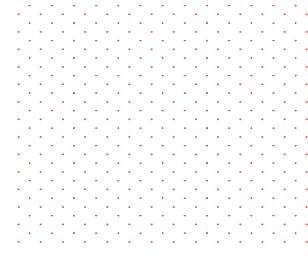


W
O
D
E



With a South Vancouver address, River District is close to everything Metro Vancouver is famous for. Richmond, Burnaby and YVR are mere minutes away. Travel by car or transit up Cambie Street to the boutiques of Oakridge Centre or continue north to the energized downtown core.

YVR
20 MINS

DOWNTOWN VANCOUVER
25 MINS

RICHMOND
10 MINS

MODE

TOWN CENTRE

BURNABY
10 MINS



TOWN CENTRE

Set alongside the stunning Vancouver waterfront, River District's 130-acres gives you all the greenspace you could ask for with just the right amount of urban energy.

- | | | |
|--------------------------|----------------------|-----------------------|
| boketto | bisley's | Booster Juice |
| Bufala | DISTRICT | EVERYTHING WINE |
| KOKORO | LOCAL PUBLIC EATERY | LUCKY TACO |
| Orangetheory | PANAGO | PROSPERA CREDIT UNION |
| RIVER DISTRICT DENTISTRY | RIVERDISTRICT PHYSIO | save on foods |
| Scotiabank | SHOPPERS DRUG MART | Spice WALK BAR |
| STARBUCKS | SUSHI MURA | TD Canada Trust |
| Williams Academy | MORE COMING SOON | |

FUTURE WATERFRONT PLAZA

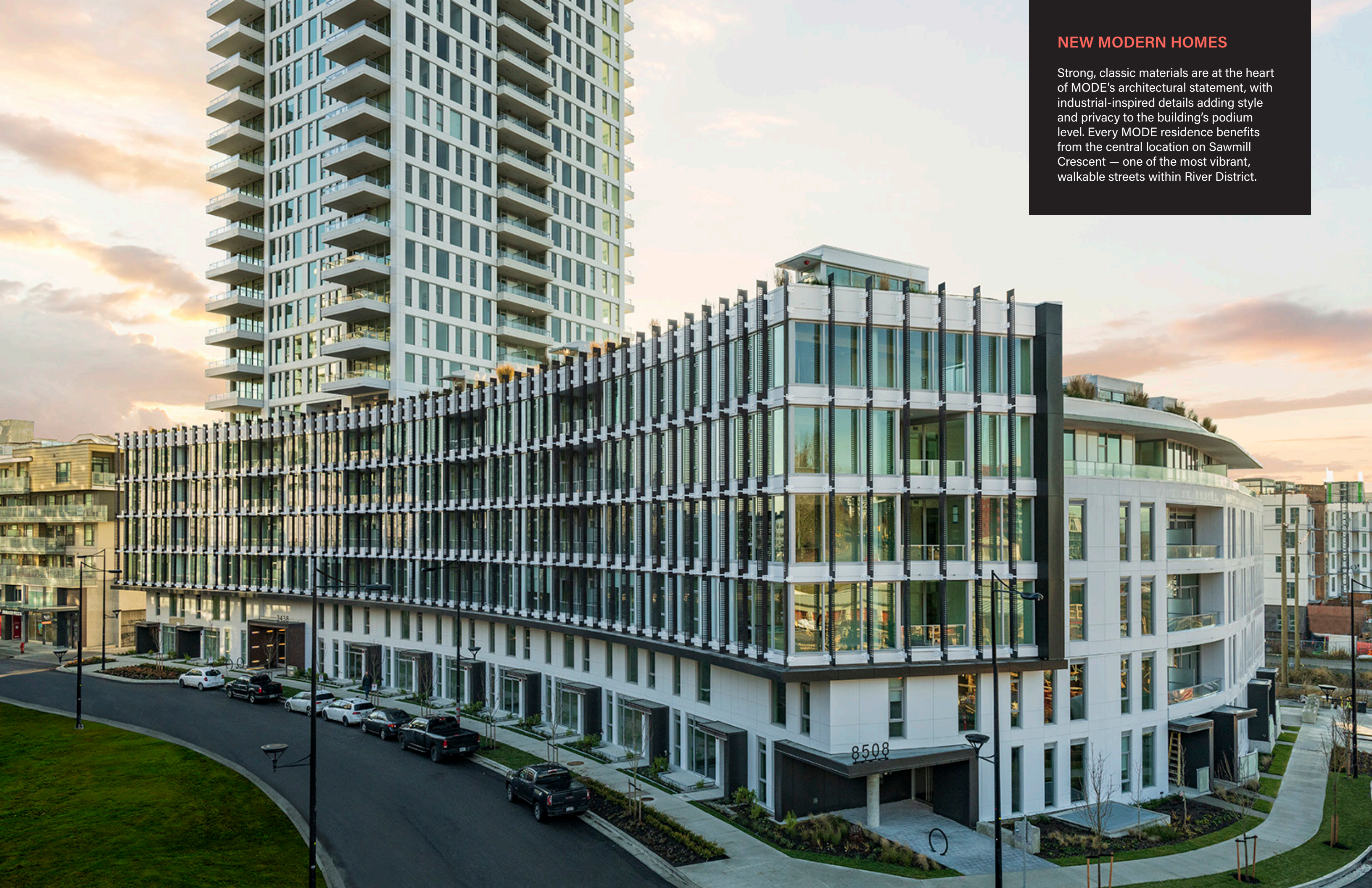
15,000 SQ. FT. OF SHOPS AND SERVICES ALONG RIVER DISTRICT CROSSING
 36,000 SQ. FT. COMMUNITY CENTRE
 PUBLIC PLAZA & WATERFRONT RESTAURANTS

