



**M | O**  
**D | O**  
MODERN  
DOWNTOWN  
CONDO

55 Clarington Boulevard



modern living  
in a unique  
boutique  
style setting



# experience life à la mode in MODO 55

Bowmanville is about to enjoy an incredible infusion of youthful vitality and contemporary comfort.

Experience the cachet of living in stylish surroundings while having the best of Bowmanville outside your front door. Visit the local shops for all your essentials, and then enjoy a fine meal with exceptional company at one of the nearby restaurants. Craving something different? You're just a two-minute car ride from downtown Bowmanville, where you can explore all the unique family-run businesses lining the town's quaint and historic Main Street.

From MODO 55, you're also just minutes away from the picturesque Bowmanville waterfront where you can stroll along the shoreline while the rhythm of Lake Ontario adds rhythm to your footsteps. Cherish the casual convenience of living in a boutique downtown address while enjoying a luxurious pace of life here at MODO 55.

Artist's concept.



## the sky's the limit

MODO 55's elegantly designed rooftop terrace is like an exotic island paradise. Feel on top of the world while you read a good book, relax with some music or simply catch a few rays while stretching out on a comfy chaise lounge. Invite friends over for a delicious evening barbecue, or raise a toast to great company under a hypnotizing star-struck night sky.

Artist's concept.



Artist's concept.

be the life  
of the party

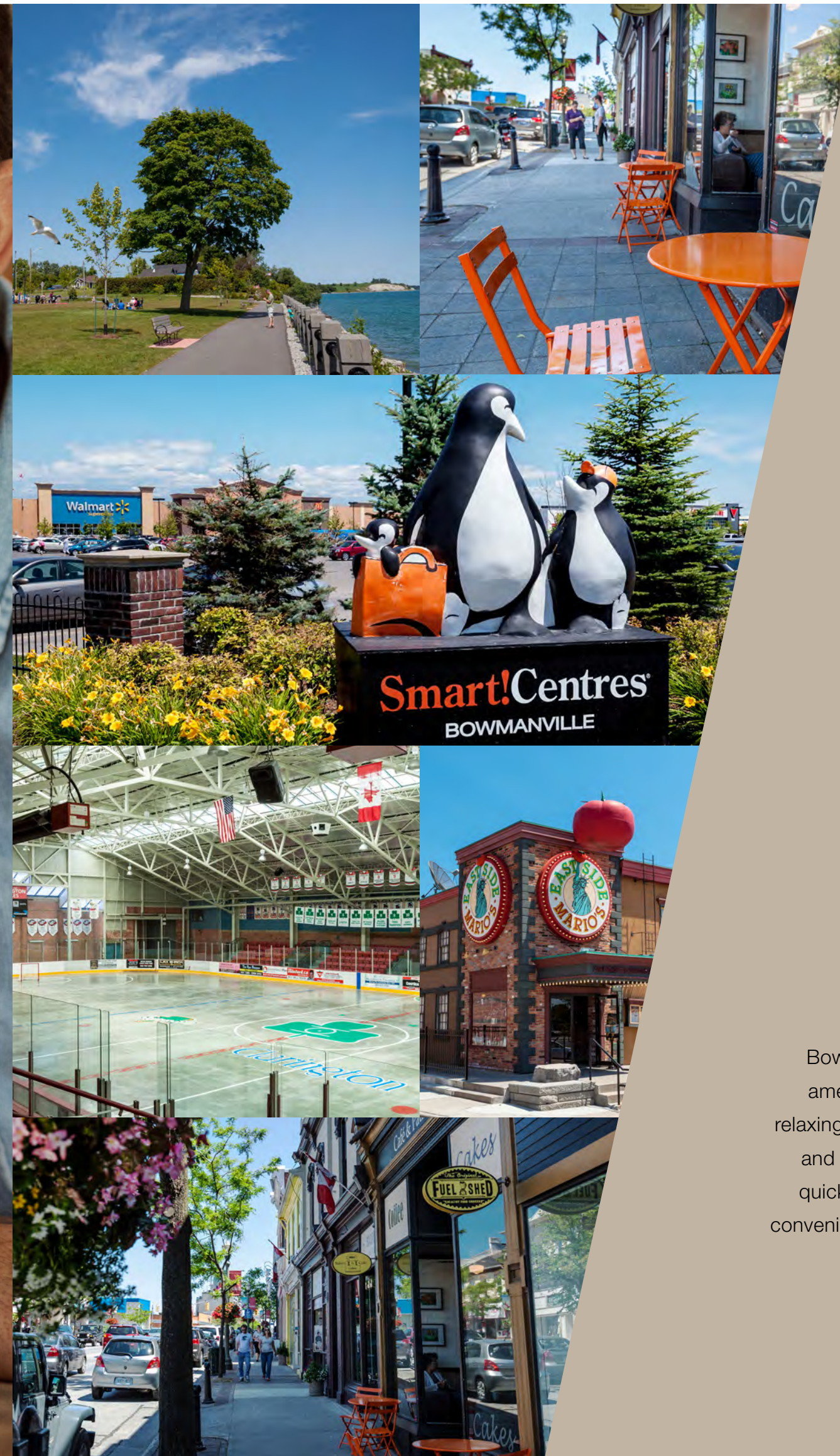
Every day is special in MODO 55, and for those extra-special milestones, you can celebrate with family and friends in the elegant party lounge. The room's dynamic layout offers several comfortable seating areas and all the space you and your guests need to mix and mingle.



