

# MODERN KITCHEN



**& BATH DESIGNS, INC.**  
[WWW.MODERNKITCHENS.NET](http://WWW.MODERNKITCHENS.NET)

# ABOUT

## MODERN KITCHENS



[www.modernkitchens.net](http://www.modernkitchens.net)

For over 30 years, Modern Kitchens and Bath Designs has designed, installed and completed thousands of kitchens in the Tri-State area. Originally founded as a kitchen and bath distributor, the company expanded its services during the 1980s by assisting real estate developers, landlords and property managers in the New York area who were converting rental buildings into cooperatives and condominiums.



*innovation*



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LEADERSHIP  
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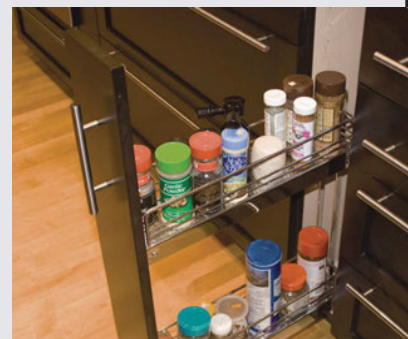
Innovation is the engine of change. Innovators are always exploring new ways of doing things, imagining new designs, conceptualizing new ideas. First to discover, they are leaders of industry and agents of change. Modern Kitchens innovates and leads.

We understand that real estate is a balance of emotional and financial considerations. Educated investors keep in mind that a prudent combination of quality of materials, appealing aesthetics and efficiency of design is key in enabling potential buyers and tenants to visualize themselves in a home.

Frequently, the kitchen contributes significantly towards that goal, giving someone a formidable impression of a property's timeliness, timelessness, condition and quality. Thus, designers like us who provide service to you must also keep searching for better designs, better materials and innovative concepts. Because the higher and stronger the demand for a kitchen like yours, the better your property's value.

By drawing on our vast industry resources, attending trade shows and design conventions, and interacting and collaborating with various real estate and design professionals, we explore new ways to keep you ahead of your competition. If there's a new way of designing and building kitchens, we will carefully examine it also to see if it's a good fit for you.

In other words, we innovate for innovators. We lead in order to serve leaders like you.





# SERVICES

## FULL & A LA CARTE, EXPERTLY EXECUTED



## COMPUTERIZED DESIGN & PERSPECTIVES

Every good design starts with a clear vision. A clean installation, on the other hand, requires precision. Our computerized designs and perspectives not only enable you to have a good sense of the finished space, but they also provide our installation crew the measurements they need, which minimizes potential complications during installation, thus avoiding delays and additional costs.

## ORDER FLOW MANAGEMENT

Decades of experience and expertise in the industry has allowed us to create and manage efficient order flow. As a result, we can ship in-stock cabinets in as little as three days of approval, and deliver and install within 10 days.

## ADDITIONAL SERVICES AT NO COST

- Computerized floor plans detailing every cabinet in the kitchen
- Computerized 3-D perspective drawings to visualize finished product
- Fax quote service to expedite proposals
- Job site measuring to ensure a perfect fit of every kitchen
- In-stock cabinetry ready for immediate pick-up or delivery
- On-site cabinet and countertop manufacturing facility
- Job site delivery of your merchandise from our trucks to minimize risk of damage

## INSTALLATION SERVICES

- Cabinet Installation, frameless or traditional
- Plumbing and Electrical
- Flooring, vinyl or ceramic
- Debris removal, carting
- No sub-contractors
- From inception to completion in as little as 10 days
- Every facet of your installation is performed by Modern Kitchens & Bath crew