FRASER RIVER

25 ACRES OF GREENSPACE
 Two future sports fields and community parks

1.5 KM OF WATERFRONT WALKING AND CYCLING PATH





NEW MODERN HOMES

Strong, classic materials are at the heart of MODE's architectural statement, with industrial-inspired details adding style and privacy to the building's podium level. Every MODE residence benefits from the central location on Sawmill Crescent — one of the most vibrant, walkable streets within River District.

IT'S IN THE DETAILS

Walk through a home as welcoming and well-planned as the neighbourhood itself. Sunlight brightens every room. Open plans and functional kitchens create space for everyone.





AMENITY FOR ENTERTAINING

Indoor/Outdoor Entertaining

Huge family feasts and celebrations of every kind are possible in MODE's full entertaining kitchen and dining room. The family-style table fits 16. The space extends outside with an adjacent terrace and lounge that includes a BBQ and plenty of seating.



AMENITY FOR ENTERTAINING

Private Screening Room

Get the popcorn ready for movie nights in MODE's home theatre. Expansive and comfortable seating for guests to unwind and enjoy a blockbuster or two. The area also includes a bar, and coffee tables and chairs for extra seating.

AMENITY FOR ENTERTAINING

WorkHub

The WorkHub is a private space outfitted with boardrooms, meeting tables and creative spaces. These spaces make working from home convenient and distraction-free. Use these professional spaces to collaborate with team members or present to clients.



AMENITY FOR ENTERTAINING

Hot Tub & Gym

MODE's gym and yoga/dance studio overlook the amenity's expansive outdoor terrace complete with a hot tub and plenty of seating.



