

modus™



## The Galleries at Turney



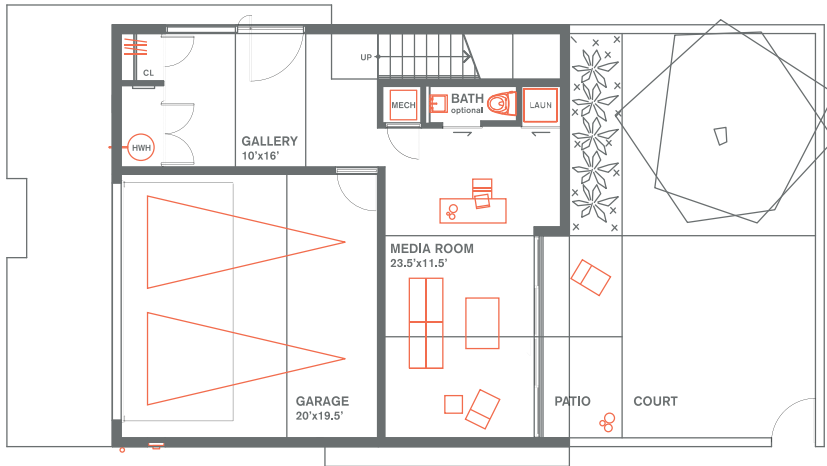
High performance appliances and fixtures combine contemporary design with energy efficiency.

**THE GALLERIES AT TURNEY** is a pure expression of modern living with eight detached residences in a quiet, gated enclave located only blocks from Phoenix's renowned Biltmore area at 24th Street and Camelback. Each residence is two floors with nearly 2,000 square feet of space featuring leading-edge contemporary design and spacious interiors including two bedrooms, two and a half baths, den/office/bedroom option, flex space and two-car garage.

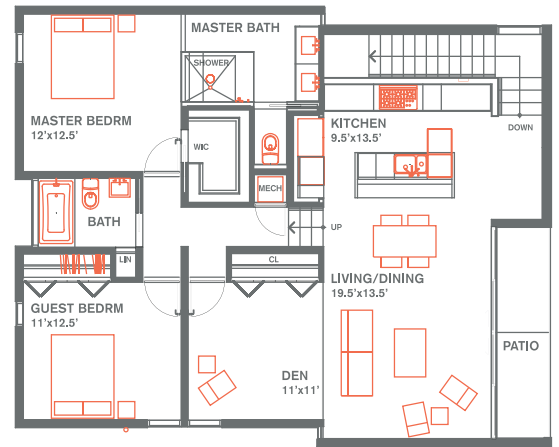
The Galleries at Turney is the first development in Arizona to receive Leadership in Energy and Environmental Design (LEED) for Homes Certification. LEED® promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.



The living area combines the living room, dining room and kitchen in one large space with 12-foot high ceilings.



LEVEL 01



LEVEL 02



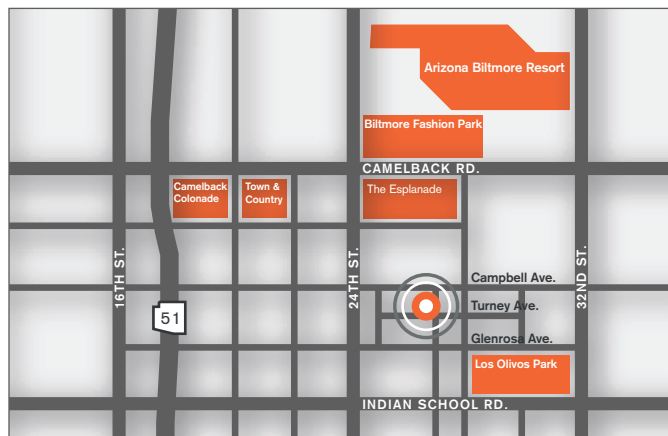
ELEVATION

**DESIGN FEATURES**

- Designed by critically acclaimed [merz]project architects
- Main living areas with 12-foot high ceilings and floor-to-ceiling windows and doors
- Limestone floors in main living area

**LOCATION**

- State-of-the-art kitchens with Bosch appliances including built-in microwave, oven, dishwasher and gas range
- Italian cabinetry by Maistri la Cucina
- CaesarStone® countertops
- Private balconies with glass handrails
- Just over a mile from SR 51
- Less than a mile from Los Olivos and Piestewa Peak Parks



LOCATION MAP