fitness goals?  
no sweat...

One of the greatest things about MODO 55 condominium living is having your own modern, well-equipped fitness centre right here at home. Take a treadmill for a spin or get rolling on an elliptical and enjoy a good workout while developing a healthier body, mind and spirit.

Artist's concept.



# the talk of the town

Bowmanville is the ideal combination of historic charm and urban amenity; a perfectly wonderful place where you can enjoy a more relaxing pace of life while having all the shops and restaurants, parks and recreation facilities just minutes away. MODO 55 is also just a quick walk to the planned Bowmanville GO train station, offering a convenient and stress-free connection to Oshawa and Pickering, and even Union Station in downtown Toronto.



# BOWMANVILLE

- GROCERY**
  1. Loblaws
  2. Metro
  3. M&M Meat Shops
  4. Bulk Barn
  5. Kyle's Quality Meats
  6. LCBO
  7. The Beer Store
- SHOPPING**
  1. Walmart Supercentre
  2. Canadian Tire
  3. Mark's
  4. Winners
  5. The Home Depot
  6. Dollar Tree
  7. Sport Chek
  8. Pet Valu
  9. The Source
  10. Dollarama
  11. Clarington Auto Mall
  12. Staples
  13. TSC Stores
  14. Rogers
- HEALTHCARE & PHARMACIES**
  1. Lakeridge Health Hospital
  2. Bowmanville Urgent Care Clinic & Pharmacy
  3. Walk-in Clinic at Walmart
  4. Shoppers Drug Mart
  5. Health Centre Pharmacy
  6. Remedy's Rx
  7. Marnwood Life Care Centre
- BANKS**
  1. Scotiabank
  2. TD Canada Trust
  3. RBC Royal Bank
  4. CIBC
  5. President's Choice Financial
  6. Citi Financial
  7. BMO
  8. CIBC
  9. TD Canada Trust
- ENTERTAINMENT**
  1. Cineplex Odeon Cinemas
  2. Canadian Tire Motorsport Park
- PUBLIC SCHOOLS**
  1. Duke of Cambridge Elementary French Immersion
  2. Clarington Central Secondary School
  3. Bowmanville Secondary French Immersion
  4. Dr. Ross Tilley Public School
  5. Waverly Public School
- CATHOLIC SCHOOLS**
  6. Holy Family Secondary School
  7. St. Joseph Elementary French Immersion
- CASUAL & FINE DINING**
  1. Swiss Chalet
  2. Boston Pizza
  3. Makimono
  4. East Side Mario's
  5. Kelsey's
  6. Halibut House
  7. A Stone's Throw Pub & Grill
  8. The Deck Bar & Grill
  9. Wild Wings
  10. Fion MacCool's
  11. Frosty John's
  12. Three Six Kitchen & Lounge
  13. Chanterelle Bistro
  14. Queens Castle Restobar
- FAST FOOD**
  1. Burger King
  2. McDonald's
  3. Pizza Nova
  4. Domino's Pizza
  5. Pizzaville
  6. Pizza Pizza
  7. Dairy Queen
  8. Pizza Hut
  9. Mega Wraps
  10. Mucho Burrito
  11. Subway
  12. Kings Key Pub
  13. Wendy's
  14. Tim Hortons
  15. Mary Brown's Famous Chicken
  16. Al's Famous Pizza
  17. Harvey's
  18. Starbucks
  19. Booster Juice
- RECREATION**
  1. Garnet B. Rickard Recreation Complex
  2. Baseline Community Centre
  3. Bowmanville Indoor Soccer
  4. T.J's Dance Troop
  5. Bowmanville Gymnastics Club
  6. Curves Gym
  7. Live in Motion Gym
  8. T-Zone Health Club
  9. Galaxy Gymnastics & Fitness
  10. Yoga 101 Studio
  11. Clarington Martial Arts
  12. Brimacombe Ski Club
  13. Planet Fitness
  14. Orangetheory Fitness
  15. Joey's World & Pinnacle Indoor Climbing
  16. Chronical Brewing Company
  17. Port Darlington East Beach Park
- PARKS, TRAILS & MARINAS**
  1. Harvey Jones Park
  2. Bowmanville Valley Conservation Area
  3. Bowmanville Harbour Conservation Area & Trails
  4. Bowmanville Marina
  5. Green Park
  6. Landerville Parkette
  7. Baxter Park
  8. West Side Drive Park
  9. Cedar Park Resort
- TRANSIT**
  1. Bowmanville GO Bus Station with Park & Ride (Bus to Oshawa GO train)
  2. Future GO Train Station
  3. Durham Region Transit Stop (Line 501)
- SERVICES**
  1. Durham Regional Police Services Station
  2. Fire Department
  3. Canada Post
  4. Clarington Public Library
  5. The UPS Store
  6. Clarington Dental Centre

