



LANDFLOWER
REAL ESTATE LTD. BROKERAGE

THE BELLAGIO

on Bloor

SITUATED ON ONE OF CANADA'S MOST PROMINENT STREETS...

The Bellagio is destined to be Bloor Street's residential architectural statement. Here at the epicenter of convenience you are surrounded by the city's exceptional amenities and adjacent to the finest of international influences.



Photo during a short walk away.



Bloor Street shopping.



THE BELLAGIO on Bloor

Sales Centre 300 Bloor Street East, Toronto, ON. M4W 3M4

tel. 416.925.0300 • fax. 416.925.1874

www.bellagiobloor.com • Email: sales@bellagiobloor.com



Developed By:



PINNACLE
INTERNATIONAL



MILBORNE
Milborne Real Estate Inc.

LOCATION OF PROMINENCE



For those seeking the ultimate Bloor Street address there is **The Bellagio**. Situated in Toronto's most worldly neighbourhood, **The Bellagio** includes everything that really matters—from stunning views and designer shopping, to fine dining and chic nightlife.

The Bellagio offers the charm, amenities and look of an exclusive five-star hotel. Its exceptional exterior is a stunning amalgam of classic precast, glass and metal. Its neo-classical form with deco-ish hints rises 28 storeys above the



majestic Rosedale Valley, Bloor Street and Mount Pleasant Road. Your new mid-town home includes a cosmopolitan lobby, indoor pool, private fitness club, meeting and social room, round-the-clock concierge... and the list goes on. Each suite is meticulously designed and provides optimum use of space.

Most with 9ft ceilings and some with 10ft— as well as an extensive list of features and finishes. But with so much included, only the lifestyle is exclusive at **The Bellagio**.

SO INCLUSIVE. SO EXCLUSIVE.

A BLOOR STREET
FASHION STATEMENT

BELLAGIO ON BLOOR

SO EXCLUSIVE - SO INCLUSIVE

BUILDING AMENITIES

- *Grand two-storey lobby enhanced by a floor to ceiling water feature *Magnificent Skyline and City Views
 - *Located on Bloor Street West, West of Mount Pleasant
- *24 Hour Concierge *Bellagio Fitness Centre and Spa including indoor pool, whirlpool and saunas
 - *Fully equipped Party Room with dance floor, fireplace and bar
- *Entertainment Lounge including billiards, library and media room with large-screen television
 - *Two Guest Suites *Bellagio Club overlooks 2,000 square foot terrace at the edge of the Rosedale Ravine *Four high-speed elevators

SUITE FINISHES & FEATURES

- *Asymmetrical floor plans *Wrap around bay windows as per plan *Kitchens feature oversized wood cabinetry, mirrored or ceramic backsplash, marble or granite floors, granite countertops and breakfast bar
 - *All fans exterior vented *Marble or granite floors in foyers
- *Marble or granite floors and counter tops in *all bathrooms* *5' extra-width Bathtubs with separate oversized showers * Fireplaces with full marble surround (as per plan) *Superior style/quality faucets
 - *8, 9 and 10 foot ceilings

Scheduled Occupancy: September 2002

PRICE RANGES

Suite Type	Suite Size	Priced From
1 Bedrooms	539 sq.ft.	\$159,900 - \$166,900 <i>\$278/sf</i>
1 Bed. Plus Den	658 sq.ft. - 766 sq.ft.	\$175,900 - \$202,900 <i>\$267/sf</i>
2 Bedrooms	748 sq.ft. - 1,067 sq. ft.	\$199,900 - \$309,900 <i>\$267/sf</i>
2 Bed Plus	1,102 sq.ft. - 1,170 sq.ft.	\$289,900 - \$355,900 <i>\$263/sf</i>
Penthouse & Skyhouse	1,005 sq.ft. - 1,565 sq. ft.	\$298,900 - \$524,900 <i>\$297/sf</i>
Combined suites available		

DEPOSIT STRUCTURE

- \$2,000 with Offer
- Balance to 5% within 30 days
- 5% in 60 Days
- 5% in 120 Days
- 5% in 240 Days

PRE-GRAND OPENING SPECIAL

First 80 Sales Parking \$14,000
Locker \$ 2,000

Price includes:	G.S.T. and 5 Brand Name Appliances
Maintenance Fees:	\$0.32 per square foot per Month
Taxes:	Estimated at 1.25% of Purchase Price per year
Parking:	\$18,000 per Space
Locker:	\$3,000 per Unit

LAST CHANCE TO BUY ON BLOOR WITH ROSEDALE RAVINE SETTING!!!

