



realm



### A World of Your Own

Tucked in a quiet corner of Burlington's Alton Village, Realm is a spectacular community of modern condos and townhomes. Centered around a stunningly landscaped park, with its sleek contemporary design, inspired amenities and expansive suites, it promises a life without compromise in one of Canada's most sought-after cities.

Beautiful Burlington, located on the shores of Lake Ontario, between Toronto and Niagara Falls, has been named the 'best community in the country' by Maclean's magazine. Picturesque and safe, with family-friendly neighbourhoods, great schools and seamless transit networks that connect to Toronto, the city has a lot to offer.

Conceptualized and developed by Adi Developments, one of the GTA's most respected and trusted developers, Realm represents the company's best. Its fantastic location, steps from everyday conveniences, restaurants, recreational centres and easy access to Hwy 407, it anticipates and fulfils the needs and wants of first-time buyers, downsizers and investors, alike.



### Raising The Bar One Community at a Time

Fueled by its passion for excellence, Adi Developments is a respected name in the GTA real estate industry. From real estate investment to planning, to design, building and management, Adi has been instrumental in creating some of Burlington's most well-known communities. Its condominium projects are aimed at delivering attainable homes that incorporate smart home technology, quality and design sensibilities desired by end-users and investors.

Founded in 2007, Adi saw a great potential in the City of Burlington. Right from its amazing location, and access to transit networks, to family focused neighbourhoods, it recognised both the value and allure of Burlington. The company has been actively developing large-scale urban development projects that have been very well-received. These engaging and inclusive neighbourhoods complement the city's title of being Canada's #1 community to live in.



Valera



V2



Nautique Penthouses



Nautique Lakefront



Nautique



StationWest



TheWest



Link



Link2

**Realm at a Glance.**

Development Team

- Developer: Adi Developments
- Architect: Core Architects Inc.
- Interior Design: Design Agency
- Sales & Marketing: International Home Marketing Group
- Landscape Architect: Adesso Landscaping

Building Facts

- Address: 4853 Thomas Alton Blvd
- Statistics:
  - Phase 1 2 Towers – 16-Storeys
  - Phase 2 2 Mid Rise – 6-Storeys Each
  - Phase 3 21 Townhouses
- No. of Suites:
  - Phase 1 401 Units
  - Phase 2 179 Units
  - Phase 3 21 Towns
- Suite Types: Studio -3 Bedrooms
- Amenities:
  - Total Interior Amenity 8918 square metres
  - Total Exterior Amenity 2481 square metres
  - Indoor Amenities:
    - Level 2 Social Lounge/Youth Lounge
    - Level 3 Gym
    - Level 6 Social Space
  - Outdoor Amenities:
    - Level 6 Terrace





## Why Choose Burlington?

### 1. Location

Maclean's has named Burlington as the #1 Best Community in Canada. MoneySense magazine calls it the Best Mid-Sized City in Canada to live in. From its proximity to Toronto and enviable placement on the Golden Horseshoe, to its distance from the US border, Burlington's location is truly unmatched.

### 2. Easily Accessible

Connected by the QEW and Highways 403 and 407, as well as three GO Transit stations, Burlington is highly accessible. Did you know, it takes just 41 minutes to drive to Toronto? Burlington's proximity to the US border further enhances its desirability. The city is within short driving distance of several international airports, including Toronto's Pearson International.

### 3. A Wide Selection of Homes

Burlington offers a balanced combination of urban fun and quiet family living. There's a home for every budget and every stage of life here.

### 4. Quality of Life

Burlington has a lot to offer its residents. In fact, every resident lives within a 20-minute walk to a park or green space. From its stunning waterfront to the UNESCO-designated World Biosphere Reserve Niagara Escarpment, to its many parks and trails, to dining and shopping, Burlington is idyllic to say the least. There are six community centres spread across the city offering a variety of registered and drop-in programs to keep all ages entertained and busy.

### 5. Quality Education

The Halton District School Board has some of the finest schools in the GTA. According to the Fraser Institute's report card on secondary schools, there are four schools that rate over 8/10 in Burlington alone. The University of Guelph, UofT, McMaster University and several highly sought-after colleges are all accessible by car or public transit.

