



# MODAL

## AT MAIN

— CAMBRIDGE —

URBAN TOWNHOMES

*More than a feeling!*





*Feel the new vibe  
in Cambridge*



# *It's exciting!*

## **YOU CAN FEEL IT!**

**Modal at Main is an exciting and innovative master-planned urban oasis comprised of both stacked townhomes and rear-lane garage townhomes.** Both urban and sophisticated, these thoughtfully designed homes are complete open concept living spaces, with gourmet kitchens and timeless finishes. Every home is built with the same quality, care and craftsmanship that Reid's Heritage Homes has been known for over the past 45 years. Modal at Main is a fresh, urban community for stunning living in the heart of Galt.



All drawings are Artist's concepts only and may vary slightly from the final product. E & O.E.





# That loving feeling

INTERIORS THAT FEEL RIGHT!

From dreamy colour palettes to timeless and elevated finishes, to bright beautiful windows and open concept kitchens made for entertaining, the townhomes at Modal at Main are a stunning reflection of this vibrant new community.

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An aerial photograph of Galt, Ontario, at dusk. The image shows a mix of historic architecture, including two prominent churches with tall spires, and modern multi-story buildings. A river flows through the town, with a bridge crossing it. The surrounding area is filled with trees showing autumn foliage. The text 'Feel the adventure' is overlaid in a large, white, handwritten-style font.

# Feel the adventure

## FEW COMMUNITIES OFFER EVERYTHING GALT DOES.

From farmers' fields, quaint countryside and conservation areas to the east and west, and neighbouring communities of Hamilton, Brantford, Kitchener and Guelph a short drive away, it's no wonder Galt is seeing an exciting rejuvenation. It's not surprising residents are so proud to call it home. Pair the location with the charm of the historical downtown, the Grand River, and a thriving core, and it's the ideal place to find happiness, adventure, and opportunity.





# Feel happy

**A house is just a building, but a home is a feeling.** From spacious kitchens perfect for cocktails and conversations, to big, beautiful windows bringing in morning sunlight, to open concept living spaces perfect for large gatherings and making memories, the homes at Modal at Main are a breath of fresh air. Each floorplan was designed to be the perfect combination of fresh urban design and style that will be both modern and timeless.

**THERE'S NO FEELING LIKE THE FEELING OF HOME.**





# Feel the fun in Galt

GALT WILL CHARM YOU WITH ALL IT HAS TO OFFER.

**From jazz and street festivals in the summer, the Fall Fair and the holiday season taken right out of a Hallmark movie, Cambridge is alive all year round!**

Discover incredible parks and trails – many along the river's edge. Visit Ontario's oldest Farmers' Market for fresh produce.

Immerse yourself in the historical downtown area that dates back to 1816, including breathtaking churches as well as the old mill, now converted into a restaurant and a focal point along the river.

For those who love the arts, you'll love the Symphony, the Hamilton Family Theatre Cambridge, and the Gaslight District – an entertainment hub built around the historic old buildings and cobblestone streets.

With plenty of education and career opportunities within and around the city, you'll never want to go far! At Modal at Main all the best things come together.





# Opportunities

Cambridge boasts an ideal location with easy access to Hamilton, Waterloo, Guelph, Brantford and Highway 401 and is a short drive away from one of North America's most dynamic tech hubs. Waterloo features some of Canada's fastest growing businesses, including University of Waterloo and a Google head office. Did you know that the Toronto-Waterloo corridor is the largest tech cluster in North America, after Silicon Valley? We can't forget to mention the endless education opportunities in surrounding communities, including Conestoga College, the University of Guelph, Wilfred Laurier, and McMaster University.



Check out the Approximate **drive times** from your **Modal at Main** home to the following cities:

KITCHENER > BRANTFORD > GUELPH > HAMILTON > LONDON > TORONTO  
 WATERLOO > 20 MIN > 25 MIN > 30 MIN > 1 HR > 1 HR  
 15 MIN

## The Best OF GALT LIVING DOWNTOWN HIGHLIGHTS

### DINING, TREATS, BAKERIES & COFFEE

1. Bake Shop on Main
2. Cambridge Mill
3. EVO Kitchen & Bar
4. Grand Café
5. Monigram Coffee Roasters
6. My-Thai Cambridge
7. Old Galt Bottle Shop
8. Reids Candy & Nut Shop
9. Sugar Daddies
10. The Mule Cambridge
11. Thirteen Food & Beverage
12. Tiny Cakes

### SHOPPING

1. Cambridge School of Flowers
2. Cornerstone Home Interiors
3. Encore Threads and Treasures
4. Painted Out Inc.
5. Rookery Books
6. The Art of Home
7. The Witty & Co

