

## Welcome Home

- Modern townhomes in a vibrant southwest Edmonton community
- Exterior combination of vinyl siding mixed with contemporary architectural materials
- Low maintenance living includes professionally maintained landscaping and snow removal
- Balconies with black aluminum railings and GFCI outlet
- Double and single-car garages
- Convenient visitor parking available
- Nearby schools and a broad range of shopping, dining, entertainment, retail, and recreation only minutes away
- Located in the heart of desirable Windermere, Mode is centrally positioned in a commercially-rich area close to Terwillegar Drive and Anthony Henday Drive

## Features

- Open concept homes include 2 and 3-bedroom townhomes
- Convenient Flex Room on the main level and Powder Room on the second level\*
- Space-saving, stacking front load washer and dryer ideally located on the upper floor
- Primary bedrooms feature a vaulted ceiling, walk-in closet and ensuite bathroom\*
- 9' ceilings throughout
- 2nd and 3rd bedrooms include chrome mirror panel closet doors
- All TV locations wired for internet access
- Functional layouts include pantries and walk-in closets for extra storage\*
- Forced air heating system with a programmable thermostat
- Energy efficient LED lighting throughout
- Modern window coverings come standard in each home

## Fit & Finish

- Contemporary cabinets in the kitchen and bathrooms
- Durable and stylish quartz countertops

- Full height ceramic tile kitchen backsplash
- Modern, energy efficient stainless steel appliances:
  - Self clean glass top electric range
  - French-door style refrigerator
  - Built-in dishwasher
  - Microwave rangehood
- Extended eating bar island
- Double bowl, under mount, stainless kitchen sink with a high-arc single lever faucet
- Luxury vinyl plank flooring throughout the lower and second floors, and bathrooms and laundry
- Carpet throughout third floor, bedrooms and stairwells where applicable
- Ensuites feature a walk-in shower with a glass door and a tile accent
- Main bathroom includes tub/shower combo with a tile accent
- Under mount bathroom sink with single lever faucet
- Contemporary paint colour throughout
- Designer lighting package includes pendant lights, dining light and bedroom light\*
- Professionally designed interior colour package, with alternate options and à la carte choices to add personalization

## Added Value

- Insulated, painted steel garage door with opener
- Double-pane Low E2 argon gas-filled oversized windows for natural light
- Solid Core Entry Door with a viewing portal
- Enhanced acoustic treatment reduces noise transfer allowing you to enjoy your home in peace
- Superior construction practices combined with 50 years experience increase efficiencies and reduce waste

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