

LANDPOWER
REAL ESTATE LTD. BROKERAGE



SMART
GUIDE

Remington Group, the company behind such visionary developments as Downtown Markham, Vellore Village, Thornhill Valley and other signature communities across the GTA, proudly presents IQ Condominiums. A brilliant master planned community located at Islington and Queensway, just moments to the scenic South Etobicoke waterfront and minutes to downtown Toronto.

Smart urban living is all about experiencing the comfort, elegance and convenience of a modern condominium lifestyle. It's about design, innovation and creativity working together in harmony. It's the next level of urban living, and it's here today at IQ Condominiums.





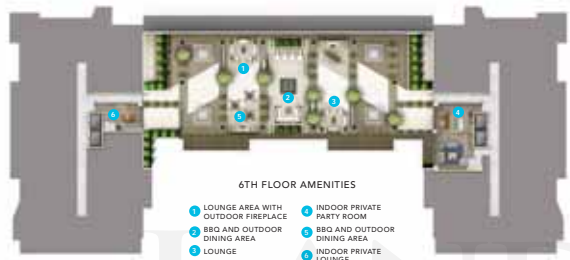
The overall master plan comprises a comprehensive 8-acre mixed-use neighbourhood that will eventually house seven condominium towers, a variety of diverse street level retail and a spectacular complement of lifestyle amenities surrounding a lush landscaped central courtyard park. A model of smart green urban living, IQ Condominiums will be a refreshing addition to this charming west end neighbourhood.



IQ Condominiums will incorporate the latest principles of environmental design and energy-efficient features. Floor to ceiling glass window walls will not only offer spectacular views of the lake and downtown, but also maximize heat and light, resulting in significant energy savings. Use of natural building materials will create a healthier indoor environment for all the residents.

Ultimately IQ Condominiums is about intelligent urban living at the crossroads of major transit routes and steps to a range of vibrant amenities that will add class, culture and cuisine to your lifestyle.







SMART FEATURES & FINISHES

THE SUITES

9-foot high ceilings, 10-foot ceilings in Penthouses **

Expansive balconies and terraces**

Elegant solid core entry door, privacy viewer and quality-finished hardware*

Engineered hardwood floors in foyer, kitchen, living area, dining area and den*

40 oz. CRI Green Label Certified carpet to promote Indoor Air Quality in bedrooms and applicable closets*

Attractive mirrored sliding closet doors in foyer and bedrooms**

Stylish interior doors with quality-finished hardware*

Convenient ventilated white plastic coated shelving in closets*

Elegant, custom baseboards, door frames and casings*

Bedrooms with light switch wall outlet and capped ceiling outlet***

Environmentally friendly low V.O.C. paints on walls, ceilings, and trim *

High performance double-glazed windows for increased energy efficiency

CHEF'S KITCHEN

Finely crafted cabinetry with full height upper cabinets in a variety of finishes and colours*

Attractive granite countertop with integrated breakfast bar*

Convenient under mount double-bowl stainless steel sink with single lever faucet and pullout vegetable sprayer*

Ceramic backsplash*

Task lighting under upper cabinets *

Ceiling-mounted halogen track lighting *

Engineered hardwood flooring *

Four stainless steel major appliances (Energy Star appliances where applicable): 18-cubic foot frost free refrigerator, self-cleaning range, built-in dishwasher, and over-the-range microwave with built in fan **

THE BATHROOMS

Master en-suite Bathrooms or main bath

Porcelain or ceramic floors *

Elegant, quality cabinetry with locked medicine storage *

Marble countertop with under mount sink and mirror *

Polished chrome faucets and designer accessory package *

Designer white bathroom fixtures -featuring water saving dual-flush water closet *

Glass shower door, with ceramic walls in shower stalls**

Contemporary tub with stylish shower rod *

Safety pressure balancing valve for tub and shower *

Custom lighting * **

SECOND BATHROOM (If applicable)

Ceramic tile floors and tub surround *

Elegant, quality cabinetry options*

Cultured marble countertop with integrated sink

Polished chrome faucets and designer accessory package.

Designer white bathroom fixtures - featuring dual-flush water closet.

Shower stall with glass door and ceramic tiled walls* **

Safety pressure balancing valve in shower

Custom lighting * **

LAUNDRY

Full-size stacked front loading dryer and Energy Star front loading washer **

Ceramic floor in laundry

TECHNOLOGY

Telephone outlets in living room, kitchen, master bedroom, 2nd bedroom or den (If any)

Cable TV and CAT 5 high-speed internet access outlets in living room, master bedroom, 2nd bedroom or den **

Wi-Fi connectivity in selected amenity areas

Individual suite controlled Energy Recovery Ventilator (ERV) to exhaust the suite, replenish fresh air, decrease energy costs, and provide a higher level of indoor environmental quality and comfort

Individual, separately metered circuit breaker service panel with copper wiring throughout.

Convenient on site recycling

Individual seasonally controlled heating and cooling system

SAFETY

Professional 24-hour concierge service

Security monitored underground parking garage

Each suite is equipped with an entry alarm system, monitored by the concierge

Each suite is equipped with fire, heat, and smoke detectors

Main entrances and exits monitored by closed-circuit television systems

Secured access to all common areas

*From the builders standard samples. **as per plan

All Suites protected under Tarion (formerly the Ontario New Homes Warranty Program)

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's standard samples as a result of normal manufacturing and installation process.