### COMMUNITY

1. Cambridge Farmers' Market
2. Idea Exchange: Old Post Office Public Library
3. Queen's Square Library
4. YMCA

### EDUCATION

1. University of Waterloo  
Cambridge Architecture Campus

### ARTS & CULTURE

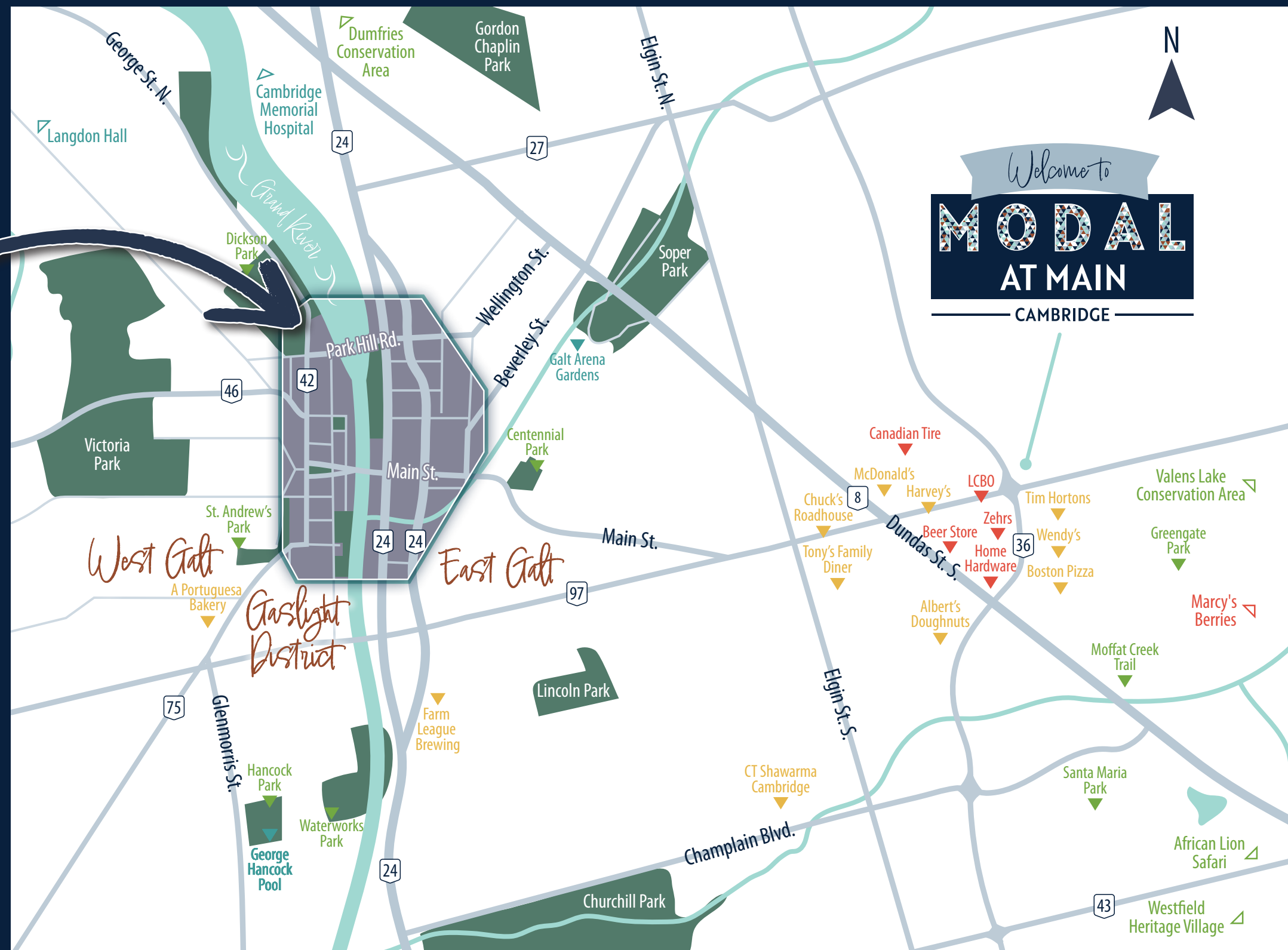
1. Cambridge Centre for the Arts
2. Hamilton Family Theatre
3. Krawski Gallery & Picture Framing
4. Nowords Gallery
5. The Galtway

### PARKS

1. Cambridge Sculpture Garden
2. Galt Horticultural Society Garden
3. Trinity Park



### Just a Short Drive Away!





# The feeling of pride

## YOU'LL LOVE WHERE YOU LIVE!

Reid's Heritage Homes designed Modal at Main to be a fresh new urban community in the heart of Galt. From the serenity of the river, the charming city architecture, vibrant restaurants, live music and shops to the abundant amenities right at your fingertips – Galt is a place you will feel pride in calling home.



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# Get immersed in your community

## FEEL THE LOVE!

Cambridge is perfectly situated in Southwestern Ontario for opportunities and a vibrant lifestyle! Galt is a thriving community in the midst of an exciting and prosperous rejuvenation. Part of Cambridge, Galt offers a vast array of amenities, beautiful parks and trails and recreation. It offers countless employment opportunities as well as excellent education options that are vast, both in Cambridge and close by. Plus, the bustling historic, river side downtown is filled with unique boutiques, coffee shops, delicious dining, music festivals and so much more.



# The feeling of being home

Nestled in between the countryside and ample amenities, your new home at Modal at Main is a place you'll love coming home to.







# MODAL

## AT MAIN

CAMBRIDGE

### Urban Stacked Townhomes

- |  |   |   |   |
|--|---|---|---|
| <b>THE CHELSEA</b><br>TERRACE SUITE<br>900 SQ. FT. | <b>THE MADISON</b><br>MAIN FLOOR SUITE<br>780 SQ. FT. | <b>THE HUNTER</b><br>FRONT UPPER SUITE<br>1,050 SQ. FT. | <b>THE KENNEDY</b><br>REAR UPPER SUITE<br>980 SQ. FT. |
|--|---|---|---|

### Rear Lane Garage Townhomes

- |   |  |
|---|--|
| <b>THE TAYLOR</b><br>FRONT SUITE<br>1,390 SQ. FT. | <b>THE WESTON</b><br>REAR SUITE<br>1,445 SQ. FT. |
|---|--|

Drawing is Artist's concept only and may vary pending final product and site plan approvals. All information is deemed accurate at time of printing and may change depending on final survey. All information is based on preliminary drawings. Final lot sizes, shape, grading, light standard locations, utility transformer locations, sidewalk and driveway locations are subject to final site plan approval & various utility preferences may change. E & O.E. October 2023