### 6. Unique Neighbourhoods

Burlington is divided into 13 individual neighbourhoods. Each has its own recreational and commercial amenities, and parks that address the needs of residents.

### 7. Culturally Active

With grand music festivals, art exhibitions, a public art walking tour, community theatre and artist galleries, Burlington is an inspiring and lively city. There are more than 200 community organized events like the Sound of Music, the Burlington Jazz n' Blues Festival, Art in the Park and the Children's Festival to name a few. The spectacular waterfront hosts a multitude of festivals, including the world-renowned Burlington Rib Fest.



### Burlington Beckons

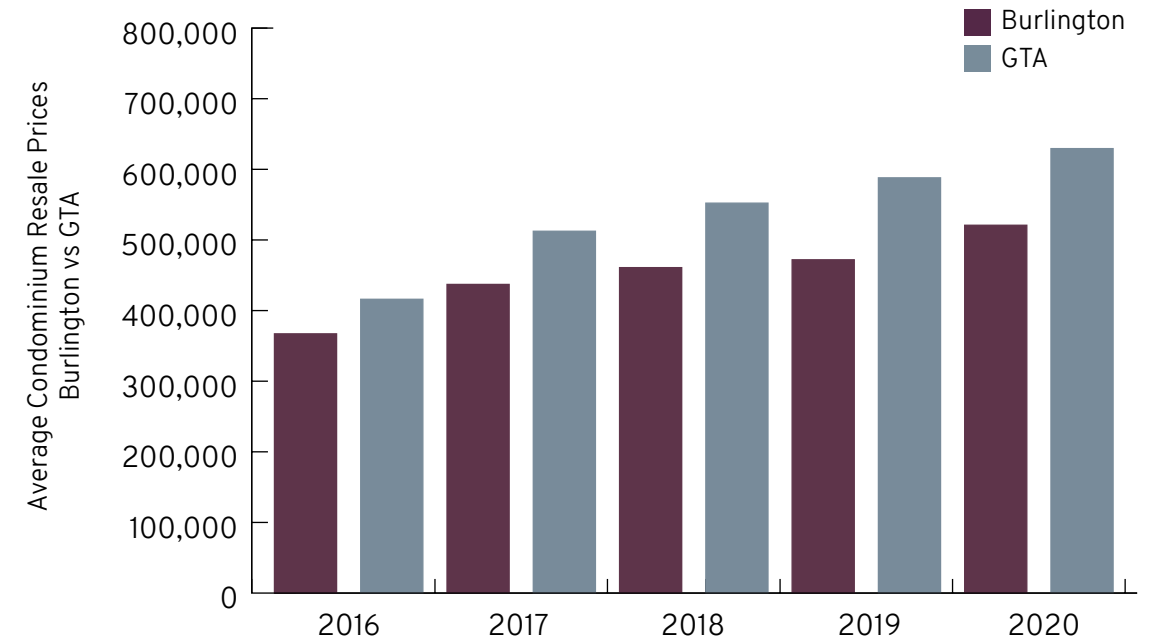
The demand for housing in Burlington has been on the rise. Given its great location and picturesque surroundings, easy access to transit and highways, it's attracting buyers from Toronto and other parts of the GTA. Both families and first-time homebuyers who are looking for more space and an elevated lifestyle are now considering Burlington.

There is increased activity within the condo market. Young professionals are finding the city attractive due to its accessibility to transit, relatively affordable prices and vibrant downtown area. Downsizers too are playing an important role in driving the demand for condos. Familiarity with the area and proximity to their families have become a deciding factor for older residents to choose Burlington.