Place seven pencils in such a way that each pencil touches every other one

IQCONDOS.COM



Think smart. Live smart.
**ISLINGTON &
QUEENSWAY**

Exclusive V.I.P. Agents' Preview Pricing

MODEL	UNIT	FROM FLOORS	TYPE	APPROX. SUITE SIZE	EXPOSURE	GENERAL PUBLIC PRICES FROM:	V.I.P. AGENT PRICES FROM:
23	04	1	Studio / 1b	465	W	\$201,900	\$198,900
2	02	4 to 11	1 Bedroom / 1b	569	E	\$234,900	\$231,900
5	05 / 06	2 to 11	1 Bedroom / 1b	561	W	\$235,900	\$232,900
1	01	6 to 11	1 Bedroom / 1b	548	E	\$234,900	\$231,900
44	02 / 04	1 to 2	1 Bedroom / 1b	588	S	\$242,900	\$239,900
11	11	7 to 11	1 Bedroom / 1b	564	E	\$242,900	\$239,900
51	01	1	1 Bedroom / 1b	590	SE	\$243,900	\$240,900
9	09	6 to 11	1 Bedroom / 1b	608	W	\$249,900	\$246,900
6	05 / 06 / 07	1 to 11	1 Bed + Den / 1b	626	W	\$257,900	\$252,900
7	06 / 07 / 08	1 to 11	1 Bed + Den / 1b	626	W	\$257,900	\$252,900
14	01	2 to 5	1 Bed + Media / 1b	643	E	\$261,900	\$258,900
21	02	2	1 Bed + Den / 1b	641	E	\$263,900	\$258,900
12	10	4 to 5	1 Bed + Den / 1b	681	N	\$282,900	\$277,900
16	11	2	1 Bed + Den / 1b	696	N	\$287,900	\$282,900
13	09 / 10	2 to 5	1 Bed + Den / 2b	713	N	\$297,900	\$292,900
43	03 / 05	1 to 2	2 Bedroom / 1b	743	SW	\$309,900	\$302,900
45	03	2	2 Bedroom / 1b	778	SE	\$325,900	\$318,900
10	10	6 to 11	2 Bedroom / 2b	782	N	\$336,900	\$329,900
8	08 / 09	2 to 11	2 Bedroom / 2b	799	NW	\$343,900	\$336,900
3	03	4 to 11	2 Bed + Den / 2b	901	SE	\$382,900	\$375,900
4	04	4 to 11	2 Bed + Den / 2b	880	SW	\$388,900	\$381,900

(Subject to availability). Premiums apply to floors and views.*

Suite Features

IQ Condos will feature 9-ft ceilings on levels 1 to 11 and 10-ft ceilings on level 12. Engineered hardwood floors in foyer, kitchen, living, dining and den. 40 oz, CRI Green Label Certified carpet in bedrooms. Chef kitchen includes granite countertop with breakfast bar; task lighting under upper cabinets; four stainless steel major appliances by Energy Star. Marble countertops with under mount sink in Master ensuite and Energy Recovery Ventilation systems.

Building Features

Amenities located on the 6th floor will include a fabulous lounge area with outdoor fireplace, BBQ and outdoor dining area and an indoor private party room. Ground floor amenities will include a lobby, fitness room with the latest cardio and strength training equipment, yoga studio, change rooms, a pool with whirl pool, pet spa and guest suites.

<p>Deposit Structure \$2,000 with Agreement Balance of 5% in 30 days 5% in 90 days 5% in 180 days 5% on Occupancy</p> <p>One Parking space: Included in Purchase Price One Locker: Included in Purchase Price</p> <p>First Tentative Occupancy Date: October 8, 2013</p>	<p>Maintenance 44 cents per square foot Hydro metered separately</p> <p>Parking Maintenance fee - \$25/ month Locker Maintenance -\$10 /month</p> <p>Taxes Estimated at approximately .85 % of purchase price annually.</p> <p>Prices include H.S.T.</p>
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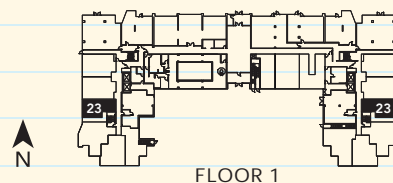
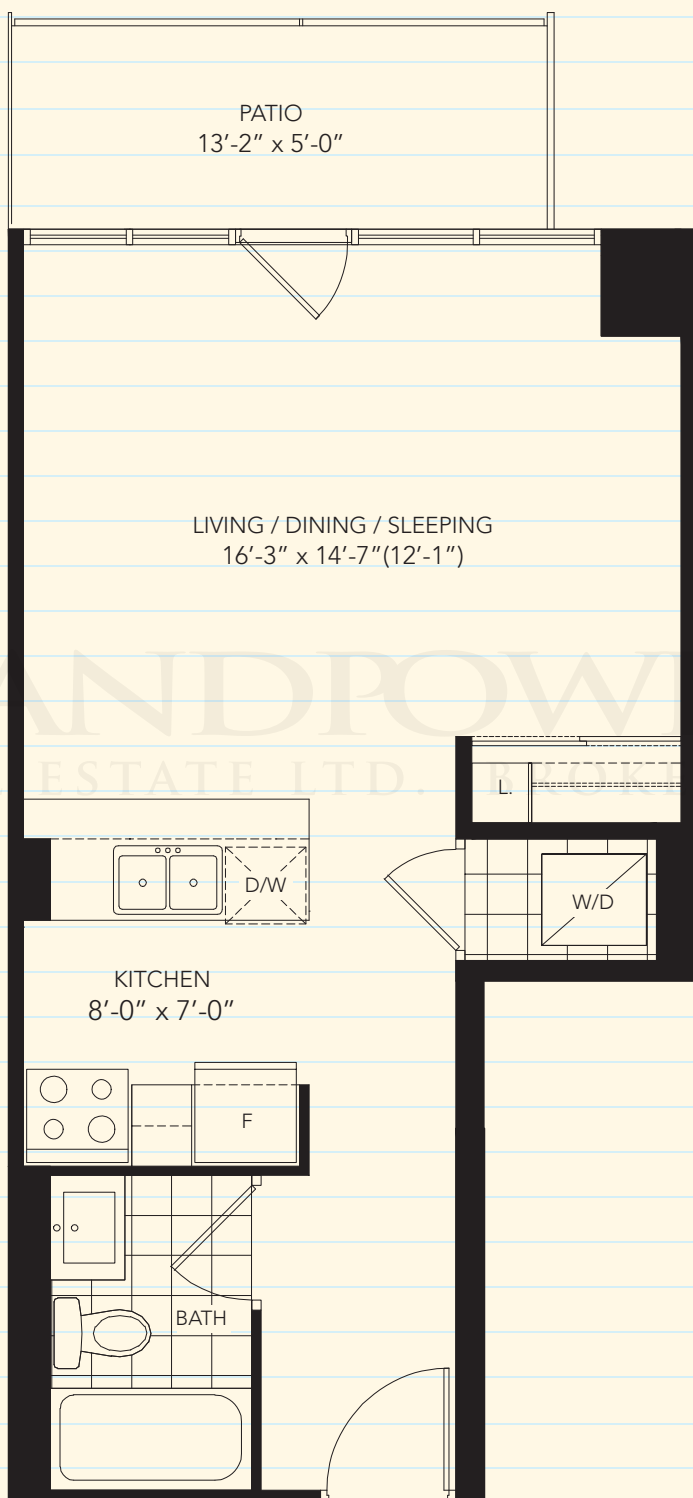
All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area will vary from floor area stated. March 2, 2011
*Please see a Sales Representative for details.