# Urban Stacked Townhomes



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UNIT 1

## THE CHELSEA

THE TERRACE SUITE | 900 SQ. FT.  
2 BED | 2 BATH

UNIT 2

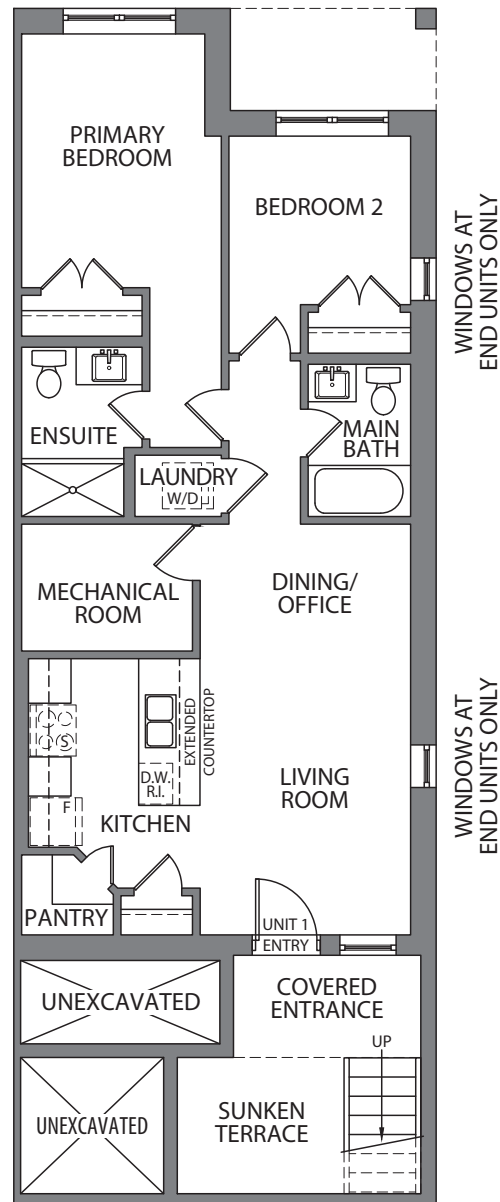
## THE MADISON

THE MAIN FLOOR SUITE | 780 SQ. FT.  
2 BED | 2 BATH

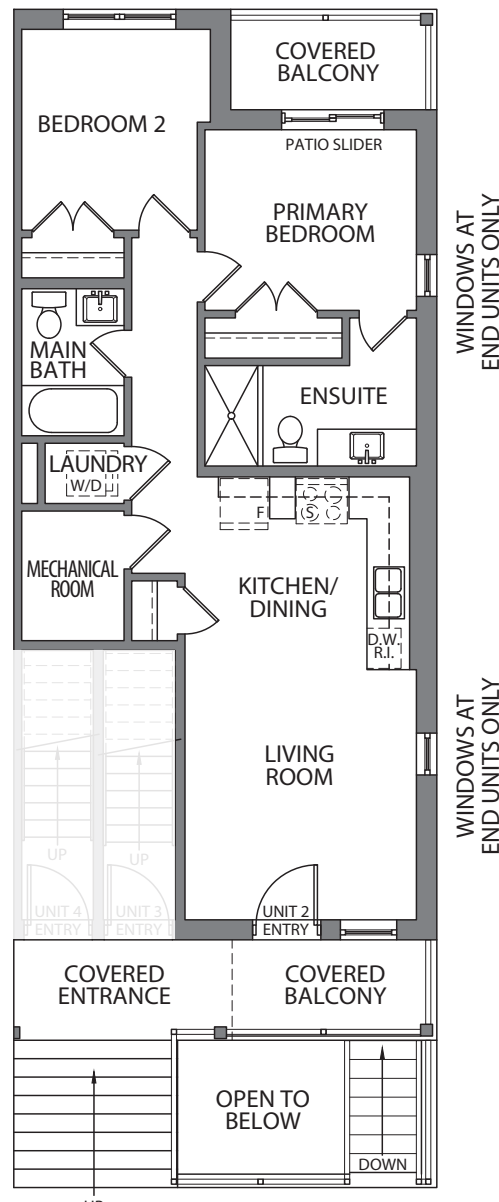
UNIT 3

## THE HUNTER

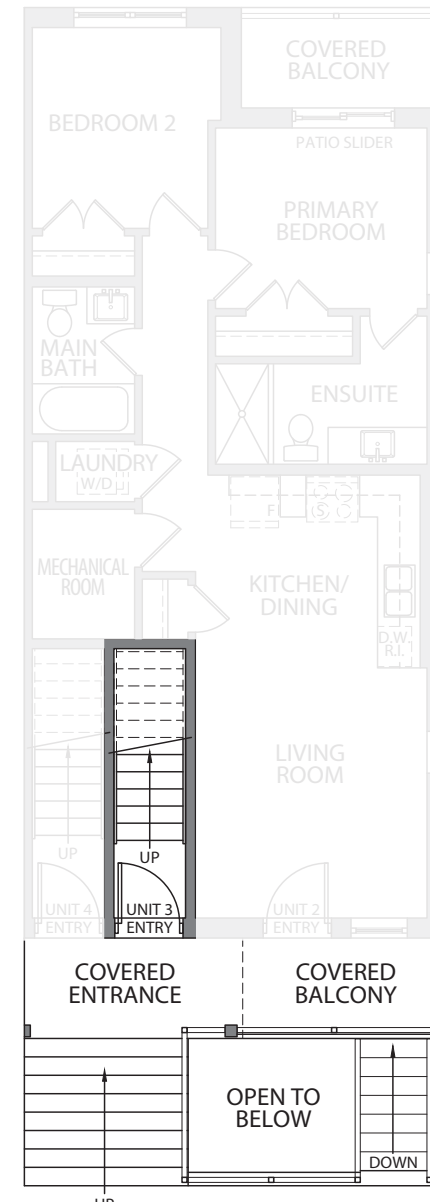
THE FRONT UPPER SUITE | 1,050 SQ. FT. | 2 BED | 2 BATH



