



LANDOWER
REAL ESTATE BROKERAGE
BURANO
CONDOMINIUMS

AGENT'S PACKAGE



LANDPOWER

REAL ESTATE LTD. BROKERAGE
GLEAMING ARCHITECTURE WITH HISTORICAL ROOTS

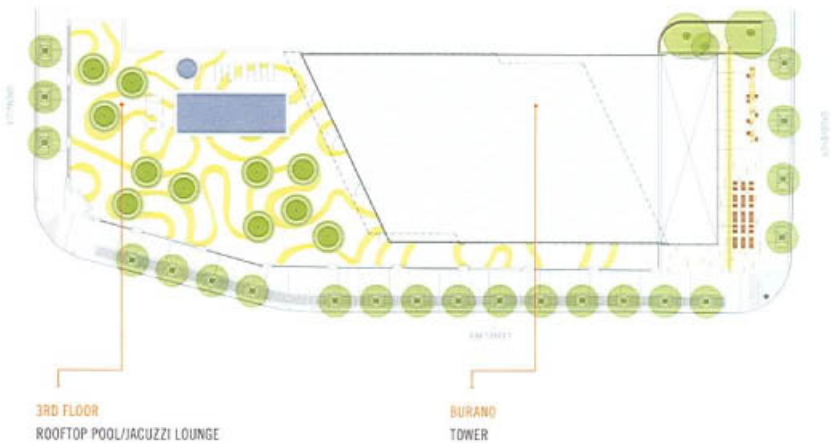
At first glance, Burano is a juxtaposition. Rising from the historical Addison on Bay building into a soaring tower of glass and steel, Burano will be a tribute to the art and design of its Venetian namesake. Its roots are firmly planted in the soil of Bay Street, but its heart beats to the glory of authentic Italian artistry.

The Bay Street entrance is through the traditional doors of the Addison building – with its solid brick presence and oversized windows. But the entrance plaza on Grenville is where Burano’s personality emerges to the interplay of light and art off a three story glass lobby and pedestrian space that will be the pride of the neighbourhood.

Here, against the backdrop of Toronto’s fast-paced financial district, Burano will offer a tribute to the more cerebral pursuits – the art and culture of the old world ensclosed in modern architecture with deep respect to a clear past.



CLUB BURANO





AREA AMENITIES



FEATURES AND FINISHES

MEMORABLE BUILDING FEATURES

- Magnificent sculptured glass tower soars 48 floors above a gleaming 3-storey podium
- Entry lobby replicates a stunning glass art gallery with sumptuous lounge seating
- 24-hr hotel-style concierge services
- Elegant second floor includes an exquisite Guest Suite for overnight guests as well as the management office and boardroom
- Recreational and entertainment amenities on spacious third floor offer residents a total lifestyle package including:
 - Internet Lounge
 - Party Room
 - Formal Dining Room
 - Billiard Room
 - Catering Kitchen
 - Fitness Room
 - Outdoor Pool
 - Hot Tub
 - Mens/Womens Steam Room and Change Rooms
 - Home Theatre
- Four high speed passenger double bank elevators, two serving upper floors and two serving lower floors
- Parking shuttle & elevator
- Individual bicycle lockers

EXQUISITE SUITE FINISHES

- Exterior glass sliding doors ***
- Solid core entry door with hardware and security viewer
- Choice of engineered hardwood, ceramic or porcelain flooring in foyer *
- Engineered hardwood flooring in living room, dining room and den *
- Choice of 40 ounce broadloom with foam underpad in bedroom areas *
- In-suite smoke and heat detector monitored by 24-hour concierge

DESIGNER KITCHEN FINISHES

- Choice of engineered hardwood flooring, ceramic or porcelain *
- Italian designed kitchen cabinetry *
- Granite countertops *
- Granite topped kitchen islands **
- Ceramic tile backsplash *
- Single bowl stainless steel sink with single lever faucet and vegetable sprayer
- Stainless steel fridge, dishwasher and slide-in range/oven
- Integrated microwave and hood
- Designer overhead track lighting

ELEGANT MASTER ENSUITE BATHROOM

- Choice of ceramic or porcelain flooring *
- Medicine cabinet
- Wall mounted lighting on mirror
- Cultured marble vanity with integrated sink *
- Soaker drop in tub with designer chrome faucets
- White plumbing fixtures
- Ceramic or porcelain tiles on shower walls **
- Frameless glass shower enclosures **
- Ceramic or porcelain tile bath apron and surrounding walls *
- Safety pressure-balancing valve in tub and shower**
- Exterior vented exhaust fan
- Entry privacy lock

LUXURIOUS SECOND BATHROOM

- Designer selected ceramic tile flooring *
- Laminate counters with ceramic basin *
- Safety pressure-balancing valve in shower **
- White plumbing fixtures
- Glass shower door with chrome frame **
- Ceramic tiles on shower walls **
- Exterior vented exhaust fan
- Entry privacy lock

CONVENIENT LAUNDRY ROOM

- Stacked washer and dryer ***
- Ceramic tile flooring *

STATE-OF-THE-ART ELECTRICAL FEATURES

- Ceiling light outlets in dining room and bedroom(s)
- Cable television outlets in living room, den and master bedroom ***
- Telephone outlets in living room, den and bedroom(s) ***
- Service panel with circuit breaker

PEACE OF MIND SECURITY FEATURES

- 24-hour concierge
- Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances
- Closed circuit camera monitoring at select building entry points
- Security cameras in select garage/parking areas

ENVIRONMENTALLY RESPONSIBLE FEATURES

- District heating and cooling ****
- Two garbage chutes to facilitate recycling
- On grade visitor bicycle parking
- Two autoshare parking spaces
- Individual hydro meters
- Energy efficient lighting fixtures
- Corridor pressurization system
- Dual flush toilets
- Individually controlled four pipe fan coil heating and cooling system ****

GENERAL

- * Totten Warranty Program warranty for new construction
- * Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below
- ** If applicable
- ** As per plan
- *** Please see applicable provisions in Schedule "A" in circumstances where agreement with Envoque for the provision of District Heating and Cooling cannot be reached on a commercially reasonable basis, in the event that conventional natural gas heating is utilized, the building will be serviced by way of heat pump.



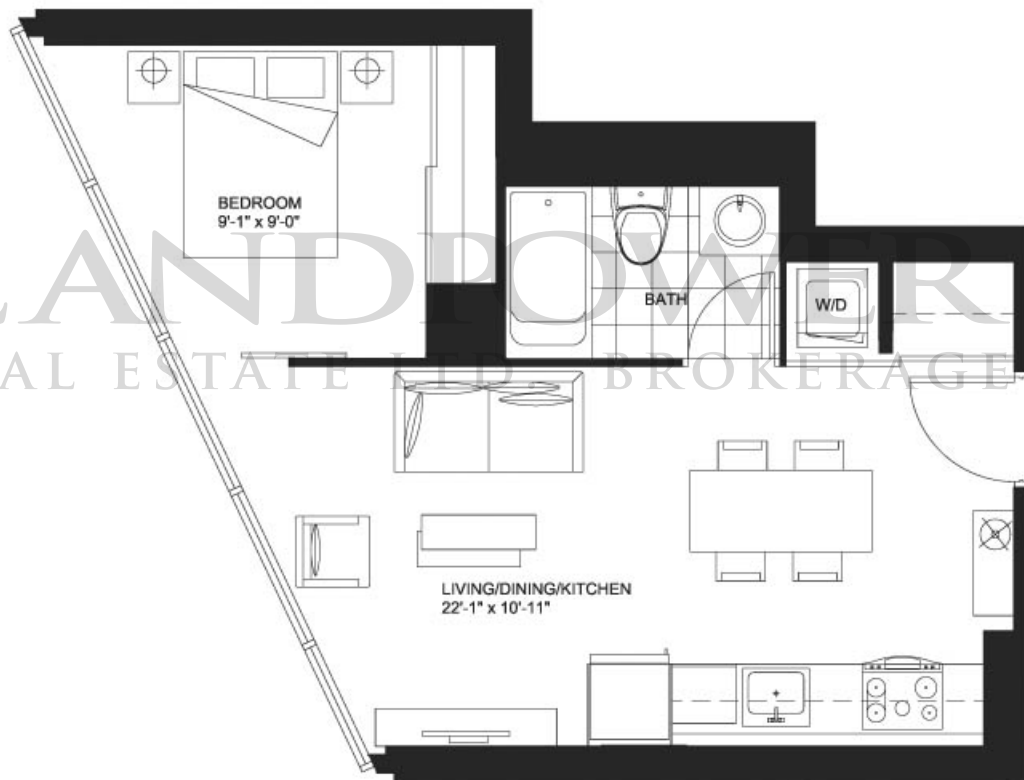
LANE POWER
REAL ESTATE BROKERAGE



1 BEDROOM PLANS

MODENA

1 BEDROOM
445 SQ.FT.

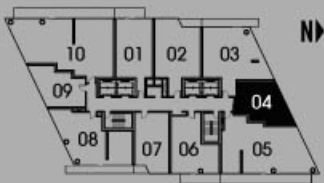


FLOORS 4-46

Not to scale. Sizes and specifications are subject to change. Illustrations are artist's concept. E.&O.E.

