



illumina

BURLINGTON'S NEW LIGHT



Exclusively from  
**MOLINARO** GROUP

*a beacon of  
elegance*

*The sleek lines. The confident posture.*

Illumina heralds a new era of luxury living in Burlington, where the majesty of Lake Ontario and the vibrancy of this enchanting city are at your doorstep.



*illumina* welcomes the day with  
*timely sophistication*



bring your  
*life*  
to  
*light*

Created by the award-winning team at Graziani + Corazza, Illumina is a statement of elegance with a view to Burlington's future - one that only the *Molinaro Group* can offer, given its 50+ years of creating landmark residences.

Animated by patterns of light and shadow, Illumina is awash in balconies and terraces inviting you to survey the charming *Downtown West neighbourhood and beyond.*

Here, you're close to everything you know and love about Burlington; and just far enough away from the rush of downtown to enjoy the quiet retreat *you desire.*





*exquisite  
design re-defines  
the neighbourhood*



Illumina boldly redefines *Downtown West* with a vivid streetscape. Traditional and modern materials combine to offer a welcoming visage that is, at once, *invigorating and unique*.





*gracious  
living awaits  
you*

The hotel-inspired lobby at Illumina welcomes you with light streaming in from virtually every corner. It's as though *you never really left the outdoors.*

And yet, here in this sweeping, splendidly detailed space from floor to magical ceiling, you'll feel sheltered and embraced. *Naturally, a concierge service is on hand.*





get your *glow on!*

The inspiration for Illumina's energized fitness studio is to make your workout an event you look forward to. With towering ceilings, invigorating natural light, whimsical design touches and best-in-class equipment, *investing in your health and wellness will never be a chore.*



Social occasions at Illumina will light up the night in the enchanting *Party Room*. The minute you enter *this* brilliantly lit and elegantly appointed space, you can feel the excitement. This rare venue, set atop Illumina's gleaming tower, will delight guests and create lasting memories.

let the *high life* begin







embrace *the view*

Step out to the hush of the night and drink in the panoramic views from Illumina's *Sky Deck*. Equipped for small, private soirees or for just luxuriating on sunny days, the *Sky Deck* is that special amenity that further defines luxury living at Illumina.



Illumina brings *Burlington's West Side* alive with a new standard of elegance and carefree living. You're close to downtown and just steps from *all the natural beauty Burlington has to offer along its magical waterfront.*

*downtown west* **is yours**



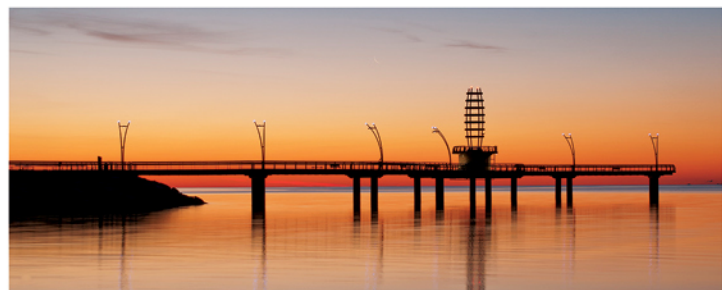


# *your burlington shines, all year round*

From your front door at Illumina, *Burlington is alive with opportunities to enjoy* the best life has to offer in this *award winning city*.\*

The lush, waterfront promenade of *Spencer Smith Park* is just down the street; world class music and theatre are yours at the *Performing Arts Centre*, just a short walk away; from Burlington's main street shops and gourmet restaurants.

Hop in your car and the *Royal Botanical Gardens* and even *Niagara wine country* are pleasant road trips that take mere minutes.



\* Maclean's Magazine has ranked Burlington the #1 Canadian community to live in.





# welcome to your burlington

1. Illumina Condos
2. Spencer Smith Park/Discovery Landing
3. Burlington Pier (Brant Street Pier)
4. The Burlington Performing Arts Centre
5. Mapleview Centre
6. Burlington Mall
7. Central Park/Arena/Library/YMCA
8. The Burlington Bike Path
9. Joseph Brant Hospital
10. Royal Botanical Gardens
11. Niagara Escarpment/Bruce Trail
12. McMaster University
13. Burlington Go Station
14. Waterfront Trail/Burlington Beach
15. Rattlesnake Point Conservation Area
16. Mount Nemo Conservation Area
17. Sheridan College
18. Joseph Brant Museum





*designed for your lifestyle*



# *suites*

## *Mezzanine*

*Seven beautiful layouts offering a range of options including 1 bedroom + den, 2 bedroom and 2 bedroom + plus den and 3 bedroom designs, each with an outdoor terrace.*

## *Terrace*

*Nine unique suites that include 1 bedroom, 1 bedroom + den, 2 bedroom and 2 bedroom +den options, including corner units. Each suite features a spacious private terrace.*

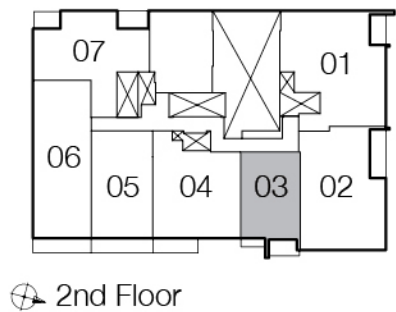
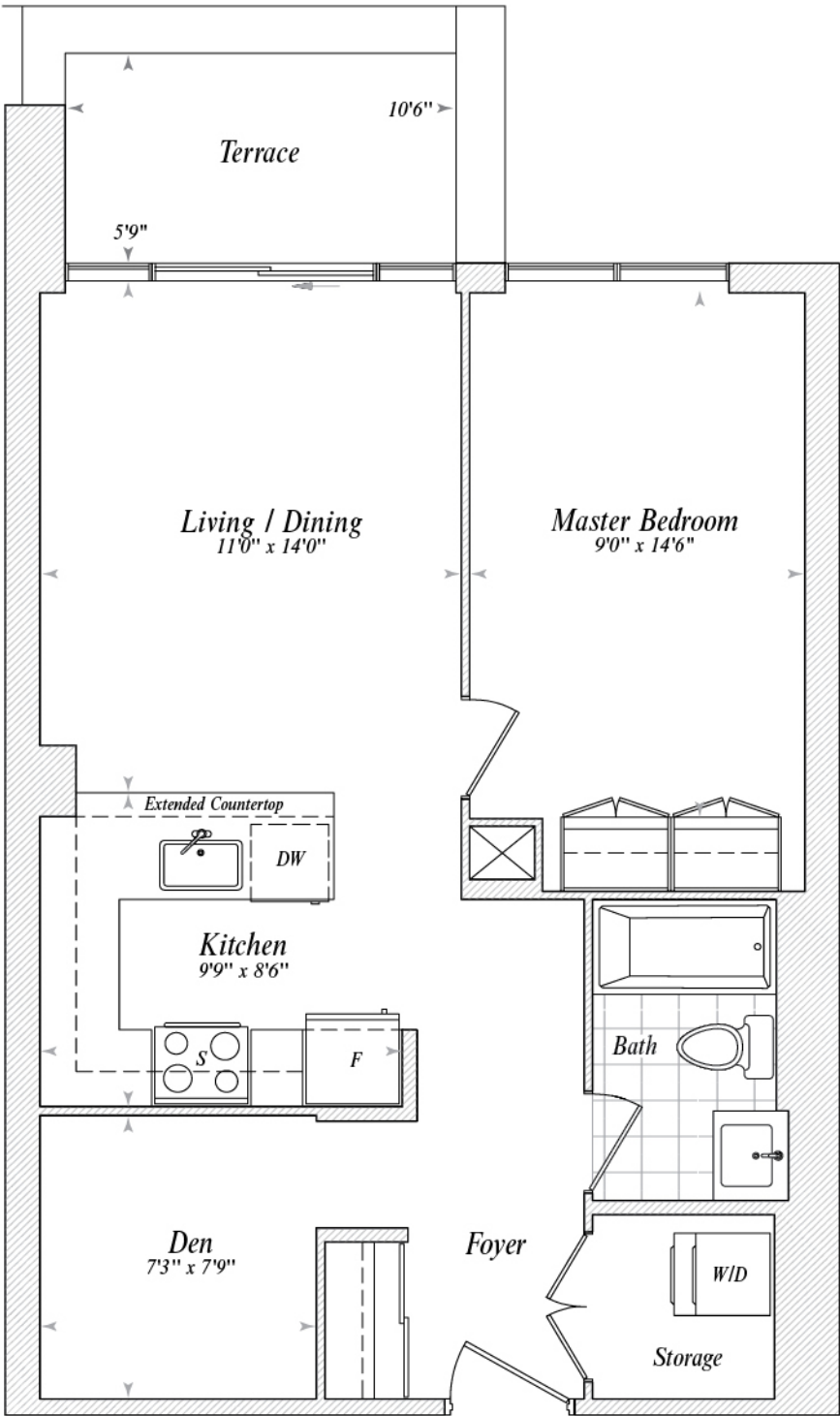
## *Tower*

*A wide variety of smart designs and sizes including 1 bedroom, 1 bedroom + den, 2 bedroom and 2 bedroom +den layouts, each featuring a balcony, and panoramic views.*

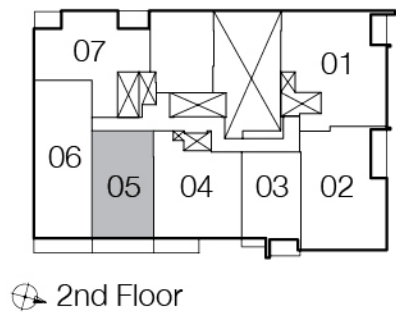
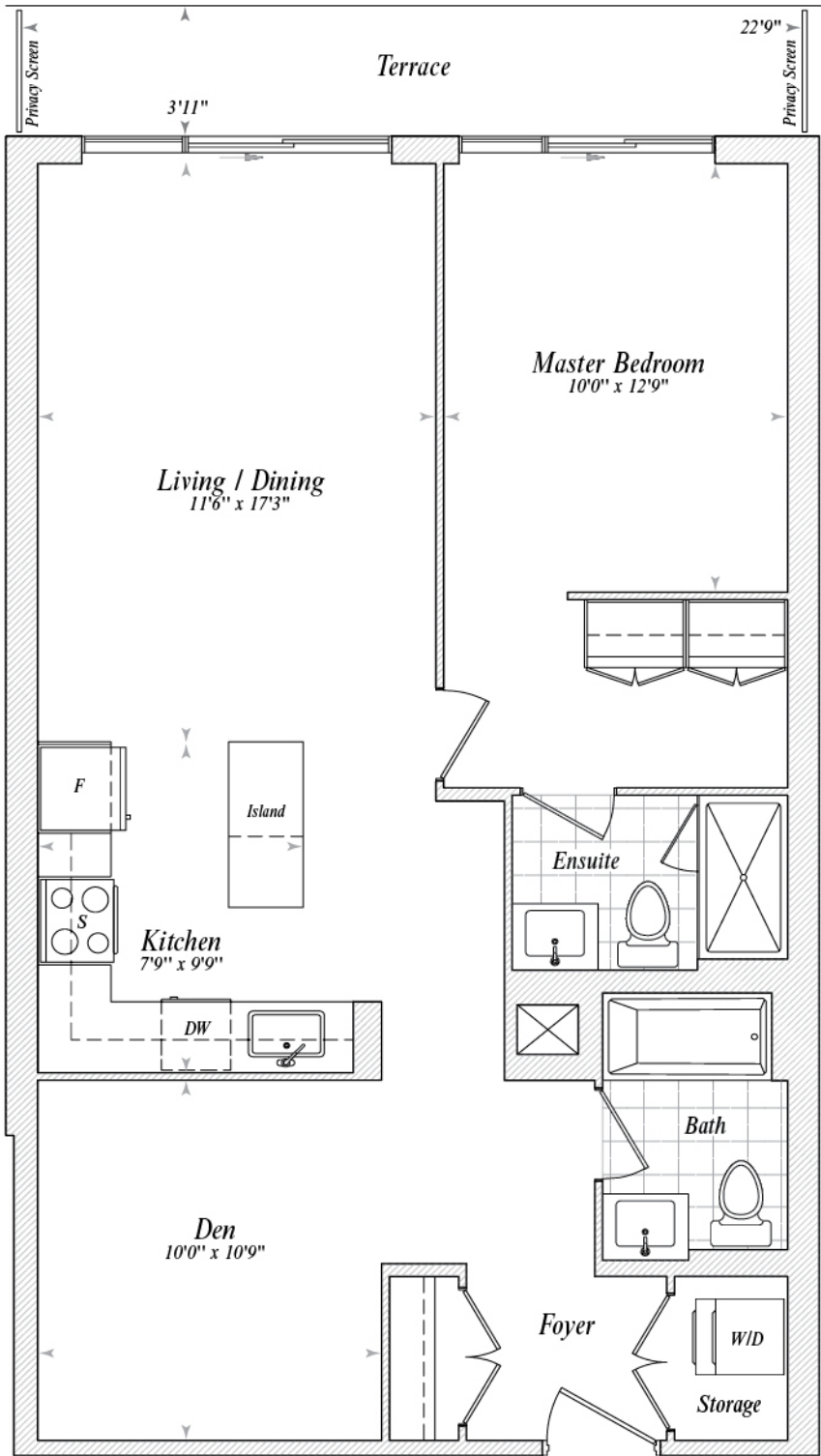
## *Penthouse*

*Our most elegant designs featuring large, sunbathed suites in 2 bedroom, 2 bedroom + den and 3 bedroom layouts with most suites offering a minimum of two balconies.*



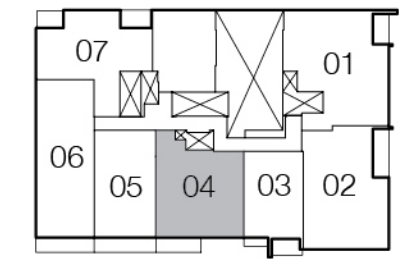
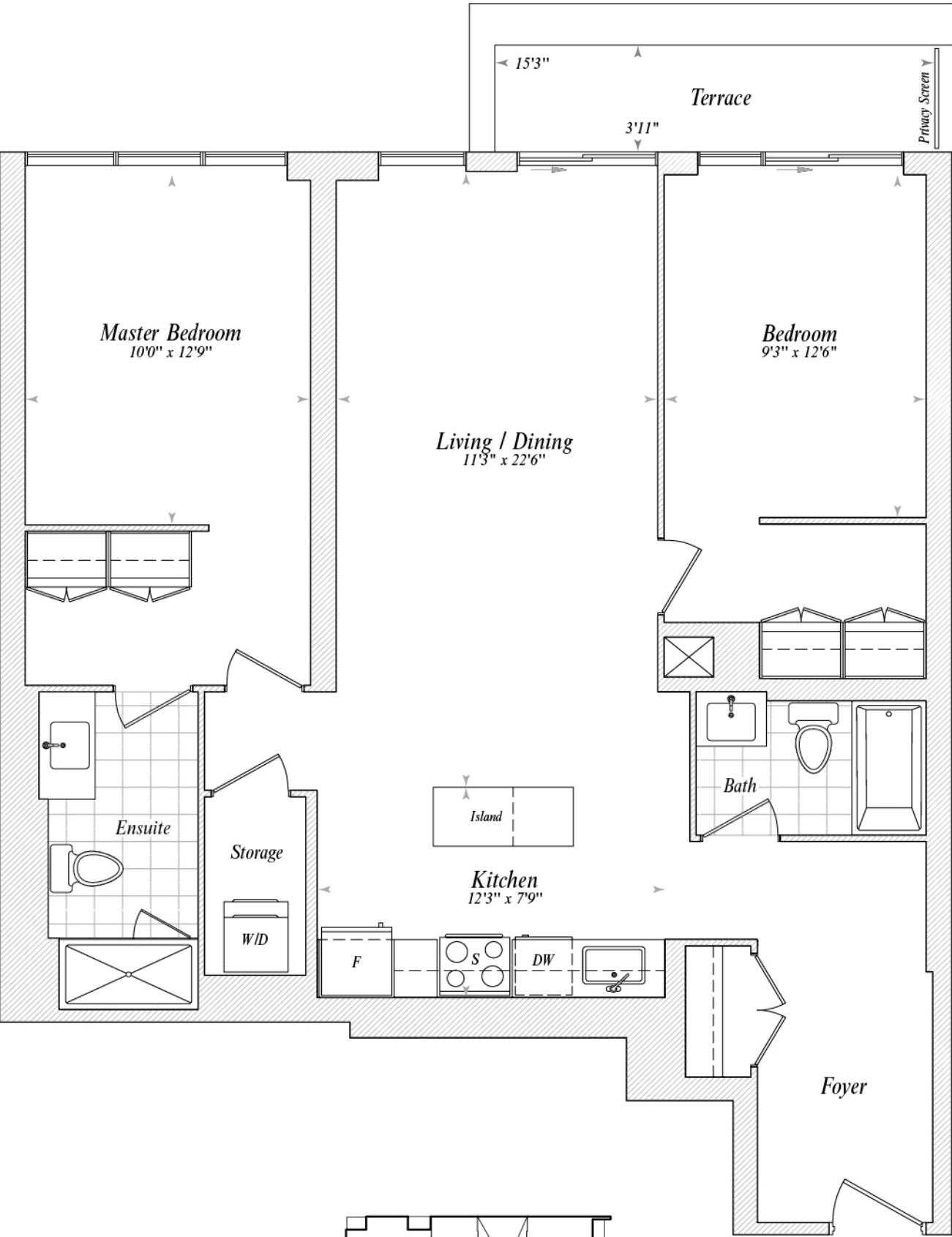


\*Window sizes and location may vary. Refer to Floor Plan Schedule.