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.
Phone Number: 416-253-5838 Fax: 416-253-8453



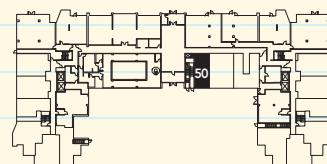
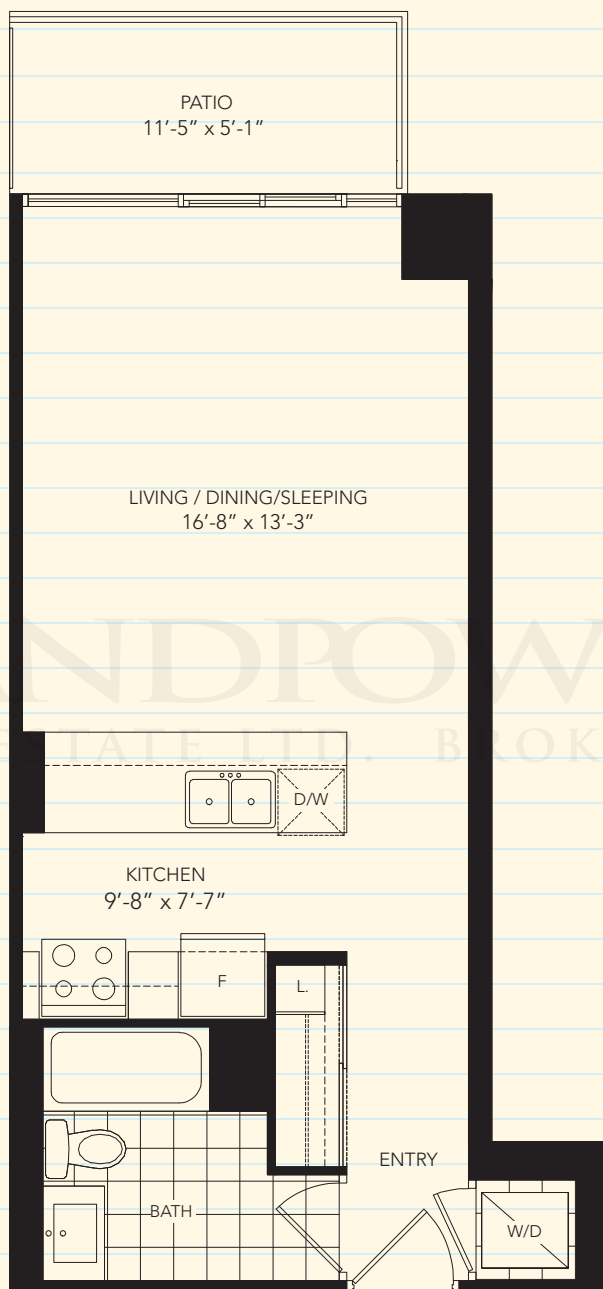
Suite (23) = Studio

465 sq.ft.



Suite (50) = Studio

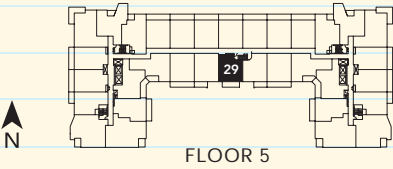
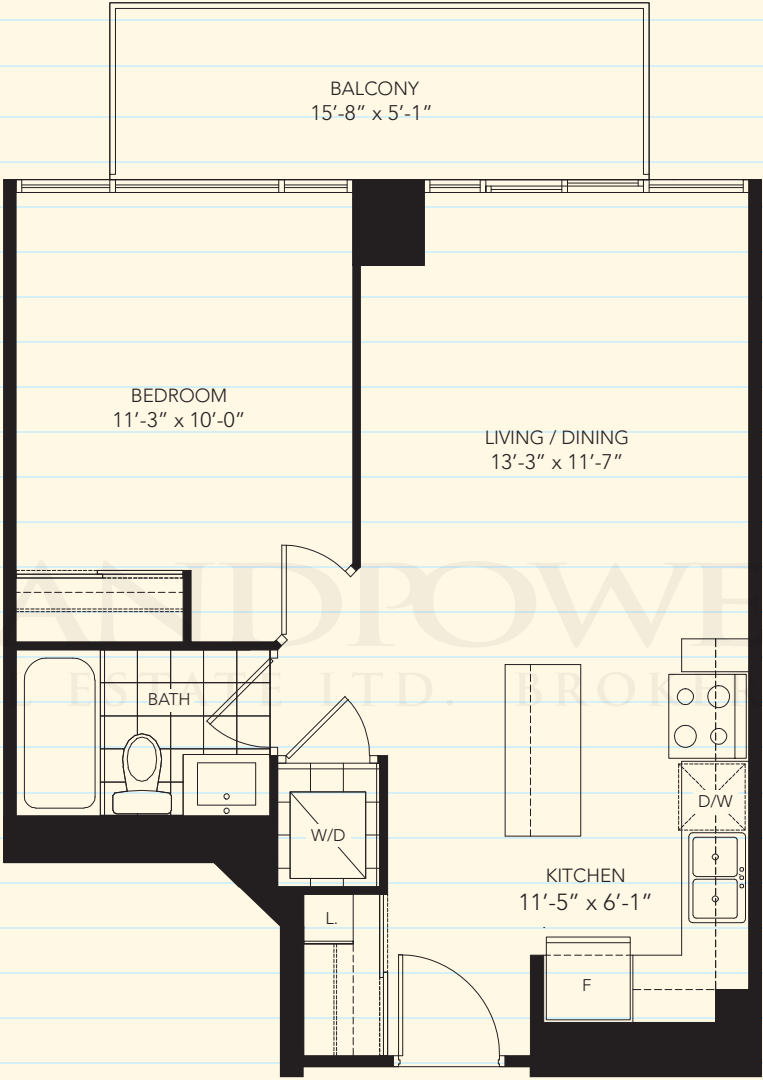
484 sq.ft.