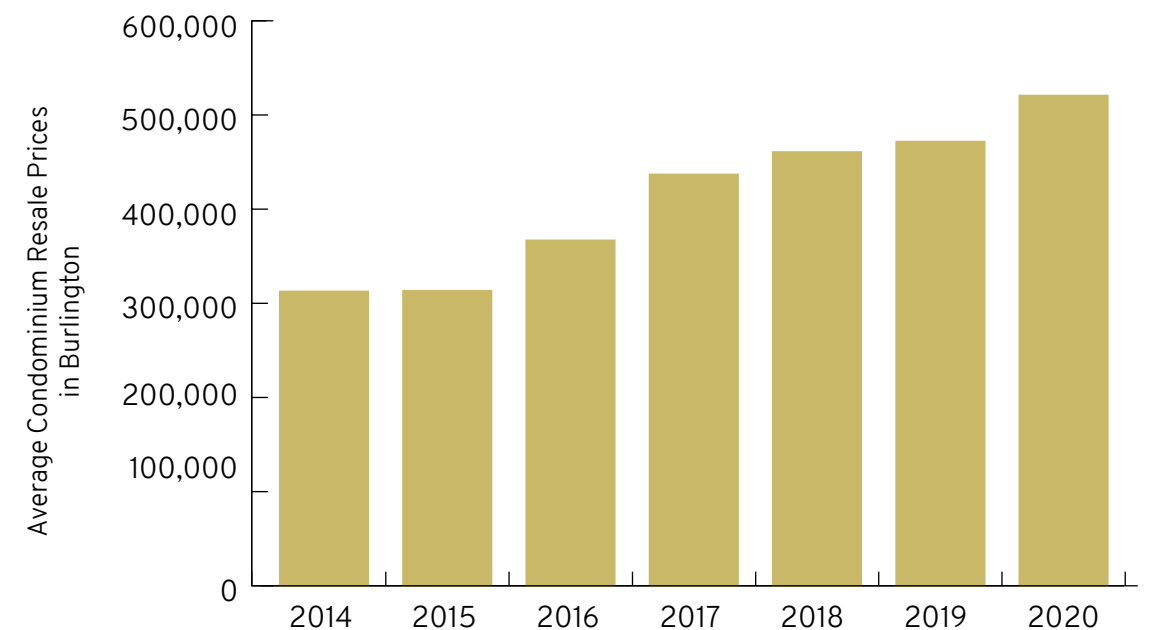


### Growth in Prices

Investors who acted early in Burlington are already seeing rewards on their new-construction condo. With the demand for quality housing continuing to increase, the market continues to grow and reap rewards. Average resale prices in Burlington are also trending upwards.

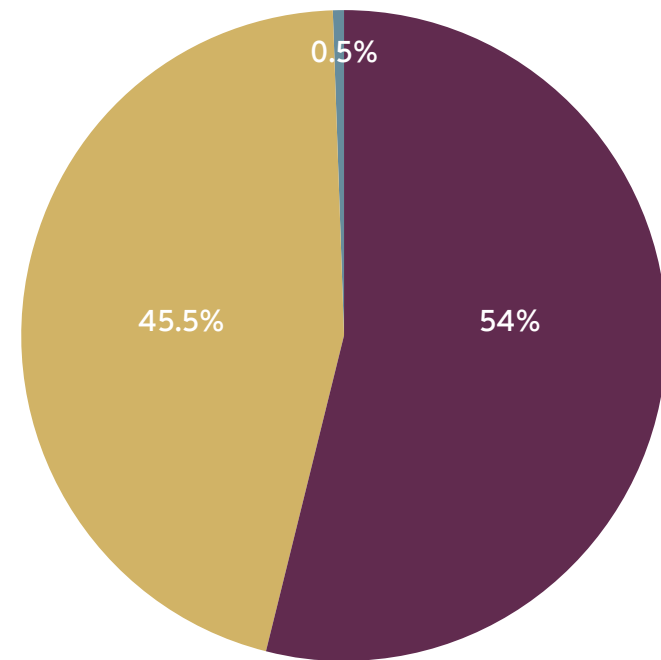


Source: Toronto Real Estate Board & Altus Group






Source: Toronto Real Estate Board -Regional Housing Marketing Tables

## Burlington Rental Market



### Unit Mix

	1 Bed	54%
	Average Rent:	\$1,931
	2 Bed	45.5%
	Average Rent:	\$2,501
	3 Bed	0.5%
	Average Rent:	\$2,900

E. & O.E. 2020. Stats produced by TREB. See sales representative for full details. Prices and specifications are subject to change without notice.