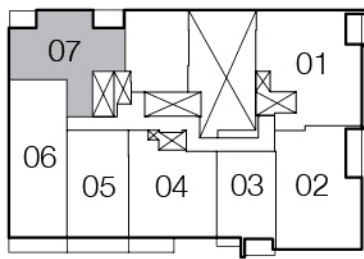
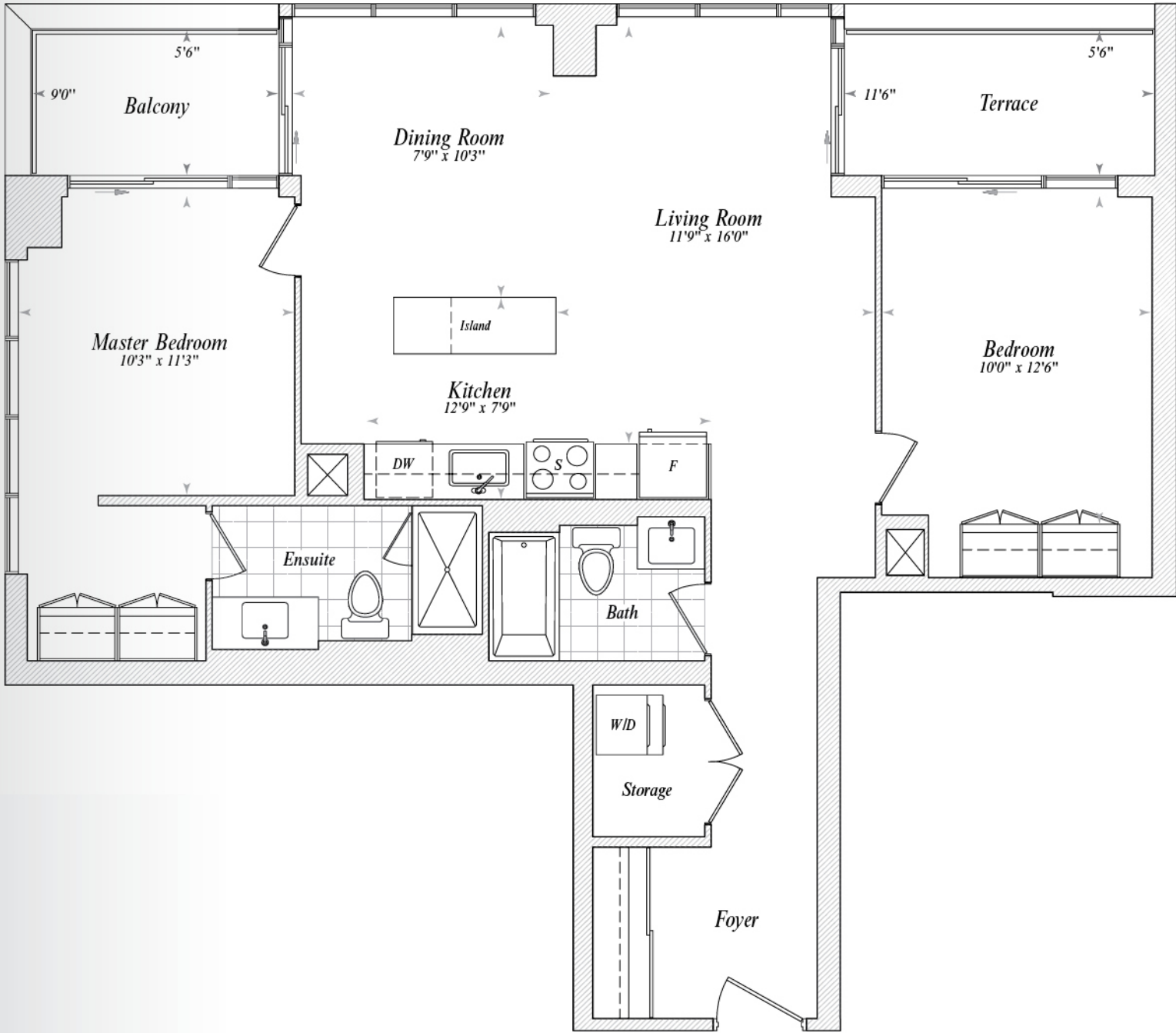
\*Window sizes and location may vary. Refer to Floor Plan Schedule.





2nd Floor

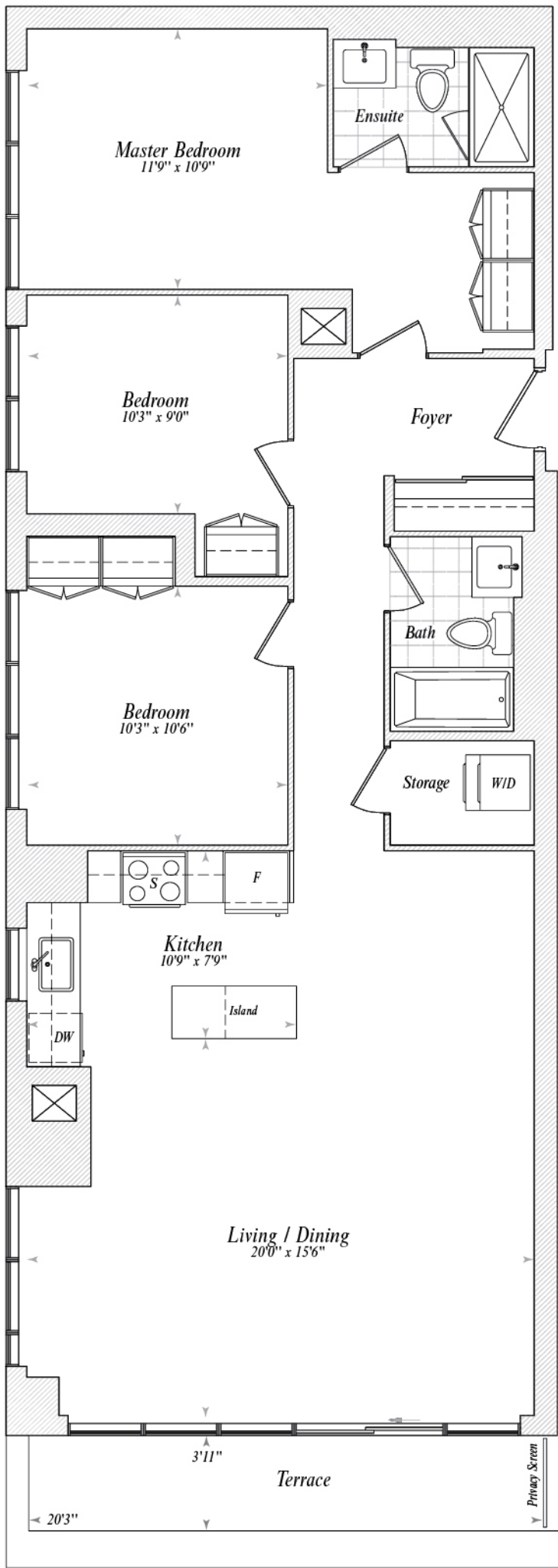
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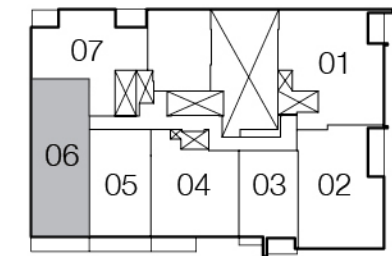
2nd Floor

\*Window sizes and location may vary. Refer to Floor Plan Schedule.



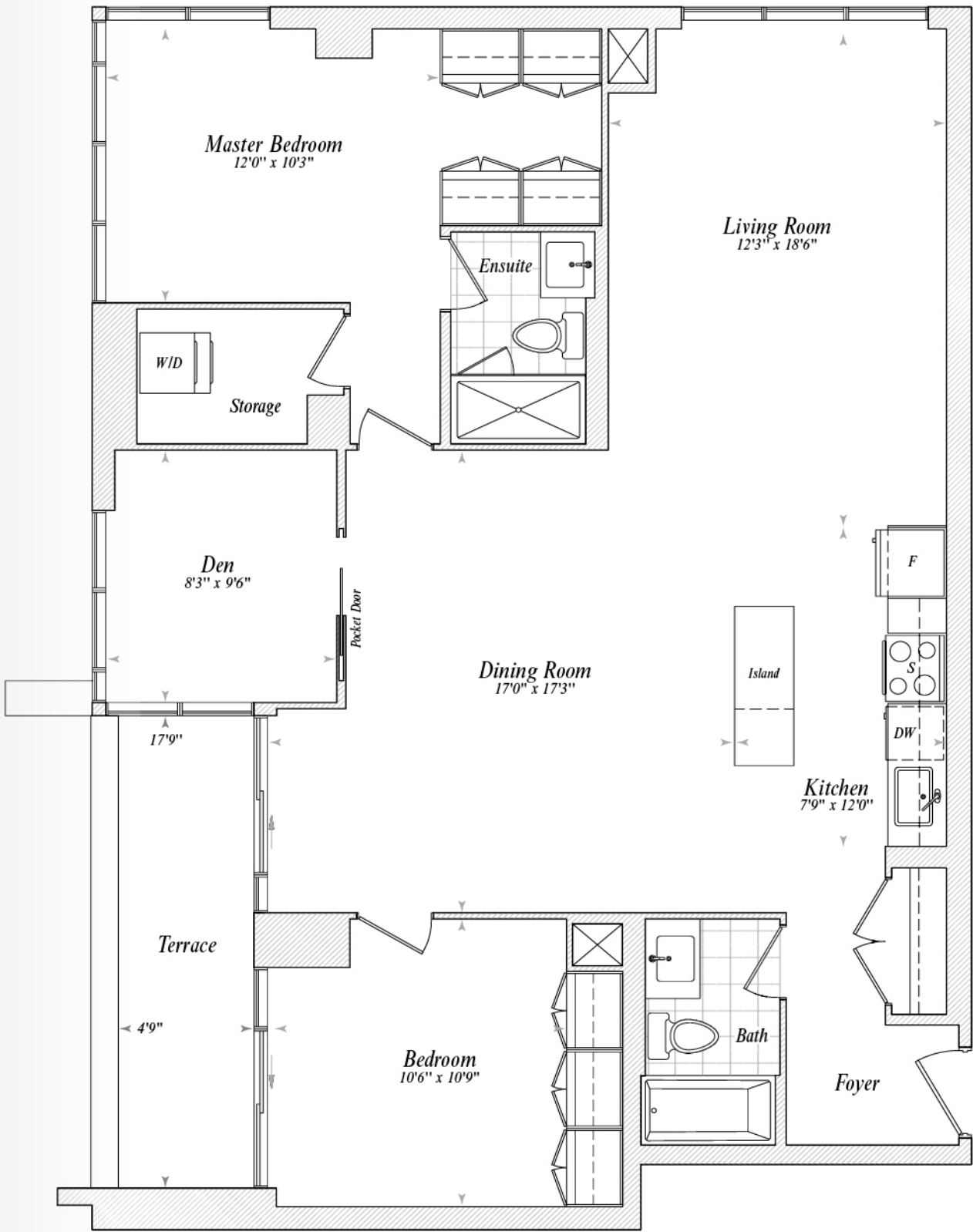


Unit  
206

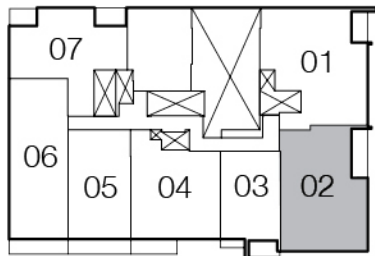


2nd Floor

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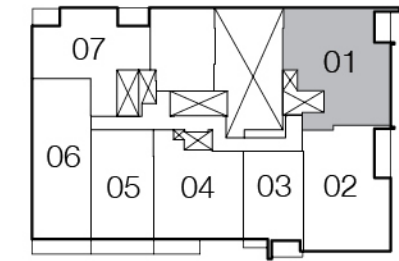
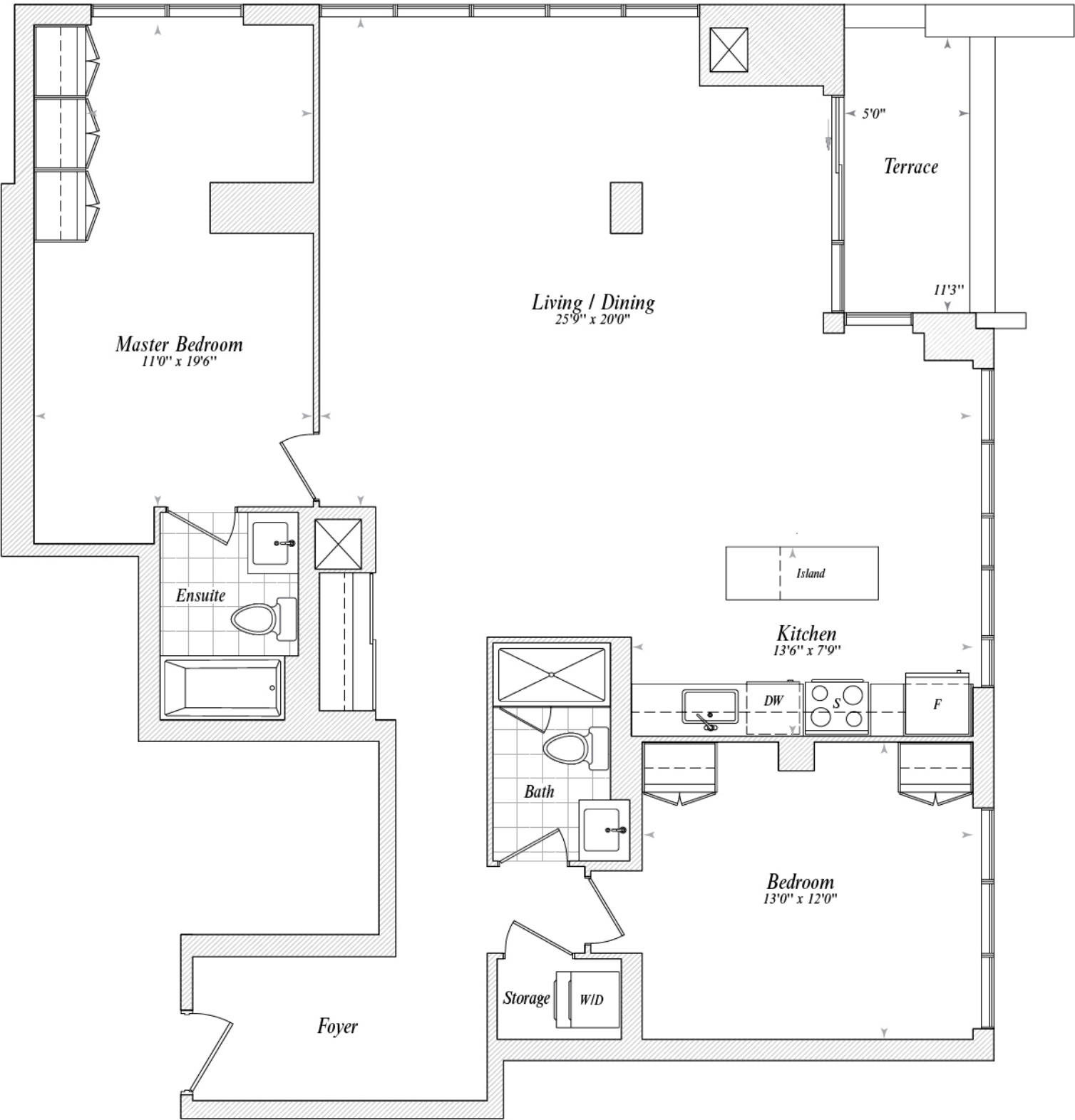
Unit  
202



2nd Floor

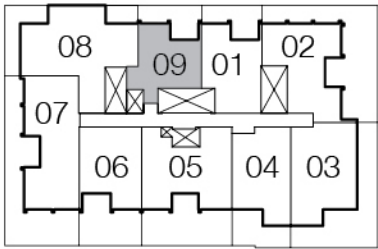
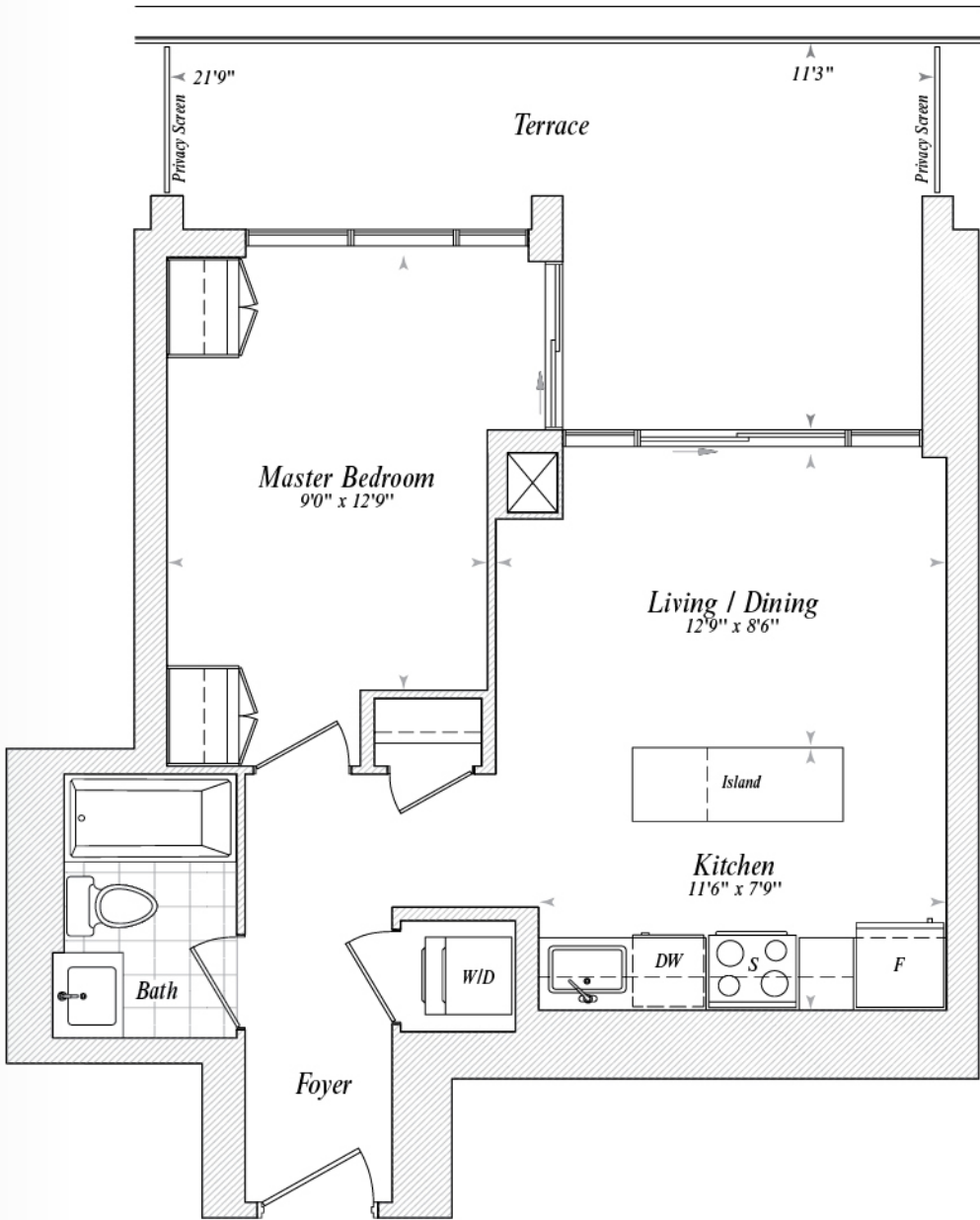
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2nd Floor