FLOOR 1

Suite (29) = One bedroom

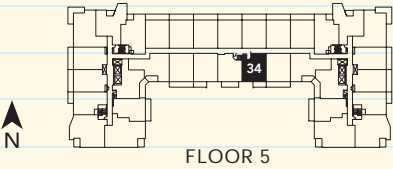
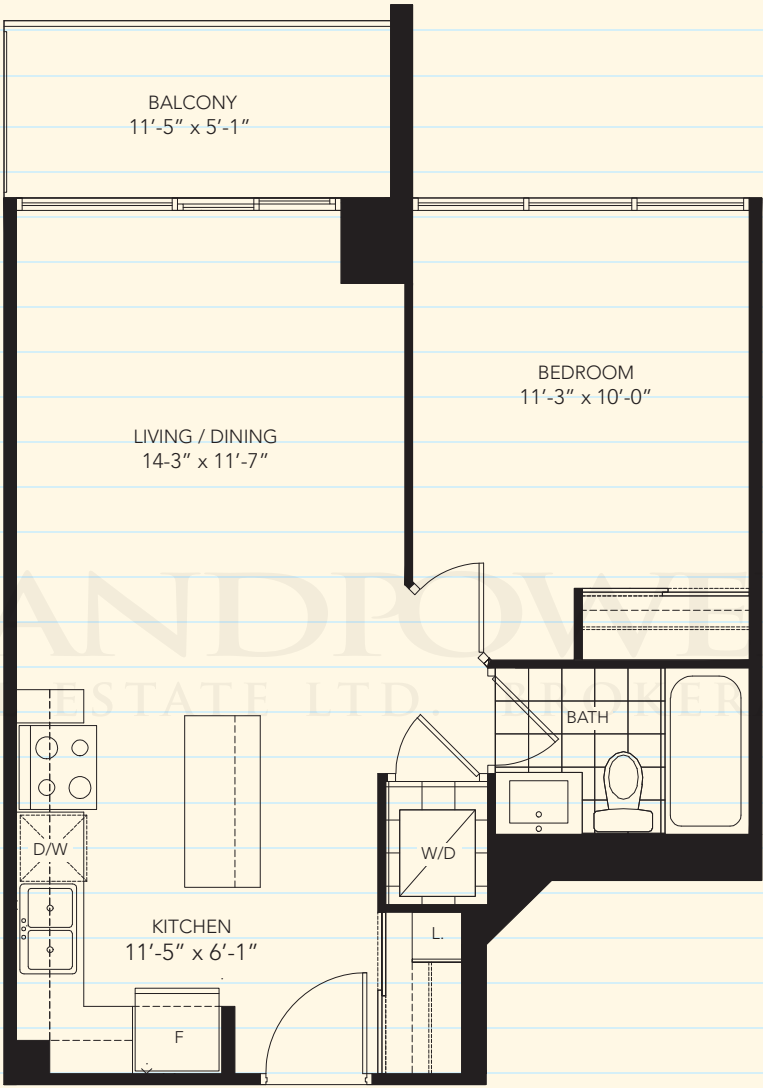
538 sq.ft.



All dimensions are approximate and subject to normal construction variances.
Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (34) = One bedroom

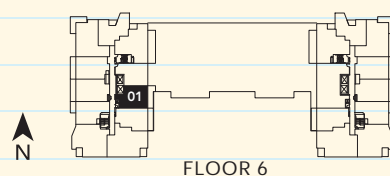
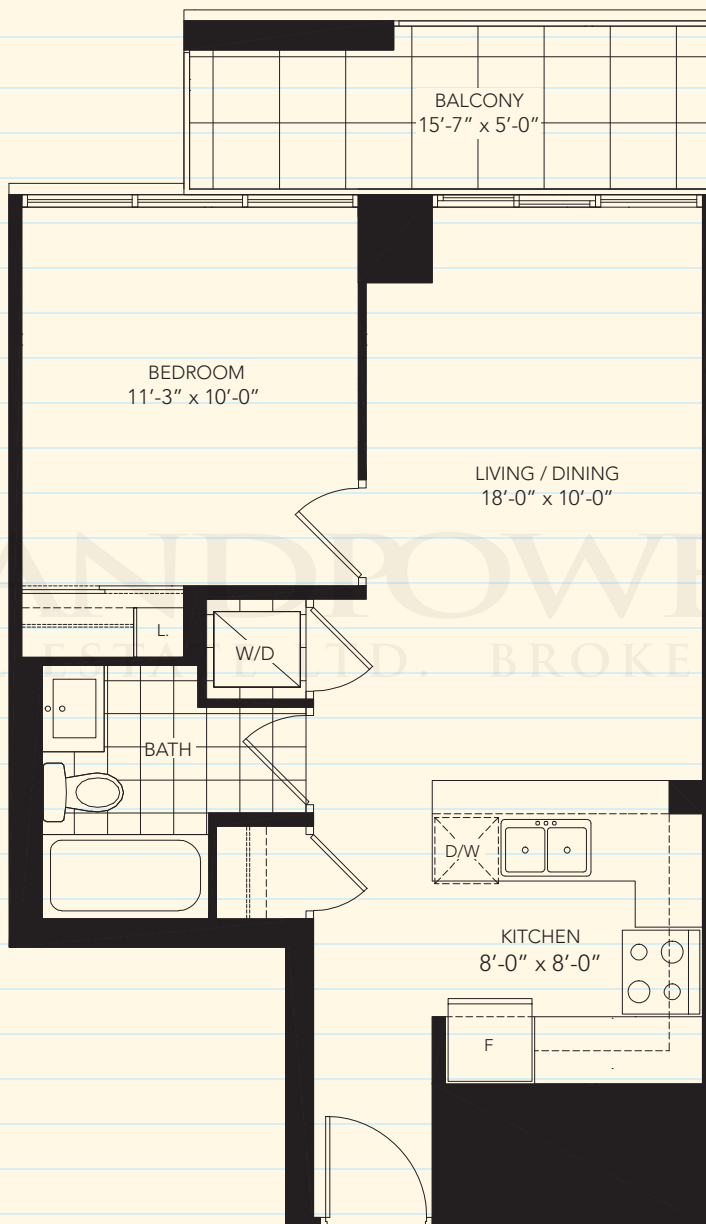
547 sq.ft.



