

OBSESS ABOUT THE DETAILS

ARCHITECTURAL ICON

- Designed by award-winning Chris Dikeakos Architects, Modello is a landmark building with distinct character.
- Striking architecture, innovative landscaping and public art inspiration create the cultural centrepiece and gateway to the new Beresford Art Walk.
- The covered porte-cochere and landscaped water features establish a sense of arrival at the lobby entrance.
- A full service concierge provides hotel-style luxury and convenience.
- Rich exteriors feature natural stone accents and stone floors bestowing a majestic entrance through the ground level breezeways and lobby entrances.
- Dramatic night illumination enhances the exquisite building design.

SIGNATURE LIVING

- Interior design, by award-winning Insight Design Group, offers two colour schemes, integrating the finest finishing materials throughout.
- 7-foot overheight walnut entry doors open to 9-foot high ceilings creating open, airy living spaces.
- Expansive floor-to-ceiling windows are designed to showcase the incredible panoramic views.
- Each home feels like a corner suite with generous private covered terraces extending year-round outdoor living.
- Natural gas outlets are included for barbecues or patio heaters.
- Elegant wide-plank brushed walnut and oak hardwood floors run through the main living areas.
- Rich custom-designed wood cabinetry and millwork is featured throughout, with accent wood-framed gloss lacquer feature cabinets.

GOURMET KITCHENS

- Boffo kitchens are renowned for their impeccable style and function. The Modello kitchen represents the finest details and most extensive features to date.
- Polished marble slab creates a dramatic feature wall.
- Miele stainless steel appliance package, coupled with an oversized 36" European Fhiaba built-in paneled fridge provides an unparalleled cooking experience.

- Large format undermount double bowl sink with the luxurious Blanco Culina pull-out chrome kitchen faucet make clean up easy – with the added convenience of in-sink waste disposal.
- Generous working spaces, well-planned storage and pantries are all chef-inspired with a large kitchen island that houses the signature Boffo wine fridge.
- Thoughtful cabinetry design includes stainless steel pull-outs for corner cabinets, garbage and recycling bins, high-side pot drawers, and floor-to-ceiling pantries.
- Under-cabinet and recessed lighting provide both task and ambient illumination, highlighting the stone surfaces.

LUXURIOUS BATHROOMS

- Heated marble floors and floating vanities with under-cabinet lighting create a spa-inspired feel.
- Marble and quartz countertops with matching backsplash complement the sleek Hansgrohe faucets.
- Oversized shower with frameless glass enclosure and oversized soaker tub both feature beautiful inset marble niches for storing products.
- Adjustable Hansgrohe shower heads are featured in all bathrooms, with a dual shower head in the ensuite showers.
- Luxurious polished chrome accents and details are featured throughout the bathrooms with large format shower door handles, towel bars, and robe hooks.
- Large vanity mirrors with designer lighting punctuates the hotel-style bathrooms.

THOUGHTFUL FEATURES

- State-of-the-art geothermal heating and cooling will provide the perfect temperature all year round.
- Individual thermal metering of each home's heating and cooling provide the ultimate in efficiency and utility cost control.
- LED lighting integrated throughout the building combines greater efficiency and energy conservation with lower maintenance and replacement costs.
- Modello has been designed to meet or exceed LEED standards.
- Two electric vehicles with two charging stations will be provided for the exclusive use of Modello residents.

- Custom-designed organizers have been fitted in all closet and storage areas.
- Contemporary roller window shades maximize natural light.
- A central data media box in every home will handle all communication and entertainment needs.
- Built-in fibre optic back-bone wiring and media outlets in every room maximize high-speed internet access and digital entertainment.

PRIVATE RESIDENCE CLUB

- The Private Residence Club and gardens occupy the entire fifth floor podium level for the exclusive use of Modello residents.
- This five-star setting includes a formal dining area, bar, catering kitchen, and built-in barbecue that extends your entertainment options for friends and family.
- Richly furnished hotel-style lounges and terraced garden seating areas include a number of fireplaces, providing beautiful spaces for private or group socializing.
- The fully equipped fitness and spa facility includes top-of-the-line weight-lifting and cardio equipment, yoga space, steam room, showers and change rooms, and an outdoor jetted hot tub, nestled within the landscaped gardens.

PEACE OF MIND

- Home security is top-of-mind with mortise lock hardware and an in-suite security system conveniently roughed in each home.
- Personal-encoded entry device provides access to all common area entry points.
- Security cameras are strategically placed throughout the common areas for enhanced surveillance.
- Video-controlled enter-phone system outside main lobby allows visitor screening via your television.
- Full service concierge provides additional safety and security for the building and homeowners.
- Each home is backed by Travelers Guarantee Company of Canada, with a comprehensive 2-5-10 year warranty.
- Modello will be meticulously built by Boffo Developments Ltd, BC's boutique home builder, with over 40 years of award-winning building excellence.