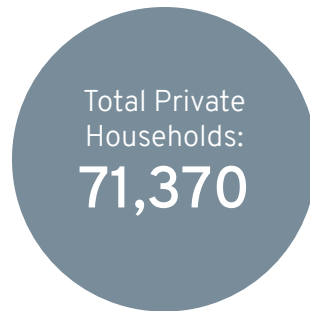
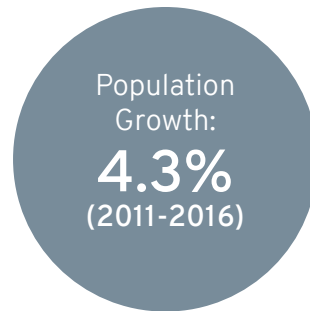
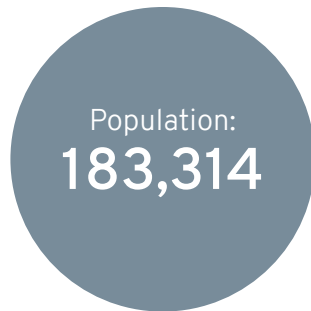


## Burlington in Detail

### Location

Conveniently located in Halton Region between the GTA and Hamilton, Burlington combines the best that Southern Ontario has to offer. Connected by major transportation networks, within easy driving distance of Toronto and the US border, the city is prime for real estate investment.

Burlington has recently been named Canada's Best Community 2019 by Maclean's magazine. Set on the shores of Lake Ontario, with the UNESCO-designated World Biosphere Reserve Niagara Escarpment in its backyard, Burlington offers an unrivalled lifestyle.



## Lifestyle

Burlington is a prosperous city with a small-town charm. With its countless parks and trails, and proximity to the escarpment, it's a great place for those who like the great outdoors. Culturally active, with a lively downtown packed with quaint boutiques, indie stores, restaurants and cafes, and a spectacular waterfront, Burlington has it all.