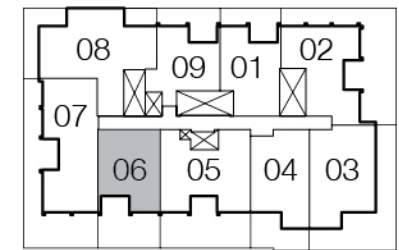
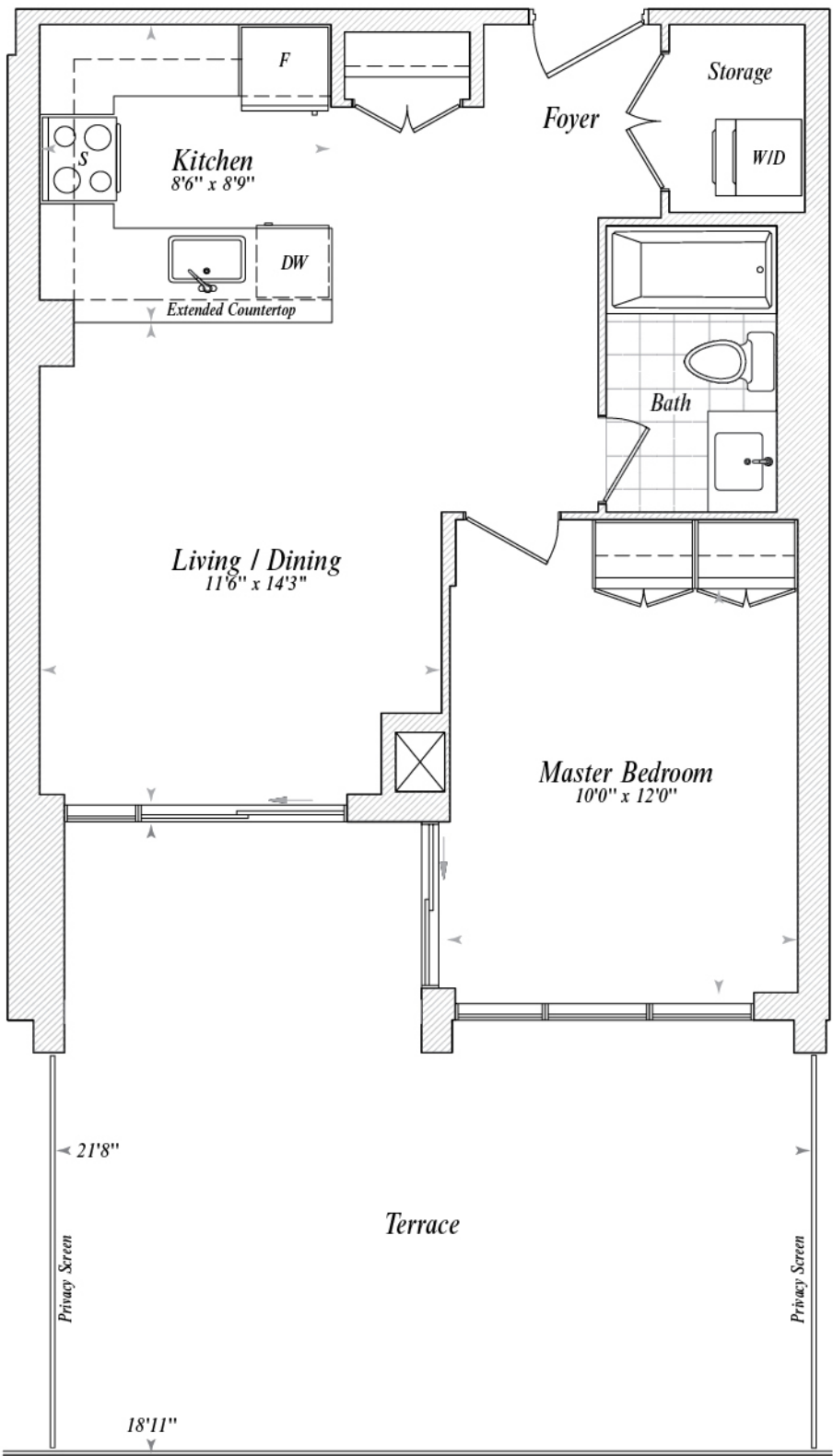
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3rd Floor

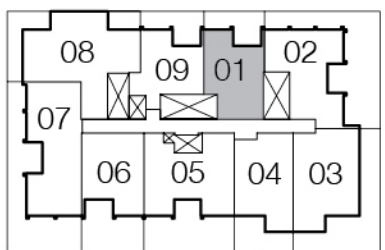
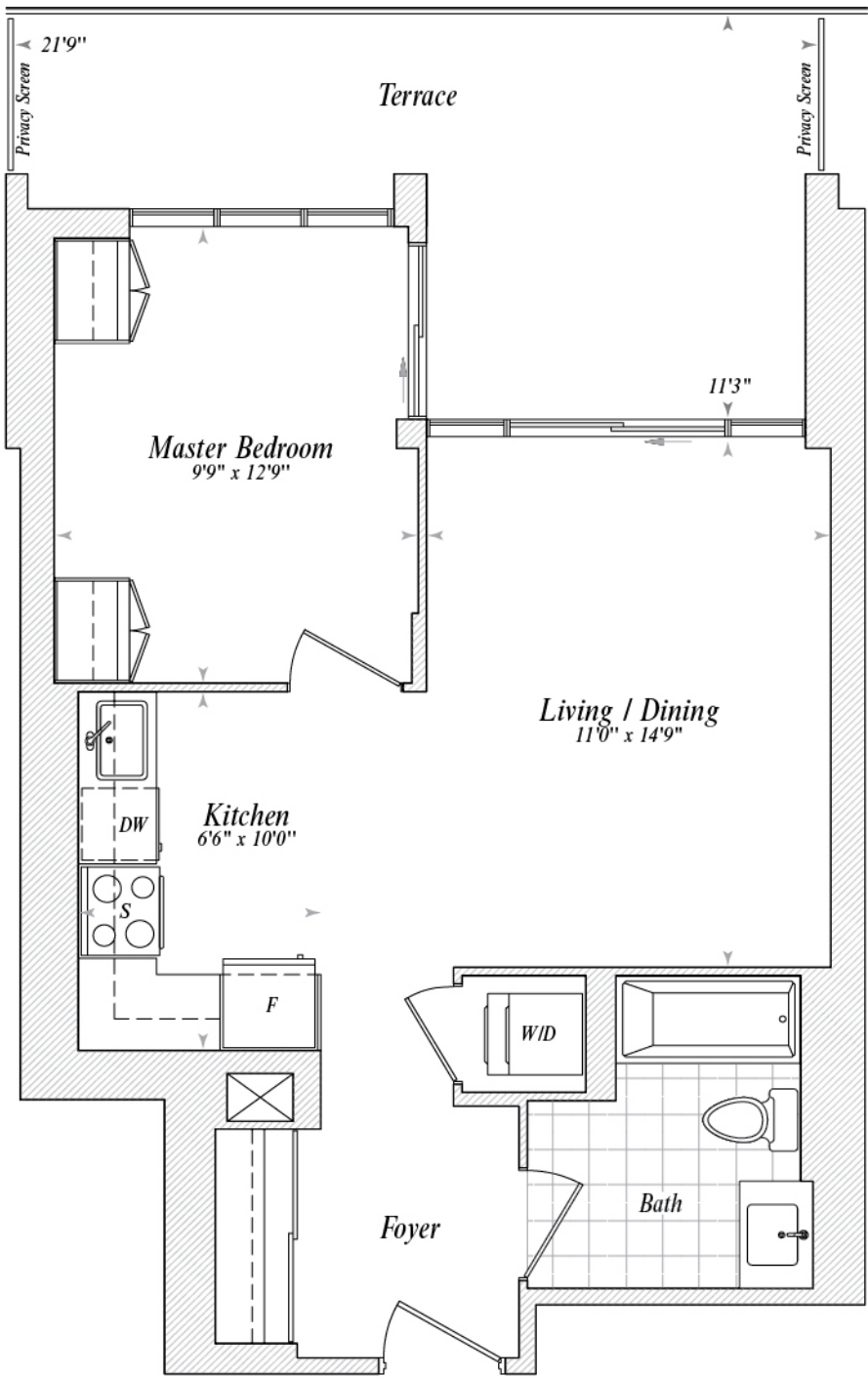
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3rd Floor

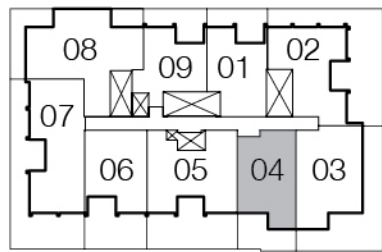
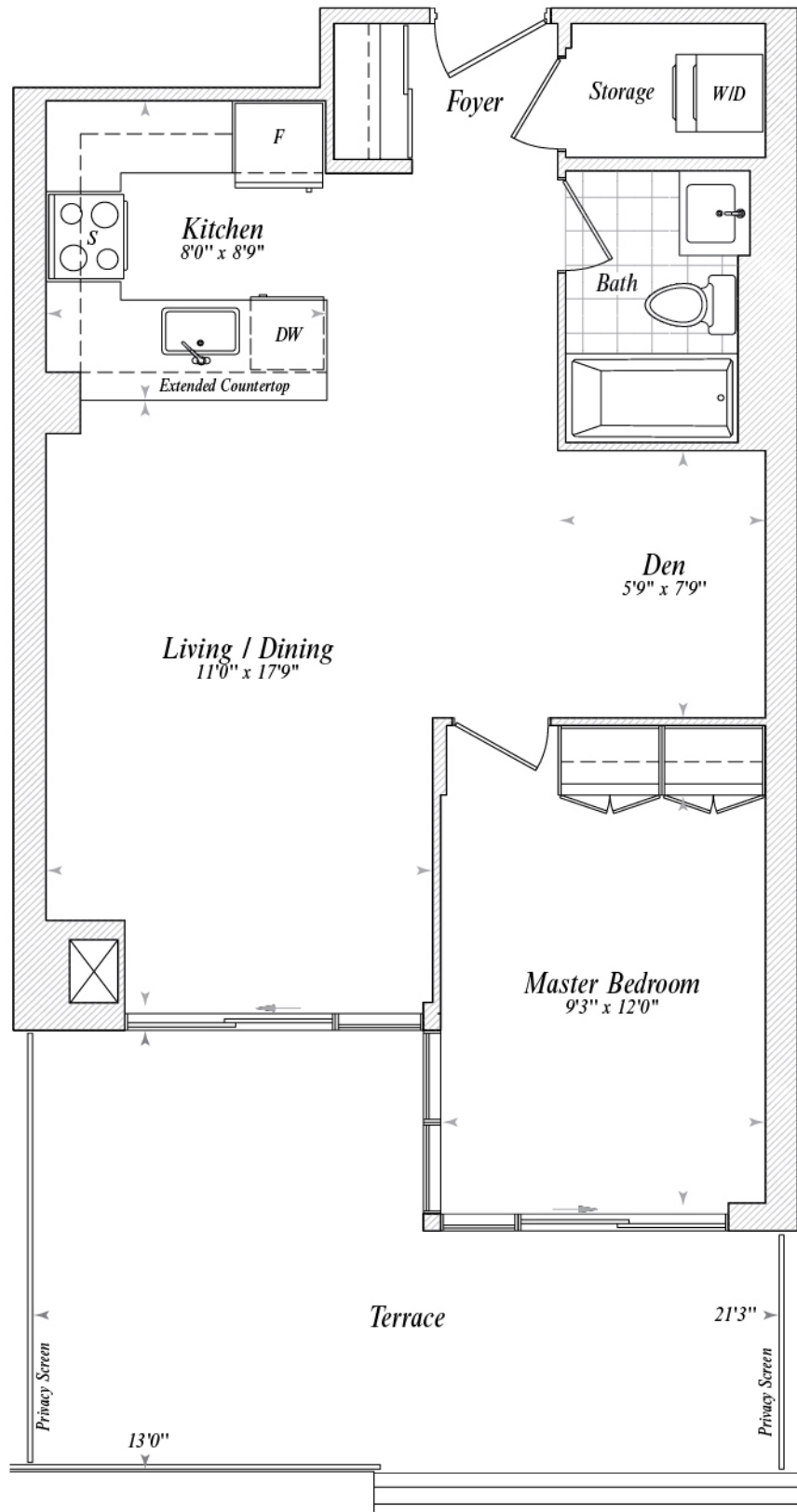
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3rd Floor

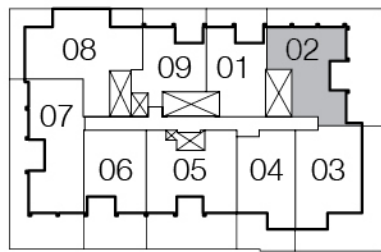
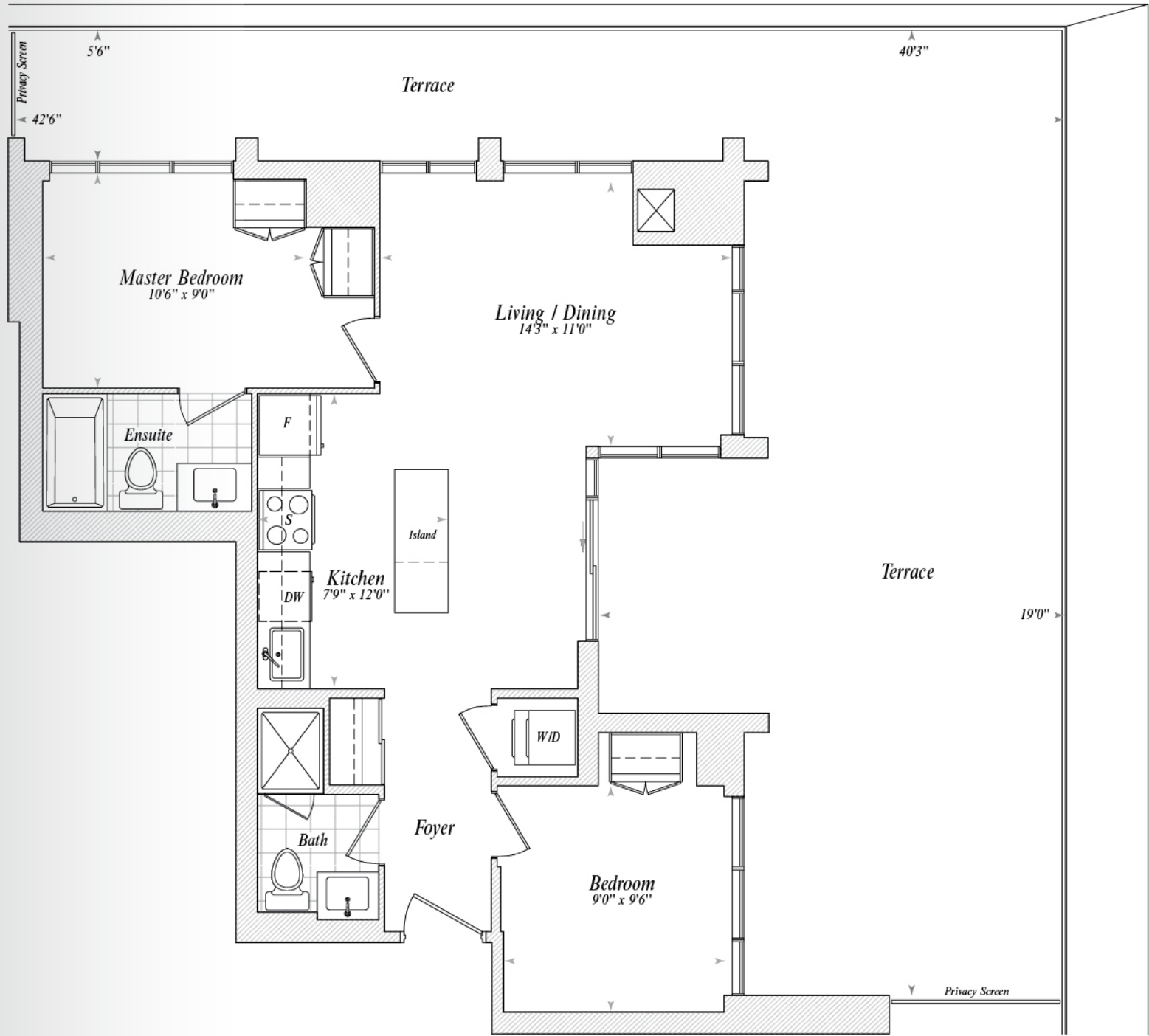
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3rd Floor

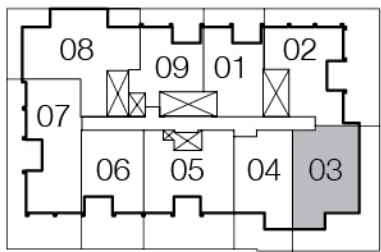
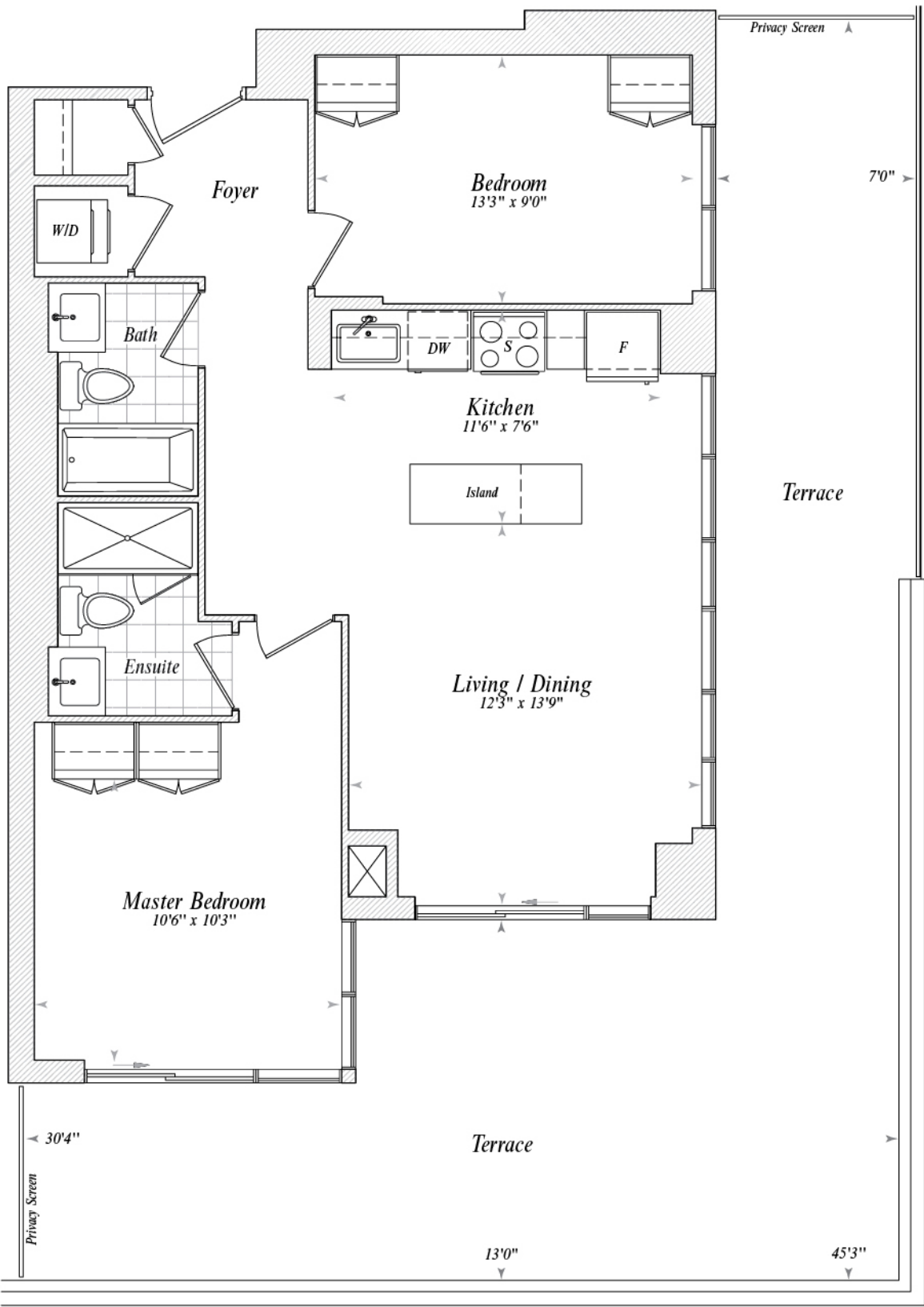
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3rd Floor

