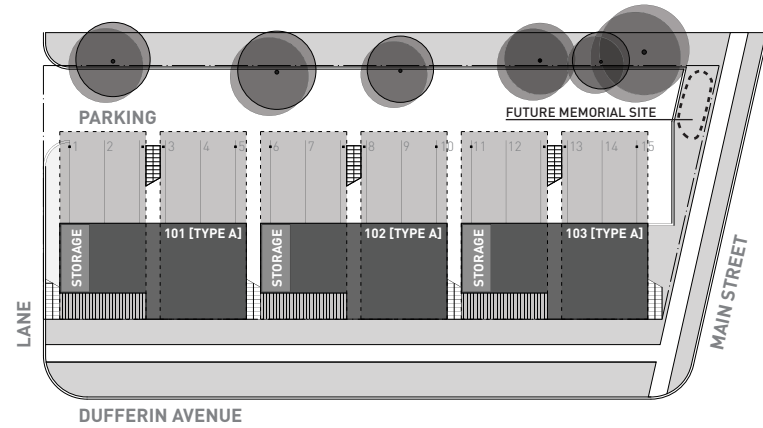


condos SUMMARY

MOD is a 15 unit condominium building located in the City of Selkirk, Manitoba. The project consists of 700 sqft one bedroom units with private covered patios on the ground floor, and 850 sqft two bedroom units on the second and third floor with access to shared rooftop patios. Surrounded by an abundance of natural beauty on the banks of the Red River, Selkirk is the perfect place to live, work and play – and **MOD** is the perfect place to call home.

A small portion of the site facing Main Street has been allocated to the City of Selkirk and the local group committed to honouring the 29 World War II veterans of Dufferin Avenue. The location of the memorial is noted on the site plan below.

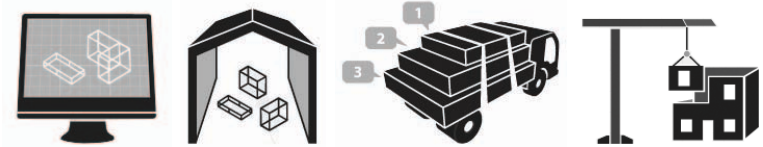
SITE PLAN



WHY CUSTOM PREFAB?

MOD will be built by Holz Custom Prefab, a local company that uses a modern and efficient prefabrication method.

1. DRAFT
2. CONSTRUCT
3. STACK / PACK / SHIP
4. ASSEMBLE



Every unit will be constructed off-site in a climate controlled production facility and shipped to site in easy to assemble modules. Custom prefab benefits the project [and ultimately, your future home] in a variety of ways:

- + fast construction schedule [early move-in date]
- + less waste [more environmentally friendly]
- + quality and cost control [superior finished product]

For more information about the prefab process, please visit Holz Custom Prefab at <http://www.holzconstructors.com>.



- 1 Selkirk General Hospital
- 2 Selkirk Recreation Complex
- 3 Selkirk Crossing
- 4 Beaver Bus Terminal
- 5 Selkirk Park
- 6 Safeway + Petro Canada
- 7 Garry Theatre
- 8 Selkirk Community Library
- 9 Selkirk Junior High School
- 10 Waterfront Theatre
- 11 Selkirk Golf & Country Club

SELKIRK AMENITIES MAP



modcondos.ca

mod condos

MODERN. MODULAR.



CREDITS | Avenir Cornejo Architects | Maison 26 [back cover] | Atelier Ferret Architectures | La Pibale [front cover]



condos FEATURES

BUILDING AMENITIES

- + private BBQ-friendly rooftop patio or ground floor deck
- + two suite entrances for personal and guest use
- + powered covered parking stall
- + heritage monument on-site
- + ground floor access 3' x 5' storage locker

SUITE DESIGN

- + modular style and high insulation values promote great sound separation and privacy between suites
- + open concept living / dining room with high ceilings and full height windows makes the perfect entertainment space
- + north and south exposure for all L2 + L3 units provides cross-ventilation, increased daylight and a variety of views
- + large, operable windows offer abundant natural light
- + all utilities are individually controlled and monitored in each suite