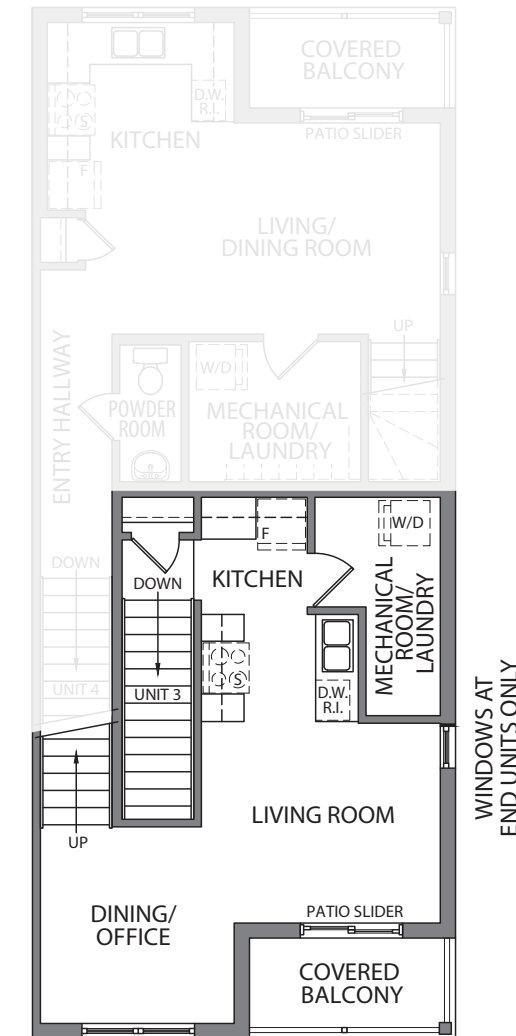
TERRACE LEVEL



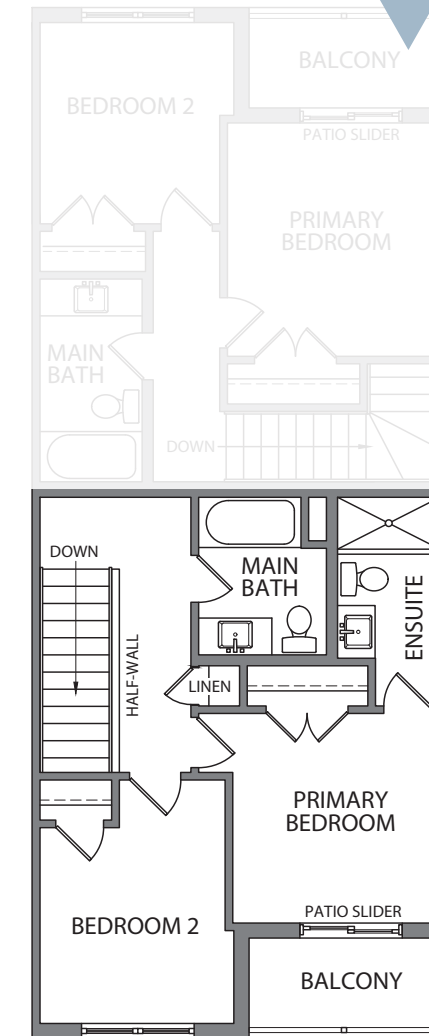
MAIN LEVEL



MAIN LEVEL



SECOND LEVEL



THIRD LEVEL

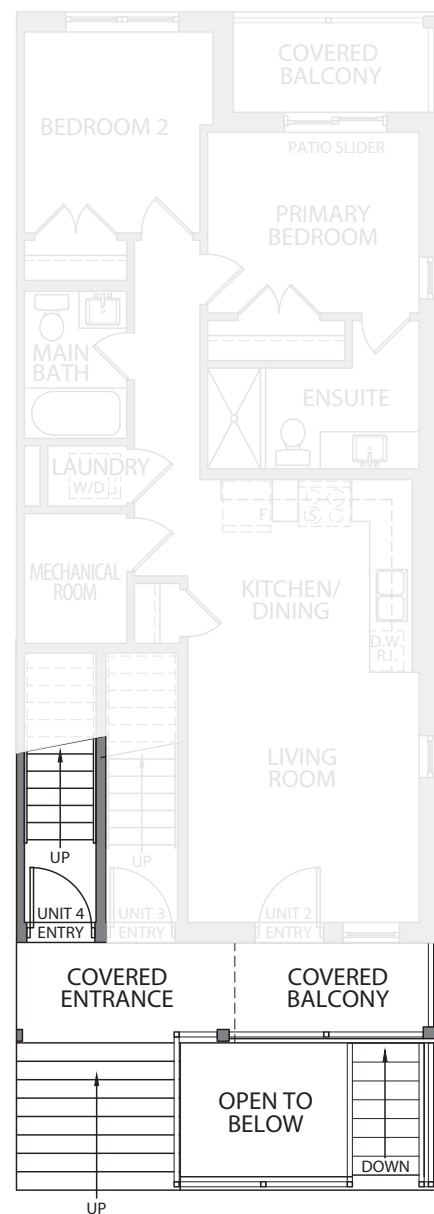
All drawings are Artist's Concepts only and may vary slightly from the final product. E&OE. The home shown may be the reverse of the home purchased. Actual useable floor space may vary from stated area, and square footage has been calculated based on useable living space according to TARDON rules and does not include garage or basement areas (unless otherwise stated). More detailed information is set out in the Agreement of Purchase and Sale. Drawings may show optional features which may not be included in the base Purchase Price. Bulkheads and box outs may be required as chases for plumbing and mechanical. Garage man door, if applicable, location may vary subject to grade. In an ongoing review of our homeowner's needs, changes may have been incorporated into our "New Home Features" and construction techniques. All plans and specifications are subject to reasonable modification, as necessary, at the discretion of the Vendor, without notice. © 10/2023.