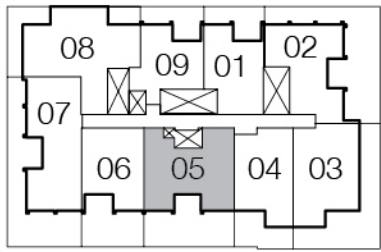
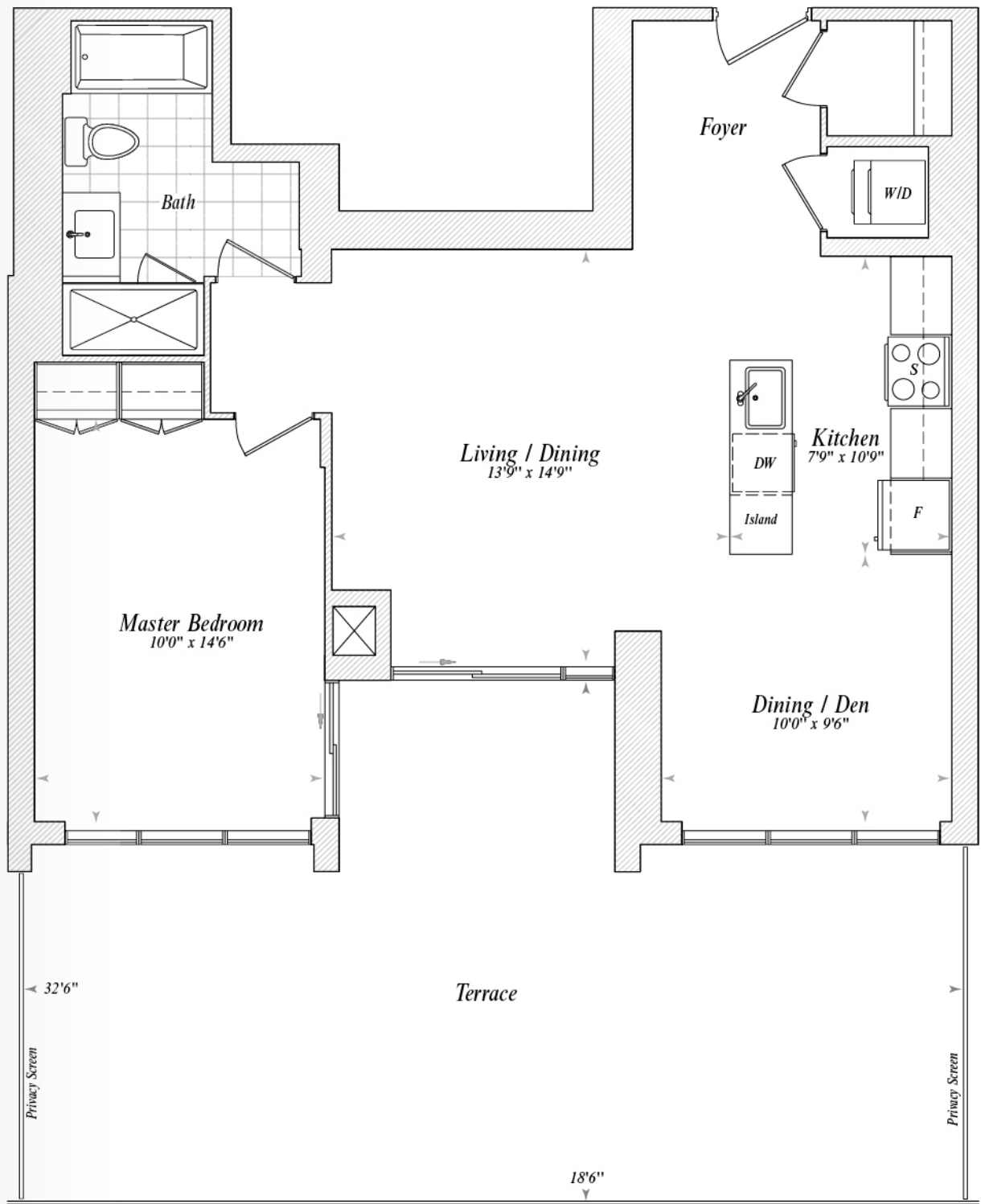
\*Window sizes and location may vary. Refer to Floor Plan Schedule.





3rd Floor

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3rd Floor

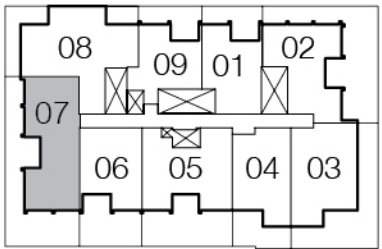
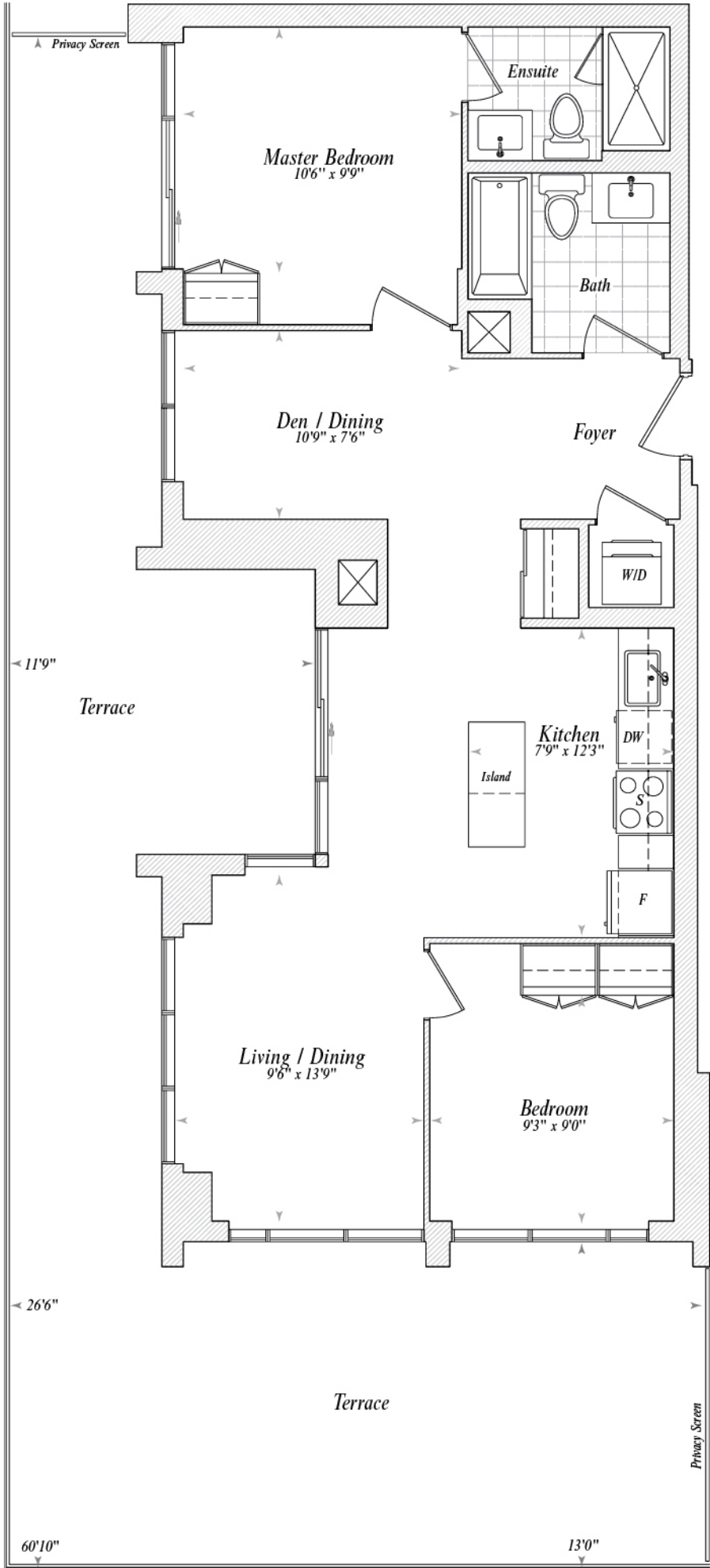
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Unit

307

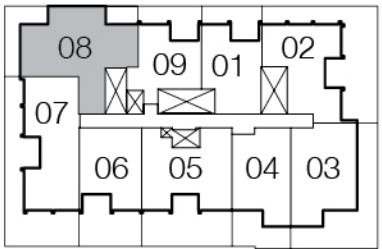


3rd Floor

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Unit

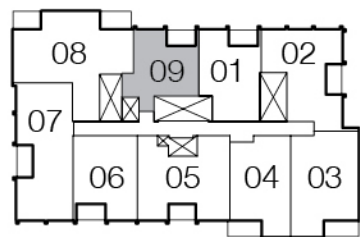
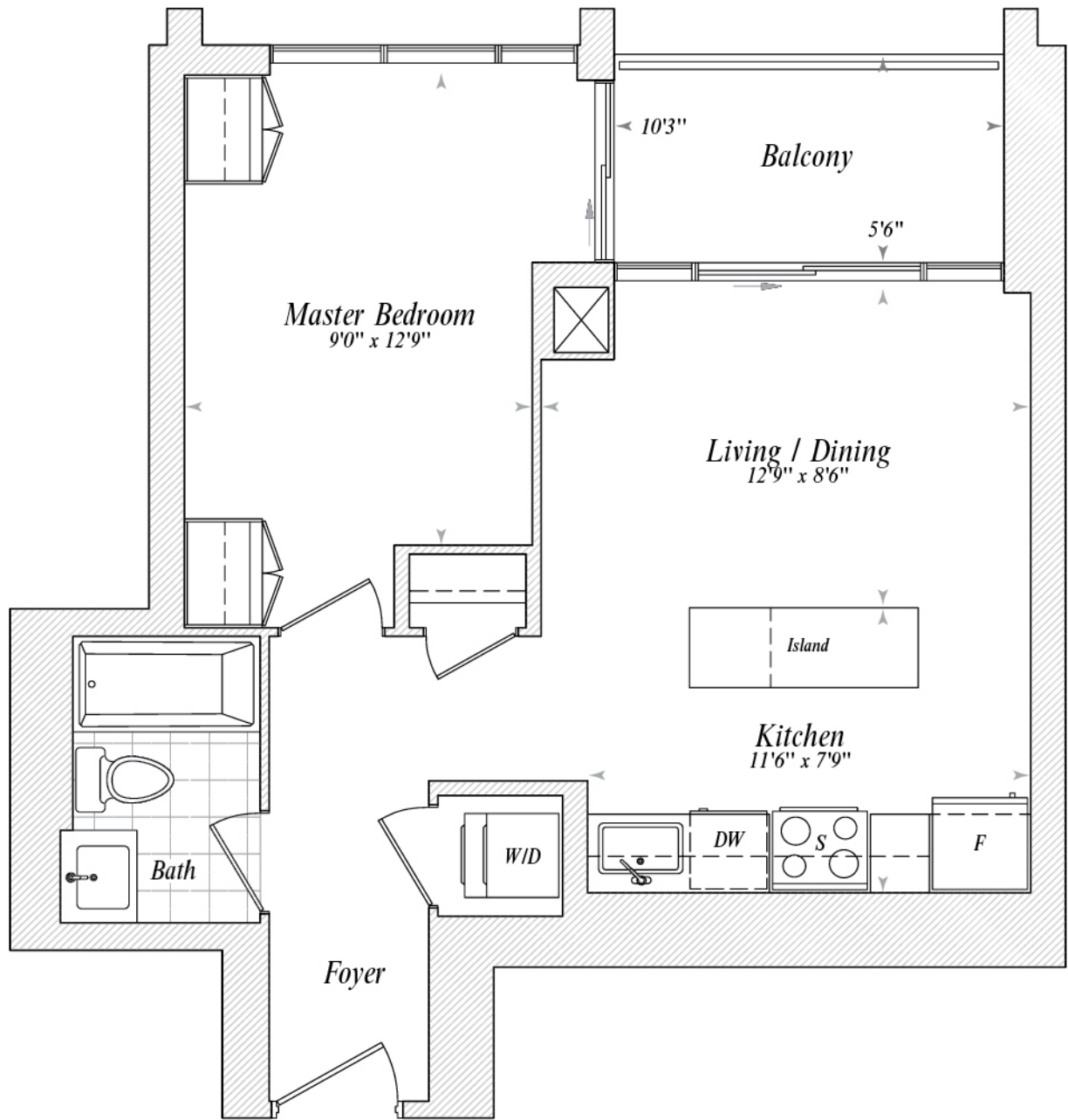
308



3rd Floor

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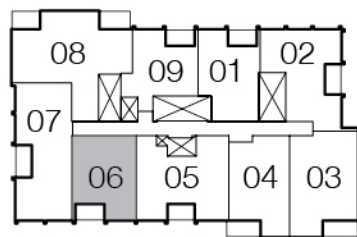
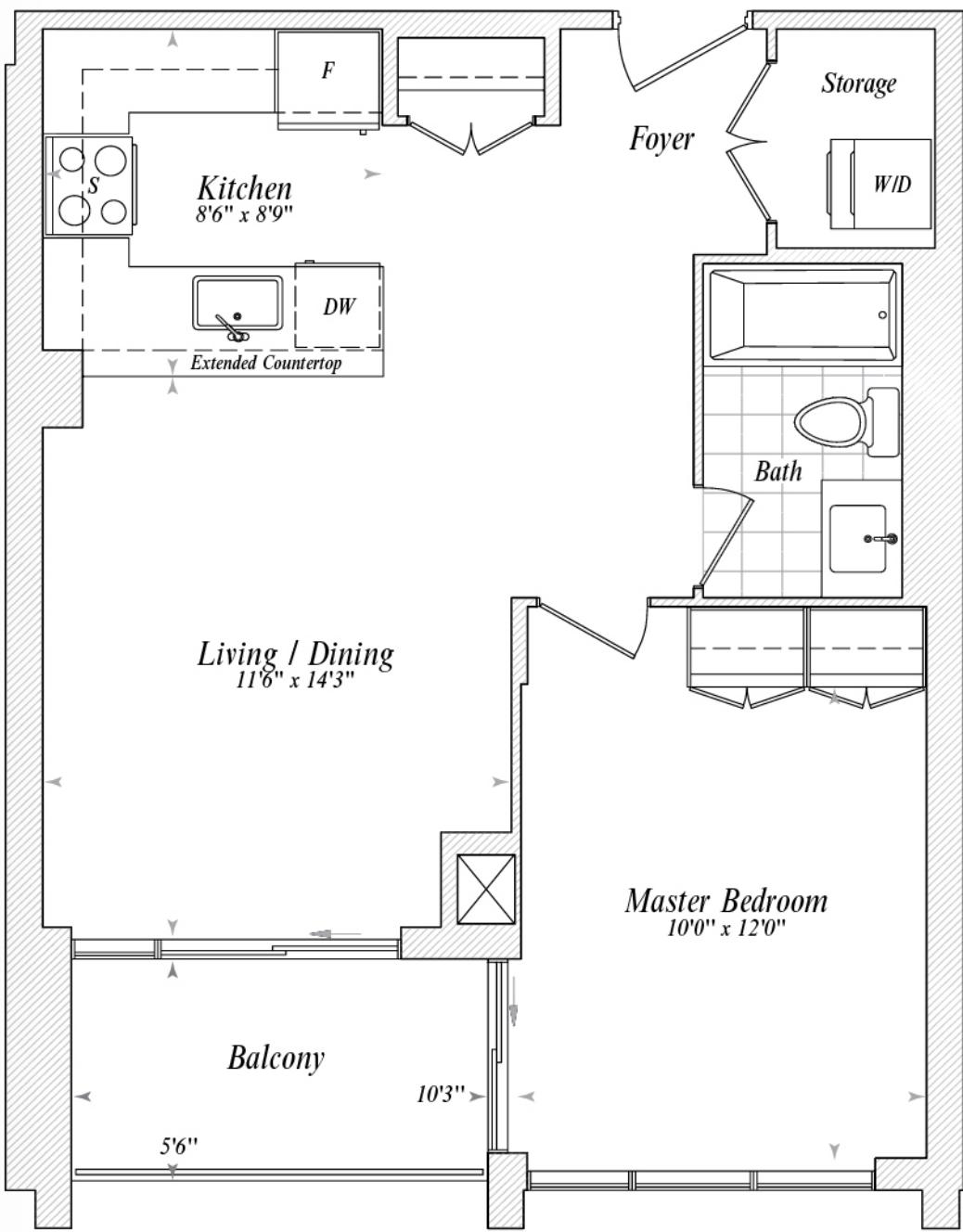


4th-9th Floor

\*Window sizes and location may vary. Refer to Floor Plan Schedule.

