farm

BY LANDLAB INC.

SUMMERLEA



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The Summerlea is Hendrick Farm's newest quaint, open-concept bungalow, perfect for those looking to downsize, or seeking one-storey living. This one-bedroom bungalow includes soaring 10 ft ceilings, a generous kitchen with pantry, and a cozy front porch.

The versatile den can be used as an office or hobby room, or homeowners have the option of turning it into a large walk-in closet off the primary bedroom.

The luxurious bathroom includes a soaker tub and tiled walk-in shower. Senior-friendly design features include stacked laundry on the main floor and an attached garage. The finished basement is included, complete with large rec room, two bedrooms and another a full bathroom, making this a home equally well-suited to families with teenagers who want their own space.



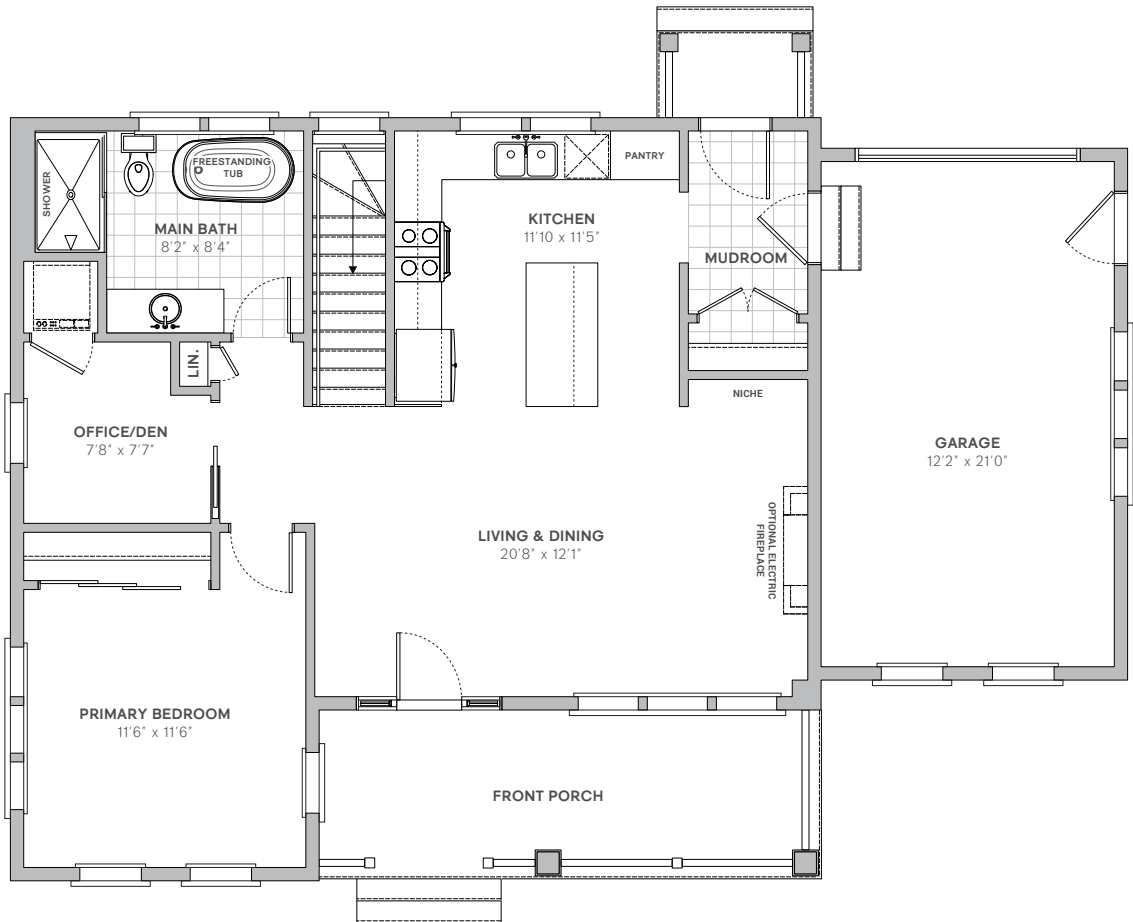


FEATURES

- ▶ 910 sq. ft. + 735 sq. ft. finished basement
- ▶ 3 bedrooms total + 2 full baths total
- ▶ 235 sq. ft. integrated garage
- ▶ 10 ft ceilings on the main floor
- ▶ Open concept dining and living room
- ▶ Real hardwood flooring on main 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:* Replacing den with walk-in closet off the primary bedroom