Prices and specifications are subject to change without notice E. & O. E.

Beaumont II

One Bedroom + Den



305

505

605

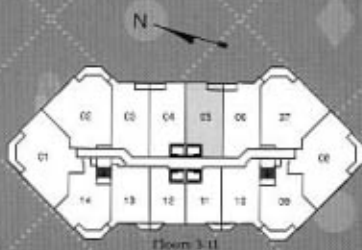
705

805

905

1005

1105



Suite 723 sq.ft.
Balcony 30 sq.ft.
Total 753 sq.ft.

Dimensions, area, specifications, finishes and materials are approximate only and subject to change without notice. © 2005



THE BELLAGIO
on Floor



Lampport

Two Bedroom



1209

1509

1609

1709

1809

1909

2009

2109

2209

2309

2509

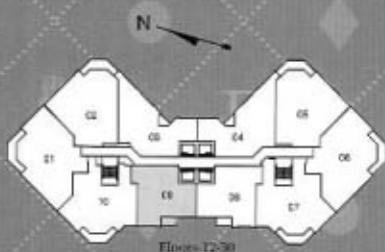
2609

2709

2809

2909

3009



Suite 800 sq. ft.
Balcony 36 sq. ft.
Total 836 sq. ft.

Dimensions, site specifications, layout, and materials are approximate only and subject to change without notice. © A.O.E.



THE BELLAGIO
on Bloom

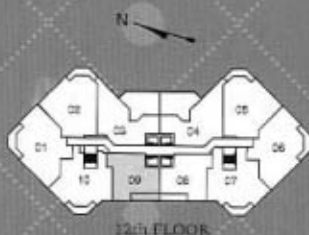


Lampport

Two Bedroom



1209



Suite 800 sq.ft.
Balcony 78 sq.ft.
Total 878 sq.ft.

Dimensions, area, specifications, layout and materials are approximate only and subject to change without notice. E & O.E.



THE BELLAGIO
on Bloor

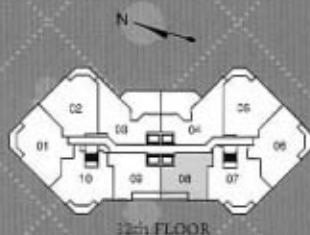


Lampport^(R)

Two Bedroom



1208



Suite 800 sq.ft.
Balcony 78 sq.ft.
Total 878 sq.ft.

Dimensions, sizes, specifications, layout and materials are approximate only and subject to change without notice. E.I.C.E.



THE
BELLAGIO
on Floor



Lampport(R)

Two Bedroom



1208

1508

1608

1708

1808

1908

2008

2108

2208

2308

2508

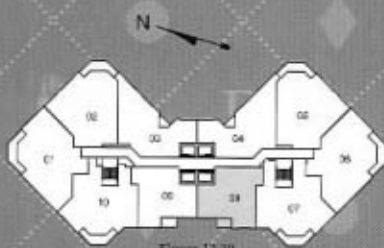
2608

2708

2808

2908

3008



Dimensions, size, specifications, views and materials are approximate only and subject to change without notice. © 2008

Suite 800 sq. ft.
Balcony 36 sq. ft.
Total 836 sq. ft.