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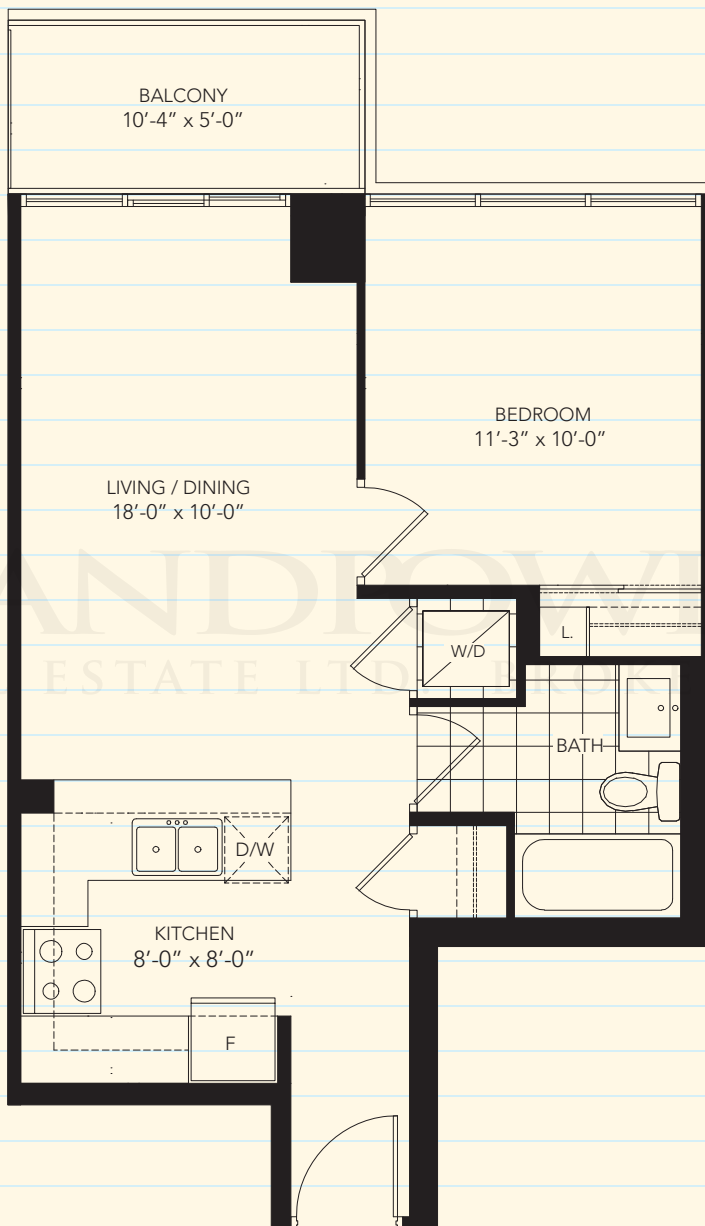
Suite (01) = One bedroom

548 sq.ft.



Suite (01) = One bedroom

548 sq.ft.



FLOOR 12

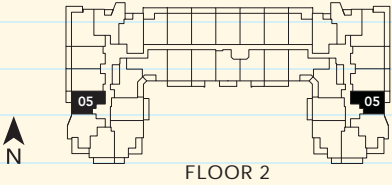
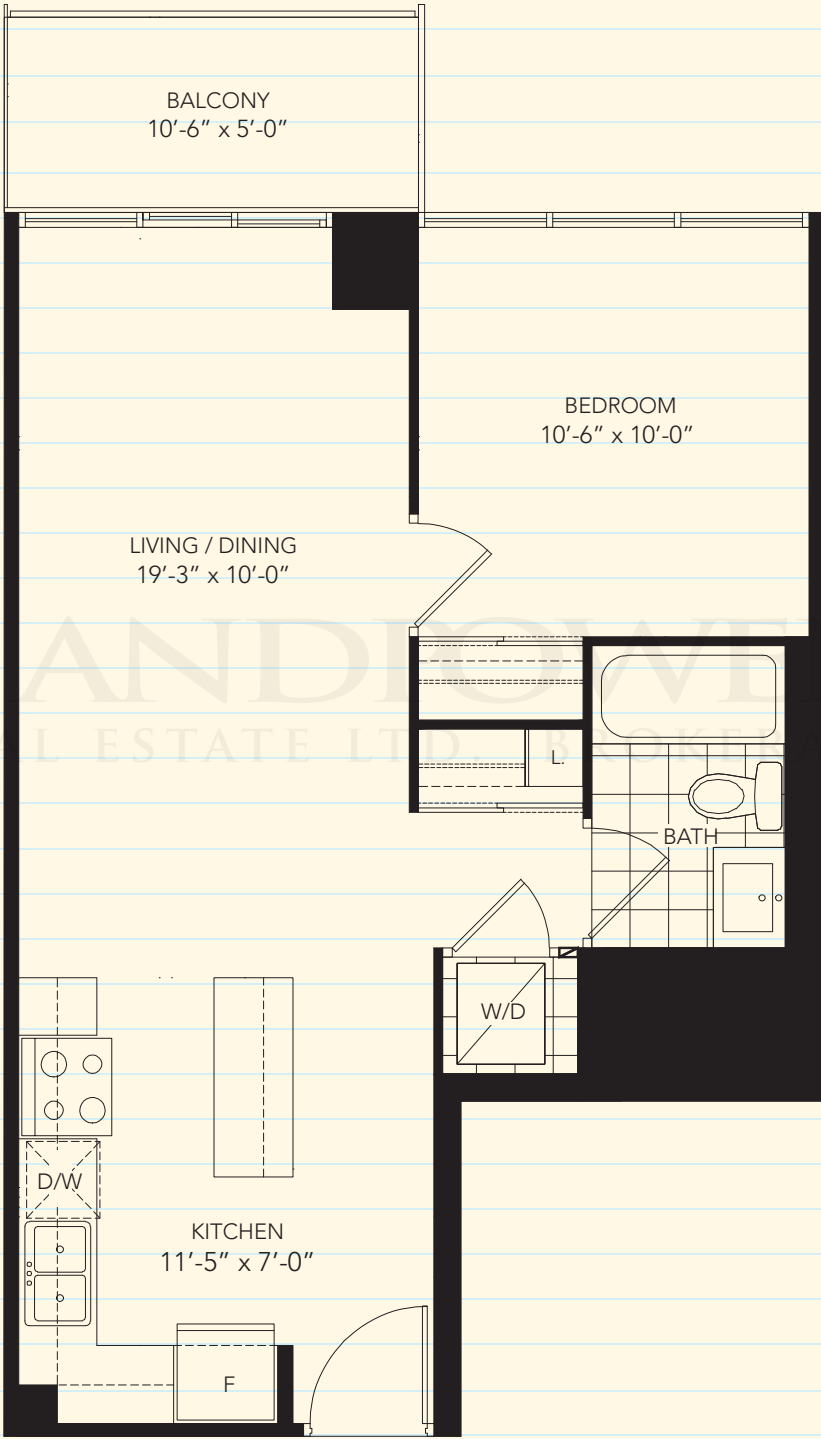