MERCATO

1 BEDROOM
491 SQ.FT.

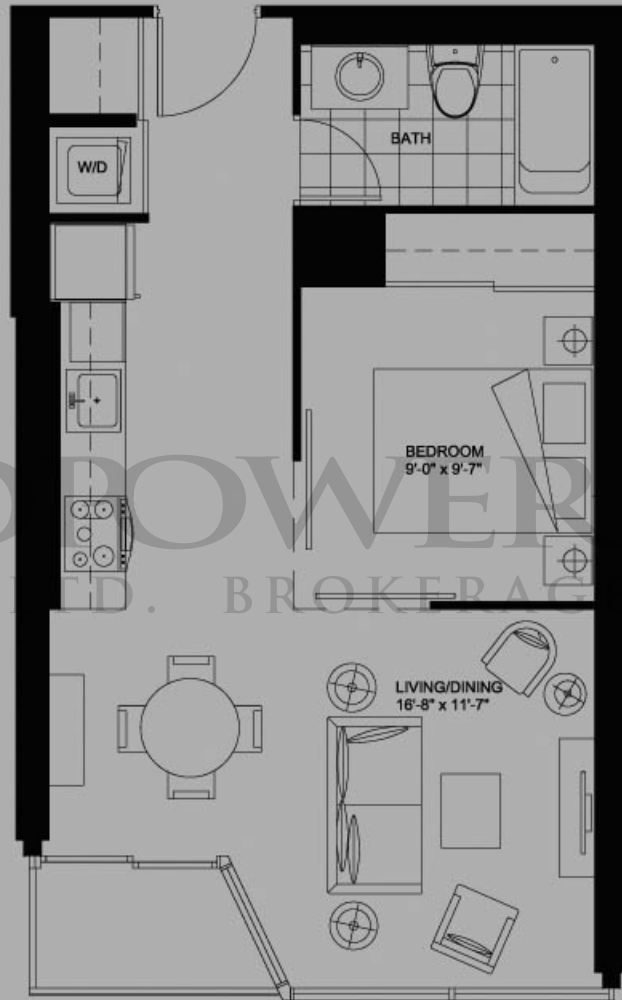


FLOORS 4-46

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PALLEDRO

1 BEDROOM
512 SQ.FT.

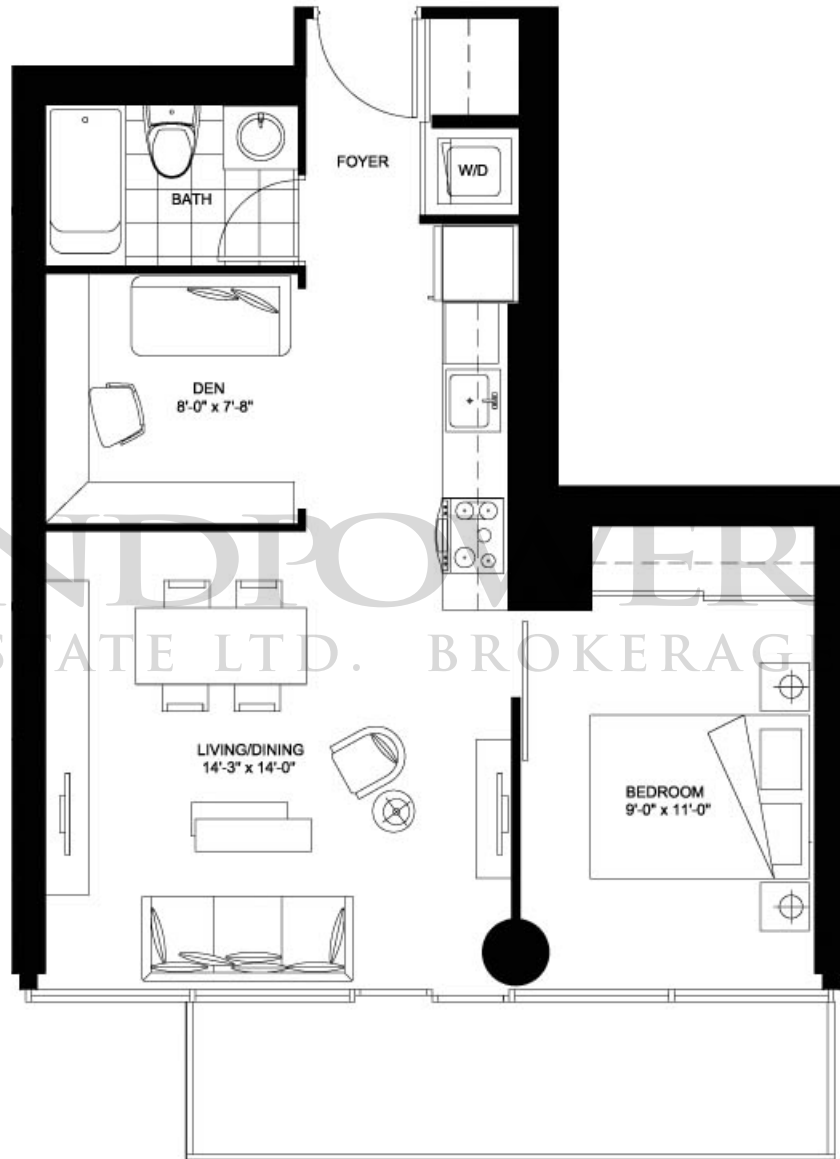


FLOORS 4-46. NO BALCONY ON 4TH FLOOR

Not to scale. Sizes and specifications are subject to change. Illustrations are artist's concept. E.&O.E.