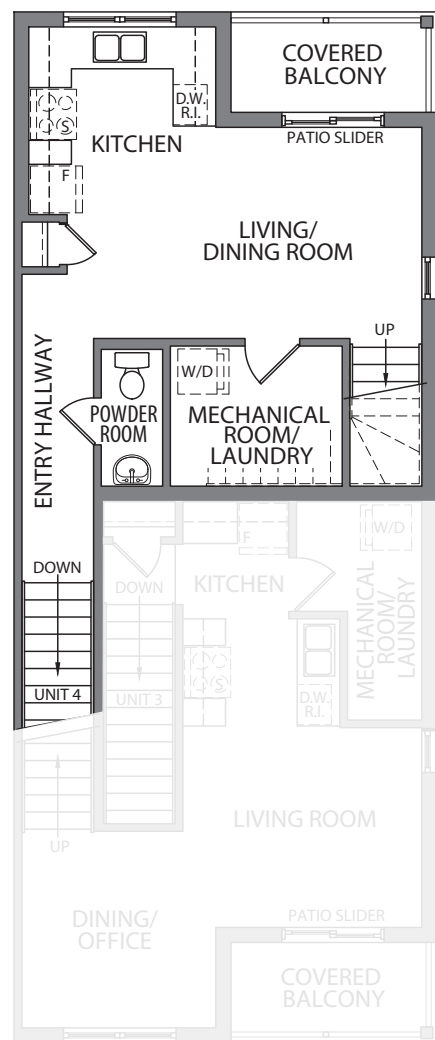
# UNIT 4

## THE KENNEDY

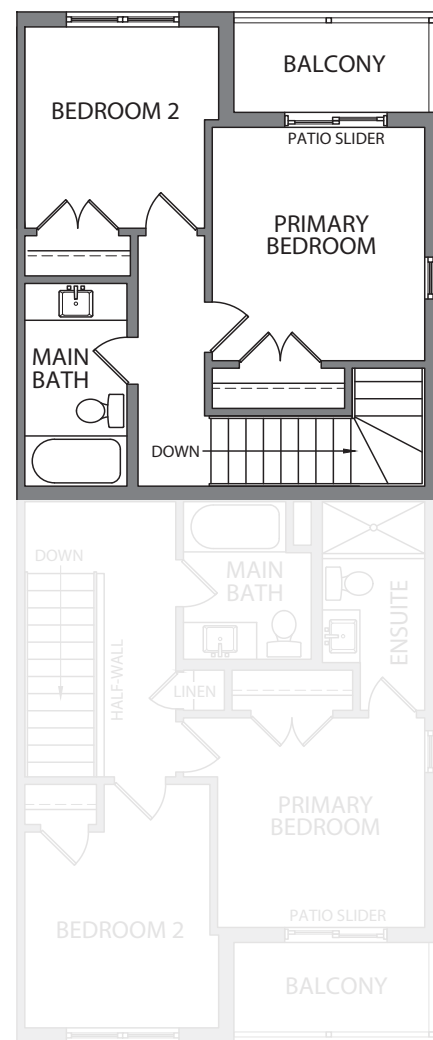
THE REAR UPPER SUITE | 980 SQ. FT. | 2 BED | 1.5 BATH



MAIN LEVEL



SECOND LEVEL



THIRD LEVEL



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# Rear Lane Garage Townhomes







UNIT 1

## THE TAYLOR

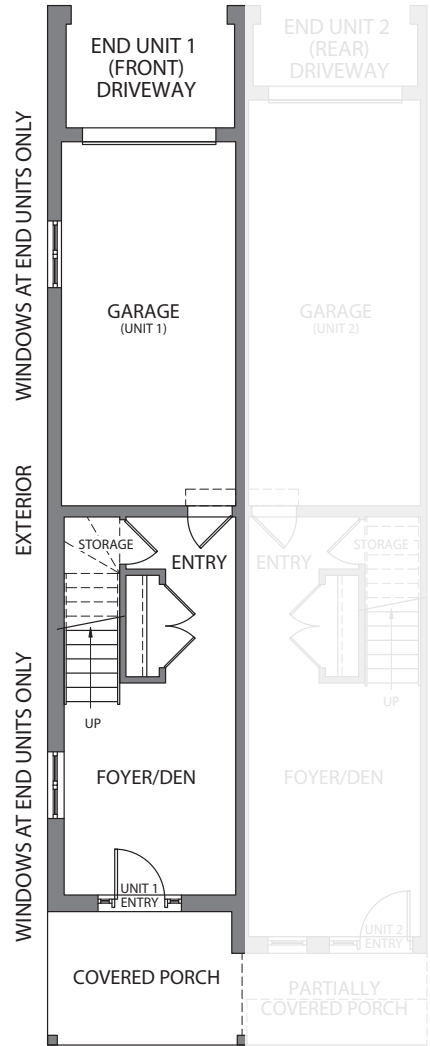
THE FRONT SUITE | 1,390 SQ. FT. | 2 BED | 2.5 BATH