Units

409, 509, 609  
709, 809, 909



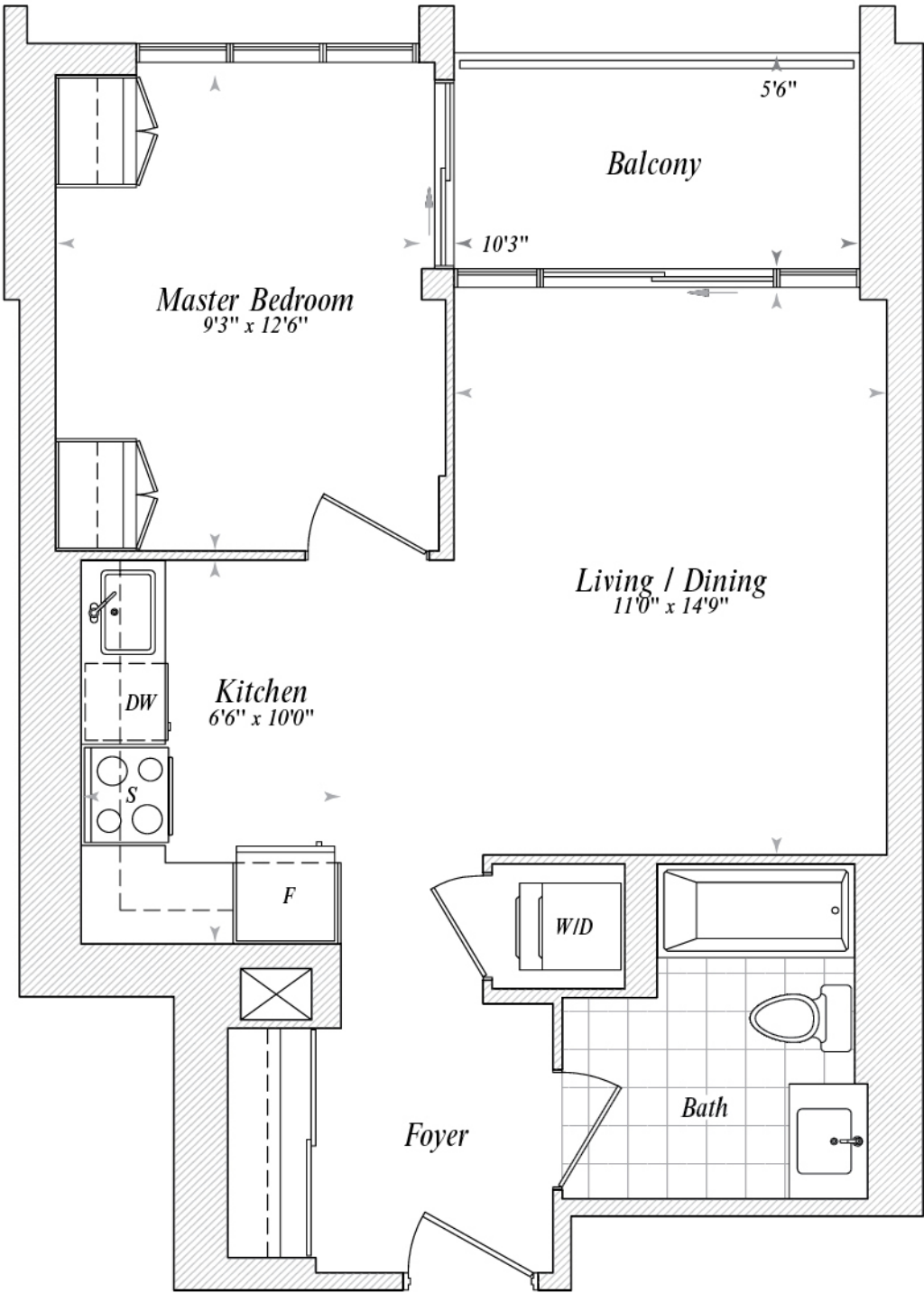
4th-9th Floor

\*Window sizes and location may vary. Refer to Floor Plan Schedule.

Units

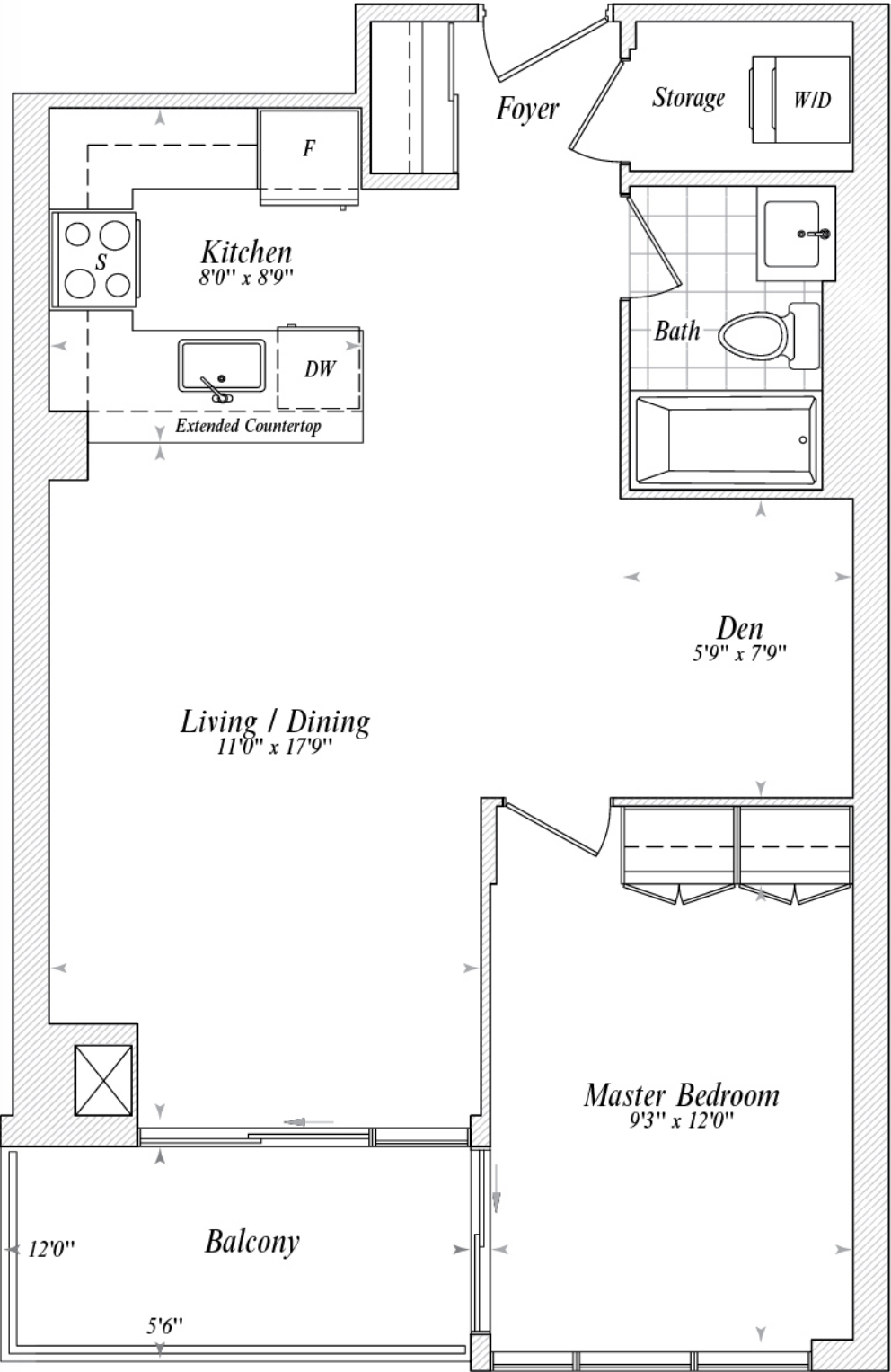
406, 506, 606  
706, 806, 906





Units  
401, 501, 601, 701  
801, 901 1001, 1101 1201,  
1301, 1401, 1501  
1601, 1701, 1801, 1901

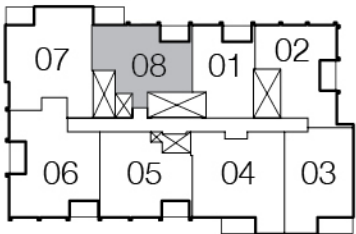
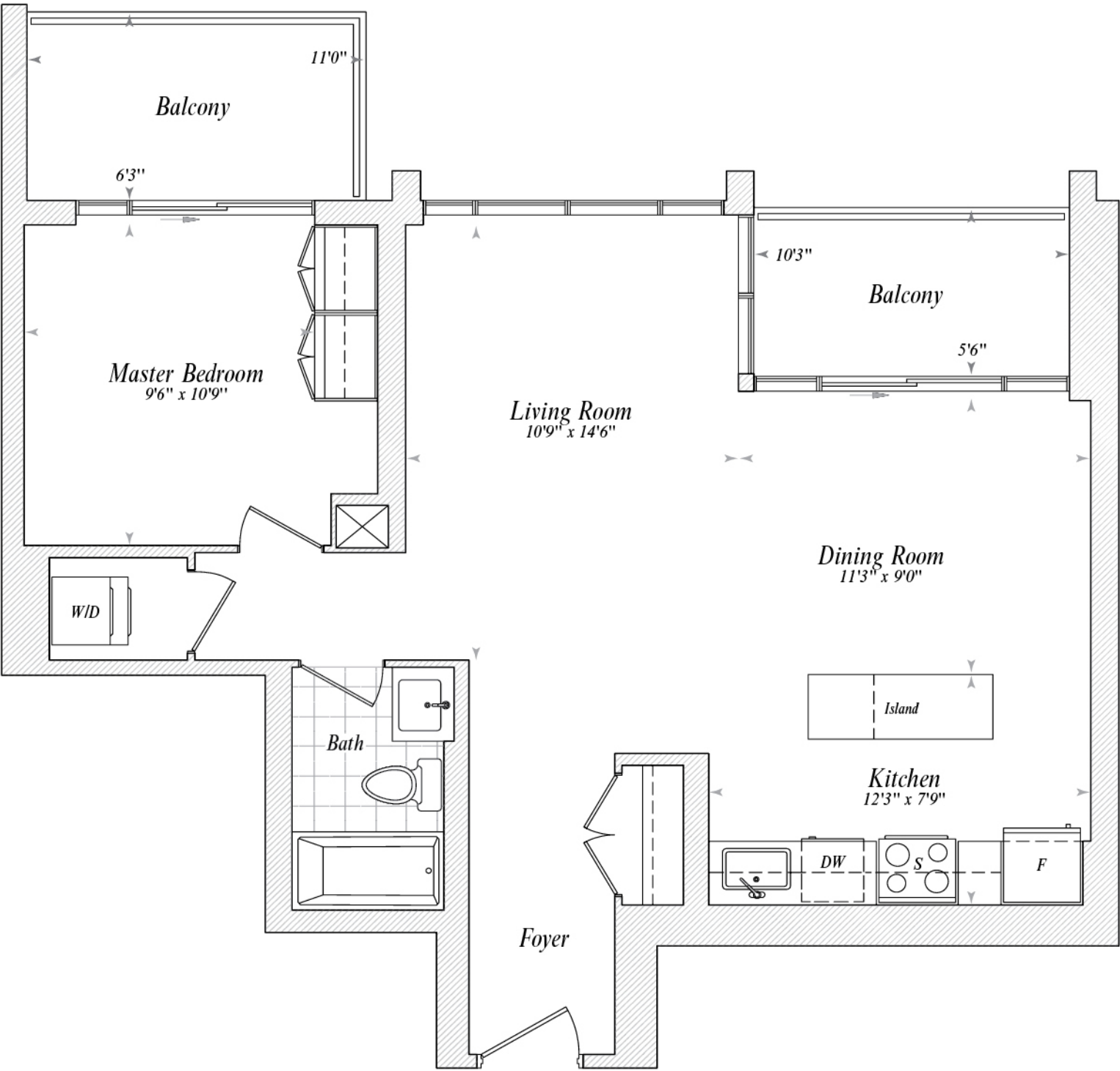
\*Window sizes and location may vary. Refer to Floor Plan Schedule.



Units  
404, 504, 604  
704, 804, 904

\*Window sizes and location may vary. Refer to Floor Plan Schedule.



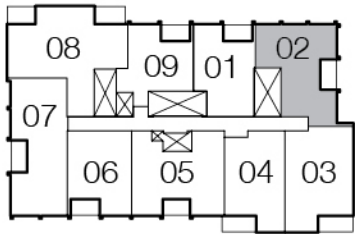
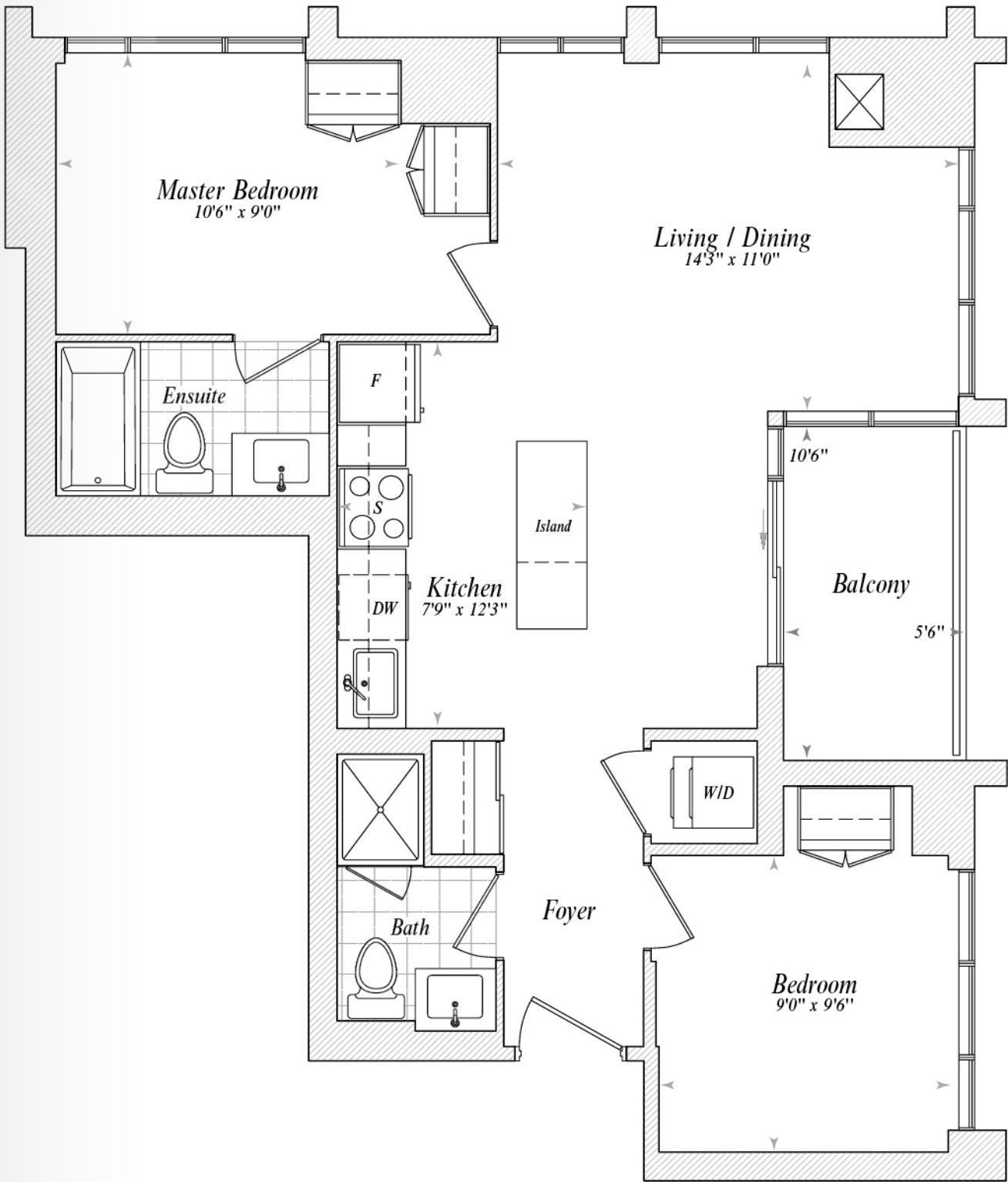


10th-19th Floor

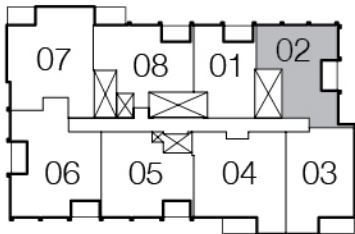
Units

1008, 1108, 1208  
1308, 1408, 1508  
1608, 1708, 1808, 1908

\*Window sizes and location may vary. Refer to Floor Plan Schedule.