LW8

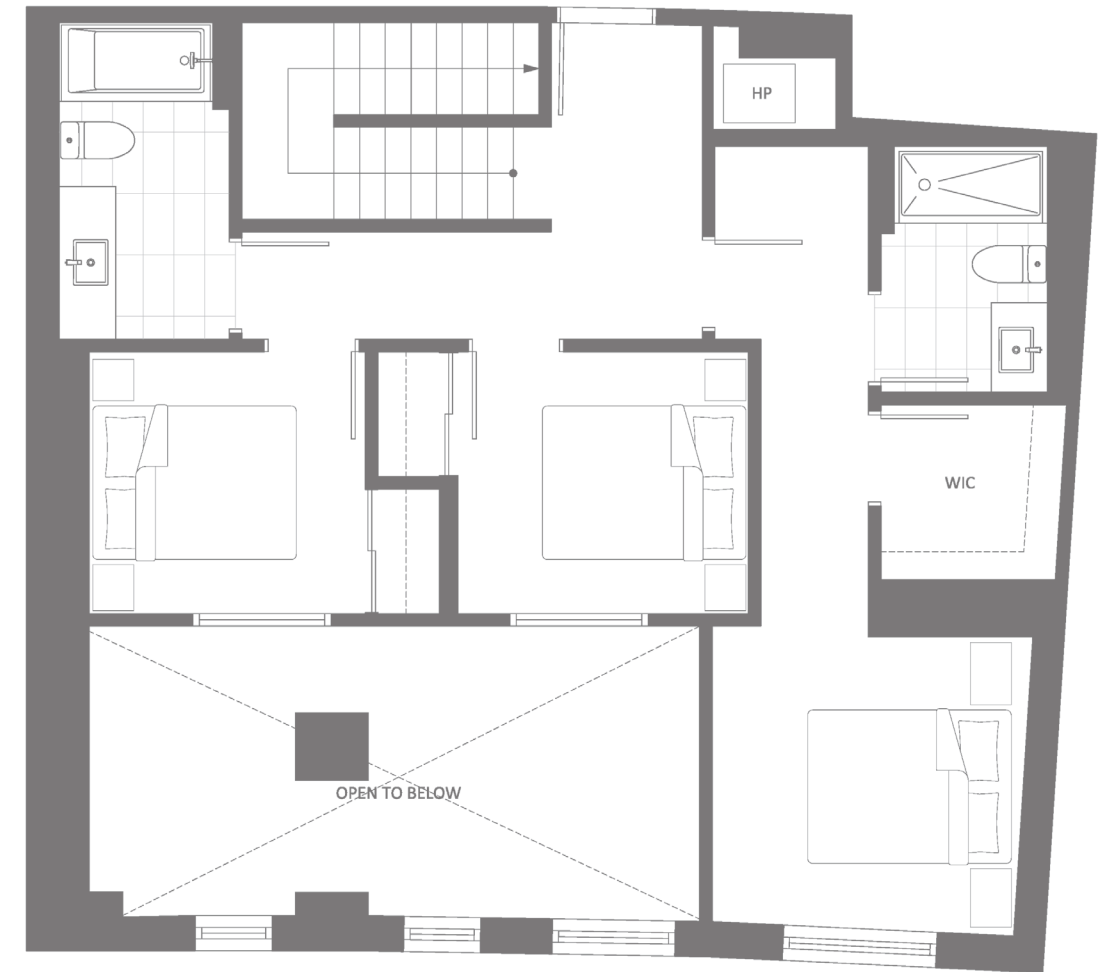
3 BED + FLEX
3 BATH

Interior 1775 SQFT • Exterior 40 SQFT

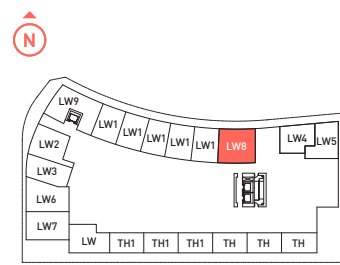
MODE



LOWER



UPPER

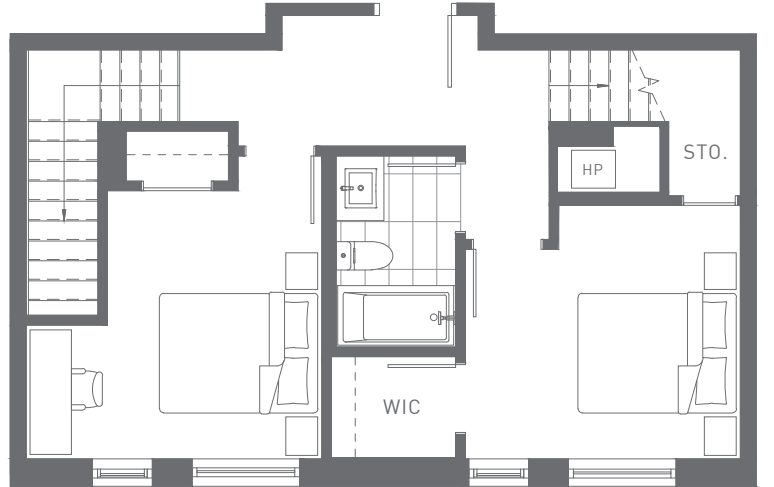


FLOOR 1

Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E. & O.E.