## You Always Know What You Paid For

Detailed Invoicing

## All Cabinets are Warranted

## DETAILED INVOICING

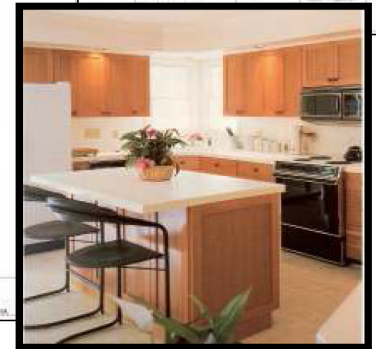
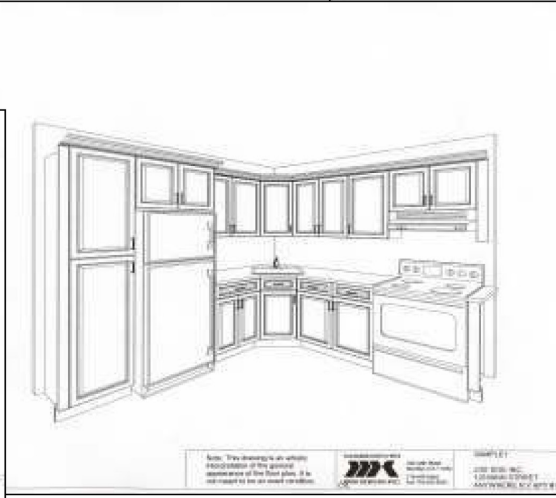
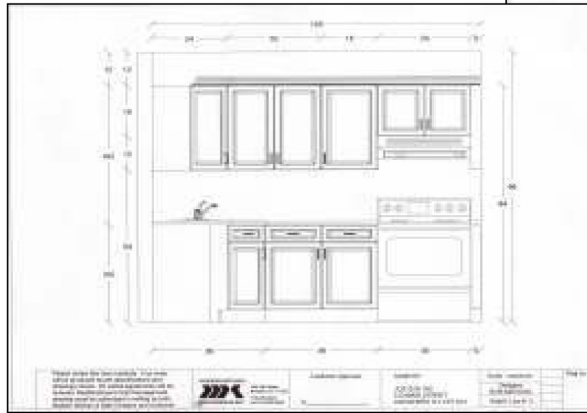
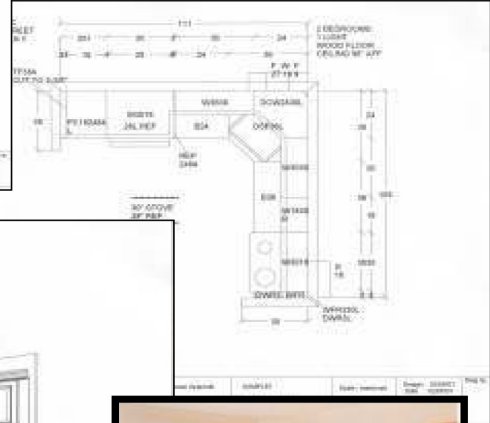
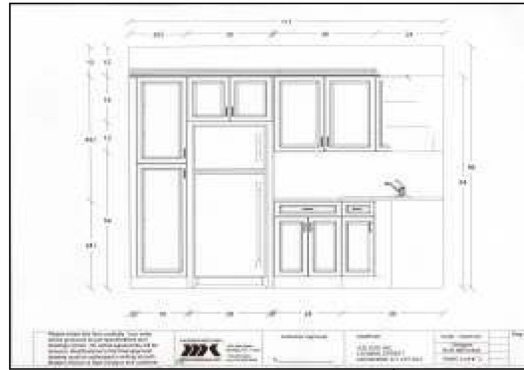
Working with Modern Kitchens, you always know what you paid for. We provide all clients detailed invoicing for all our projects.