PANADA

1 BEDROOM PLUS DEN
608 SQ.FT.

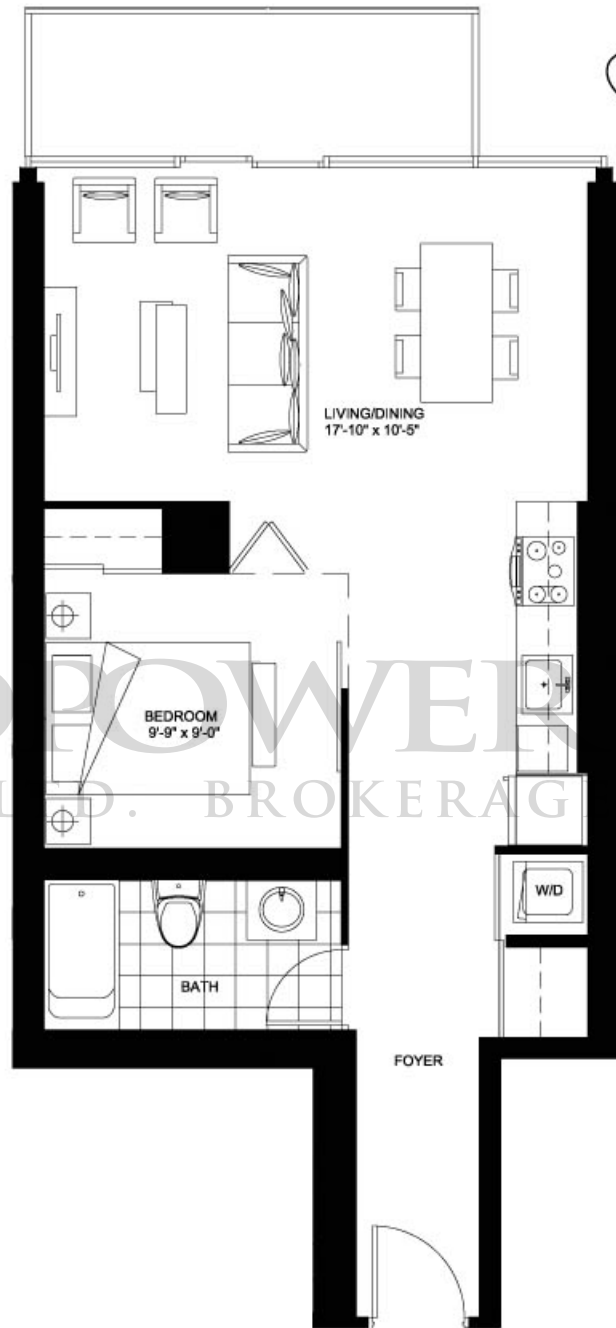


FLOORS 4-46, NO BALCONY ON 4TH FLOOR

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CANEVA

1 BEDROOM
613 SQ.FT.



FLOORS 4-46, NO BALCONY ON 4TH FLOOR

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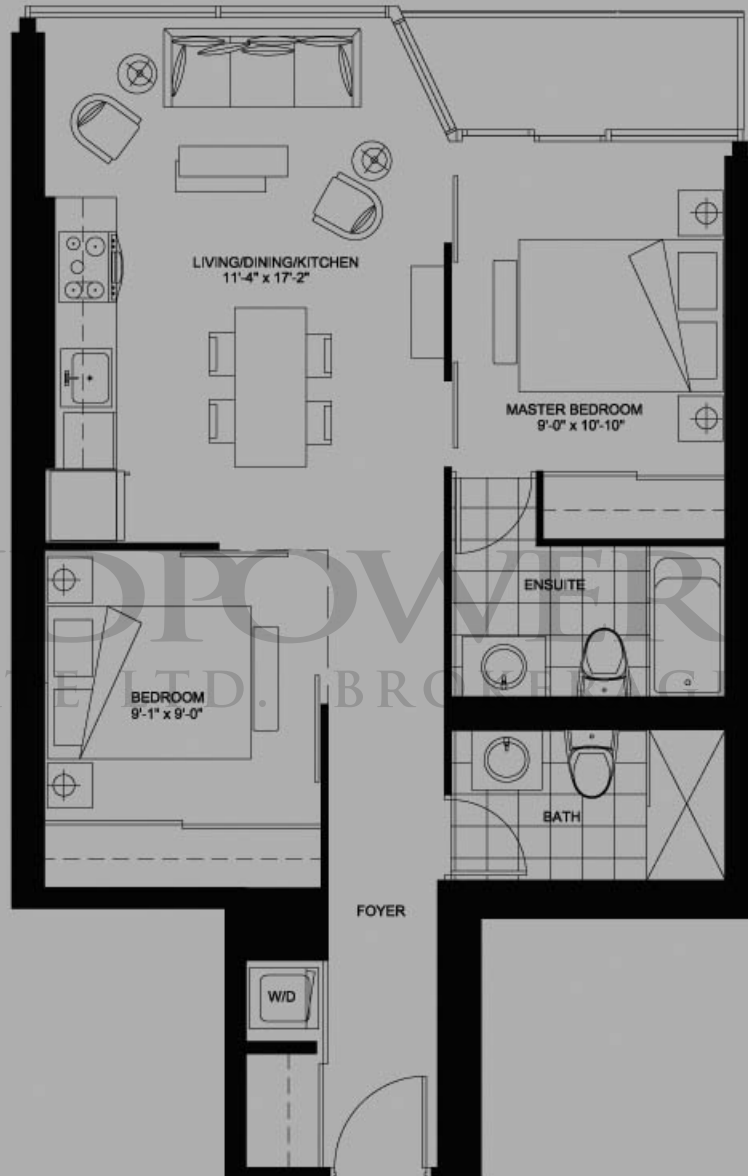
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2 BEDROOM PLANS

VERARDO

2 BEDROOM
724 SQ.FT.



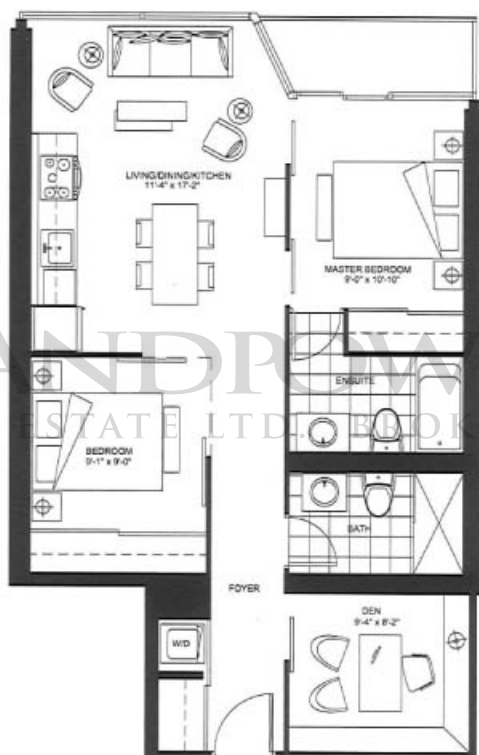
FLOORS 4-30. NO BALCONY ON 4TH FLOOR

Not to scale. Sizes and specifications are subject to change. Illustrations are artist's concept. E.&O.E.

FIERA

2 BEDROOM PLUS DEN

796 SQ.FT.



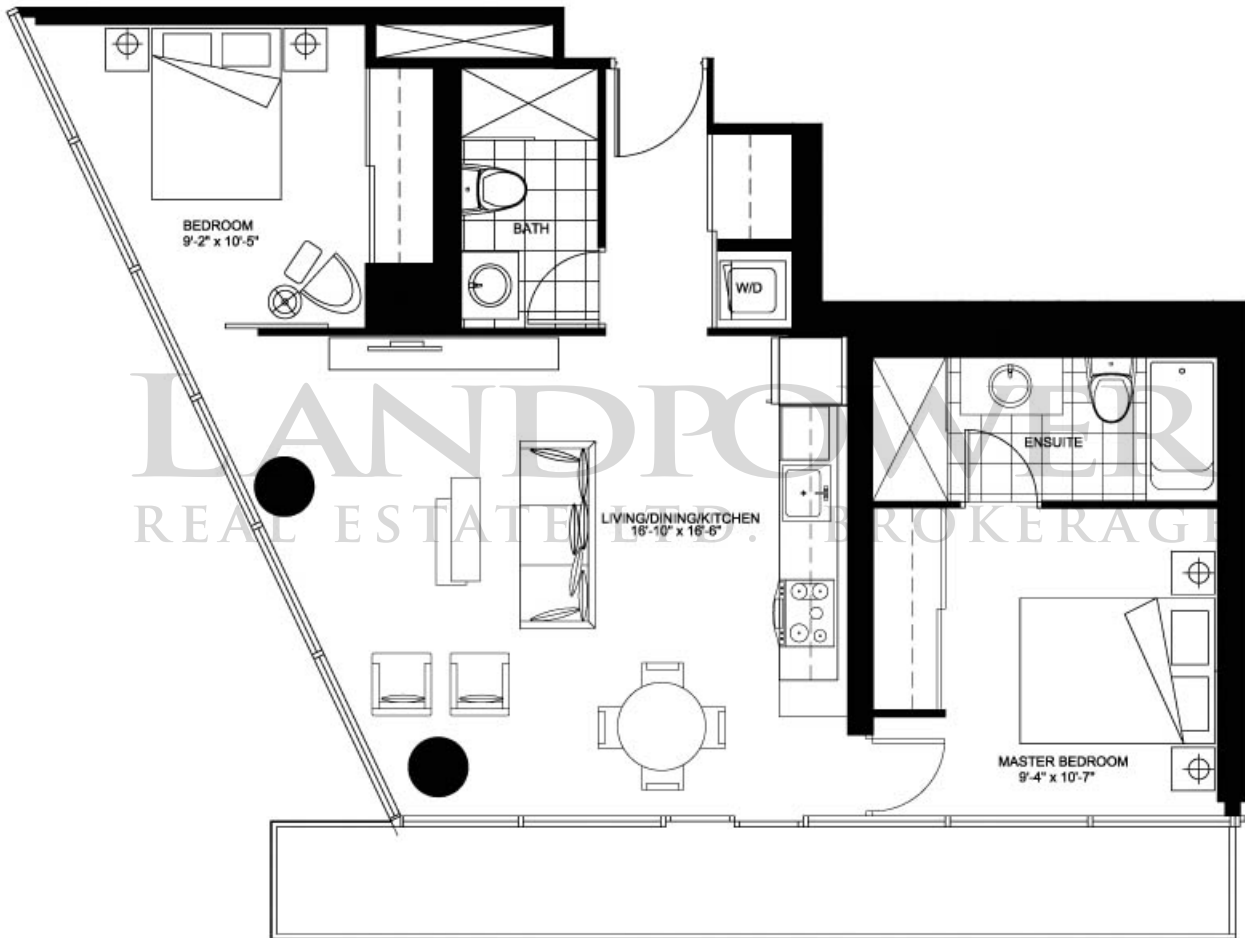
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FLOORS 31-46

