



# LIVE LIKE ROYALTY IN RICHMOND

When a once-in-a-lifetime opportunity arises, it's best not to wait too long – and these elite townhomes in one of Richmond's most desirable locations are no exception.

There are just twelve luxury residences at Modern Estates – eleven 3-bedroom and one 2-bedroom – and they are truly a best-in-range offering.

With the feel of single-family homes, the security of multi-family living and the luxury of kings, these are townhomes like you've never seen before.

Instant curb appeal is afforded by Cedar wood accents and stone cladding, along with two-car garages secured behind stylish aluminium and glass doors. This impressive frontage sets the scene perfectly for stand-out features such as a DCS 30" Cooktop with restaurant-grade dual-flow burners and Torlys smart floors on every level. Marble slab bathroom countertops and Fisher & Paykel luxury kitchen appliances are more prime examples of the high-end flavour permeating every inch of these homes.

European-inspired decor acts as the perfect continuum of the unmistakably classy feel established from the outset. To help you show

off your one-of-a-kind residence when entertaining, a balcony extends the already generous open-concept living area, which includes a third living space perfect for kids crafts or a game of cards. Capacity to house your latest fad has also been provided as a rec room, privately tucked away on the ground floor.

Addressing the ever-important point of accessibility, Modern Estates lies on Moffatt Road, one of

Richmond's choicest locations. The eclectic offering of Richmond Centre is moments away, as is Minoru Park and its array of sports and activities. An exceptional choice of elementary and secondary schools lies within walking distance, and in addition to revelling in the heart of convenience these homes enjoy the peace and quiet of residential surroundings. With uniquely luxurious family homes surrounded by facilities in such abundance, there's little left to be desired. Royalty couldn't hope for more.

Register at [www.ModernEstates.ca](http://www.ModernEstates.ca). Two showhomes coming soon. 7411 Moffatt Road, Richmond. For information: Teresa Chow at 604.788.8833 or [Teresachow@gmail.com](mailto:Teresachow@gmail.com)