THE BELLAGIO
on Bloor



Beaumont

One Bedroom + Den



304

504

604

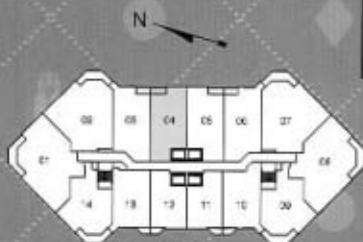
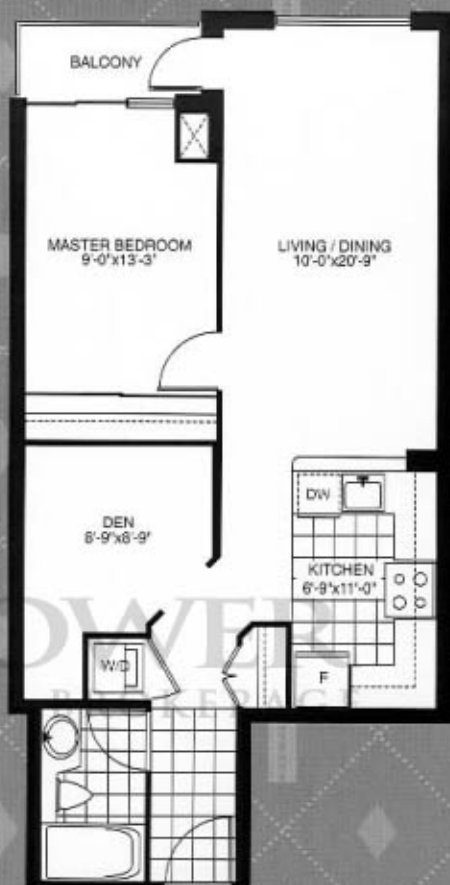
704

804

904

1004

1104



FLOOR 3-11

Dimensions, area, and location. Layout and material are approximate only and subject to change without notice. E.S.D.E.

Suite 723 sq. ft.
 Balcony 30 sq. ft.
 Total 753 sq. ft.



THE BELLAGIO
 on Bloor



Summerhill^(R)

One Bedroom



312

512

612

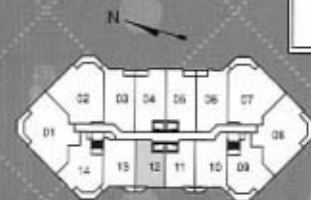
712

812

912

1012

1112



Floors 3-11

Suite 539 sq.ft.
Balcony 22 sq.ft.
Total 561 sq.ft.

Dimensions, area, specifications, layout and material are approximate only and subject to change without notice. E.A.C.E.



THE
BELLAGIO
on Bloor



Summerhill

One Bedroom



311

511

611

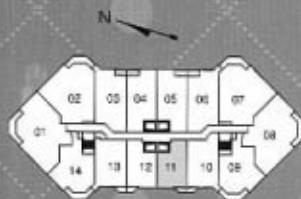
711

811

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1111



Floors 3-11

Suite 539 sq.ft.
Balcony 22 sq.ft.
Total 561 sq.ft.

Dimensions, site, specifications, layout and material are approximations only and subject to change without notice. E & O.E.



THE BELLAGIO
on Floor



C

astlefrank^(R)

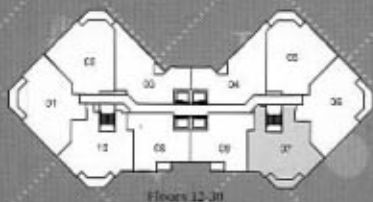
Two Bedroom



- 1207
- 1507
- 1607
- 1707
- 1807
- 1907
- 2007
- 2107



- 2207
- 2307
- 2507
- 2607
- 2707
- 2807
- 2907
- 3007



Suite 1067 sq. ft.
 Balcony 87 sq. ft.
 Total 1154 sq. ft.