**MIO DO**  
MODERN DOWNTOWN CONDO  
55 Clarington Boulevard

**KAITLIN CORPORATION**  
SALES CENTRE

**MIO DO**  
MODERN DOWNTOWN CONDO  
51 Clarington Blvd.

**MARINA**  
BOWMANVILLE MARINA

**AQUAVIEW**  
Lakeside • Live the Dream

**WATERFRONT**

**Lakebreeze**  
LET THE DREAM

**WATERFRONT**

Wilmot Creek Community Golf Course

Map rendering is artist's concept and not drawn to scale. Landmarks, streets and location of specified establishments are approximate and not accurate. Speak to a sales representative for details. E. & O.E.



SOUTH VIEW FROM THE 10TH FLOOR



NORTH VIEW



WEST VIEW



EAST VIEW



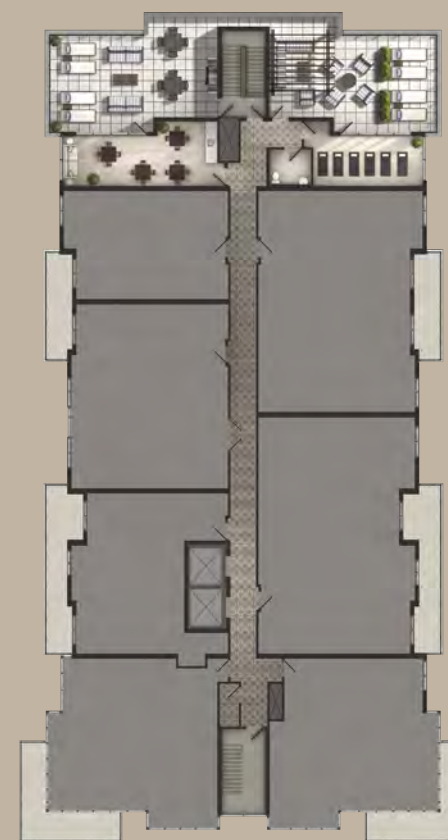
Experience a breathtaking panorama of Bowmanville and beyond in all directions.



GROUND FLOOR



12TH FLOOR ROOFTOP/TERRACE WITH SPECTACULAR PANORAMIC VIEWS



for all the  
ways you rest  
and play

Experience boutique condominium living at its finest in MODO 55. All life's essential luxuries are at your fingertips. Invite a friend over for a fun game of cards in the games room, or introduce them to the breathtaking views of Bowmanville from the outdoor terrace. Enjoy a refreshing workout in the yoga room and fitness room area, and celebrate life's greatest moments in the multi-purpose party room.



# now is the perfect time for MODO 55 living

MODO 55 is your window to the future of Bowmanville. A place where yesterday, today and tomorrow meet at the intersection of anything and everything. Contrasting against Bowmanville's heritage-flavoured backdrop, the condominium's striking modern architecture, bright open-concept suite layouts, gracious amenities and enviable location hold the promise of limitless reward. Tomorrow won't wait – start your journey to an incredible new future in MODO 55 today.

Illustration is artist's concept. Information correct at press time and subject to change without notice. Sidewalks are subject to city approval and can change without notice. E. & O.E.



# your window to the world

Distinctive condominium living always rises above. Enjoy panoramic views of Bowmanville, Lake Ontario and beyond from your relaxing space in the sky.

Artist's concept.



Artist's concept.

# a cut above

Show your guests what's really cooking in Bowmanville. MODO 55's tastefully designed kitchens feature ample custom cabinetry and your choice of exquisite granite or quartz countertops.



# every day is spa day

Always look and feel your best. Whether you're getting ready for the workday or Sunday brunch, an evening out or a peaceful night in, every beginning leads to another perfect ending.