## WARRANTY

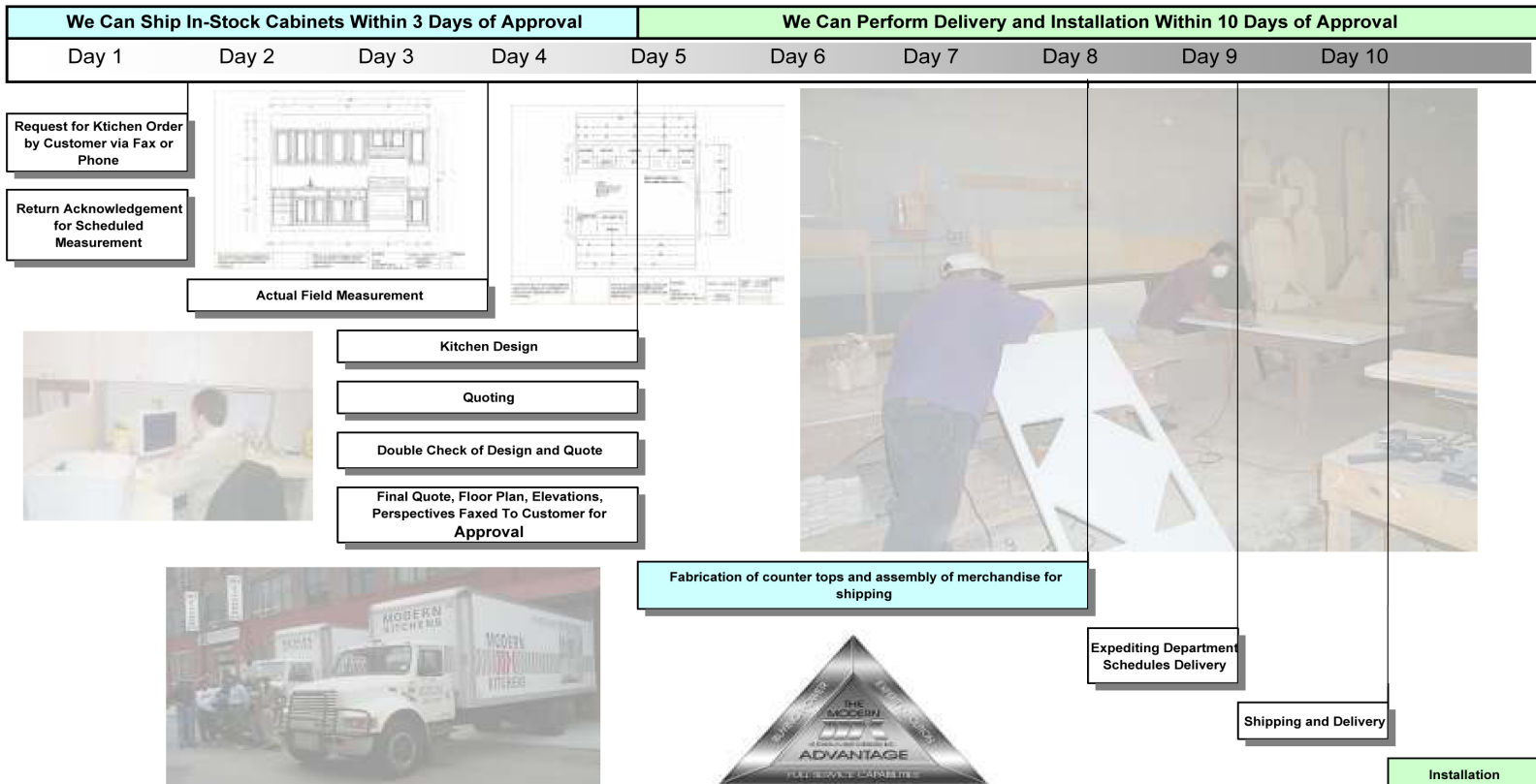
At Modern Kitchens, all cabinets are warranted.