FLOOR 7-11



Suite (05) = One bedroom

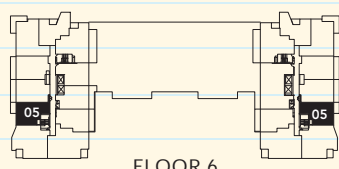
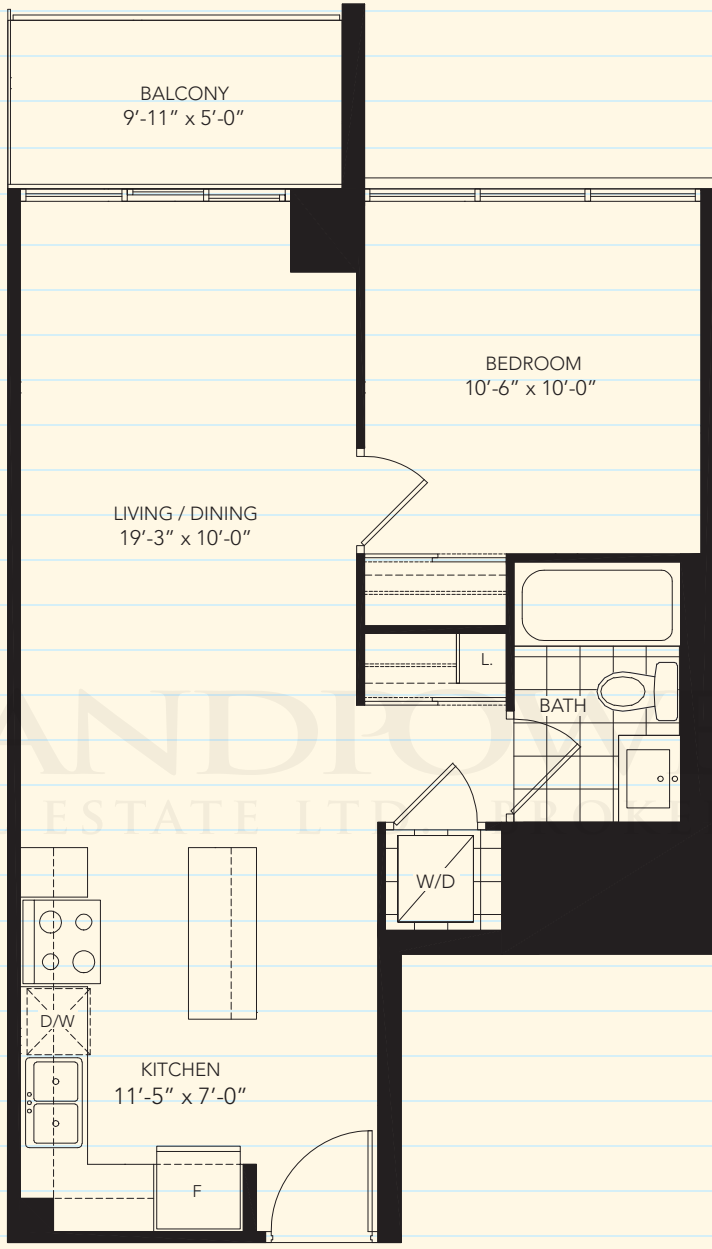
561 sq.ft.



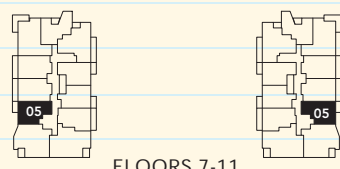
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Suite (05) = One bedroom

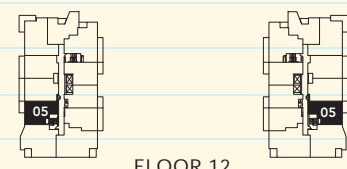
561 sq.ft.