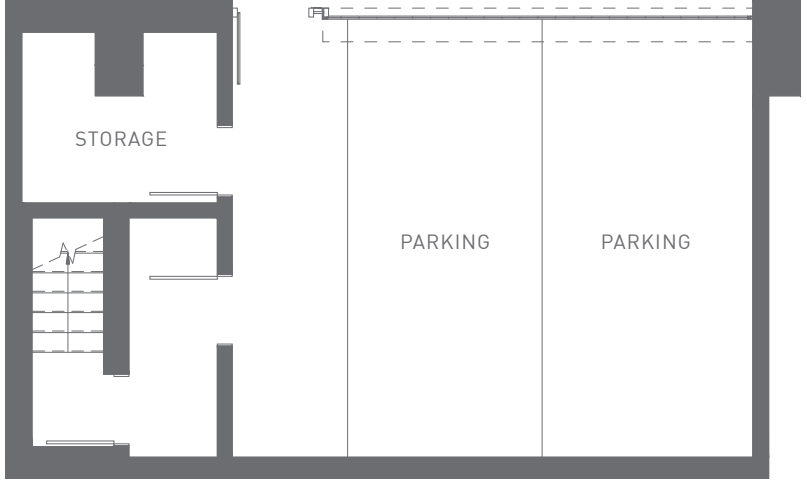
LEVEL 3



LEVEL 2



LEVEL 1



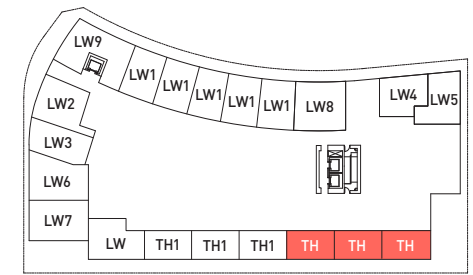
PARKING

The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, balcony/terrace sizes and layouts may differ than what is shown. E.&O.E.