LUCIA

2 BEDROOM
816 SQ.FT.

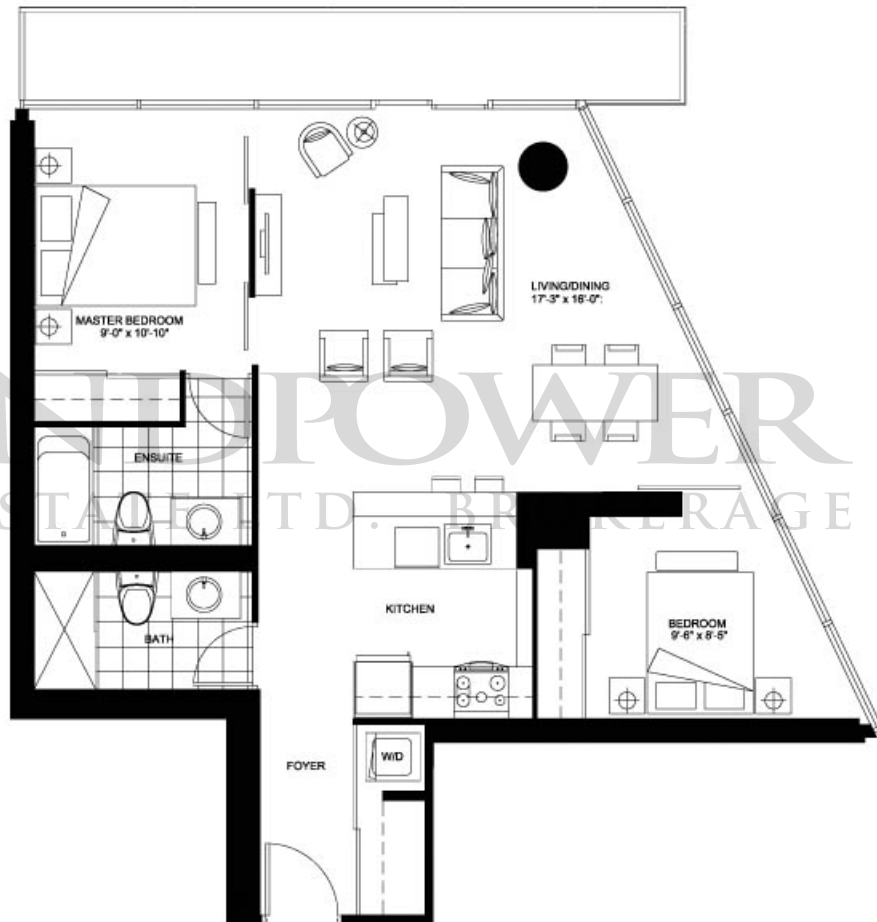


FLOORS 4-46, NO BALCONY ON 4TH FLOOR

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GAMBERO

2 BEDROOM
843 SQ.FT.



FLOORS 4-30, NO BALCONY ON 4TH FLOOR

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CASTELLO

2 BEDROOM PLUS DEN

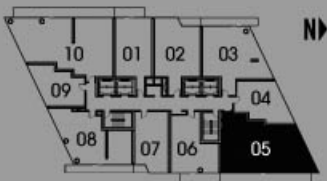
916 SQ.FT.



FLOORS 31-46

PORTICO

2 BEDROOM PLUS DEN
1090 SQ.FT.



FLOORS 4-46, NO BALCONY ON 4TH FLOOR

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REAL ESTATE



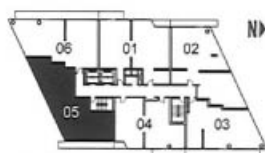
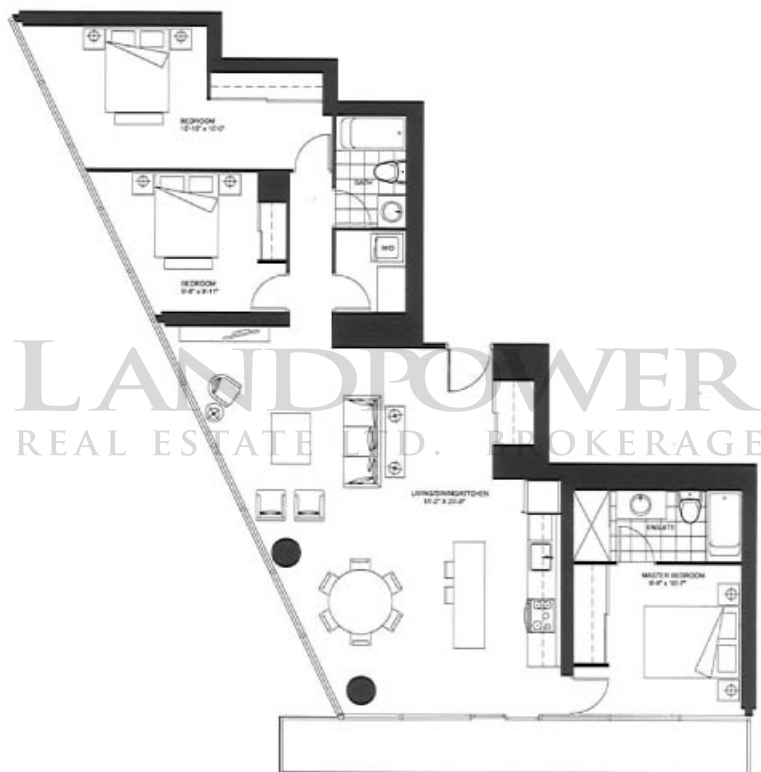
BROKERAGE

3 BEDROOM PLANS

MULINO

3 BEDROOM

1261 SQ.FT.

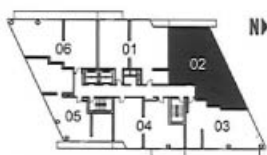
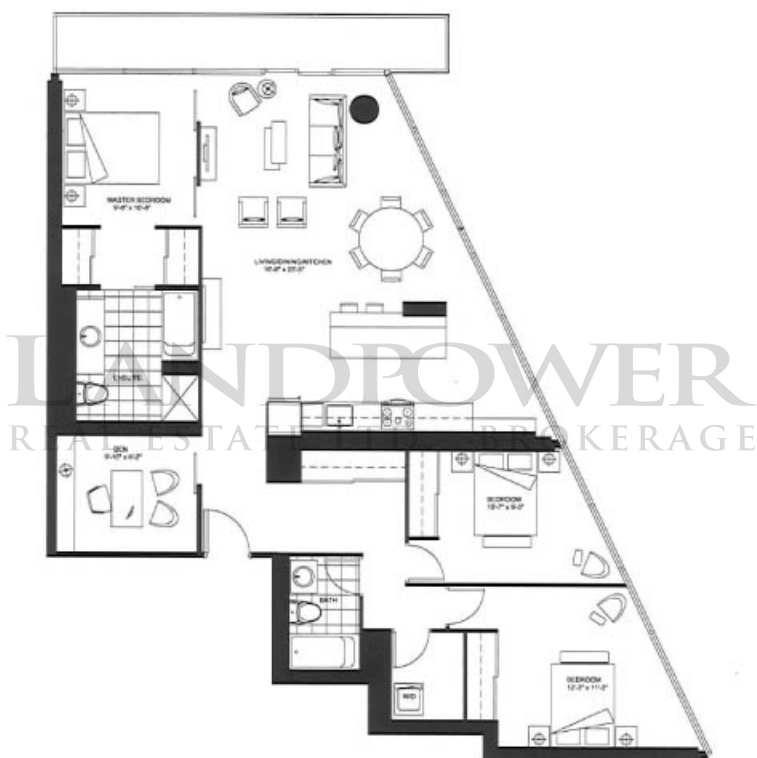


FLOORS 47-48

CRISTALLO

3 BEDROOM PLUS DEN

1406 SQ.FT.



FLOORS 47-48

ZANARDI

3 BEDROOM PLUS DEN
1264 SQ.FT.



FLOORS 4-46, NO BALCONY ON 4TH FLOOR



FLOORS 47-48

LANDLORDER
REAL ESTATE BROKERAGE



LOFTS



In the heart of the city, Burano is located between the Theatre and Financial Districts to the south and the Designer Boutiques of Yorkville to the north. Close to TTC, Burano contains all the ingredients for an exciting city lifestyle.

Preview Pricing

MODEL	FLOOR	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
Mercato	47 to 48	1 Bedroom	491 sq. ft.	North	\$367,900
Panada	47 to 48	1 Bedroom + Den	608 sq. ft.	East	\$455,900
Caneva	47 to 48	1 Bedroom	613 sq. ft.	West	\$435,900
Portico	47 to 48	2 Bedroom + Den	1,090 sq. ft.	North East	\$738,900

Loft Suites

MODEL	FLOOR	TYPE	APPROXIMATE SUITE SIZE	EXPOSURE	PRICED FROM:
Marciano	2	1 Bedroom	732 sq. ft.	East	\$421,900
Mira	2	Two Bedroom	875 sq. ft.	East	\$533,900
Elena	2	Two Bedroom + Den	948 sq. ft.	East	\$558,900
Palanca	2	Two Bedroom	1,033 sq. ft.	East	\$605,900
Fierenza	2	Two Bedroom + Den	1,090 sq. ft.	East	\$670,900
Lazzaro	2	Two Bedroom + Den	1,104 sq. ft.	East	\$660,900
Ariston	2	Two Bedroom + Den	1,222 sq. ft.	South East	\$759,900

(Subject to availability). Floor premiums are generally \$1,000.00 per floor. Please talk to a Sales Representative for details.

Suite Features

Luxurious finishes including choice of: ceramic, engineered hardwood, or porcelain flooring in Foyer and engineered hardwood flooring in living room, dining room and den. Stunning Italian design kitchen cabinetry, granite kitchen countertops and stainless steel fridge, slide-in range/oven and dishwasher. Integrated microwave and hood and stacked washer and dryer are also included.

Building Features

Burano will feature 24-hour concierge service, plus a third-floor amenities area that includes a pool, exercise room, internet lounge, theatre, billiards/games room, lounge/boardroom, party room with full kitchen, coffee bar, rooftop terrace and hot tub. The Lobby designed by renowned interior design firm Munge//Leung will be a showcase to artistic living with oversized artwork in this gallery inspired space.