4th-9th Floor



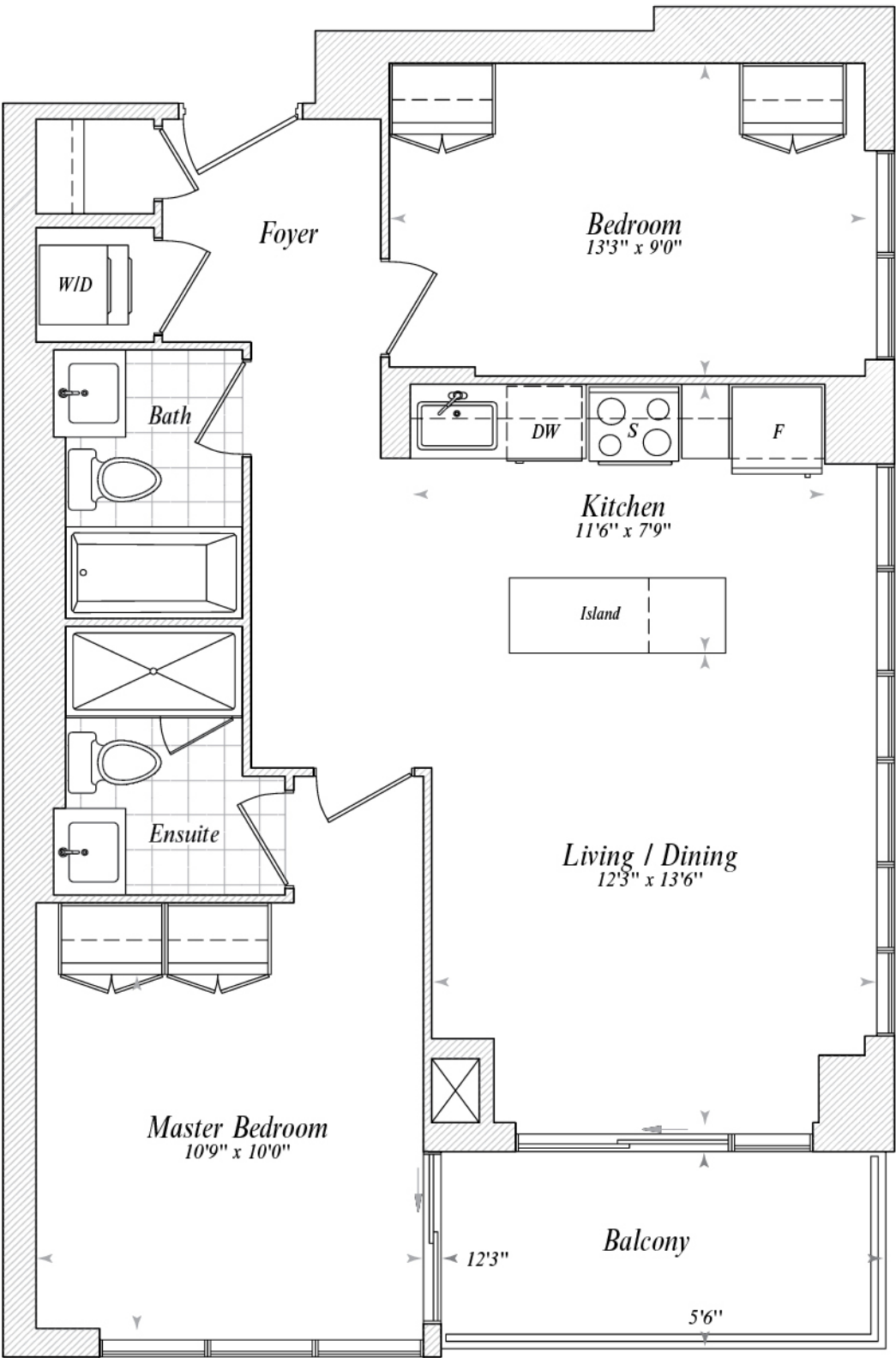
10th-19th Floor

Units

402, 502, 602, 702  
802, 902, 1002, 1102  
1202, 1302, 1402, 1502  
1602, 1702, 1802, 1902

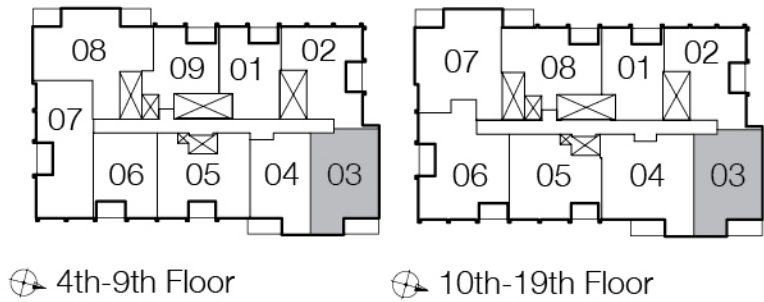
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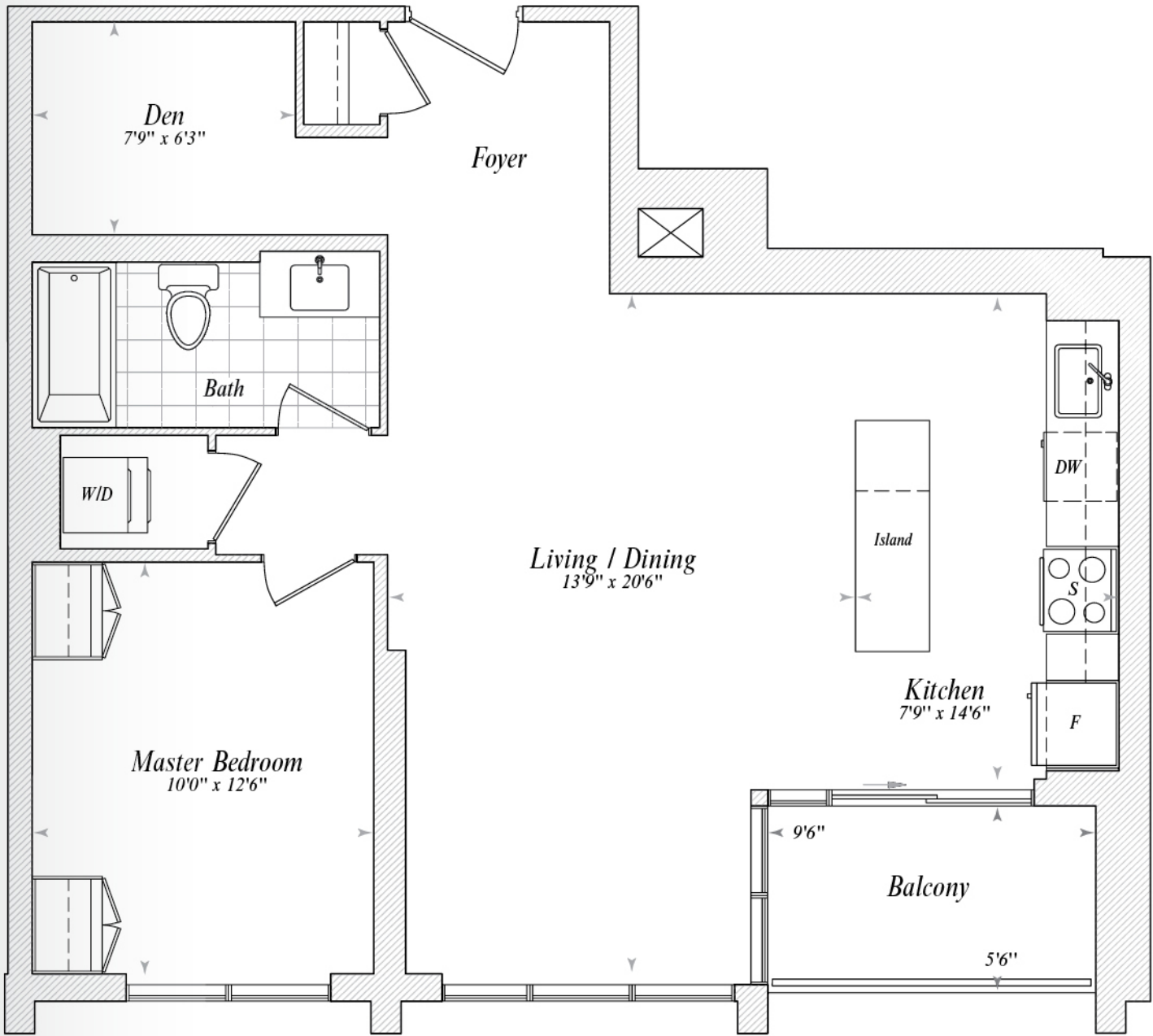


Units

403, 503, 603, 703, 803  
903, 1003, 1103, 1203  
1303, 1403, 1503, 1603  
1703, 1803, 1903

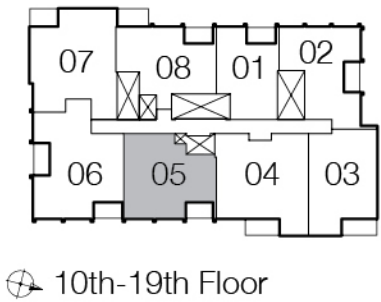


\*Window sizes and location may vary. Refer to Floor Plan Schedule.



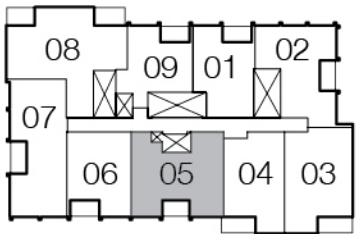
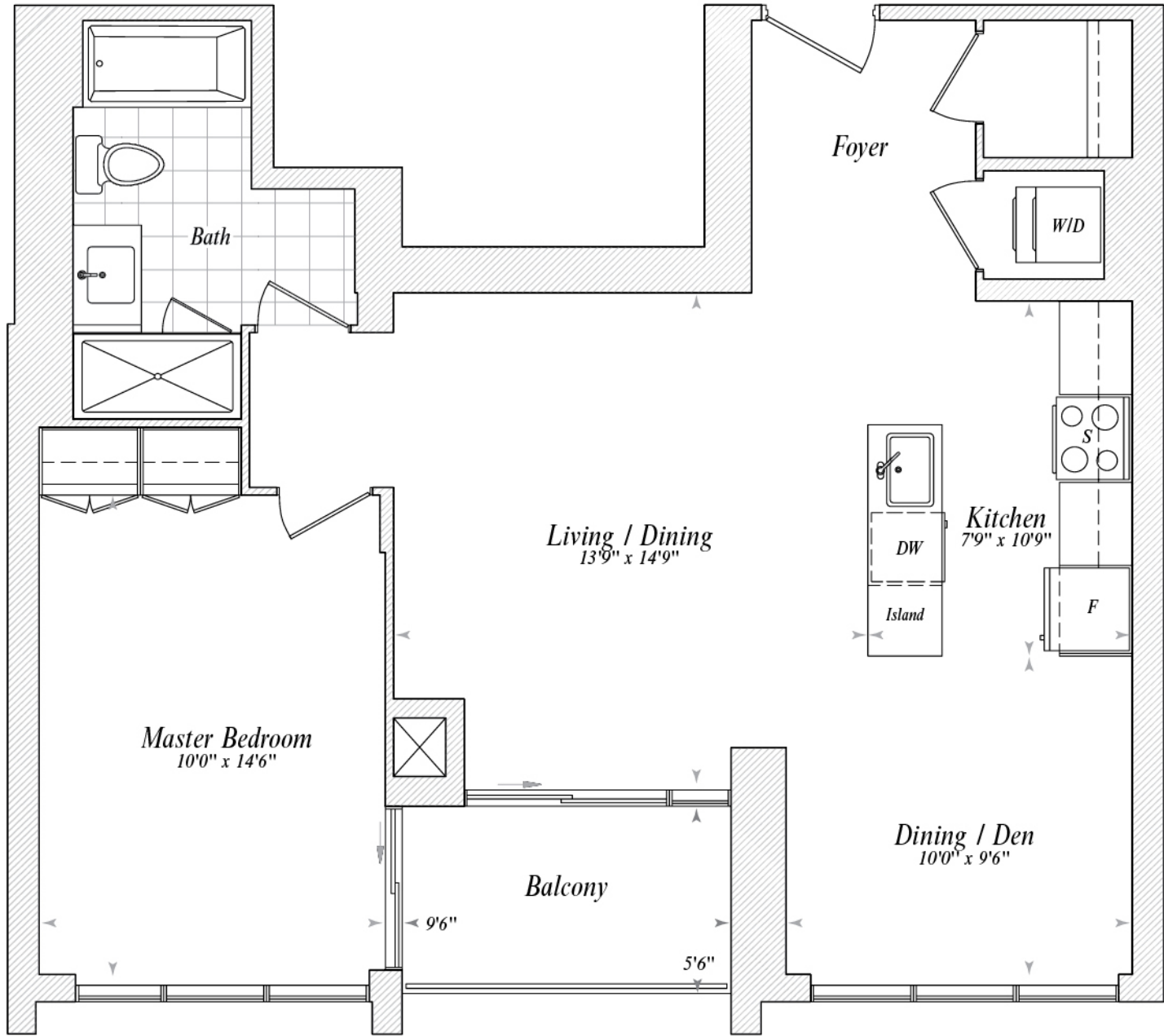
Units

1005, 1105, 1205  
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1605, 1705, 1805, 1905



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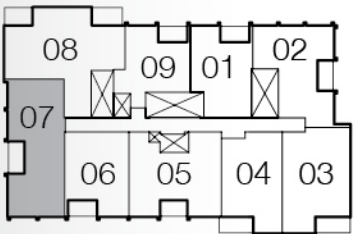
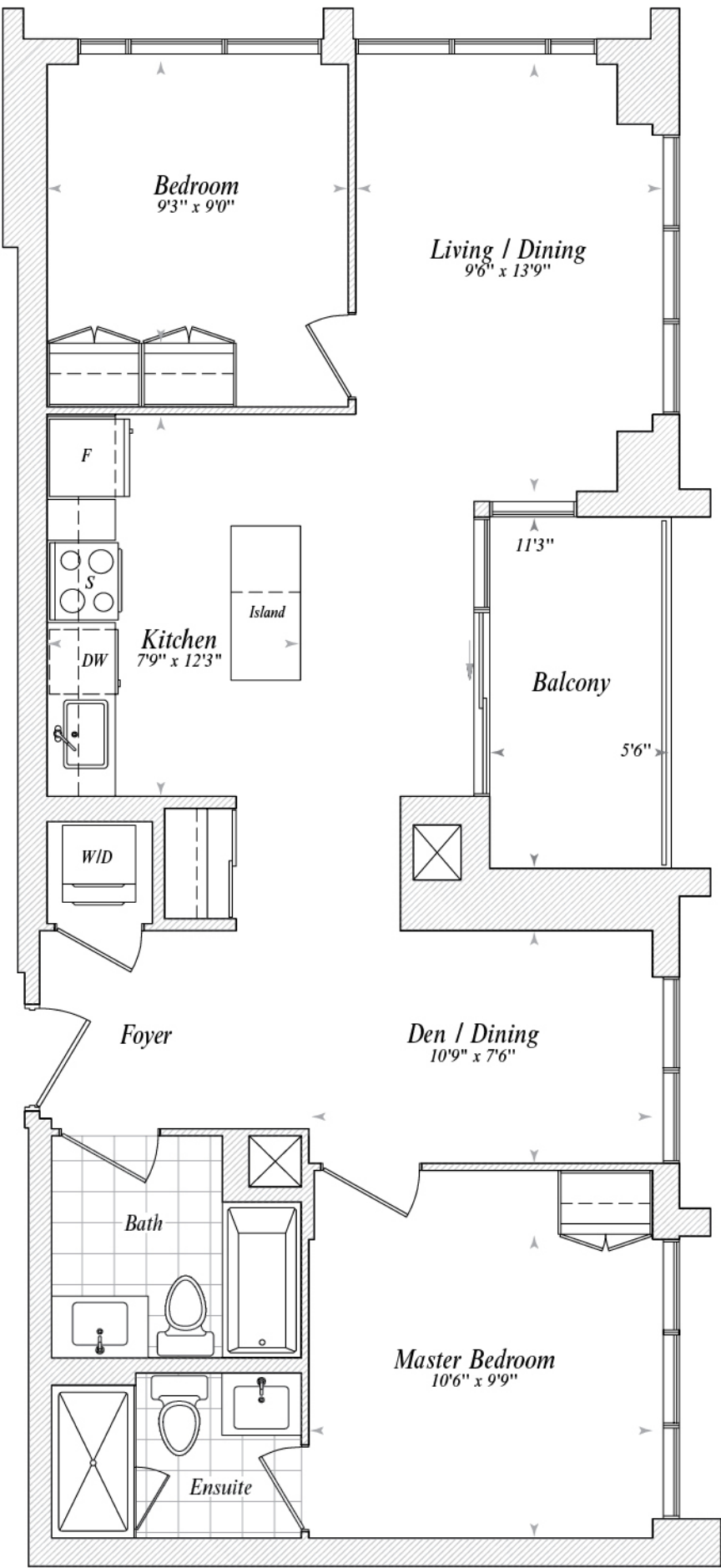


4th-9th Floor

Units

405, 505, 605  
705, 805, 905

\*Window sizes and location may vary. Refer to Floor Plan Schedule.



4th-9th Floor

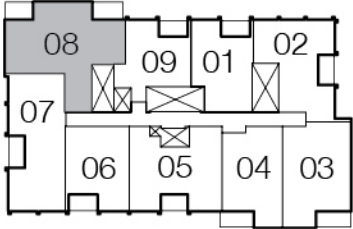


Units

407, 507, 607  
707, 807, 907

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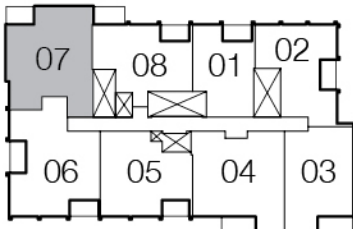
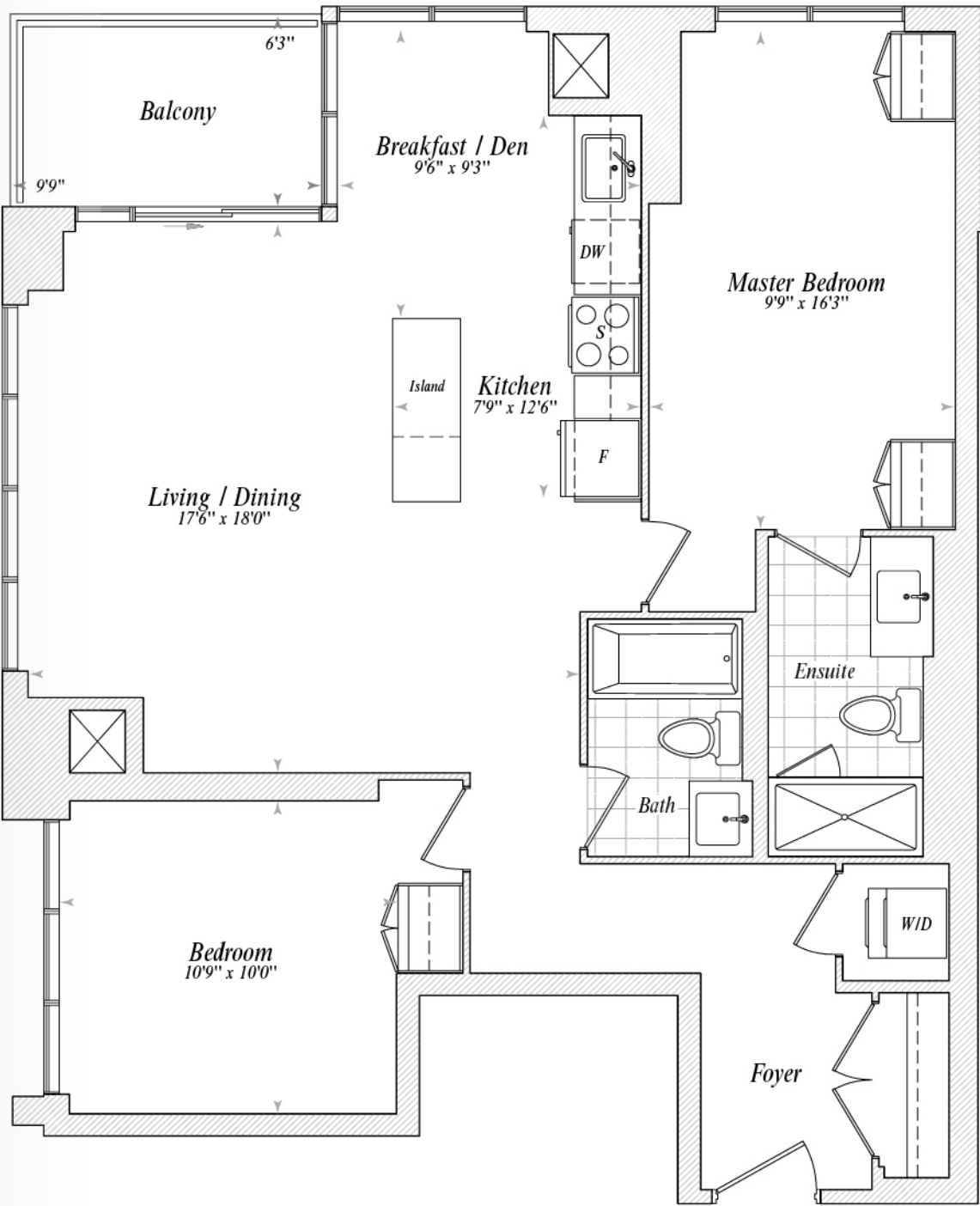