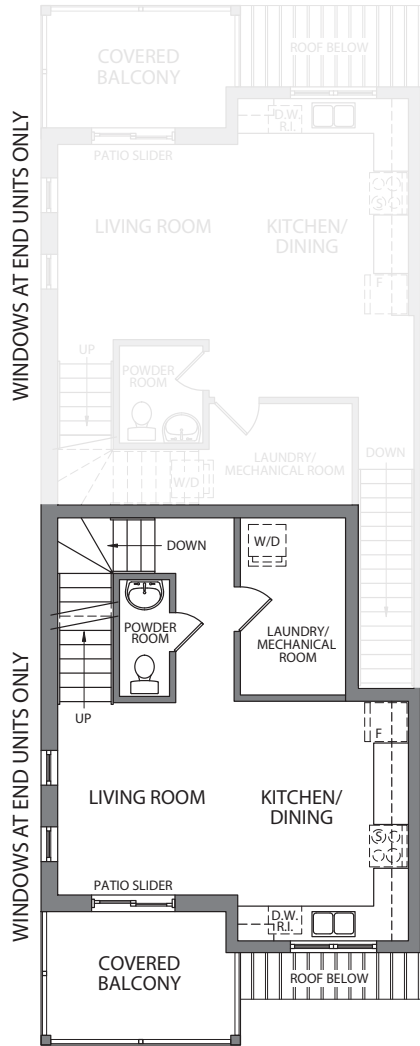
UNIT 2

## THE WESTON

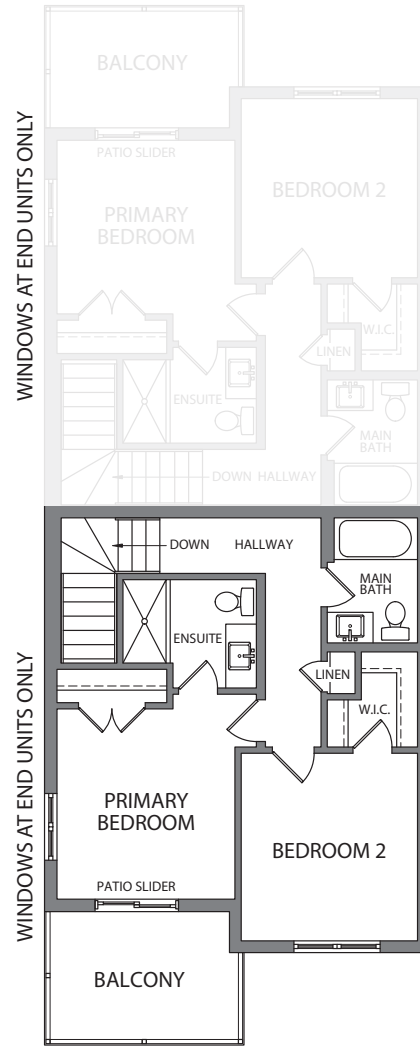
THE REAR SUITE | 1,445 SQ. FT. | 2 BED | 2.5 BATH



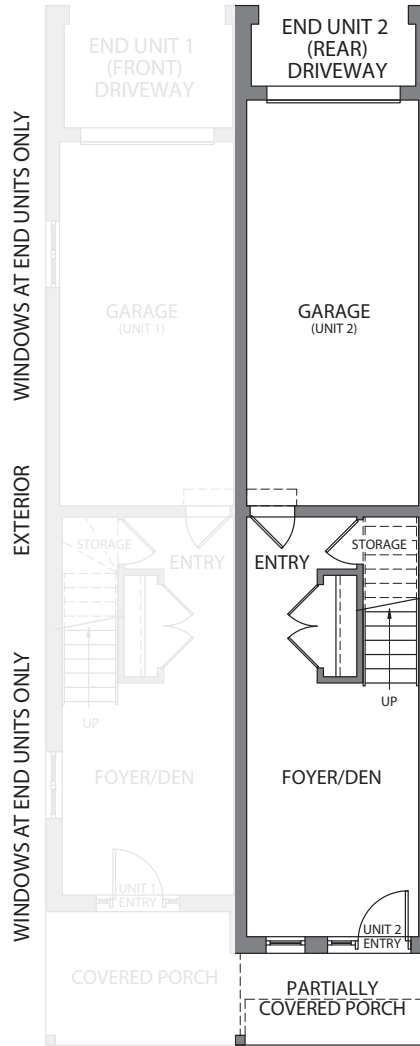
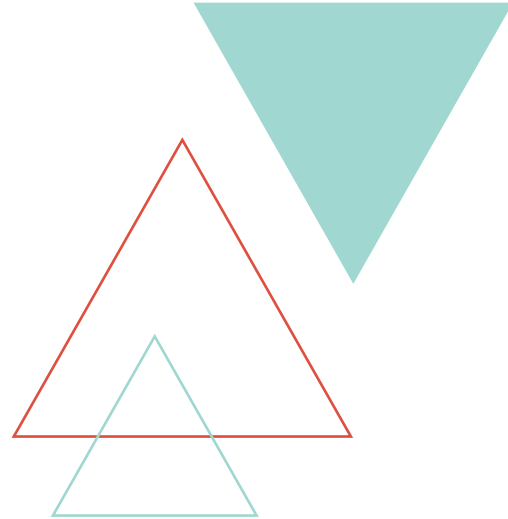
MAIN LEVEL