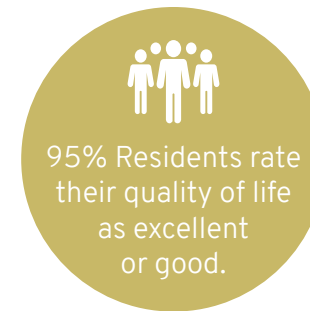
Parks:  
**217**



Parks Along Lake Ontario:  
**5.6kms**



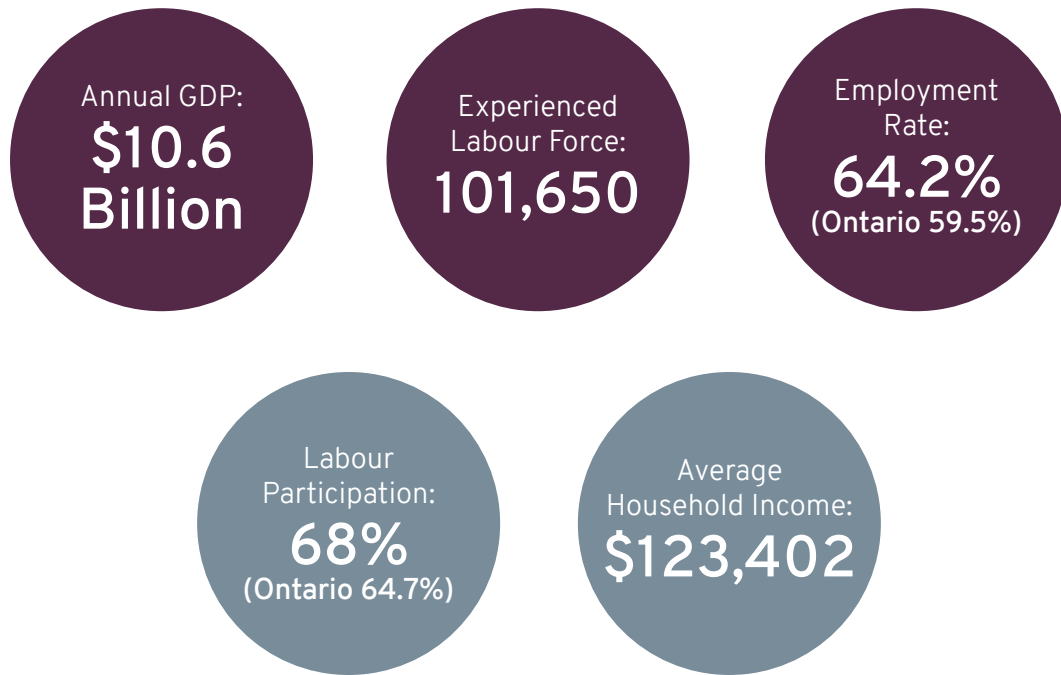
Trails:  
**213kms**





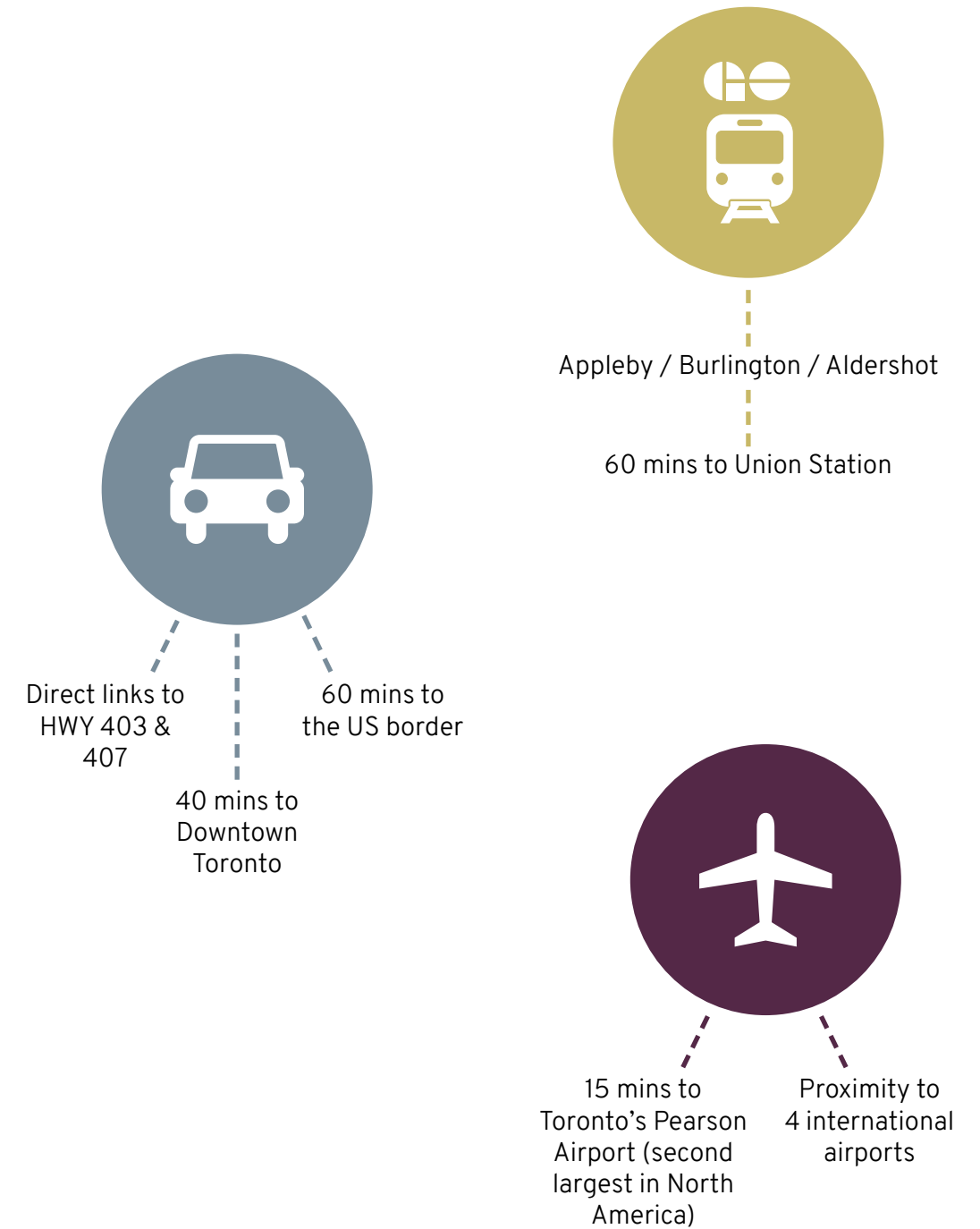
## Economy

Burlington has a diversified economy and offers great employment opportunities. There are more than 13,000 businesses that employ over 85,000 