SUITE AMENITIES + FINISHES

- + stainless steel appliances [incl. refrigerator, oven, dishwasher, range hood + microwave]
- + modern lighting and plumbing fixtures
- + European-style high gloss kitchen cabinets
- + window coverings included
- + combined guest / ensuite bathroom design [L2 + L3]
- + wall to wall carpet in bedrooms
- + insulated metal entry doors with security viewer
- + individual, privately controlled forced air heating and cooling
- + in-suite laundry with stacked washer / dryer
- + individual 40 gallon hot water tanks

STANDARD	UPGRADE [+ \$15,000]	
+ wood laminate	+ engineered hardwood	LIVING ROOM FLOOR
+ vinyl tile	+ heated ceramic tile	BATHROOM FLOOR
+ laminate	+ solid surface	KITCHEN COUNTERTOP



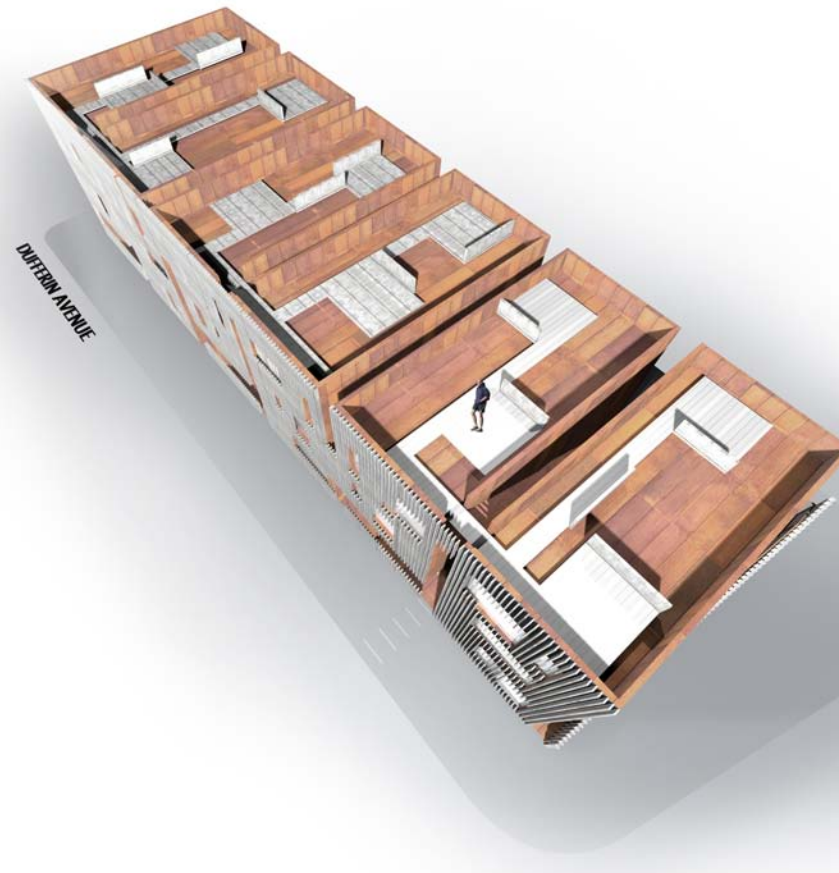
VIEW FROM DUFFERIN AVENUE

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ROOFTOP PATIO



CREDITS | 1 Susanna Vento
2 Susanna Vento
3 Bubbelsoda
4 Fran Silvestre Arquitectos
5 Scandinavian Deko
6 Maiju

OUTDOOR LIVING

Being outdoors is an essential part of life in Selkirk, the "Catfish Capital of North America." With a multitude of parks, sports fields, recreation facilities, skating rinks, cross country ski trails and fishing opportunities, there are activities for all seasons in the city.

When you're not on the road, **MOD** brings the outdoors to you with an amazing rooftop patio space where you can BBQ, host friends, get to know your neighbours, and enjoy the amazing view. All second and third floor units have access to patios on the rooftop via a private staircase, while ground floor units have their own covered decks. Bicycles, camping gear and anything else you might need for your outdoor lifestyle can be kept in your personal storage locker, accessed from the parking lot.

All finishes and features shown do not necessarily portray the exact finished product, and are only intended to illustrate the nature and concept of the suites.