Units

408, 508, 608  
708, 808, 908

4th-9th Floor

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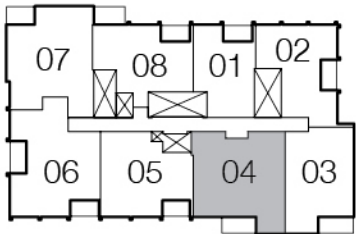
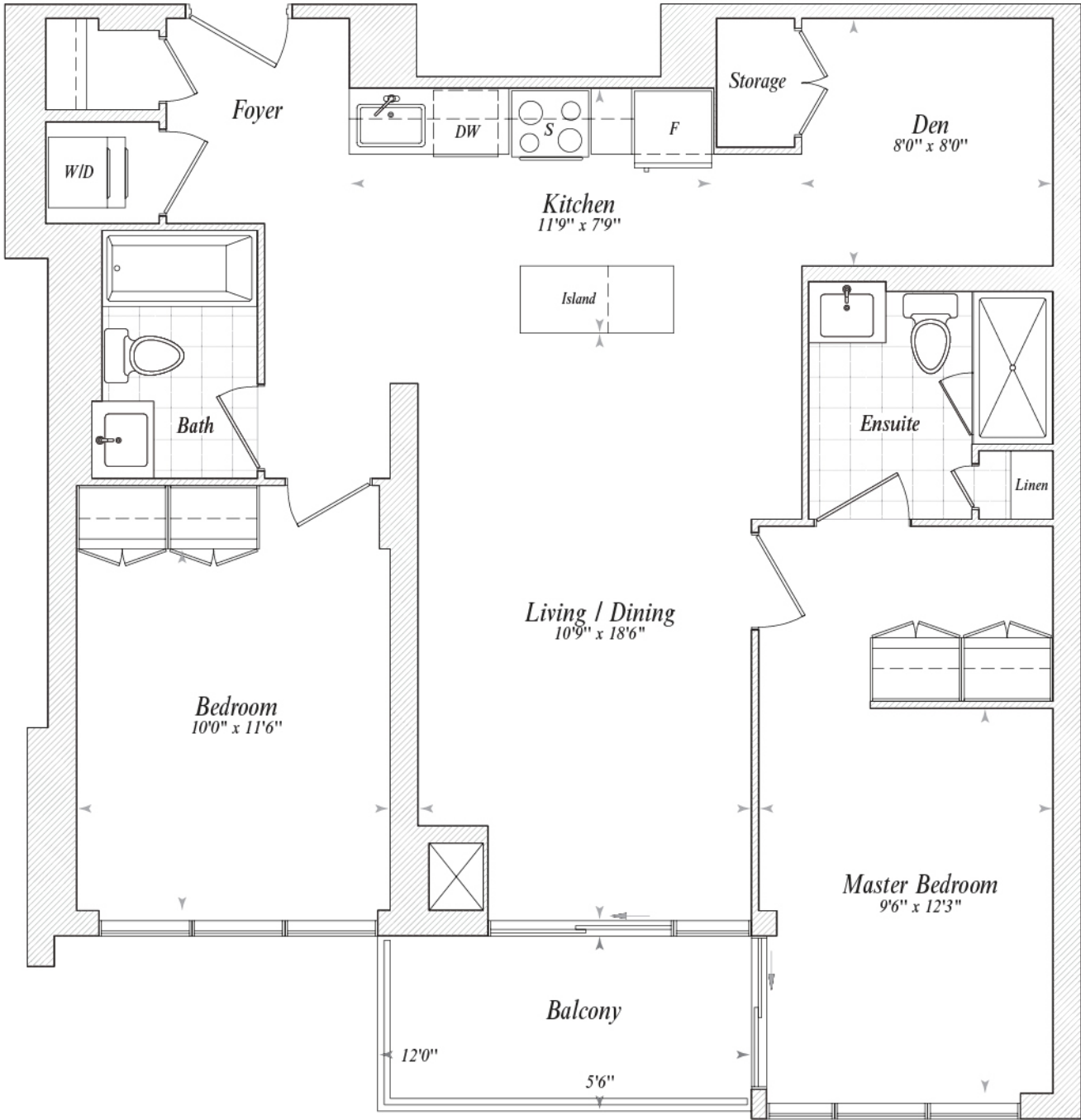
Units

1007, 1107, 1207, 1307  
1407, 1507, 1607, 1707  
1807, 1907

10th-19th Floor

\*Window sizes and location may vary. Refer to Floor Plan Schedule.





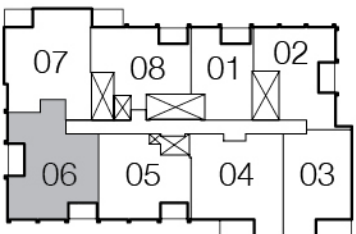
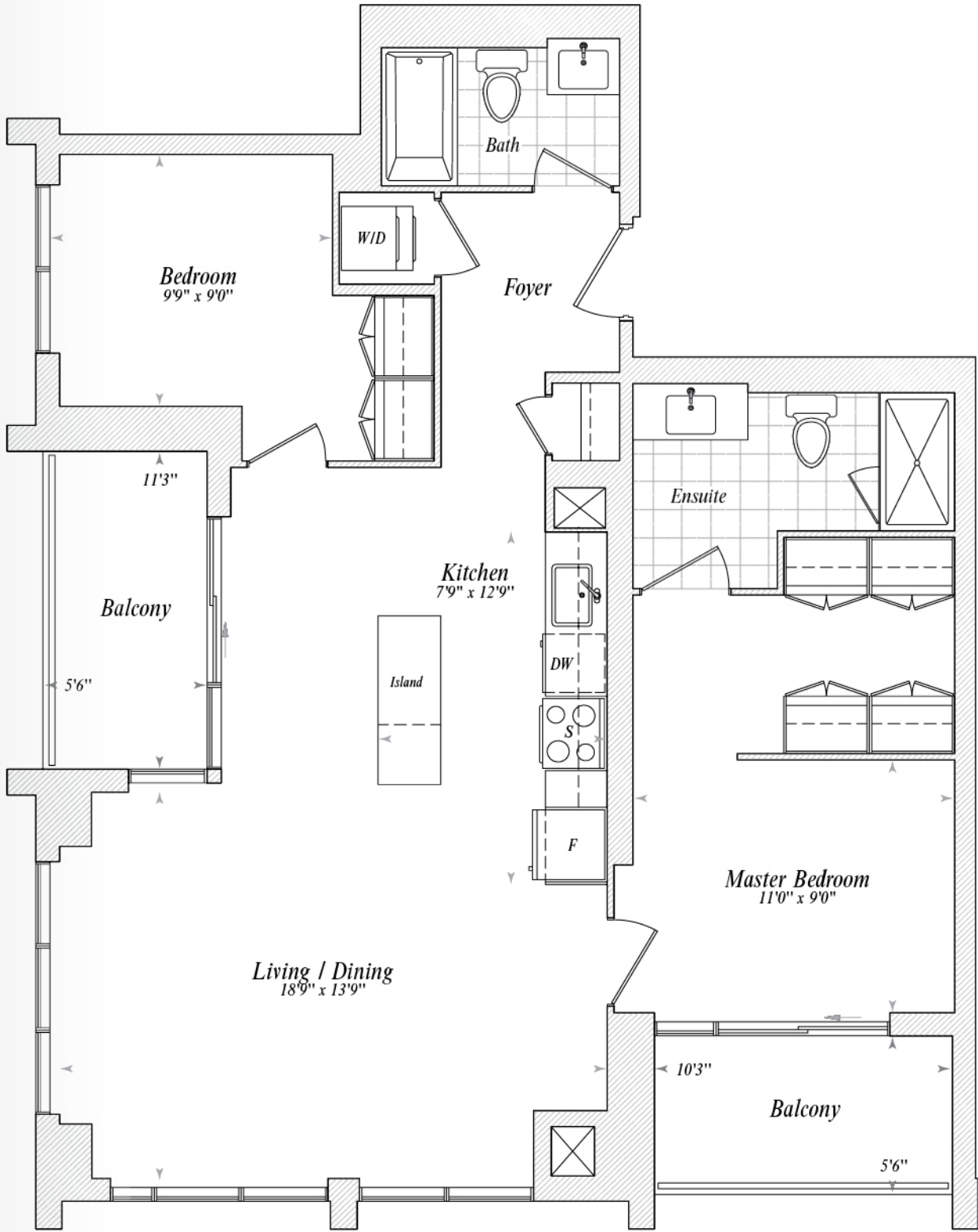
10th-19th Floor



Units

- 1004, 1104, 1204, 1304
- 1404, 1504, 1604, 1704
- 1804, 1904

\*Window sizes and location may vary. Refer to Floor Plan Schedule.



10th-19th Floor

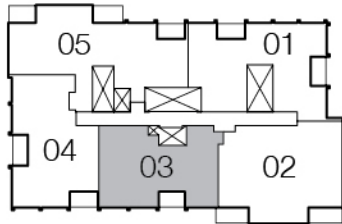
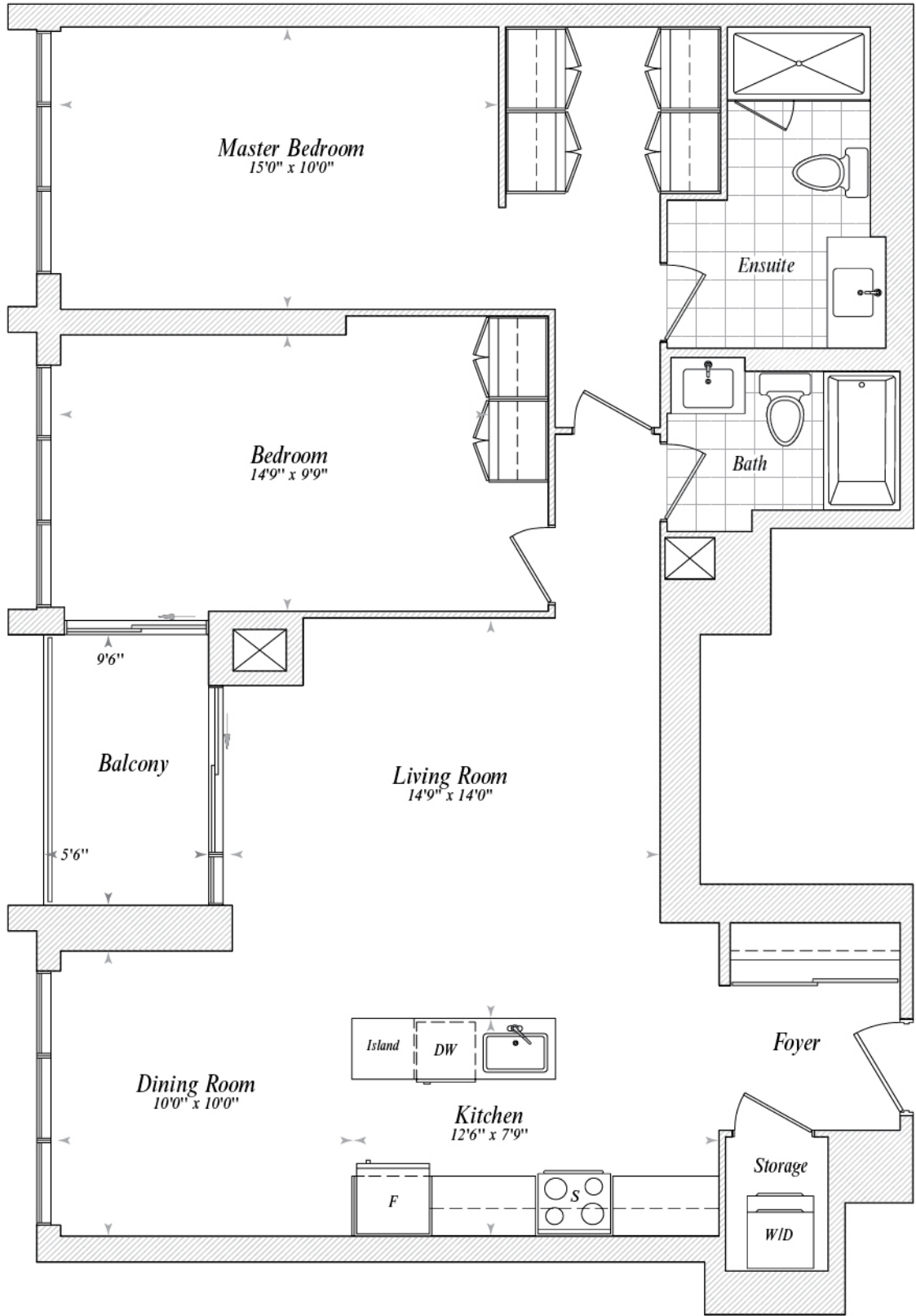


Units

- 1006, 1106, 1206, 1306
- 1406, 1506, 1606
- 1706, 1806, 1906

\*Window sizes and location may vary. Refer to Floor Plan Schedule.

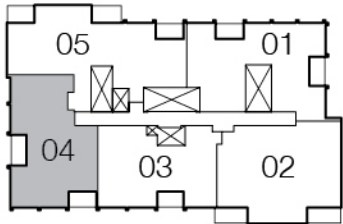
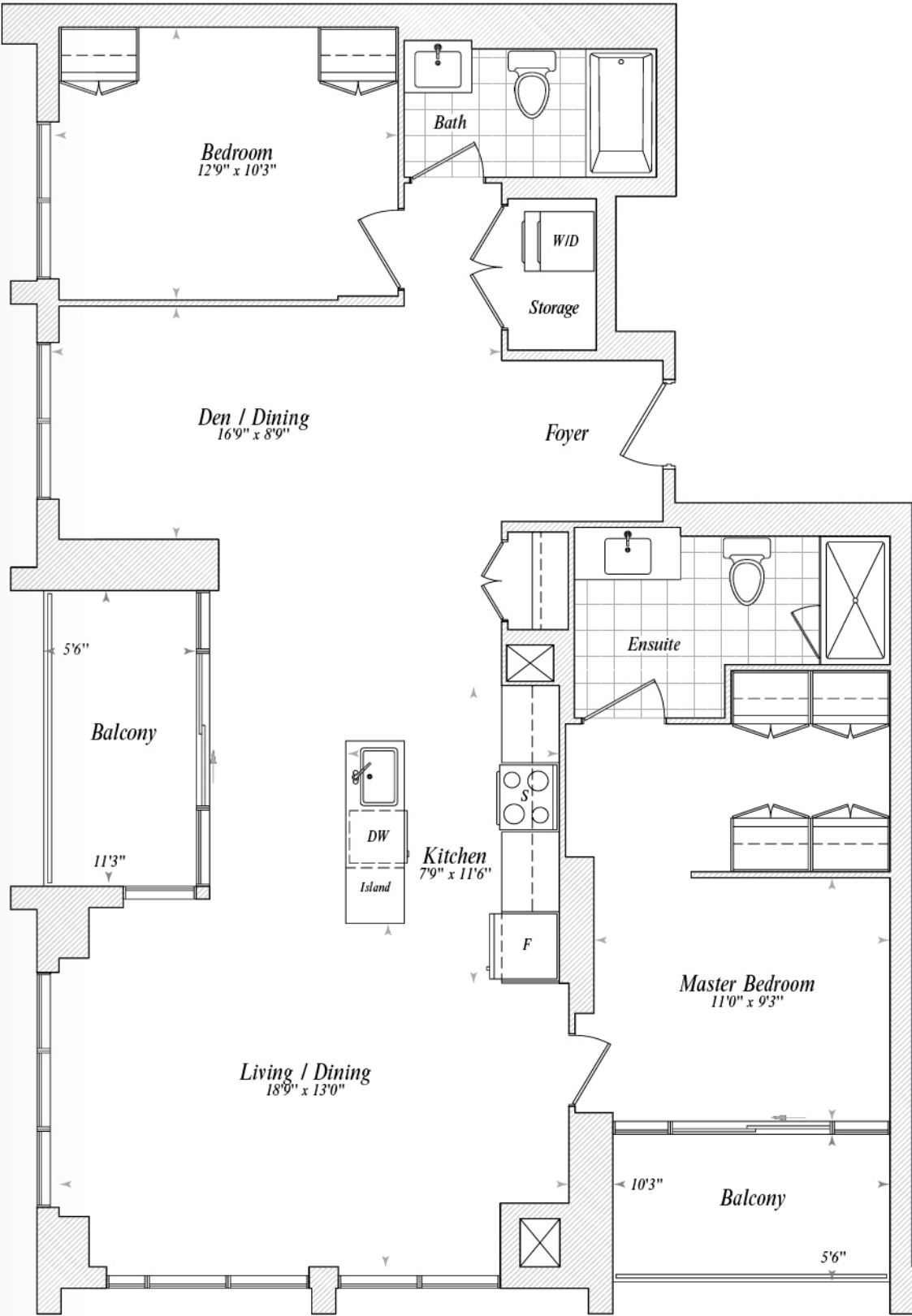




20th-21st Floor

\*Window sizes and location may vary. Refer to Floor Plan Schedule.