people. Home to advanced manufacturing, software development, financial services, biotechnology, environmental and logistics, Burlington is a dynamic and innovative community.



## Connectivity

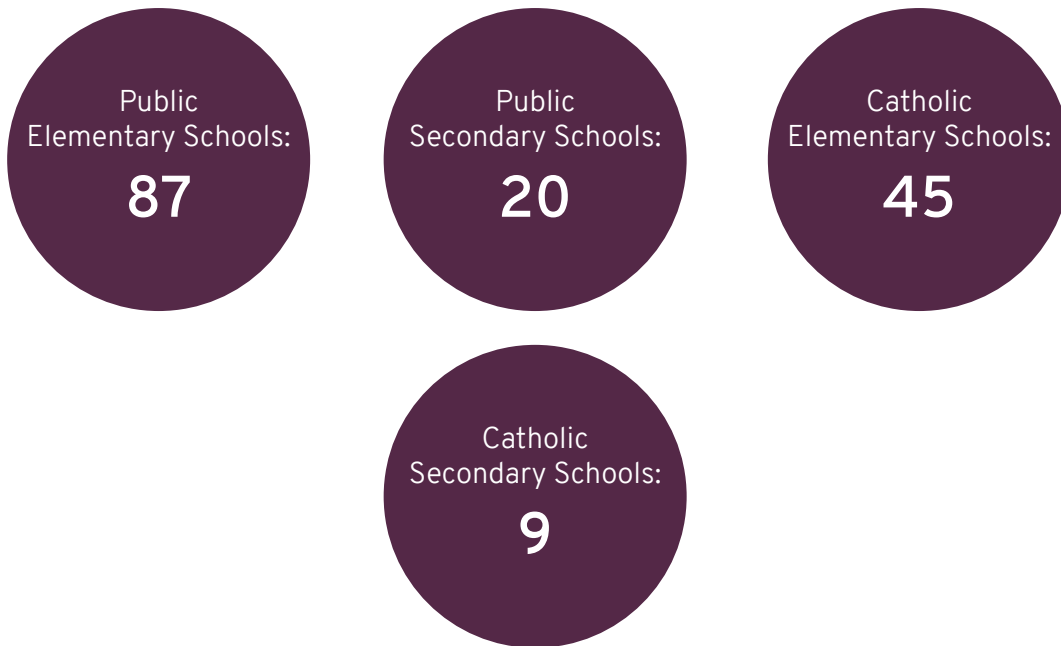
Burlington is remarkably accessible via multiple highways, provincial transit, international and private airports and rail networks.