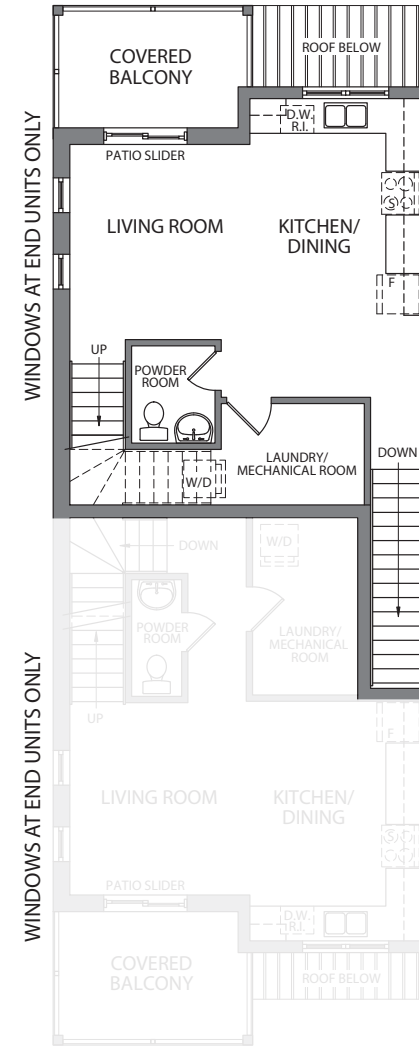
SECOND LEVEL



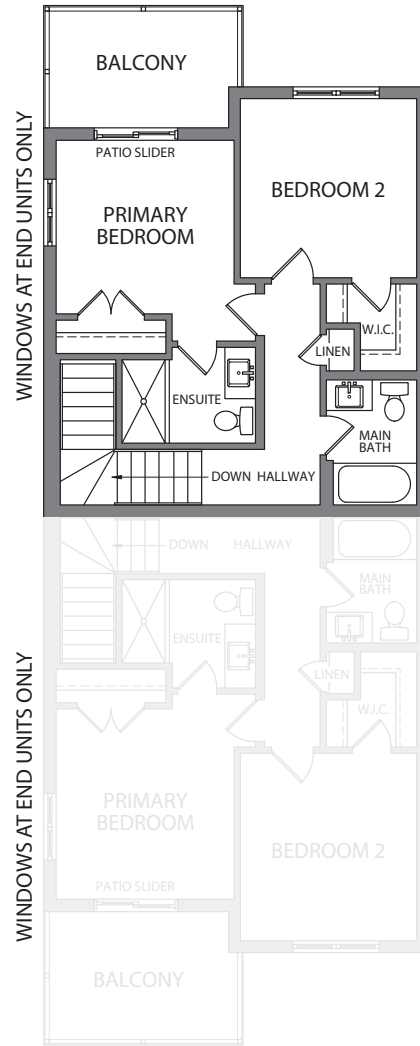
THIRD LEVEL



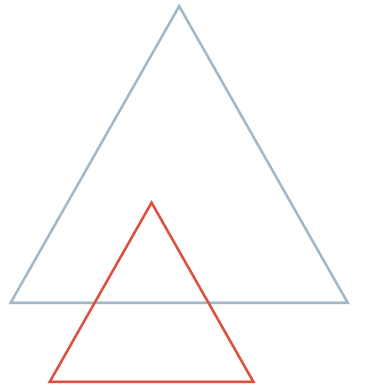
MAIN LEVEL



SECOND LEVEL



THIRD LEVEL



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# Our promise to you

## WE DON'T JUST BUILD COMMUNITIES, WE ARE ONE.

When you purchase a home from Reid's Heritage Homes you can feel assured that we will deliver the very highest level of design, construction and customer service. This has been demonstrated throughout our 45-year history and underlines what the word "heritage" means to us: treating customers with kindness, respect and compassion throughout the home purchase and building process.

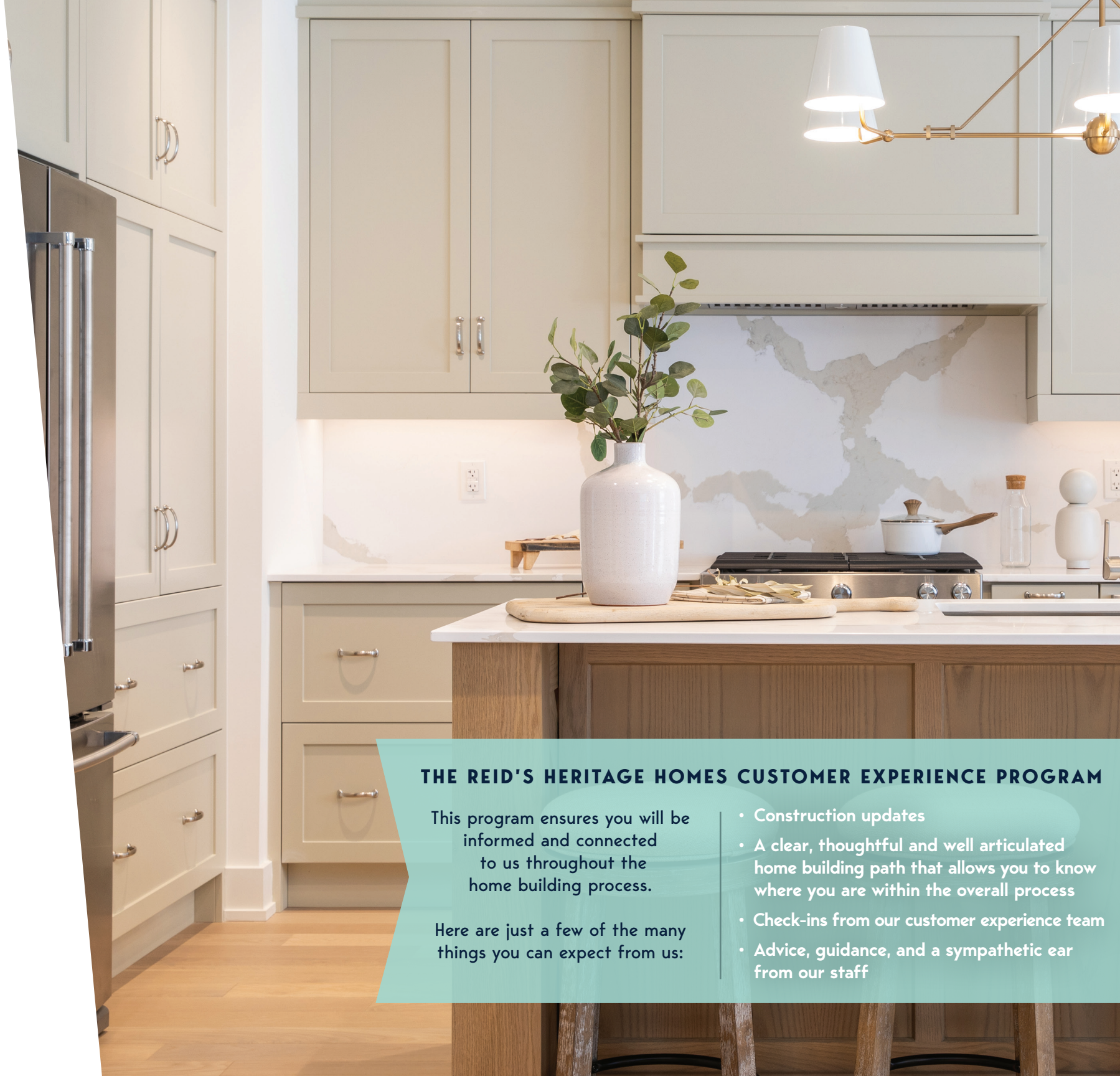
At Reid's Heritage Homes, we don't just build communities, we are one. We strive to create a highly inclusive and supportive work environment for our team members