Directions, view, specifications, layout and materials are approximate only and subject to change without notice. © 2005



THE BELLGIO
 on Floor



Elm(R)

Two Bedroom + Den

SE

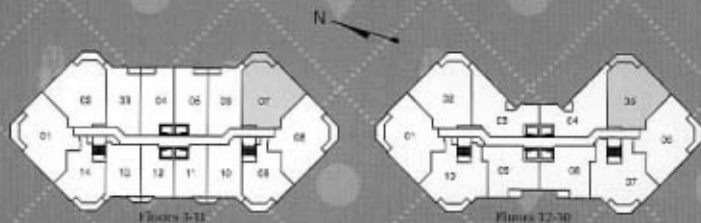
307
507
607
707
807
907
1007
1107

1205
1505
1605
1705
1805
1905
2005
2105

2205
2305
2505
2605
2705
2805
2905
3005



Suite 1102 sq.ft.
Balcony 87 sq.ft.
Total 1189 sq.ft.



Dimensions, size, floor location, layout and material are approximations only and subject to change without notice. E.S.O.C.



THE BELLAGIO
on Bloor



Castlefrank

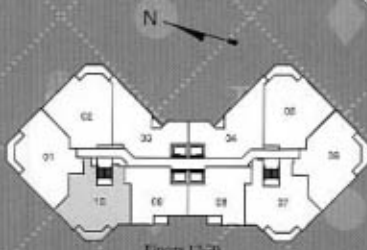
Two Bedroom



- 1210
- 1510
- 1610
- 1710
- 1810
- 1910
- 2010
- 2110



- 2210
- 2310
- 2510
- 2610
- 2710
- 2810
- 2910
- 3010



Suite 1043 sq. ft.
 Balcony 87 sq. ft.
 Total 1130 sq. ft.

Dimensions, sizes, specifications, layout and materials are approximate only and subject to change without notice. E.A.C.E.



THE BELLAGIO
 on Bloom

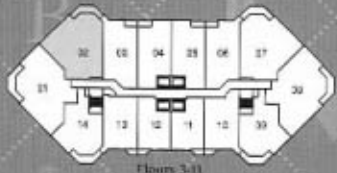


Elm

Two Bedroom + Den



- 302
- 502
- 602
- 702
- 802
- 902
- 1002
- 1102
- 1202
- 1502
- 1602
- 1702
- 1802
- 1902
- 2002
- 2102
- 2202
- 2302
- 2502
- 2602
- 2702
- 2802
- 2902
- 3002



Suite 1102 sq. ft.
 Balcony 87 sq. ft.
 Total 1189 sq. ft.

Directions, size, specifications, layout and material are approximate only and subject to change without notice. E.A.D.E.



THE BELLAGIO
 on Floor



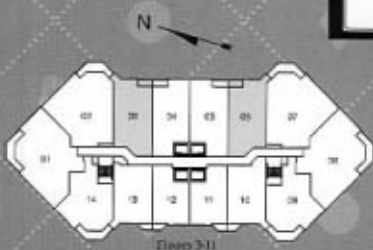
Crescent

rescent

One Bedroom + Den



- 303
- 306
- 503
- 506
- 603
- 606
- 703
- 706
- 803
- 806
- 903
- 906
- 1003
- 1006
- 1103
- 1106



Suite 766 sq.ft.
 Balcony 27 sq.ft.
 Total 793 sq.ft.

Dimensions, size, specifications, layout and material are approximate only and subject to change without notice. © 2011