TH

3 BED + FLEX
2.5 BATH

Interior 1987-2026 SQFT
Exterior 150 SQFT



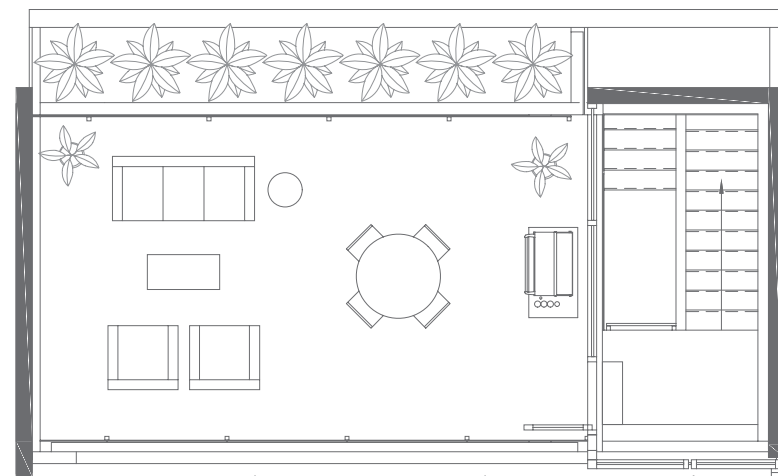
FLOOR 1

MODE

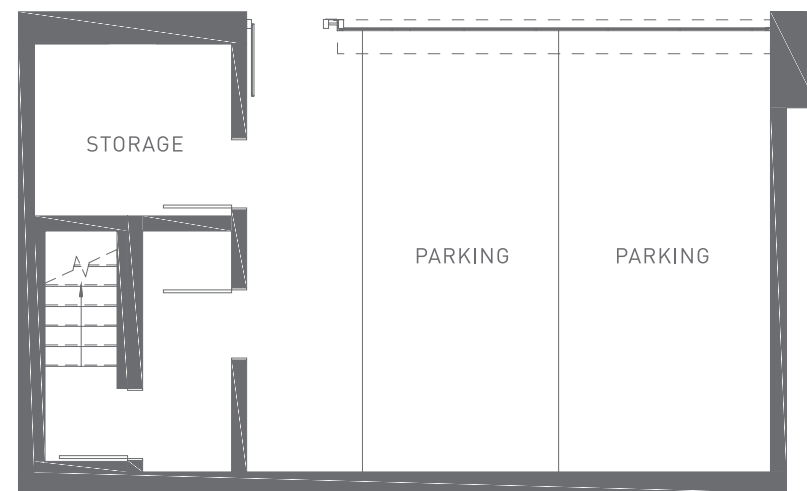
TH1

3 BED + FLEX
2.5 BATH

Interior 2071 SQFT
Exterior 440-490 SQFT



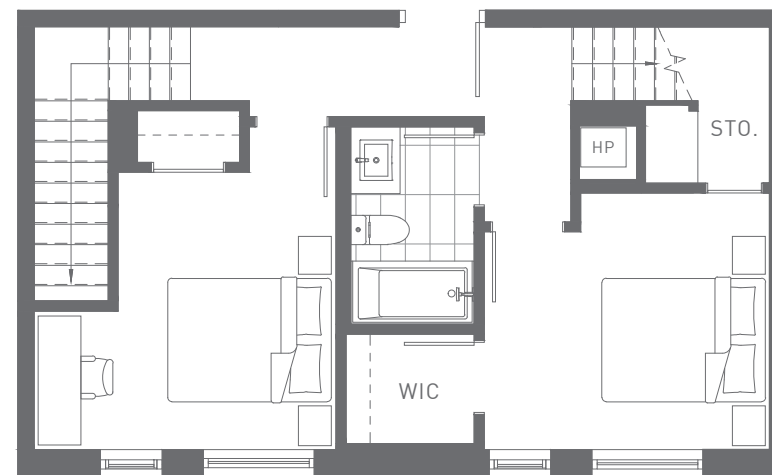
ROOF DECK



PARKING



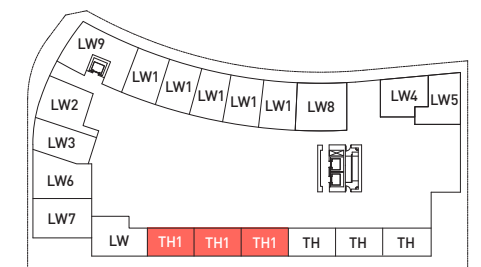
LEVEL 3



LEVEL 2



LEVEL 1



FLOOR 1

MODE

FEATURES

ARCHITECTURE

Strong materials are at the heart of MODE's architectural statement, with a mix of modern and industrial details adding style and privacy to the building's podium level. Whether you're choosing a 1, 2 or 3 bedroom home, a townhome or a live-work home, every MODE residence benefits from this central location on Sawmill Crescent — one of the most vibrant, walkable streets in River District.

AMENITIES

MODE offers the most extensive collection of amenities in any single River District building. Welcome to 9,000 square feet of resort-style space — all yours, all right at home.

- Indoor/outdoor entertaining - an indoor cooking and dining space on the 7th floor that opens onto an expansive outdoor terrace, which also includes a BBQ and lots of seating for friends
- WorkHub - a private meeting space outfitted with two boardrooms, four-seater work booths and meeting tables to collaborate with team members or present to clients
- Private screening room - a spacious theatre room with a large screen and projector, comfortable seating for watching movies, and an adjacent bar
- Large fitness facility with professional-grade equipment, an adjacent dance studio/yoga room and direct access to an outdoor hot tub and patio area
- Workshop for weekend projects, and a bike repair room for easy maintenance
- Expansive 6,500+ square foot shared courtyard with lush landscaping, water feature, kids area and seating
- Multipurpose room - Spacious game/lounge room equipped with a pool table, kitchen and multiple seating areas
- Agricultural plots for urban gardeners
- Daytime concierge with parcel storage
- Dog wash stations
- Two furnished guest suites
- Bike storage
- Electric vehicle parking
- Car share parking stalls

LIVING

- Choice of two designer colour palettes
- High-efficiency heating and cooling system controlled by a WiFi-enabled thermostat
- Laminate wood flooring throughout the entry, kitchen, living, and dining areas
- Lush carpeting in the bedrooms
- Sleek, modern roller shades let you control the level of outdoor lighting in your home
- Full-size, front-loading Whirlpool washer and dryer
- Private balconies or patios
- Energy-efficient, low-E glass windows
- Fibre-ready homes conveniently pre-wired for internet and cable