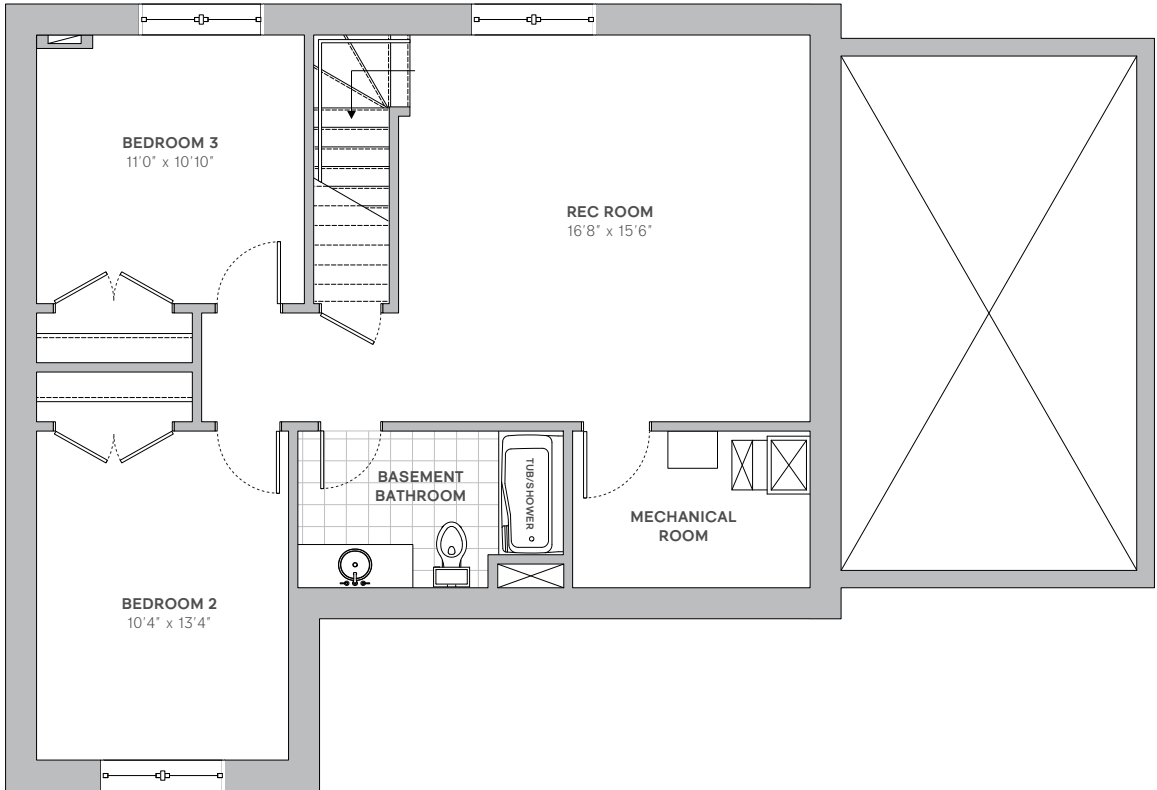
E. & O.E. All renderings are for illustrative purposes only.

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.