Artist's concept.



# live well, sleep well

This is what contemporary condominium living is all about. Bright and airy open-concept living areas lead to peaceful retreats and masterful ensuites. Tonight, a peaceful night's rest; tomorrow, another day of unbridled opportunity.

Artist's concept.

# features & finishes

## BUILDING FEATURES

- Sophisticated lobby.
- Balconies/patios with glass and aluminium railings for enhanced views.
- Indoor fitness centre, amenity/party room, roof top terrace, yoga room, roof top lounge.
- Two (2) conveniently located elevators.
- Entry system connected with suite phones.
- Professionally landscaped with sod, shrubs and trees.

## SUITE FEATURES

- Suite entry doors with brushed chrome lever handles and deadbolts.
- Contemporary interior doors with brushed chrome lever handles.
- 9' ceiling heights in all living areas (excluding bulkheads and ceiling drops. Kitchen may have dropped ceilings).
- Individually controlled heating and cooling system with thermostat. Rental unit with separate billing from 3rd party service provider.
- Individually metered utilities (water and hydro).
- Smooth ceilings throughout.
- Suite smoke/carbon monoxide detectors.

## SUITE FINISHES

Your choice from one (1) of four (4) complete colour and material coordinated packages professionally designed, covering all interior finishes for your suite, including:

- Luxury vinyl plank or laminate flooring for living room, dining room, bedroom(s), den, hall and kitchen.
- Ceramic tiles around the tub enclosure and shower stall as per plan.
- Quality imported wall and floor tiles in bathrooms.
- Quality kitchen and vanity cabinets.
- Granite or quartz counter tops in kitchen and bathrooms.
- Neutral wall colour with white trim and baseboard.

## KITCHEN FEATURES

- Designer-selected cabinetry, as per designer package.
- Imported ceramic tile backsplash in kitchen.
- Granite or quartz counters, as per designer package.
- Stainless steel undermount sink with single lever chrome faucet with vegetable spray.

## BATHROOM FEATURES

- Comfort height vanity in all bathrooms.
- Cabinetry, as per designer package.
- Granite or quartz counters, as per designer package with undermount sink as per plan.
- Chrome single lever faucets.
- White bathroom fixtures including comfort height toilets with elongated bowl.
- Chrome towel bar and toilet paper holder.
- Ceiling mounted exhaust fan vented to exterior.
- Strip lighting above vanity.
- Shower stall with waterproof pot light and frameless shower glass system (as per plan).
- Ceiling height dropped by approximately 1' in bathrooms and closets as required.

## ELECTRICAL

- Two (2) electrical plugs with USB ports, one in kitchen and one in master bedroom.
- Switch-controlled split outlet in living room.
- Ceiling lights in kitchen, bedrooms and den where applicable.
- Capped ceiling outlet in dining room where applicable.
- White Decora switches and receptacles throughout suite.
- One (1) weather-protected outlet on balcony/patio.

## SPECIFICATIONS AND FEATURES AS DESCRIBED APPLY ONLY WHERE SHOWN ON PLANS.

- All plans and specifications are subject to modifications from time to time at the sole discretion of the Vendor.
- Exterior elevations will be similar to renderings shown, but not necessarily identical. Substitutions made by the Vendor will be subject to the terms and conditions of The Tarion Warranty Program relating to Builder's substitutions.
- Materials, prices, specifications and floor plans are subject to change without notice. All renderings are artist's concept.
- Purchaser acknowledges that some features may not be applicable to all plans.
- The Vendor will not allow the Purchaser to complete any work and/or supply any material to finish dwelling before closing date.

## WARRANTY

- The Vendor's warranty is backed by The Tarion Warranty Corporation.
- A pre-delivery inspection form to be completed with the Vendor prior to closing.
- Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects. Purchaser agrees to pay Tarion enrolment fee plus applicable taxes on closing date.

E. & O. E.  
21.05.17







# a tradition of craftsmanship

At Kaitlin Corporation, we know what it means to buy a home because we're homeowners too. The roller coaster of excitement, emotion, and pride you feel is something everyone here at Kaitlin understands. This is why making the process quick and simple is so important to us. It's the reason we don't just build homes, we build long term relationships based on our reputation as a trusted, award-winning builder and developer. A developer who's invested in communities across the Greater Toronto Area, planning and building in Richmond Hill, Oakville, Aurora, Stouffville, King City, North York, Pickering, Bowmanville, Newcastle, Brooklin, Uxbridge, Collingwood, Midland, the Kawarthas and Kingston for over three decades. And it's how we know with every home we build, we're also building unforgettable life experiences for generations to come.





fall in love  
with MODO 55