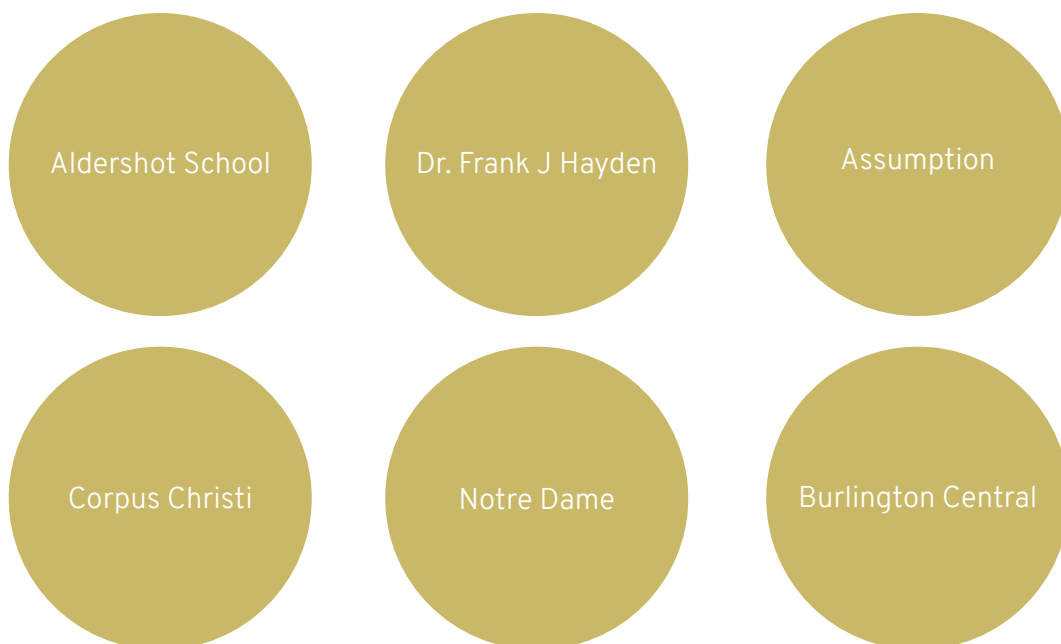
## Education

As a part of Halton Region, Burlington has some of the best schools in the province.

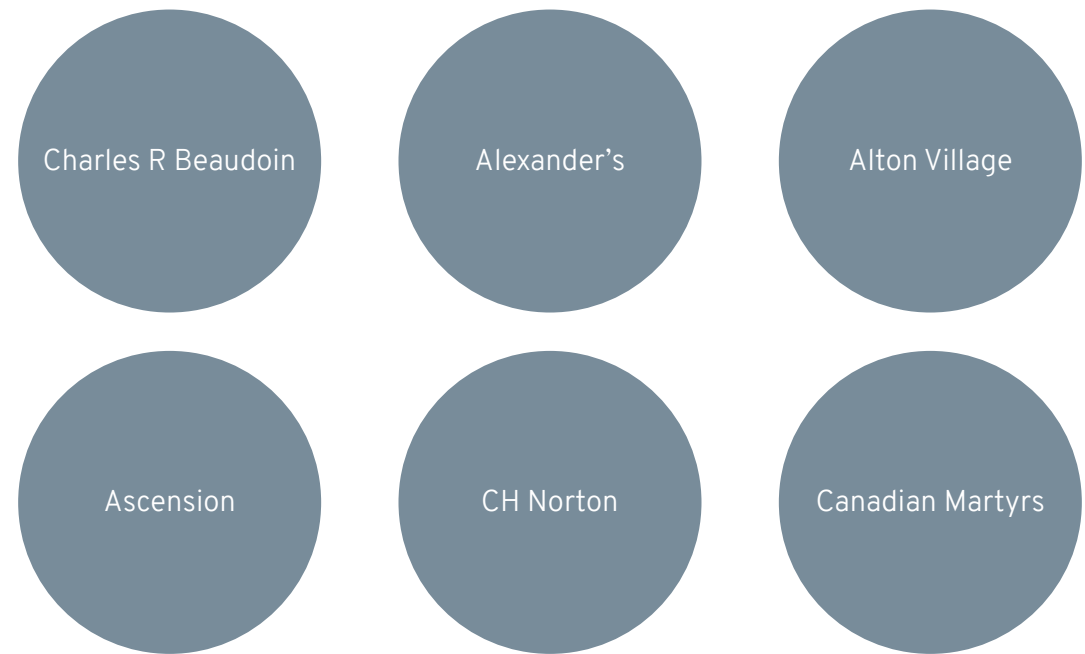
### Education in Halton Region



### Best Rated Secondary Schools



### Best Rated Elementary Schools



### Nearby Post-Secondary Institutions



Sources:  
<http://investburlington.ca/>  
<https://www.fraserinstitute.org/sites/default/files/ontario-elementary-school-rankings-2020-13385.pdf>  
<https://www.fraserinstitute.org/sites/default/files/ontario-secondary-school-rankings-2020-13482.pdf>