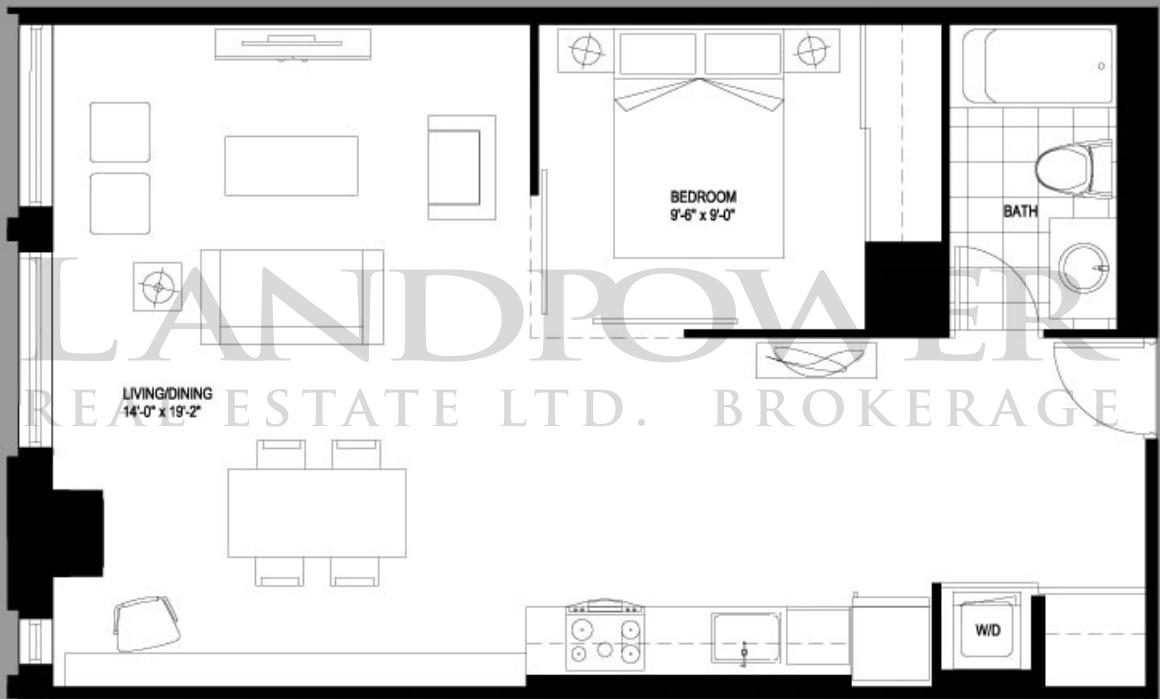
<p>Deposit Structure \$2,000 with Agreement Balance of 5% in 30 days 5% in 90 days 10% on occupancy...</p> <p>Occupancy: June 29, 2012</p> <p>Taxes Estimated at approximately .85% of purchase price as per the 2009 City of Toronto Tax rate</p>	<p>Maintenance \$0.53 per square foot Hydro metered separately</p> <p>Parking & Locker \$38,000 each parking space \$5,000 per locker</p> <p>Parking is available for all Lofts and in the Tower for 1 Bedroom plus Den, 2 Bedroom, 2 Bedroom plus Den and 3 Bedroom plus Den suites.</p>
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All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Taffin Bulletin #22. Actual living area will vary from floor area stated. April 5, 2010

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers protected.
Phone Number: 416-968-1010 www.buranocondos.com

BACINI

1 BEDROOM
680 SQ.FT.

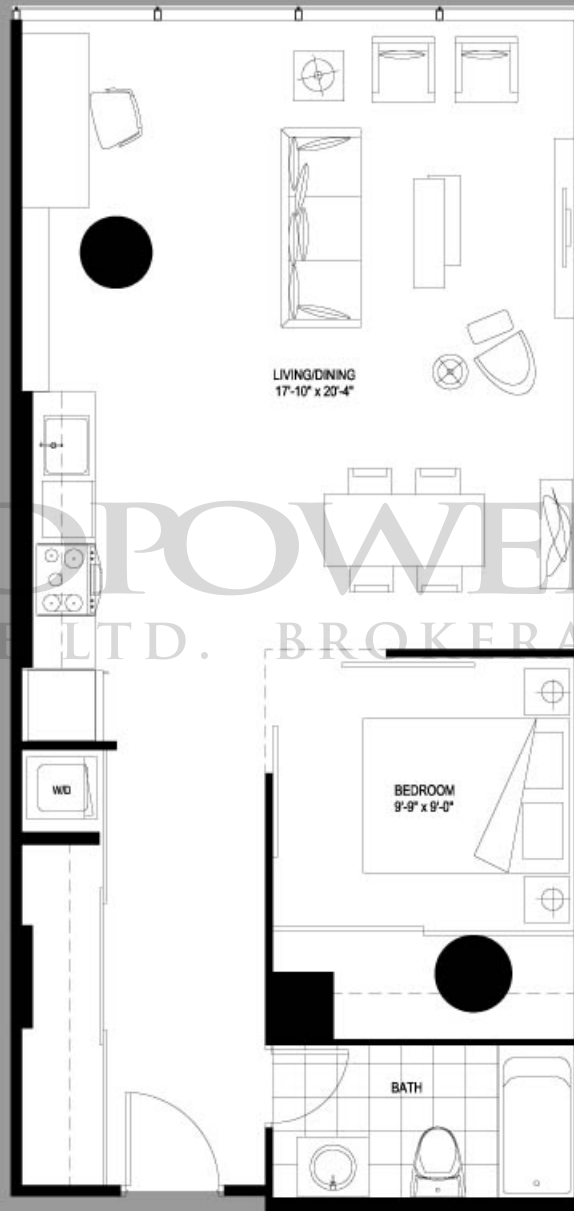


SECOND FLOOR

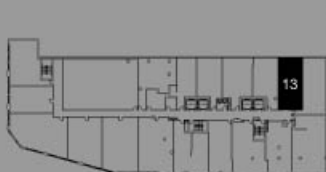
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SAN PETRO

1 BEDROOM
696 SQ.FT.



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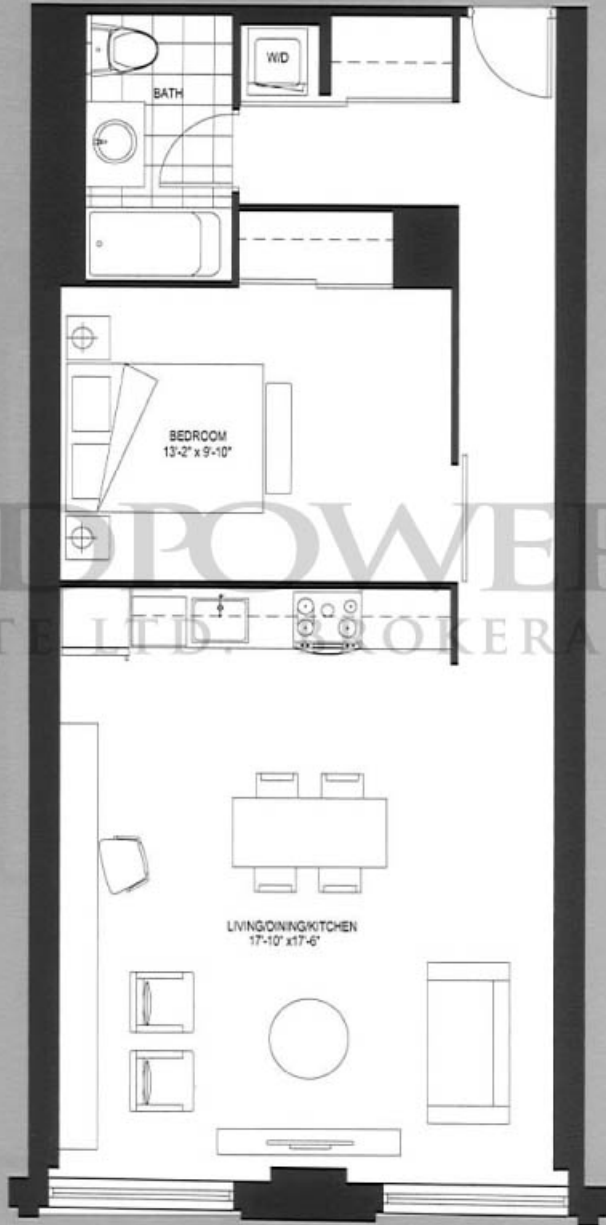


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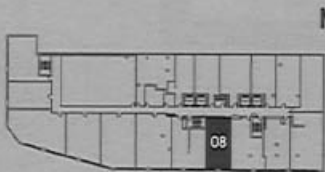
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MARCIANO

