



M|O
D|O
MODERN
DOWNTOWN
CONDO

55 Clarington Boulevard



modern living
in a unique
boutique
style setting



experience life á 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 Troup
 - 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

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KAITLIN
CORPORATION

SALES CENTRE

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51 Clarington Blvd.

MARINA

BOWMANVILLE
MARINA

Bowmanville Harbour
Conservation Area
& Trails

AQUAVIEW

Lakebreeze • Live the Dream

WATERFRONT

Lakebreeze.

LIVE 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



views

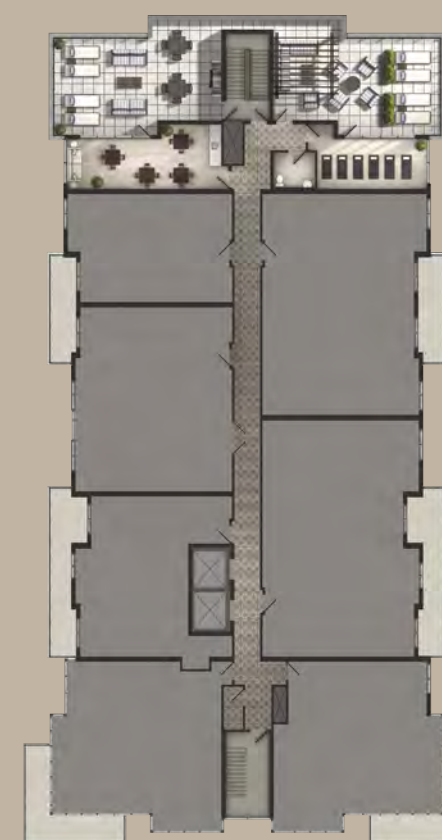
Experience a breathtaking panorama of Bowmanville and beyond in all directions.



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.



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.





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with MODO 55



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