THE BELLAGIO
 on Bloor



Astley

One Bedroom + Den



313

513

613

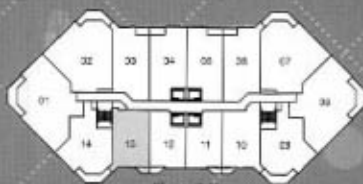
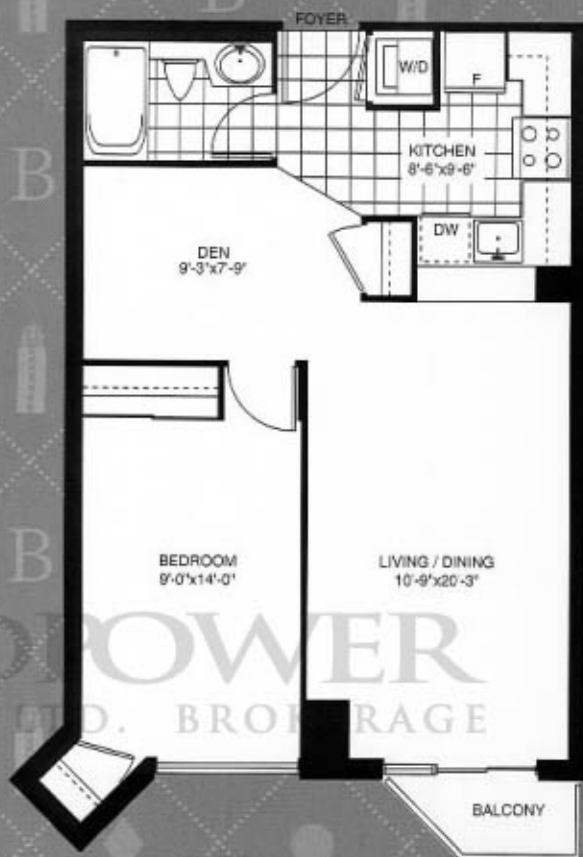
713

813

913

1013

1113



Dimensions, size, specifications, location and material are approximate only and subject to change without notice. E.S.O.E.

Suite 658 sq. ft.
 Balcony 22 sq. ft.
 Total 680 sq. ft.



THE BELLAGIO
 on Floor



Rosedale(R)

Two Bedroom + Leisure Room



308

508

608

708

808

908

1008

1108

1206

1506

1606

1706

1806

1906

2006

2106

2206

2306

2506

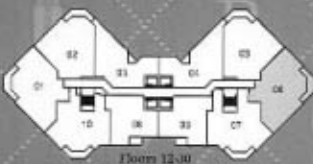
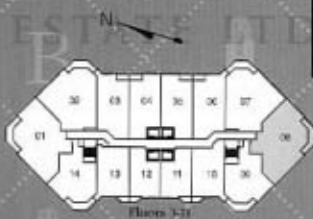
2606

2706

2806

2906

3006



Suite 1170 sq.ft.
Balcony 100 sq.ft.
Total 1270 sq.ft.

Drawings, size, specifications, layout and materials are approximate only and subject to change without notice. E&OE



THE BELLAGIO
on Floor



Rosedale

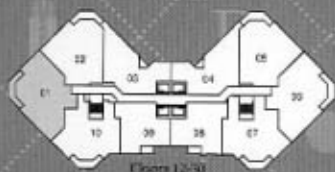
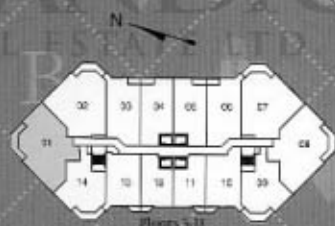
Two Bedroom + Leisure Room



- 301
- 501
- 601
- 701
- 801
- 901
- 1001
- 1101

- 1201
- 1501
- 1601
- 1701
- 1801
- 1901
- 2001
- 2101

- 2201
- 2301
- 2501
- 2601
- 2701
- 2801
- 2901
- 3001



Suite 1170 sq. ft.
 Balcony 100 sq. ft.
 Total 1270 sq. ft.

Dimensions, area, specifications, layout and material are approximate only and subject to change without notice. E.S.O.E.