Units  
2003, 2103

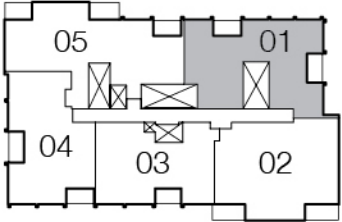
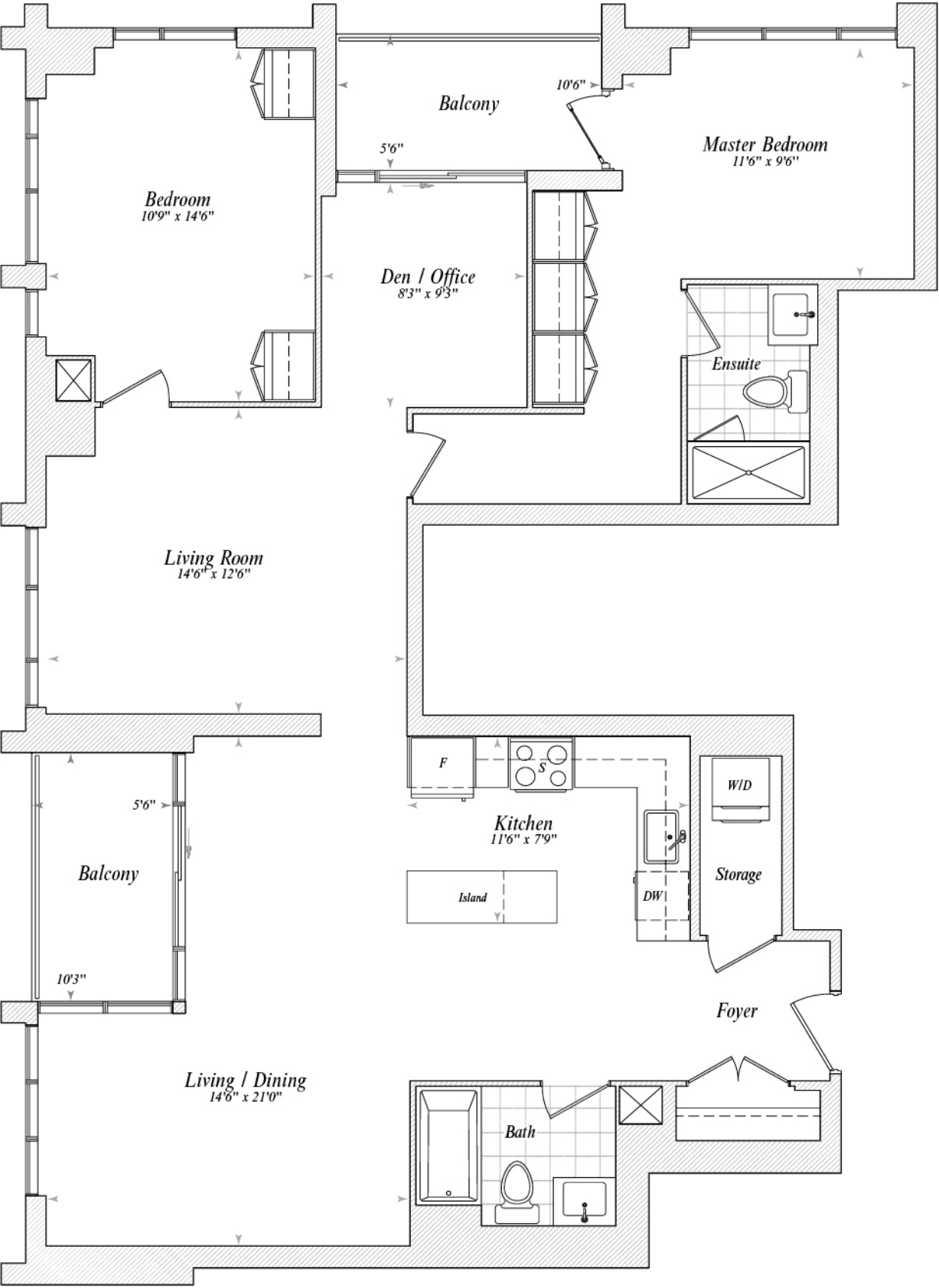


20th-21st Floor

\*Window sizes and location may vary. Refer to Floor Plan Schedule.

Units  
2004, 2104

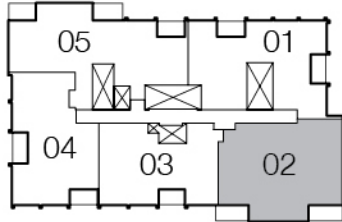
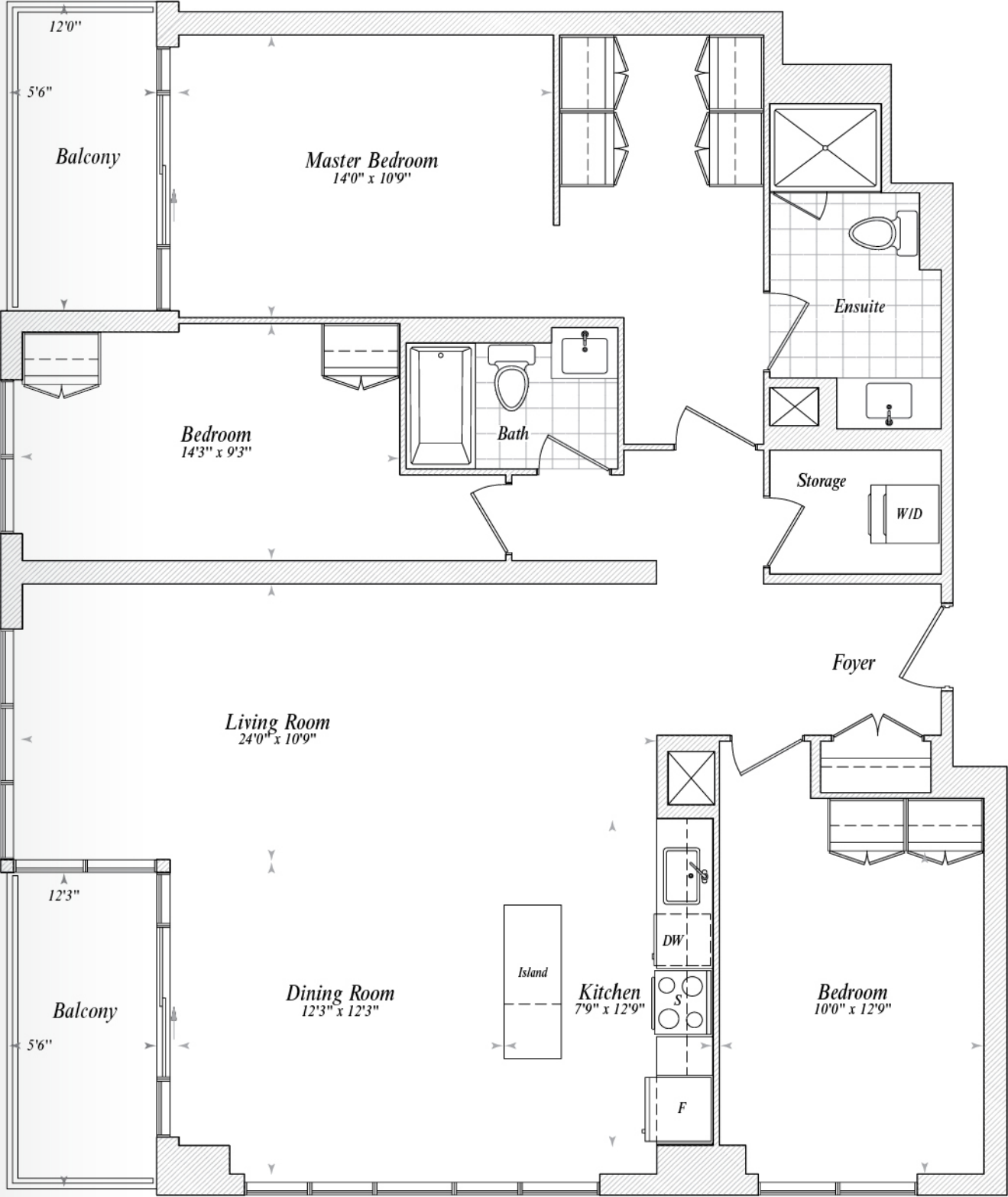




20th-21st Floor

Units  
2001, 2101

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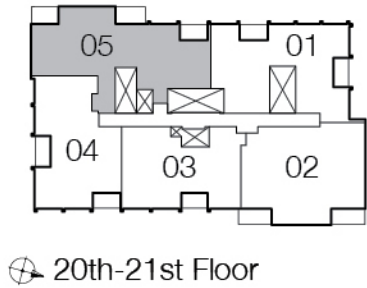
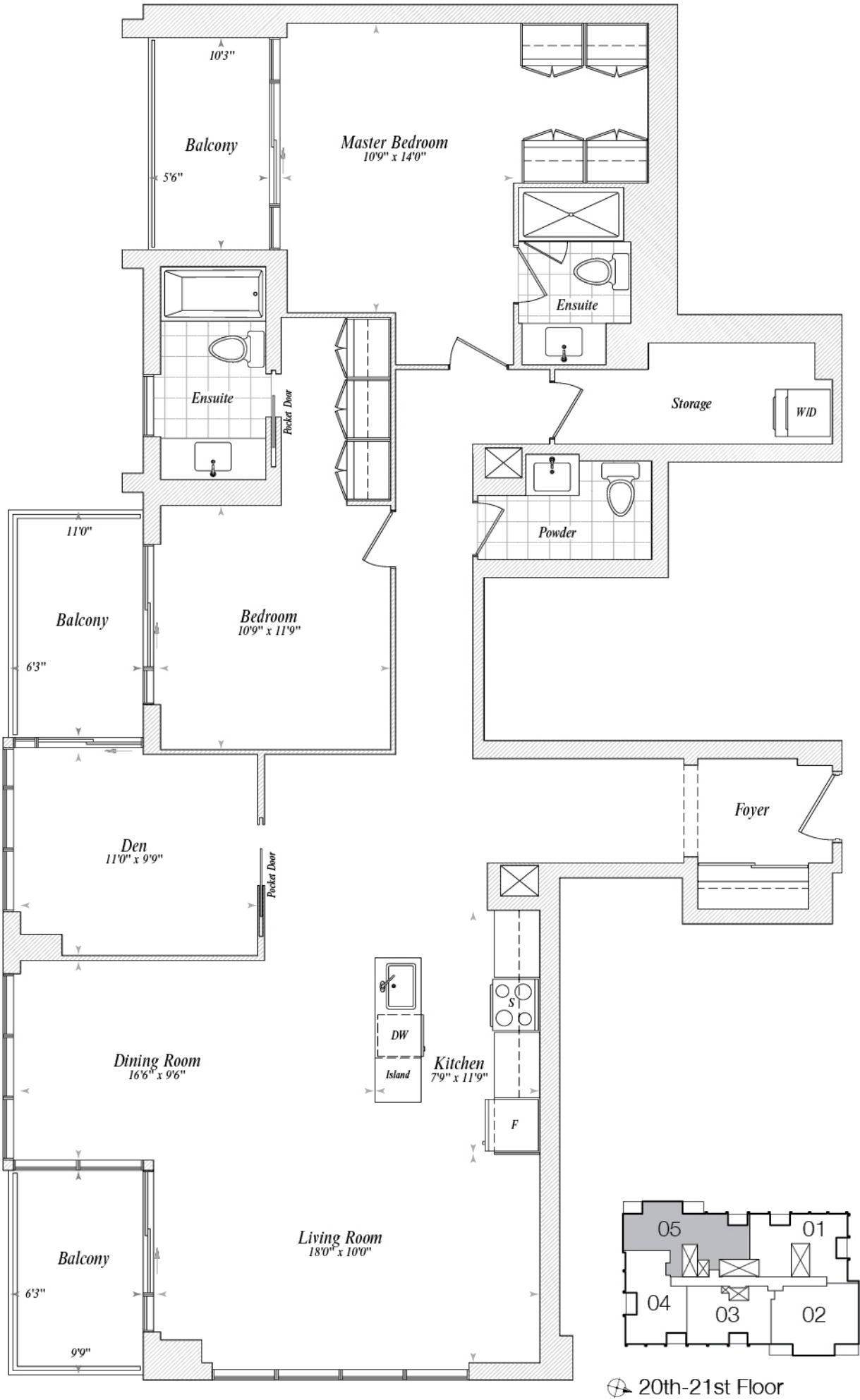
20th-21st Floor

Units  
2002, 2102

\*Window sizes and location may vary. Refer to Floor Plan Schedule.



Units  
2005, 2105



\*Window sizes and location may vary. Refer to Floor Plan Schedule.

# features & finishes

## Location Features

Located in *Downtown West Burlington*, close to all of life's necessities and conveniences, including *shopping, dining, recreation and steps away from Burlington's Waterfront, Spencer Smith Park, The Burlington Performing Arts Centre, the Art Gallery of Burlington, and the Downtown Core.*

Serving residents and visitors with easy access to transit service and major highway routes: *QEW, 403 and the 407.*







*Bulding Features, Security and Safety*

- Landmark, iconic architecture and design
- Part of the Accredited *Energy Star® Multifamily High Rise Program*
- *Professional security monitoring*, with surveillance cameras throughout lobby, main entry vestibule
- Secure and *well-lit monitored underground parking area*
- *Key fob access* to building entrances, underground parking garage and common areas
- *Interphone system* for in-suite two way communication with entering visitors
- *Fire safety system* in accordance with the current *Ontario Building Code* for your protection
- *In suite smoke, heat and carbon monoxide detectors* added for peace of mind

*Amenities*

- *Furnished Guest Suites* to accommodate visiting family and friends
- *State of the art, fully equipped fitness studio* with weight training and cardio
- *Panoramic party room with wrap-around bar, big screen TV and a variety of seating arrangements*
- Opening from *the party room is the exterior sky deck/terrace with breathtaking views of Lake Ontario*. The sky deck is equipped with lounge seating, landscaping, dining tables and chairs, and gas barbecues

*Appliances*

- Modern Range Hood Fan Energy Star®
- Built-in Dishwasher
- 30" Fridge
- 24" Electric Slide-In Range
- 27" Front Load Washer and Dryer

*Lighting and Electrical*

- *Pre-wired outlets* for cable TV in master bedroom, living area and den, as per plan\*\*
- *Pre-wired for one dedicated telephone line and data line* in living area, as per plan\*\*
- *Flush mounted ceiling light fixtures* in foyers, kitchen, bedrooms, bathrooms, and dens, as per plan\*\*
- Drop pendant lighting in kitchen, as per plan\*\*
- Individual suite *Sub-Metering System* for electricity and water

*Kitchen Features*

- Choice of *contemporary backsplash\**
- Choice of *polished quartz counter tops* with straight polished edge\*
- *Stainless steel kitchen sink* with single lever pull-out faucet
- Choice of contemporary *designed cabinetry and coordinating hardware\**

*Bathrooms Features*

- Contemporary *designed cabinetry and coordinating hardware\**
- Choice of *polished quartz counter tops* with straight polished edge\*
- Modern light fixture
- Choice of *tile floor, tub surround and shower tile\**
- *Glass shower* enclosures as per plan\*\*
- *Modern faucets and pressure balanced shower control*

*Suite Features*

- *Luxury plank flooring throughout*, with bathrooms finished with tile as per plan\*\*
- Energy efficient double glazed *floor to ceiling windows\*\**
- *9-foot* finished ceilings
- Walls and trim painted off white
- *Built-in closet system* design in bedrooms
- *Private balcony or terrace* as per plan
- *Solid core suite entry door* with modern hardware
- Contemporary style *interior doors, baseboards and trim package with modern metal hardware*
- *Individual comfort-controlled heating and air conditioning on demand* for seasonal comfort year round

*Warranty*

All units are protected under the *Tarion Warranty Program*.

*\* As Per Vendor's standard samples. Please see Sales Representative for details. \*\* Is only applicable in selected suites. Please see Sales Representative for details.*



*Energy Efficient Living... is Luxury Living*

Illumina is the latest expression of the *Molinaro Group's* commitment to a sustainable future for Burlington. This is Ontario's very first *ENERGY STAR® multifamily high-rise (new construction) building*.

No small feat, given Illumina exceeds the program's energy use targets. In fact, Illumina has been certified for meeting the *ENERGY STAR program's* stringent air tightness tests, as well as its *HVAC and mechanical commissioning and benchmarking requirements*.

By using *ENERGY STAR Portfolio Manager®* and *ENERGY STAR certified appliances*, Illumina will offer its residents the peace of mind of lower energy use and *lower impact on our planet's ecosystem*.

*General Notes*

- |   |   |
|---|---|
| 1. Specifications are subject to change without notice. All room sizes are approximate. Builder may substitute materials for those provided in the plans and specifications, provided such materials are of equal quality to other materials provided for in the plans and specifications.  | 3. Actual square footage and usable floor space may vary slightly from those stated in printed material. Ceilings and walls may be modified to accommodate for mechanical and electrical systems. |
| 2. Decorative and upgraded items provided for herein and/or displayed in the sales centre are for display purposes only and are not included in the purchase price. The purchaser acknowledges that variations in colors and shade uniformity may occur in finishing materials: cabinetry, flooring, wall finishes, and countertops from those displayed in the sales centre or standard samples, due to normal production processes. | 4. Certain color selection upgrades must be made at the time of purchase. Please see Sales Representative for details.  |
|   | 5. The condominium is subject to the conditions of the Purchase and Sale Agreement.   |
|   | 6. Prices, terms and conditions are subject to change without notice, E. & O.E.   |



# the illumina team: committed to excellence



## Molinaro Group, Developer

By consistently creating and delivering premium quality projects, the *Molinaro Group* has set the standard for intelligent, respectful, and high value real estate that enhances Burlington's enviable lifestyle. In addition to the bricks and mortar, the *Molinaro family* has also contributed to the success of Burlington through charitable efforts, and by being impassioned advocates of the city we have helped build for decades.

The Team we've assembled for Illumina brings the same passion and commitment to excellence that has been most recently demonstrated at Paradigm, our award-winning master-planned condominium in Midtown Burlington.

## Graziani + Corazza, Architects

G+C's fusion of architectural vision and experience is tailor made to create the singular and iconic. They embrace a philosophy dedicated to viewing each project on its own merits, then pushing the creative envelope to find the most unique and dynamic solution. *With Illumina, G+C has created an enhancement to the landscape while simplifying its resident's lifestyles and fostering an engaged community.*

## Tara Lee Jarvis, Designer

*Tara Lee Designs Inc* is a residential and commercial design firm that has worked with builders and developers on various projects for over 20 years. With Illumina, Tara focused on *clean, modern and yet classic designs with natural elements of wood and light*. The aim was to bring functionality and simplicity to all of Illumina's private and common spaces.

## Davies Condos, Real Estate Brokerage

Specializing in condominium sales for over 30 years, *Linda Davies of Davies Condos Real Estate Brokerage* offers specialized services to condo buyers, sellers and renters. *Linda wears many hats during the development process including design, planning, marketing and sales.*

## Blade Creative, Branding

*Blade's* relationship with the *Molinaro Group* created the city's most dynamic condominium brand – Paradigm, a multiple award winner that ushered in the New Burlington. Blade's innovative approach to creating disruptive brands in real estate, and in many other industries, has been enlisted once again to create Illumina. *Inspired by its architecture and amenities, Illumina is a magical brand that entices and surprises at every opportunity.*

# building a better burlington



Paradigm



Strata



Spencer's Landing



360 on Pearl



Bunton's Wharf



Baxter

Since our humble beginnings in 1963, the *Molinaro Group* has developed over 10,000 residential units and more than one million square feet of commercial real estate. Our developments transcend their material value and ultimately take on a personal and unique meaning. That's why, from land use to architecture, from amenity designs to suite finishes, *we focus on delivering excellence in every aspect of our projects.*







**MOLINARO** GROUP