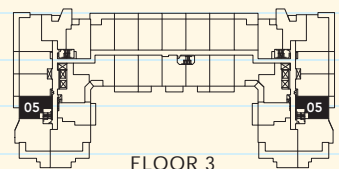
FLOOR 6



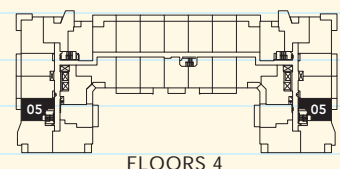
FLOORS 7-11



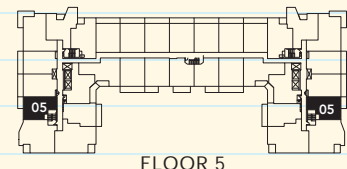
FLOOR 12



FLOOR 3



FLOORS 4



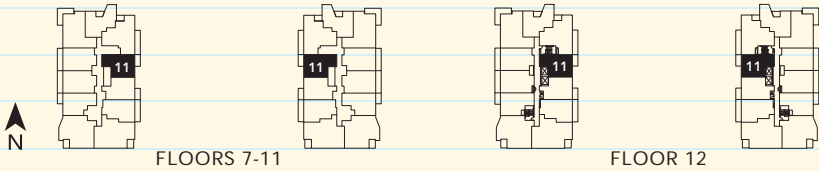
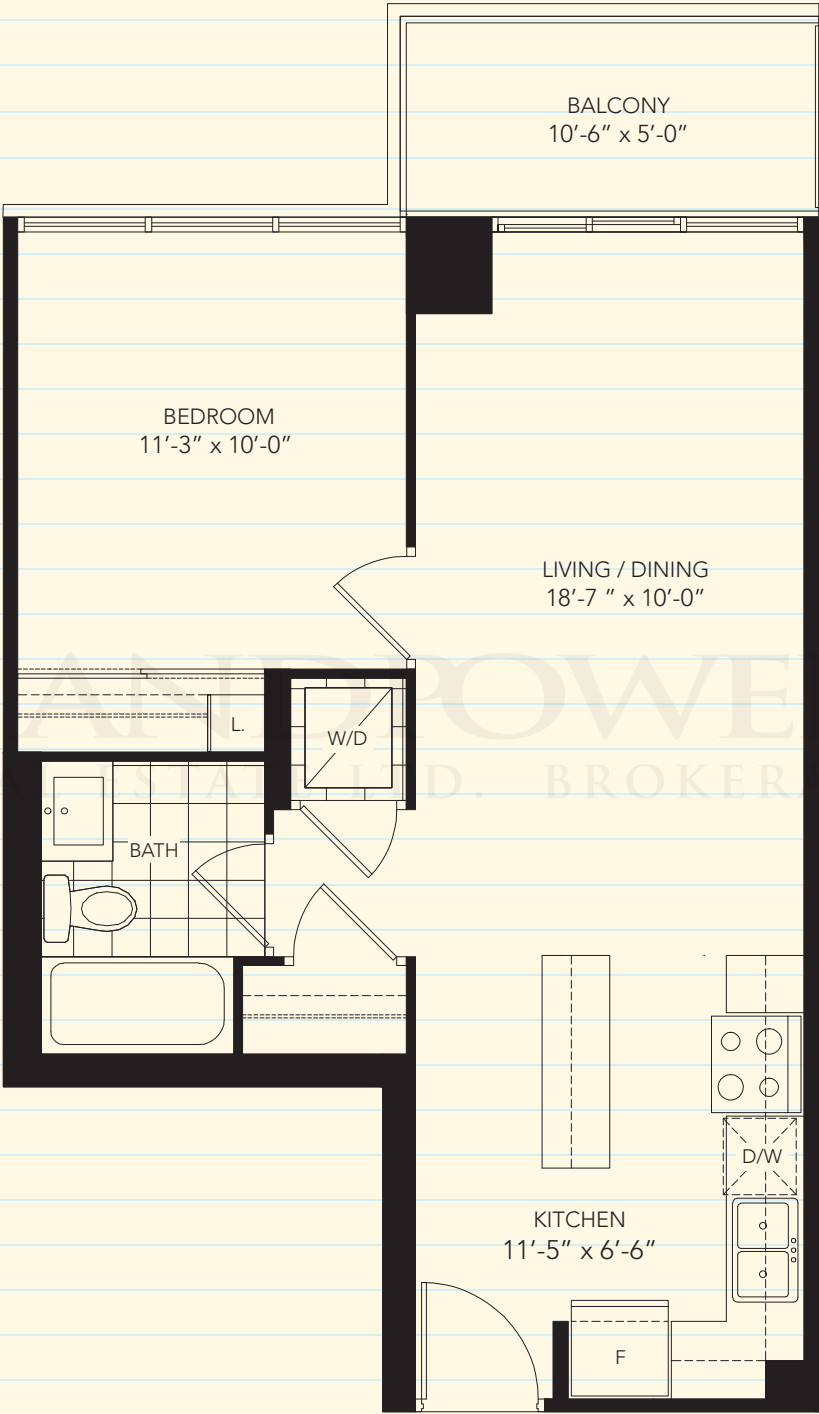
FLOOR 5



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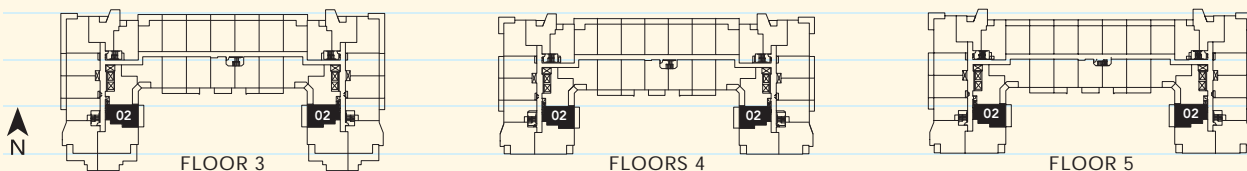
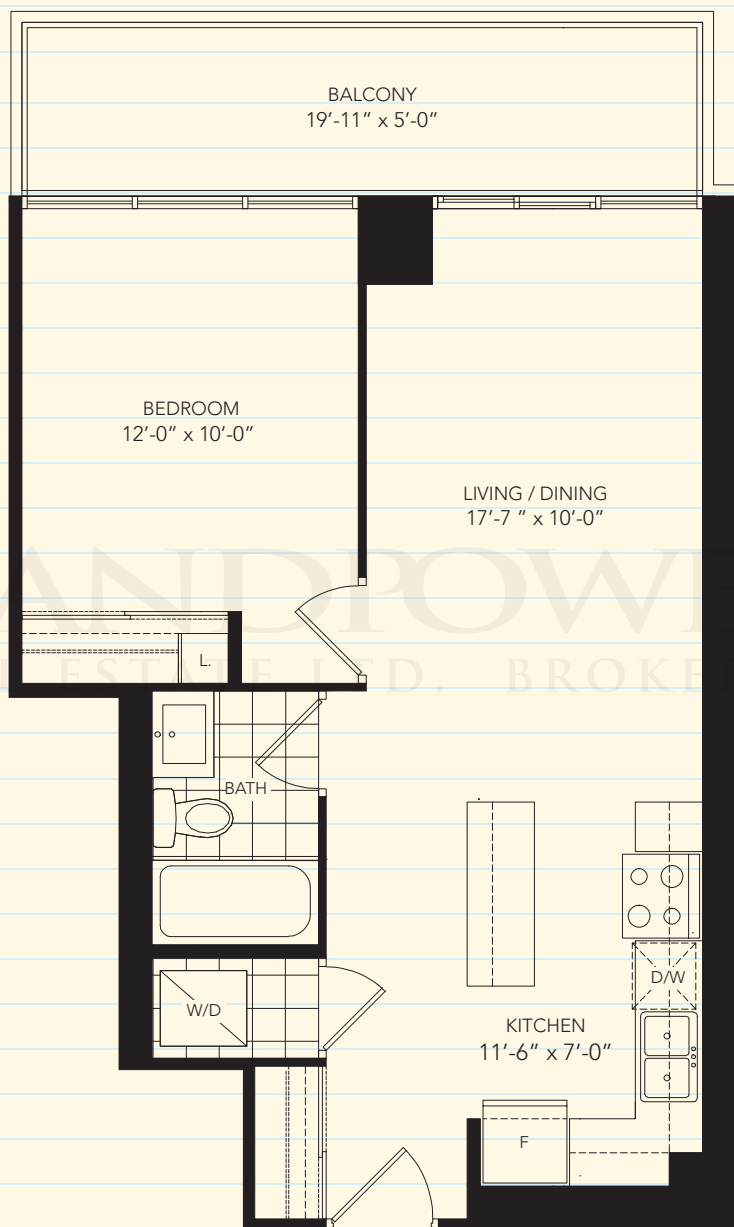
Suite (11) = One bedroom

