



INNOVATIVE, EXCITING, AFFORDABLE. EXPERIENCE THE BEST BOWMANVILLE HAS TO OFFER.

MODO Condo is an incredibly vibrant condominium development designed and constructed in thriving and historic downtown Bowmanville, just 35 minutes east of Toronto. MODO Condo offers a laid-back atmosphere in a burgeoning community, close to every modern convenience and close to Highway 407! Just a quick walk to grab sushi, eat at traditional restaurants, browse unique and eclectic shops, take advantage of an abundance of educational institutions, parks, and the soon-to-be-built GO Train Station. Or if you'd rather be on the water, then head down to Port of Newcastle Marina where you can discover your passion for boating. To relax on land, you can always take a leisurely stroll on the waterfront trails that meander along the shore. There's never a shortage of things to do when you choose MODO.

BUILDING FEATURES

- Sophisticated lobby with executive concierge for your security and convenience.
- Balconies/patios with glass and aluminum railing for enhanced views.
- Indoor fitness center, lounge, amenity room, boardroom/library room.
- 4 conveniently located elevators.
- Entry system connected with suite phones.
- Professionally landscaped with sod, shrubs and trees.

SUITE HIGHLIGHTS

- 9' ceiling heights in all living areas (excluding bulkheads and ceiling drops. Kitchen may have dropped ceilings) as required.
- Your choice from one of four (4) complete colour and material coordinated packages professionally designed.
- Luxury vinyl plank or laminate flooring.
- Granite or quartz counter tops in kitchen and bathrooms.
- Stainless steel kitchen appliances and stacked washer and dryer.

TYPE	SIZE RANGE	APPROX. PRICE RANGE
One Bedroom	518 – 540	\$389,990 – \$415,990
One Bedroom + Den	575 – 767	\$420,900 – \$579,990
Two Bedroom	774 – 1088	\$585,990 – \$780,990
Two Bedroom + Den	1112 – 1,144	\$785,990 – \$810,990

<p><u>PLATINUM INCENTIVES</u></p> <p><u>DEVELOPMENT CHARGES*</u> Capped at \$4,500 Plus HST</p> <p><u>ASSIGNMENT*</u> Standard Fee \$5,000 \$2,500 Plus HST</p> <p><u>RIGHT TO LEASE DURING INTERIM OCCUPANCY*</u></p>	<p><u>STANDARD STRUCTURE</u></p> <p>\$5,000 on Signing Balance to 5% in 30 Days 5% on July 30th, 2021 5% in 540 Days 5% on Occupancy</p>	<p><u>MAINTENANCE FEES</u> 0.45 p/sq.ft</p> <p><u>TENTATIVE OCCUPANCY DATE</u> June 30th, 2024</p>	<p>Parking: Included with Price 2nd Parking: \$50,000 available for 2 Bedrooms or Larger</p> <p><u>PROPERTY TAXES</u> TBD</p>
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