1 BEDROOM
732 SQ.FT.



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SECOND FLOOR

SAN MARCO

1 BEDROOM
775 SQ.FT.

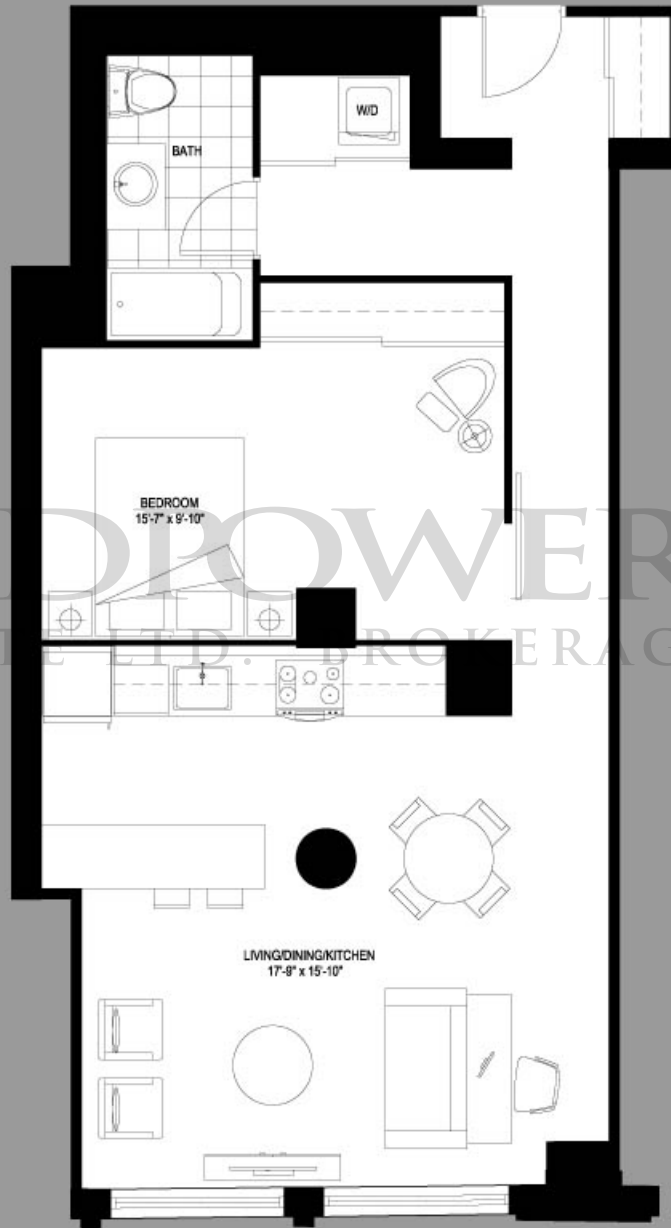


SECOND FLOOR

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MOLINELLO

1 BEDROOM
787 SQ.FT.



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SECOND FLOOR

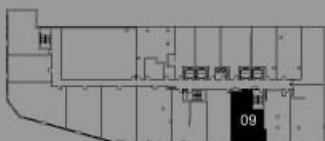
Not to scale. Sizes and specifications are subject to change. Illustrations are artist's concept. E.&O.E.

