

FEATURES

MODE

ARCHITECTURE

Strong materials are at the heart of MODE's architectural statement, with a mix of modern and industrial details adding style and privacy to the building's podium level. Whether you're choosing a 1, 2 or 3 bedroom home, a townhome or a live-work home, every MODE residence benefits from this central location on Sawmill Crescent — one of the most vibrant, walkable streets in River District.

AMENITIES

MODE offers the most extensive collection of amenities in any single River District building. Welcome to 9,000 square feet of resort-style space — all yours, all right at home.

- Indoor/outdoor entertaining - an indoor cooking and dining space on the 7th floor that opens onto an expansive outdoor terrace, which also includes a BBQ and lots of seating for friends
- WorkHub - a private meeting space outfitted with two boardrooms, four-seater work booths and meeting tables to collaborate with team members or make presentations to clients
- Private screening room - a spacious theatre room with large screen and projector, cozy seating for watching movies, and an adjacent bar
- Large fitness facility with professional-grade equipment, an adjacent dance studio/yoga room and direct access to an outdoor hot tub and patio area
- Workshop for weekend projects, and a bike repair room for easy maintenance
- Expansive 6,500+ square foot shared courtyard with lush landscaping, water feature, kids area and seating
- Multipurpose room - Spacious game/lounge room equipped with a pool table, kitchen and multiple seating areas
- Agricultural plots for urban gardeners
- Daytime concierge with parcel storage
- Dog wash stations
- Two furnished guest suites
- Bike storage
- Electric vehicle parking
- Car share parking stalls

LIVING

- Choice of two designer colour palettes
- **High-efficiency heating and cooling system controlled by a WiFi-enabled thermostat**
- **Laminate wood flooring throughout the entry, kitchen, living, and dining areas**
- Lush carpeting in the bedrooms
- Sleek, modern roller shades let you control the level of outdoor lighting in your home
- **Full-size, front-loading Whirlpool washer and dryer**
- Private balconies or patios
- Energy-efficient, low-E glass windows
- Fibre-ready homes conveniently pre-wired for internet and cable
- Complimentary internet and cable package for one year

KITCHEN

- **Appliance package includes:**
 - 24-inch Jenn-Air refrigerator with bottom freezer fully integrated into cabinetry in one bedroom homes
 - 30-inch Blomberg refrigerator fully integrated into cabinetry in two or more bedroom homes and townhomes
 - 30-inch Jenn-Air gas cooktop
 - 30-inch Jenn-Air wall oven with dual fan
 - Jenn-Air dishwasher fully integrated into cabinetry
 - Built-in KitchenAid microwave
 - AEG-Electrolux Perfekt Glide 30-inch pull-out range hood
- **Kohler pull-down faucet with polished chrome or matte black finish with a double-bowl, under-mounted stainless steel sink**
- Modern square-edged cabinets and drawers with soft-close technology
- **Sleek quartz countertops and backsplash**
- Clutter-free, under-sink sliding waste/recycling bin
- Electrical outlets with built-in USB port in bedrooms, kitchen and flex space
- Recessed, under-cabinet LED lights

BATHROOMS

- **Energy-efficient in-floor heating in the master ensuite**
- Porcelain tile flooring
- **Custom medicine cabinet with mirrored front in the master ensuite**
- Contemporary designer accent wall in the master ensuite
- **Frameless glass shower with built-in shower niche**
- Luxurious soaker bathtub
- Sleek and tailored single-handle bath package by Kohler
- Water-saving, dual-flush toilet
- Motion-activated, under-mirror LED lighting
- Modern wall sconce in the master ensuite

SAFETY AND SECURITY

- Enterphone at lobby and parkade entrances with restricted elevator access
- Secured underground parking
- Comprehensive, industry-leading 2-5-10 Year New Home Warranty by Travelers