

FEATURES

LUXURY UPON ARRIVAL

- Designed by award-winning IBI/HB Architects and rising 32 storeys, **Moda** is a **stylish** monument to clean lines and artistic expression.
- A soothing water feature outside the grand lobby welcomes you home. Continue across the decorative pavers, walk beneath a dramatic canopy and push through the double over-height glass entry doors.
- Upon your arrival, a virtual concierge is at your service to take care of all the fine details.
- Alongside **Moda** is the Beresford Art Walk, a renovated streetscape graced with paving stone treatment, refreshing landscaping and unique street furnishings.
- Located along the Art Walk is an interactive light wall exclusively designed for **Moda** which beckons passing pedestrians with colourful animated images-illuminating inspirations embodying the heartbeat of the city.

STYLISH HOMES

- The door to your home is substantial and contemporary with richly stained wood and polished chrome hardware.
- The **carerra-style** interior doors are two-paneled and feature European-inspired polished chrome lever handles.
- All bedrooms have cut pile carpet, thick and rich underfoot, while living, dining, kitchens, dens and entrances are finished in durable **wood-style** laminate flooring.
- The colour schemes – your choice of New Yorker Night, Milanese Sunset, and Parisian Snow – are understated and form the ideal backdrop for your interior decorations.
- Windows are expansive – reaching ceiling height. When the custom-fit vertical blinds on all the windows are open, and the sliding and swing doors pulled ajar, the suite becomes bathed in sunlight.
- Windows feature low-E glazing for energy efficiency.
- Beyond the sliding or swing doors, balconies are expansive for outdoor living.
- Future-friendly technology includes multi-port and Cat-5e wiring.

SMART KITCHENS

- The kitchen exudes modern elegance with stunning quartz countertops and a large format glass tile backsplash.
- **Stylish** and contemporary flat-panel wood veneer or high gloss white cabinetry is complemented with designer-selected polished chrome pulls to highlight the lower cabinets.
- The impressive KitchenAid® appliances are all stainless steel:
 - 4 burner gas cooktop and self-cleaning electric wall oven.
 - 1.5 cu.ft. microwave complete with trim kit.
 - Energy-efficient integrated dishwasher includes touch controls.
- The **stylish** Fagor (or Blomberg® in one bed and den homes) refrigerator features a bottom-mounted freezer door and is seamlessly integrated into the custom cabinetry.
- Seamless under-mounted Faber® hoodfan.
- The under-mounted sink in stainless steel simplifies cooking and clean-up.
- Soft-close cabinet hardware.
- Sleek recessed lighting below upper cabinets.
- Lower cabinets in every home feature a two-bin recycle station.
- European-style single lever faucet with telescopic vegetable spray in polished chrome.
- Stacking washer and dryer for your convenience.

DESIGNER BATHROOMS

- The bathroom and ensuite are rich in design and detail with oversized vanity mirrors and recessed lighting.
- Ensuites feature quartz countertops and backsplashes, flat panel wood veneer cabinets with polished chrome pulls, and elongated profile water closets.
- Dual-flush water closets reduce water consumption.
- European-inspired polished chrome fixtures; most ensuite bathrooms feature full showers and second bathrooms feature tubs.
- All showers and tubs are equipped with oversized "rain shower" head on a contemporary straight arm.
- Enjoy sunshine in your ensuite from the window panel located on the walk-in shower (some homes).

SUPERB AMENITIES

- You don't need to leave home to enjoy over 1,900 square feet of private amenities exclusive to **Moda** residents.
- Take time for yourself in the **Moda** Fitness Studio – a private air-conditioned workout facility featuring cardio and weight training equipment, a television and yoga area.
- Enjoy a great book under the sun with seating provided by the central lawn area.
- Surf the Internet, mingle with your neighbours, and entertain guests in the indoor social lounge with pool table surrounded by comfortable furnishings.
- The finishing touch: a resident manager and a virtual concierge to ensure everything runs smoothly.

SECURITY

- The electronic security systems are extensive and include video enterphone at lobby, visitor parkade enterphone, and security cameras in the main residential lobby and elevator area.
- A key-fob proximity reader allows discreet and convenient personal access to lobby and elevator, with secondary lobby access for resident parking from both parkade levels.
- The bright and well-lit underground residents' parkade has convenient remote access and emergency assistance buttons for added peace of mind.
- The elevator has secure lock-off control access to each floor; residents can only stop on their own floors, the ground floor level and parking floors.
- The front door of every suite features deadbolt lock hardware.

HOME PROTECTION

- New Generation rain screen glazing system for enhanced weather protection and durability.
- Fire sprinkler system protects all homes and common areas.
- Each home is backed by Travelers Guarantee Company of Canada, with a comprehensive 2/5/10 warranty.

SPECIAL PENTHOUSE FEATURES ON LEVEL 37

- Over-height nine foot ceilings.
- Keep comfortably cool in the warmer months with a fully air-conditioned home.

CUSTOM CHOICES

- A wireless security system.
- Storage locker.