KITCHEN

- Appliance package includes:
 - 24-inch KitchenAid refrigerator with bottom freezer fully integrated into cabinetry in one bedroom homes
 - 30-inch Blomberg refrigerator fully integrated into cabinetry in two or more bedroom homes and townhomes
 - 30-inch Jenn-Air gas cooktop
 - 30-inch Jenn-Air wall oven with dual fan
 - Jenn-Air dishwasher fully integrated into cabinetry
 - Built-in KitchenAid microwave
 - AEG-Electrolux Perfekt Glide 30-inch pull-out range hood
- Kohler pull-down faucet with polished chrome or matte black finish with a double-bowl, under-mounted stainless steel sink
- Modern square-edged cabinets and drawers with soft-close technology
- Sleek quartz countertops and backsplash
- Clutter-free, under-sink sliding waste/recycling bin
- Electrical outlets with built-in USB port in bedrooms, kitchen and flex space
- Recessed, under-cabinet LED lights

BATHROOMS

- Energy-efficient in-floor heating in the master ensuite
- Porcelain tile flooring
- Custom medicine cabinet with mirrored front in the master ensuite
- Contemporary designer accent wall in the master ensuite
- Frameless glass shower with built-in shower niche
- Luxurious soaker bathtub
- Sleek and tailored single-handle bath package by Kohler
- Water-saving, dual-flush toilet
- Motion-activated, under-mirror LED lighting
- Modern wall sconce in the master ensuite

SAFETY AND SECURITY

- Enterphone at lobby and parkade entrances with restricted elevator access
- Secured underground parking
- Comprehensive, industry-leading 2-5-10 Year New Home Warranty by Travelers

wesgroup



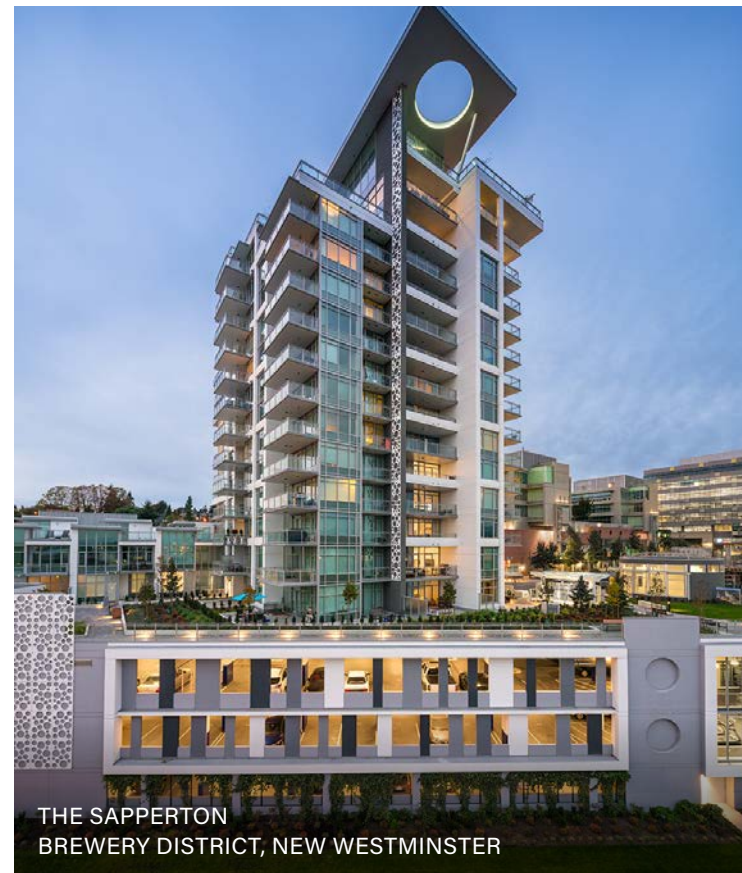
TWO TOWN CENTRE
RIVER DISTRICT, VANCOUVER



ONE TOWN CENTRE
RIVER DISTRICT, VANCOUVER



THE PRESCOTT
NORTH VANCOUVER



THE SAPPERTON
BREWERY DISTRICT, NEW WESTMINSTER

WE BUILD MORE THAN SKYLINES

What began as a local family business over 60 years ago has grown into one of Western Canada's most trusted companies. While we've built more than 7,000 homes in 100 communities and manage over 3 million square feet of commercial space, it's our reputation for fair play and adding value to people's lives that makes us most proud.

At Wesgroup, we do development differently. From planning and design to overseeing every facet of construction, and our extensive Customer Care program, each phase of a project is done in-house. This ensures reliability, consistency, and most importantly—accountability. When you choose a home from Wesgroup, it's with the knowledge and security that we stand behind the communities that we build. After all, we live here too.