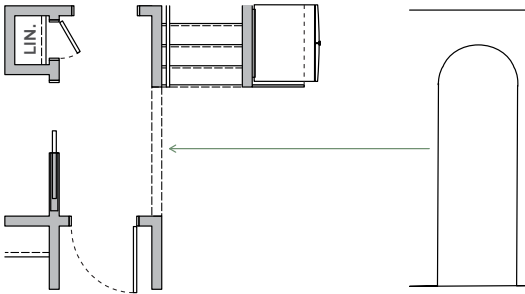
FINISHED BASEMENT



BUILDER UPGRADES

ARCHED DOORWAY

Hendrick Farm is offering the option of turning the entrance into the hallway off the main living area into an archway. This trendy modification adds an extra level of detail to an already beautiful space.



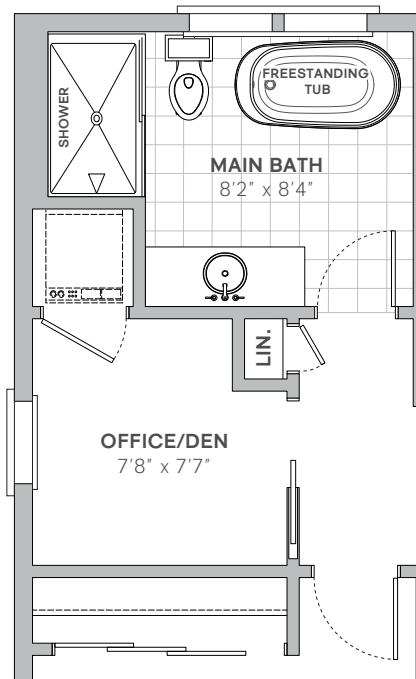
FIREPLACE

Hendrick Farm offers the option to include a gas fireplace in the living room.

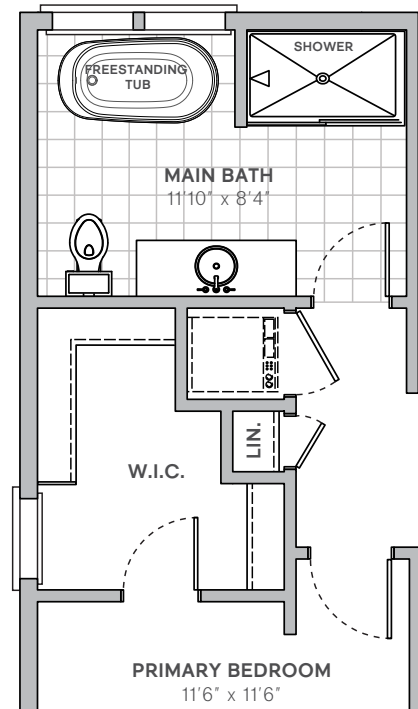
WALK-IN CLOSET OPTION

Should homeowners wish for more storage, they could opt to turn the office/den into a walk-in closet off of the principal bedroom. This would also result in access to the stacked laundry being moved to the hallway, and the main bathroom being rearranged and becoming more spacious.

STANDARD LAYOUT

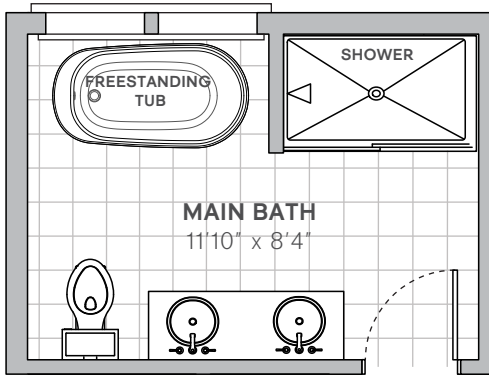


LAYOUT WITH WALK-IN CLOSET



DOUBLE SINKS IN THE BATHROOM

Inject some added luxury into the main bathroom by adding a second sink to the vanity.



SHOWER IN FINISHED BASEMENT

The basement bathroom includes a tub-shower as part of the standard design. For clients wishing for a more accessible experience, Hendrick Farm is offering the option of swapping out the tub for a walk-in shower.