# Computerized Designs and Perspectives

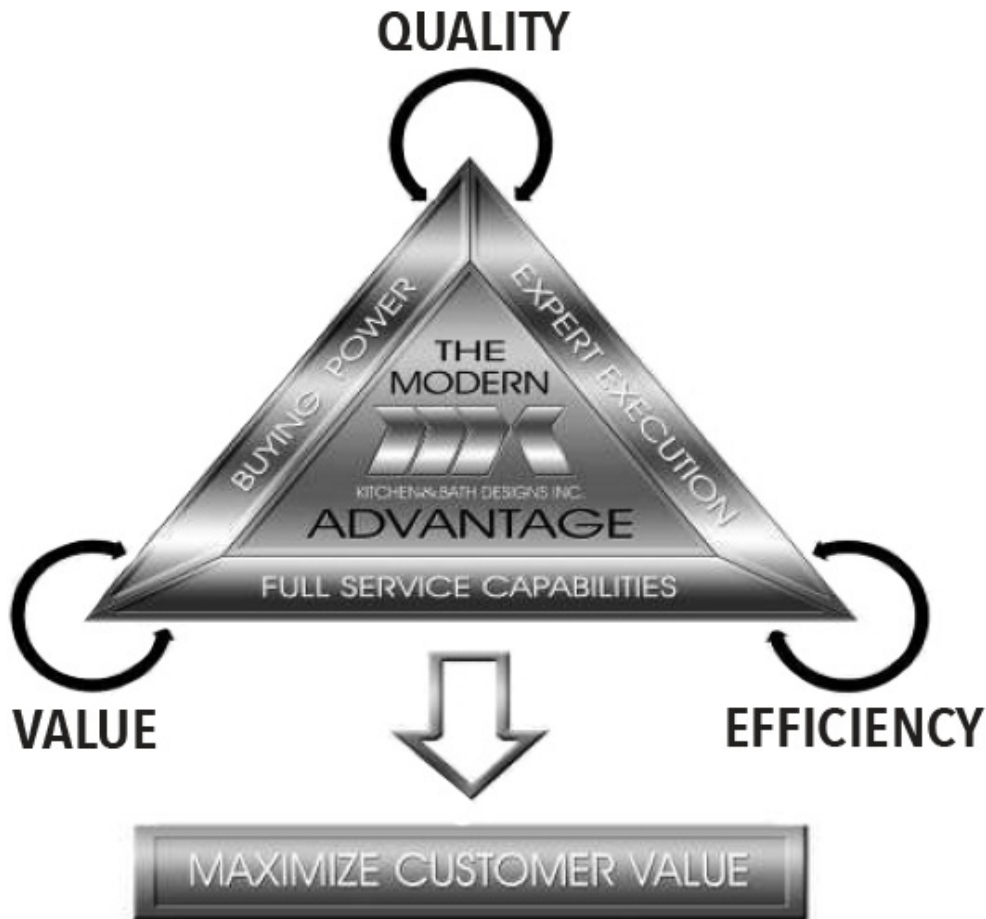


# Order Flow Management





# THE MODERN ADVANTAGE



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## THE PRODUCT

By placing large order with a select number of highly qualified manufacturers, we are able to guarantee for our clients:

- The Best Prices
- The Highest Quality
- A Large Selection
- Better Vendor Service

## THE PROCESS

Account Executives specifically assigned to you take full responsibility from start to finish. By relying on our in-house staff for all our delivered services, we can offer:

- Accurate Measurements of Your Space
- Quick Turn-Around for Your Designs
- Worry Free Deliveries
- Optional Professional Installation



# SAMPLE PROJECTS

MODERN  
KITCHENS  
INVESTOR/LANDLORD DIVISION





## SOME NOTABLE LANDLORD & DEVELOPER PROJECTS

- Ivy Hill Apartments, Newark, NJ  $\approx$  300 units
- Mt. Sinai Medical Center Real Estate Division, New York, NY  $\approx$  100 units
- Pine Builders, Brooklyn, NY  $\approx$  100 units
- JMA Construction, Far Rockaway, NY  $\approx$  265 units
- Grenadier Realty Corp., Brooklyn, NY  $\approx$  275 units
- Cammeby's International, New York, NY  $\approx$  1280 units
- Treetop Development, NY, NJ, PA  $\approx$  300 units
- Apartment Management Associates, Staten Island, NY  $\approx$  380 units
- Pinmark Contracting, Brooklyn, NY  $\approx$  40 Custom Units.

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