and to extend this inclusivity and support to our purchasers. We recognize that when people buy a new home they have hopes of becoming connected to a community where they will be warmly welcomed. We feel that sense of community should begin with us.

Our craftsmanship, quality and customer care starts with the very first design concept and goes all the way through to every single tradesperson and supplier who walks through the door. We believe there is much more to buying a new home than just handing over

a set of keys. There is a process of communication, understanding and caring that is very individualized and can only be delivered by a first-class Customer Experience Team. As such, our Customer Experience Team works closely with purchasers to keep them fully informed every step of the way.

Buying a new home is an exciting time, a once-in-a-lifetime experience for many people. The Reid's Heritage Homes promise is to guide you through your home buying experience with kindness, respect and compassion.



### THE REID'S HERITAGE HOMES CUSTOMER EXPERIENCE PROGRAM

This program ensures you will be informed and connected to us throughout the home building process.

Here are just a few of the many things you can expect from us:

- Construction updates
- A clear, thoughtful and well articulated home building path that allows you to know where you are within the overall process
- Check-ins from our customer experience team
- Advice, guidance, and a sympathetic ear from our staff



A romantic couple is shown in a close embrace on a plush, light-colored sofa. The woman, with dark curly hair, is smiling broadly with her eyes closed, leaning her head against the man. The man, with short dark hair, is also smiling and looking down at her. They are both wearing casual clothing. The background is a soft, out-of-focus indoor setting. Overlaid on the center of the image is the text 'More than a feeling!' in a large, white, cursive script font. Below this, centered, is the Reid's Heritage Homes logo, which consists of a stylized 'RH' monogram above the words 'REID'S HERITAGE' and 'HOMES' in a smaller, sans-serif font. At the bottom center, the website address 'reidsheritagehomes.com' is written in a small, white, sans-serif font.

*More than a feeling!*

**RH**  
REID'S HERITAGE  
HOMES

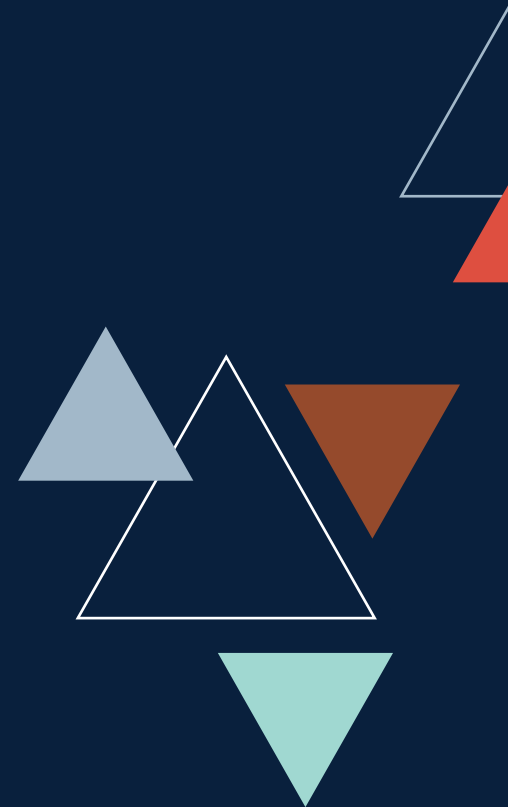
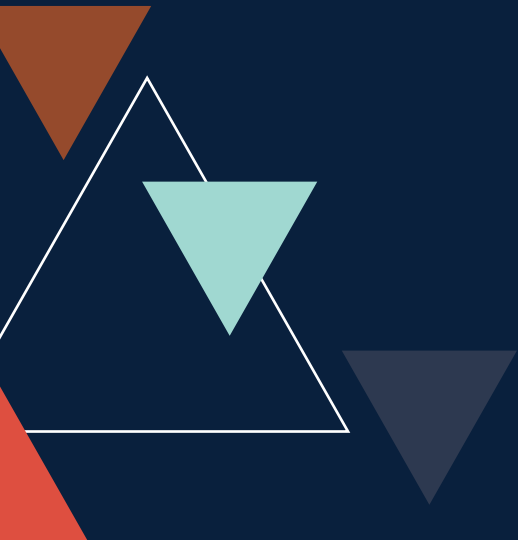
reidsheritagehomes.com

REID<sup>S</sup> HERITAGE  
HOMES

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MODALATMAIN.COM





REID<sup>S</sup> HERITAGE  
H O M E S