

**ferme
hendrick
farm**

OLD CHELSEA

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WWW.HENDRICKFARM.CA

Built on the principles of Adaptive Development, Hendrick Farm is the first community of its kind in Canada. Located a short 15-minute drive from downtown Ottawa, it interconnects land use, walkability, sociability, commerce, healthy neighbourhood design, and local agriculture to capture a genuine sense of place while revitalizing village-scale design.

The neighbourhood blends beautifully with the local and natural environments—clusters of houses are connected by a network of sidewalks, green corridors, and footpaths for maximum walkability and to preserve more than 50 per cent of the land's green spaces. Social interaction is encouraged through reserved civic spaces like plazas and squares, while agricultural fields integrate food production at a social and cultural level.

Hendrick Farm homes are timeless. Taller ceiling heights allow for larger windows and more natural lighting, giving all homes an open, airy feel. Equal importance has been paid to the fronts and backs of all homes—front porches provide a social connection between the homes and their community, while backyards create private space for homeowners. Rear laneways, narrower streets, and trails and sidewalks ensure people have priority over cars.

Find more information at www.hendrickfarm.ca

CURRENTLY AVAILABLE

Single Family Homes

1,826 sq. ft. to 2,317 sq. ft.

Average lot size for current single family homes is 55' x 100'

Townhomes

1,600 sq. ft.

Average lot size for current townhomes is 26' x 115'

CONTACT US

broker@hendrickfarm.ca

613.907.0130

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DETAILS

Hendrick Farm is now working with outside brokers in partnership with Sotheby's International Realty.

How It Works

- Agents and brokers need to register with Sotheby's International Realty using the form located [here](#).
- If not registered, first contact with Hendrick Farm must be made in person by broker/agent or via an e-mail sent to broker@hendrickfarm.ca.

Commision Structure

- Brokers/agents will receive receive a total of 2.5% on the listed price of the house - net of QST & GST. The listed price does not include the lot premium.
- Brokers/agents will receive 1% sixty days after lot closing,* and the remaining 1.5% upon homebuyer move-in.

Financing Structure

- Hendrick Farm's deposit structure is incredibly unique—we ask home buyers for only \$20,000 as a deposit along with proof of financing.
- The first \$5,000 dollars is provided as a refundable deposit to reserve the lot. This amount is no longer refundable after 10 days.
- Additional \$15,000 is provided as a non-refundable deposit within 10 days of lot reservation. The total of \$20,000 is non-refundable.
- The remaining cost of the home will be paid by the homeowner upon occupancy.

*Hendrick Farm sells lots to our home builder of choice approximately 60 days after contract signing. It is upon the closing of this sale to the builder that brokers/agents will receive the first portion of their commission.

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