MIRA

2 BEDROOM
875 SQ.FT.



LANDROVER
REAL ESTATE LTD. BROKERAGE

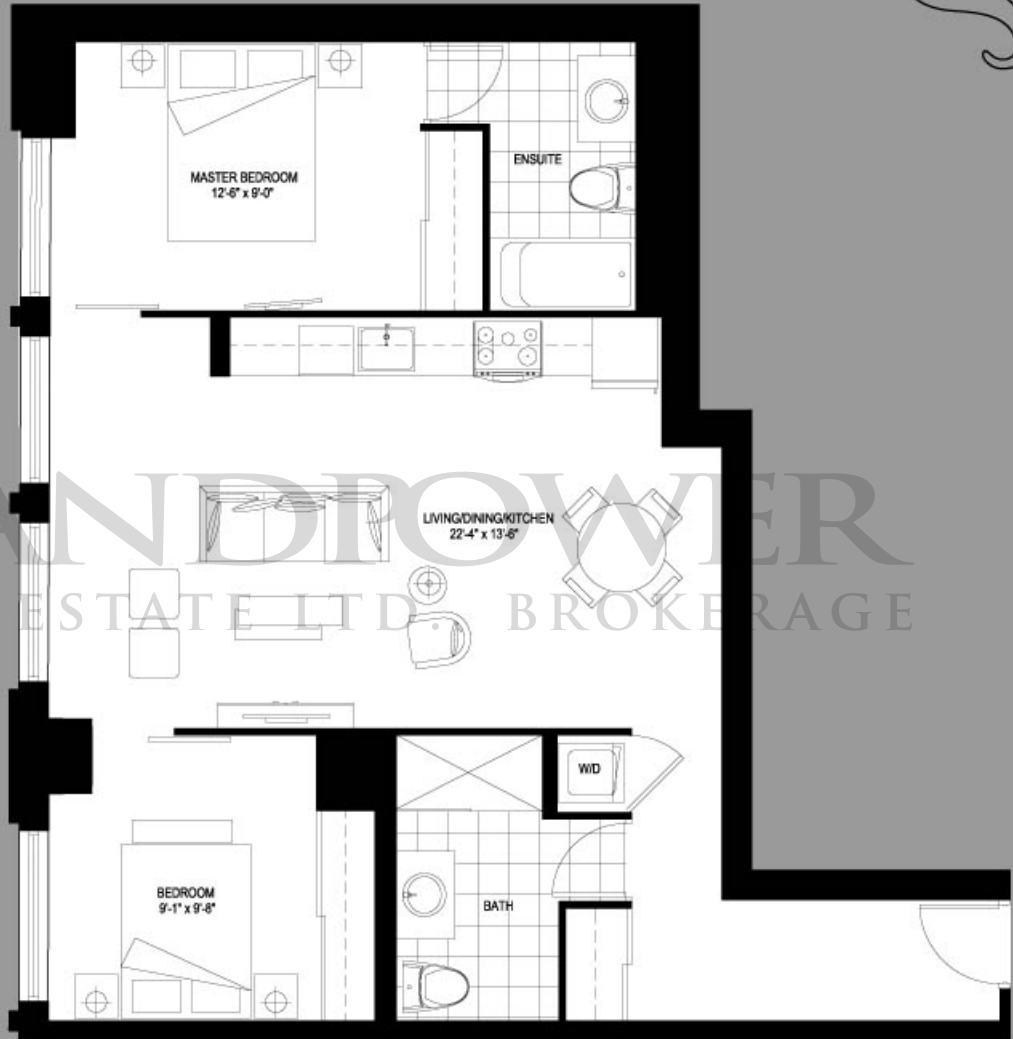


SECOND FLOOR

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ALBERONI

2 BEDROOM
881 SQ.FT.



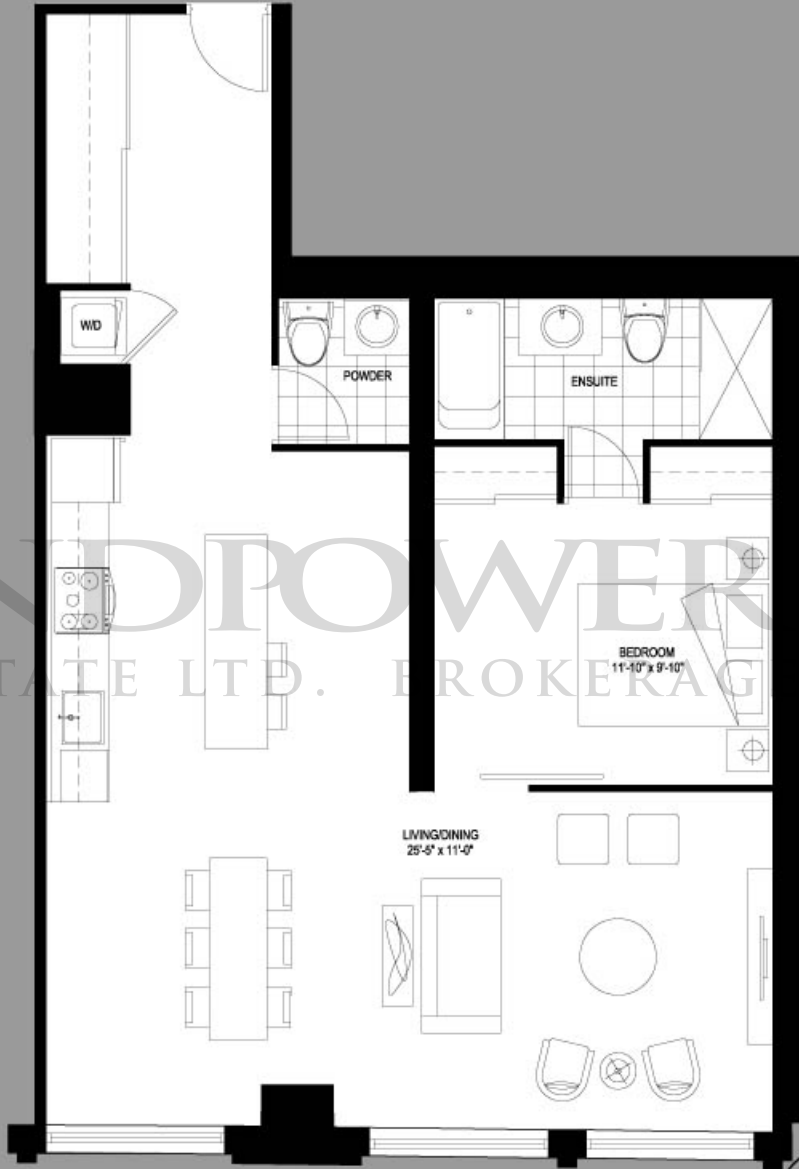
LANDFLOWER
REAL ESTATE LTD. BROKERAGE



SECOND FLOOR

LIDO

1 BEDROOM
900 SQ.FT.



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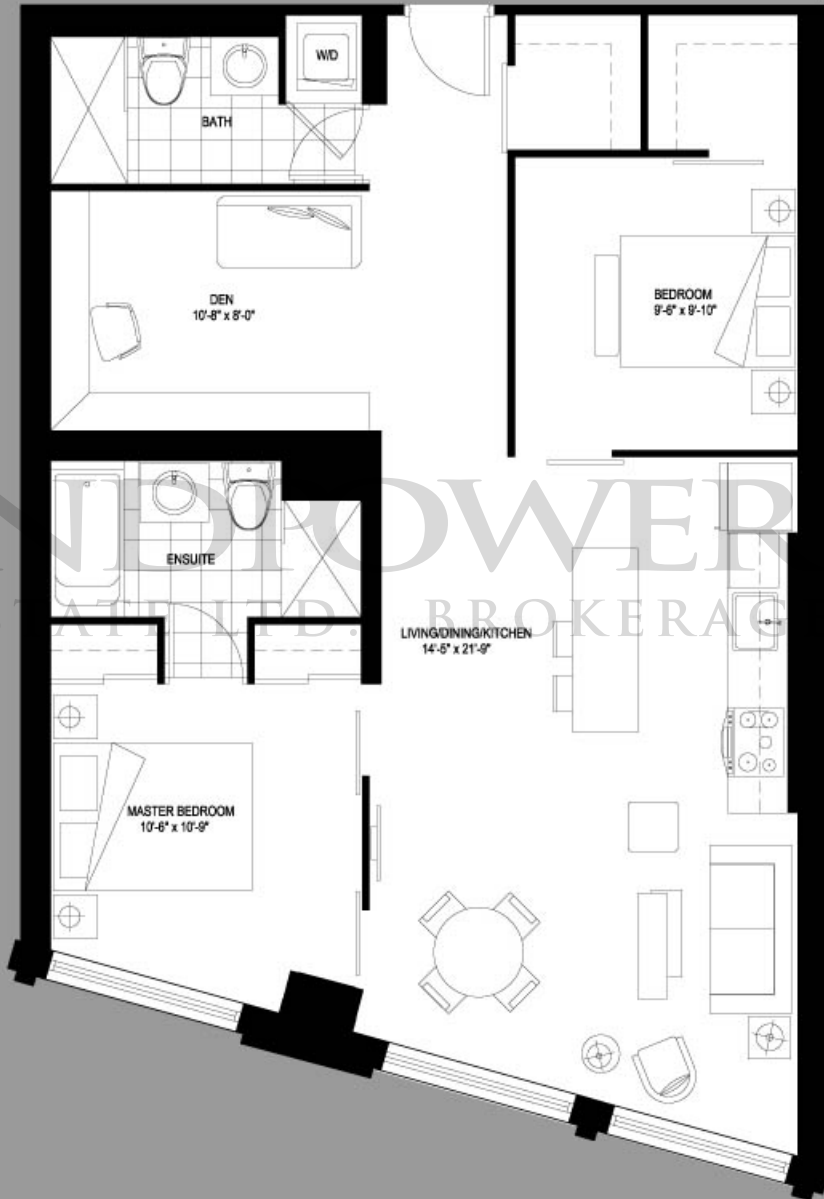


SECOND FLOOR

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ELENA

2 BEDROOM PLUS DEN
948 SQ.FT.



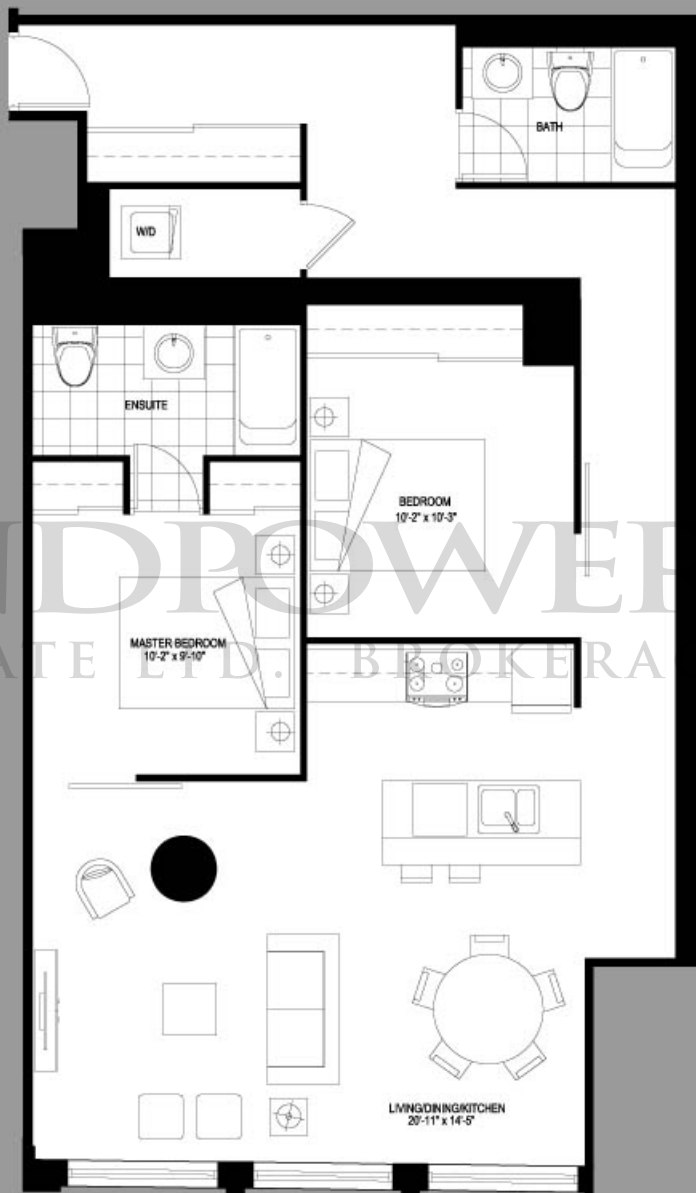
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REAL ESTATE BROKERAGE



SECOND FLOOR

PALANCA

2 BEDROOM
1033 SQ.FT.



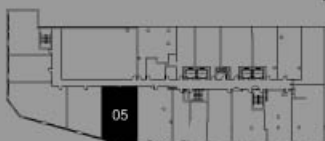
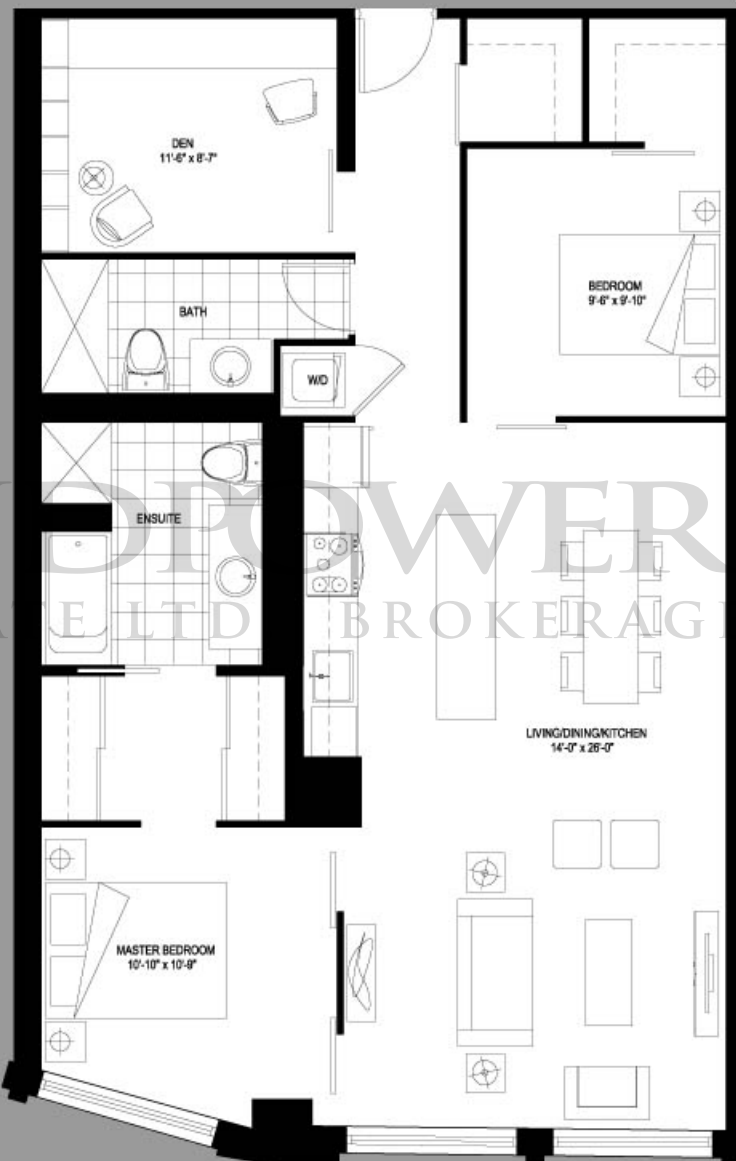
LANDPOWER
REAL ESTATE LTD. BROKERAGE



