

# Feature Sheet

# MODENA

INTERNATIONAL STYLE.  
COSMOPOLITAN LIVING.

## First Impressions

- Walking distance to major shopping centre and Canada Line station
- Close to schools, buses and recreational facilities
- Lush landscaping and yard areas for outdoor living

## Unparalleled Interiors

- Cozy state-of-the-art electric fireplaces with accent lighting in most homes
- Shaker-style interior doors with brushed nickel hardware
- Designer carpet in bedrooms and hallway areas
- Decorative baseboards and door mouldings throughout
- Choice of two stunning interior design palettes by renowned West One Design Group
- 2" faux-wood blinds on windows
- Decora rocker light switches
- Dining room light fixture with dimmer switch
- Laminate wood flooring and ceramic tiles throughout entrance, kitchen, living and dining rooms

## Beautiful Bathrooms

- Deep soaker tub with polished chrome faucets in all main bathrooms
- Ceramic-tiled bathroom floors
- Framed mirror with recessed lights
- Marble countertop in all bathrooms

## Fabulous Kitchens

- Modern Italian horizontal veneer cabinets with designer hardware
- Granite countertops with hand set tile backsplash
- Convenient cabinet features including banks of drawers
- Under cabinet recessed lighting

- LG appliance package including:
  - 22 CF French door refrigerator with bottom mount freezer
  - Gas range with electronic ignition system
  - Dishwasher with SenseClean washing system
  - Over the range microwave oven or optional dual motor Sakura hood fan
- Double stainless steel sink with single lever faucet and pull-out vegetable spray

## Thoughtful Details

- TV and telephone outlets in most rooms
- Wired for high-speed Internet throughout
- Conveniently located washer and dryer connections
- Master bedroom features walk-in closet
- Storage lockers & bicycle storage
- Co-op car program available to all residents

## For Your Safety and Security

- Weiser deadbolt at front entry door
- Video surveillance security system at parking and lobby entry door
- Secured underground parking with remote key FOBS
- Hard-wired smoke detectors
- Pre-wiring for security system
- Two-Five-Ten Year National Home Warranty Guarantee

## Outdoor Living

- Roof top decks on all townhomes
- Private front entry and yard area on all townhomes
- Additional patio and entry door at kitchen
- Private landscaped courtyard

## Options

- Full capacity front loading washer/dryer with stainless steel drum

The developer reserves the right to make modifications or substitutions should it be necessary to maintain the high standards of the development. Dimensions and sizes are approximate and based on the architectural drawings. E. & O.E.



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