THE BELLAGIO
 on Floor

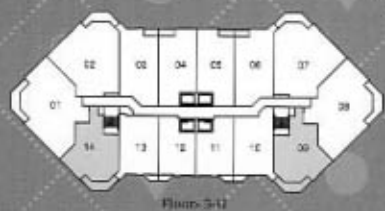
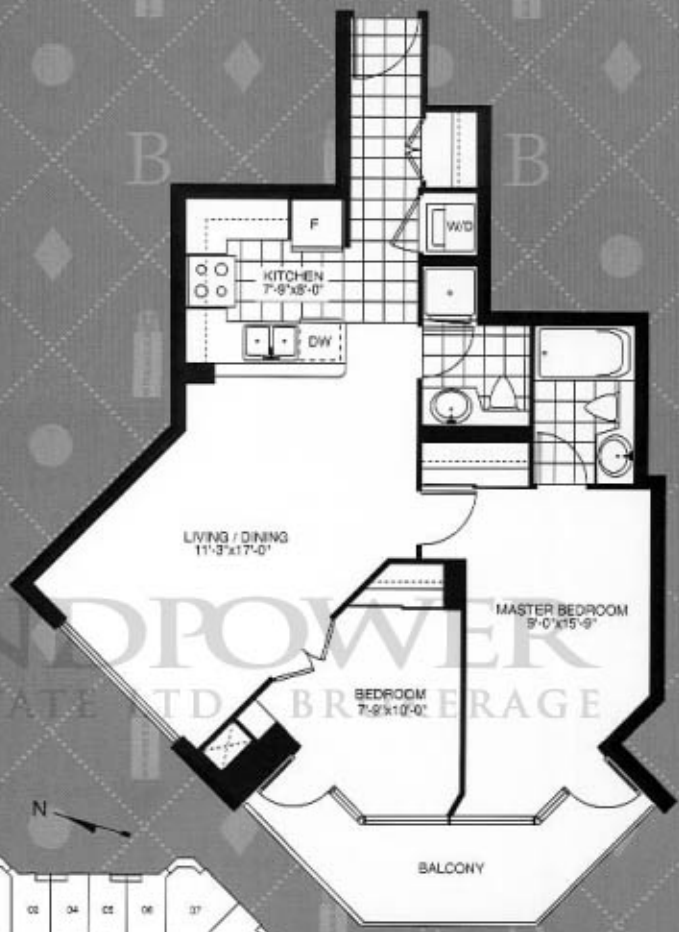


Roxborough

Two Bedroom



- 309
 - 509
 - 609
 - 709
 - 809
 - 909
 - 1009
 - 1109
- 314
 - 514
 - 614
 - 714
 - 814
 - 914
 - 1014
 - 1114



Suite 748 sq.ft.
 Balcony 87 sq.ft.
 Total 835 sq.ft.

Dimensions, area, specifications, layout and materials are approximate only and subject to change without notice. E&O.E.



THE BELLAGIO
 on Bloor



Dunbar

One Bedroom + Den



310

510

610

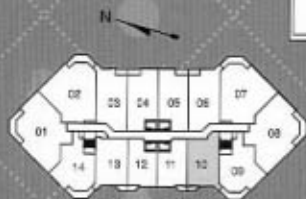
710

810

910

1010

1110



Floors 3-11

Suite 684 sq.ft.
Balcony 22 sq.ft.
Total 706 sq.ft.

Dimensions, size, location, layout and materials are approximate and are subject to change without notice. E.S.D.E.



THE BELLAGIO
on Floor





THE BELLAGIO CLUB, your exclusive all inclusive environment in the centre of the city. Over 8000sq. ft. of convenient amenities designed for today's urban lifestyle. Envisage life in the city's most exclusive hotel like residences— where your every need has been accommodated and exceeded.

Step into a magnificent lobby complete with • 24-hour Concierge and state of the art security. Discover a modern, business centre par excellence allows you to conduct your dealings in a style worthy of Bay Street. An adjacent suite is part • boardroom, • part formal dining room, and the ideal venue for an important meeting • or a sumptuous meal served from the full service kitchen. Then there is the lavish party room, rivaling the city's foremost entertainment facilities. • With its splendid furnishing, • spacious dance floor, • cosy fireplace lounge, • and show-piece bar (fashioned of marble and wood), every occasion becomes an event. • An entertainment room, • with billiards table, • a library and • a media lounge complement this unparalleled picture of opulence. But there is more. Bellagio means a membership in the very private, very exclusive • The Bellagio Fitness Club and Spa. This heavenly haven for body and soul is extensively equipped with the latest • exercise equipment, • as well as a challenging indoor lap pool, • a soothing whirlpool, and • separate charge rooms with saunas. **NOTHING HAS BEEN SPARED AT THE BELLAGIO. NOTHING HAS BEEN OVERLOOKED.**

THE
BELLAGIO CLUB