SECOND FLOOR

FIERENZA

2 BEDROOM PLUS DEN
1090 SQ.FT.

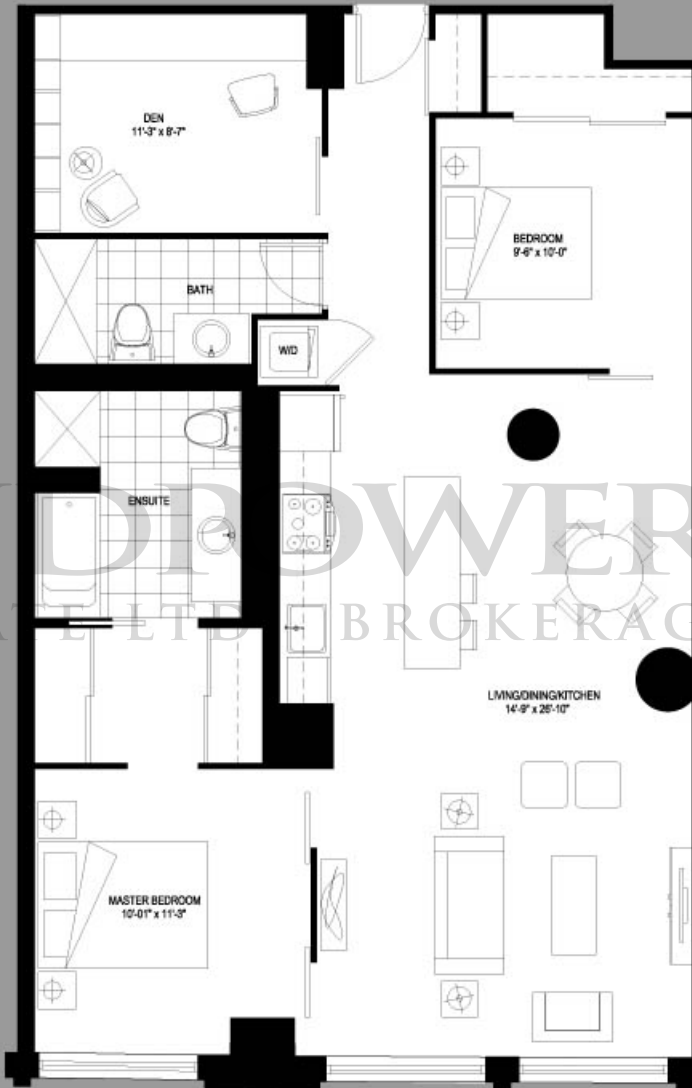


SECOND FLOOR

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LAZZARO

2 BEDROOM PLUS DEN
1104 SQ.FT.



LAND O' DOWERS
REAL ESTATE BROKERAGE

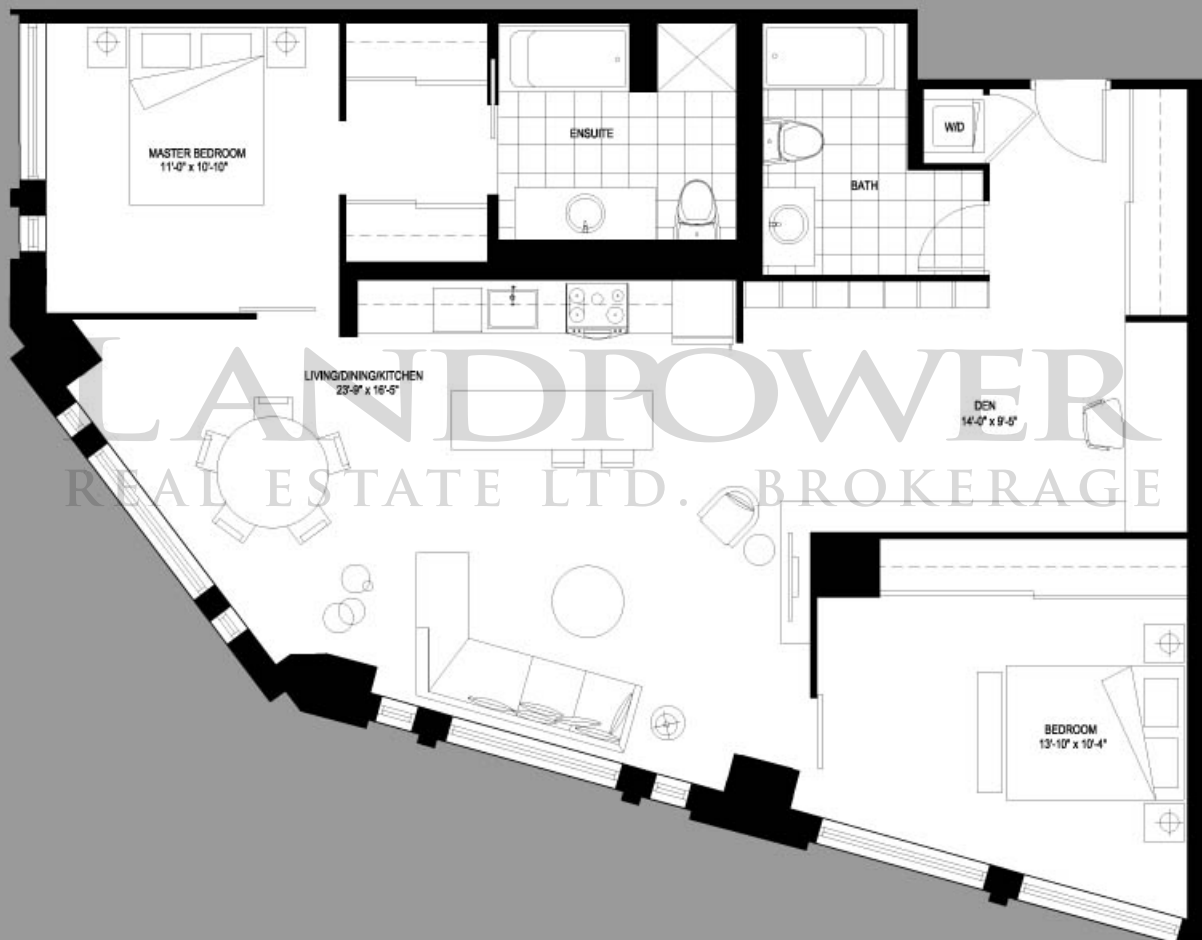


SECOND FLOOR

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ARISTON

2 BEDROOM PLUS DEN
1222 SQ.FT.

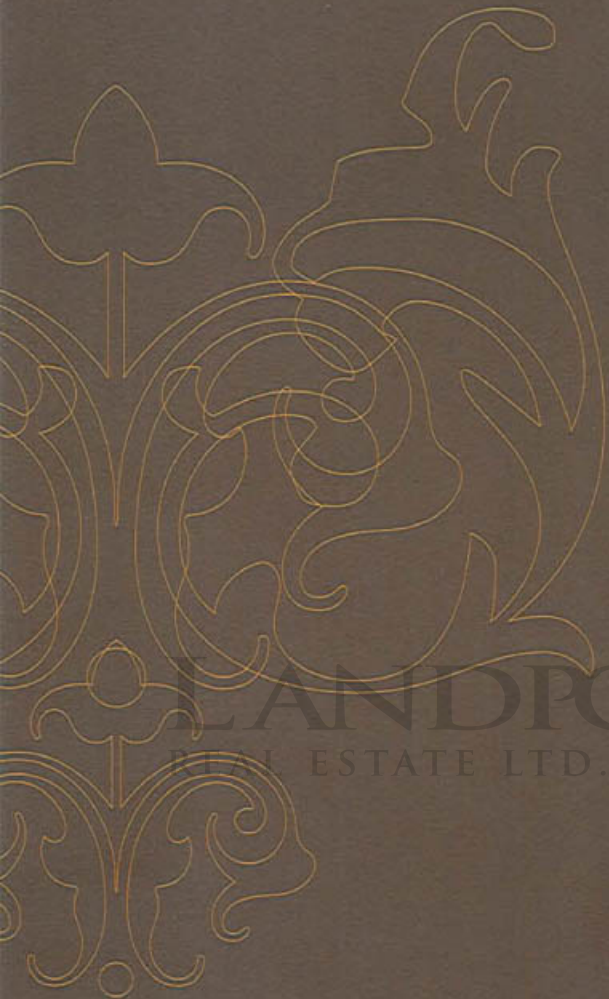


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