564 sq.ft.



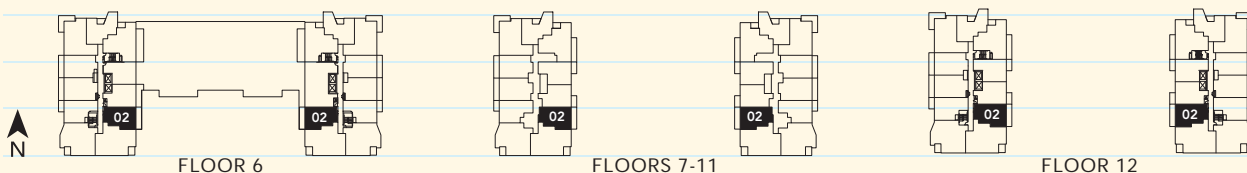
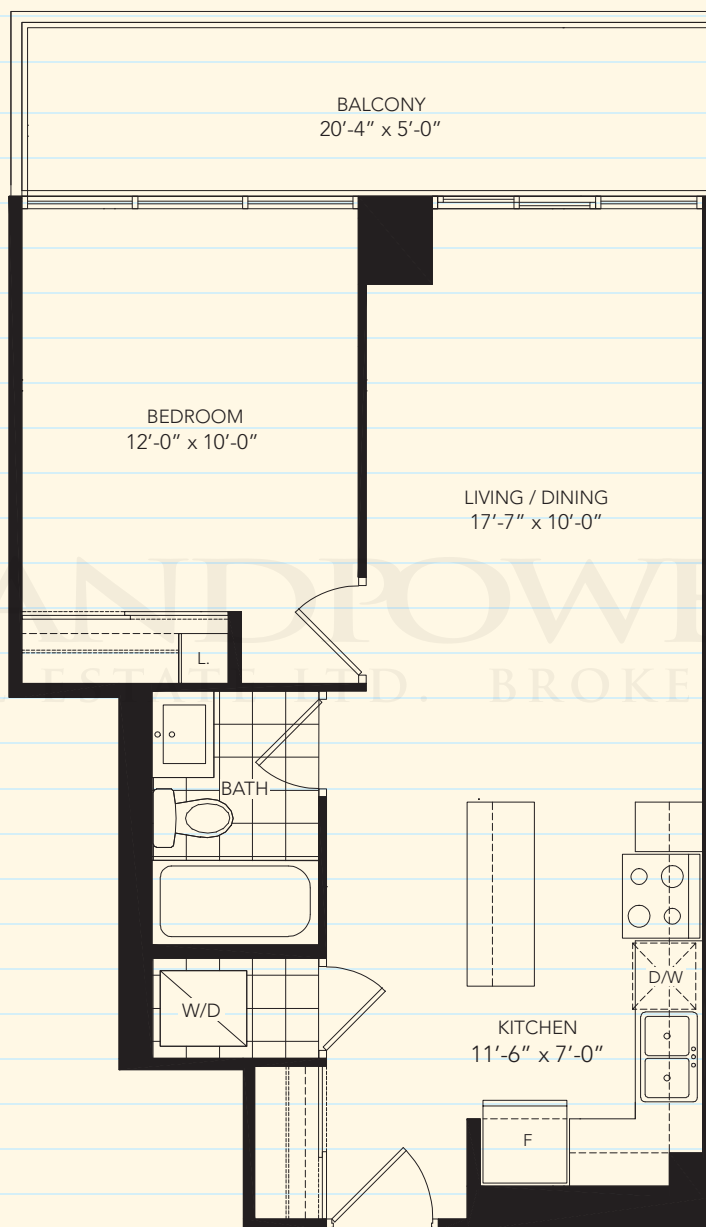
Suite (02) = One bedroom

569 sq.ft.



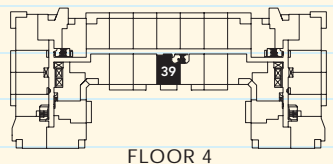
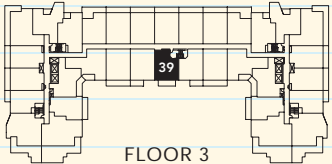
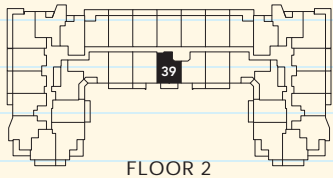
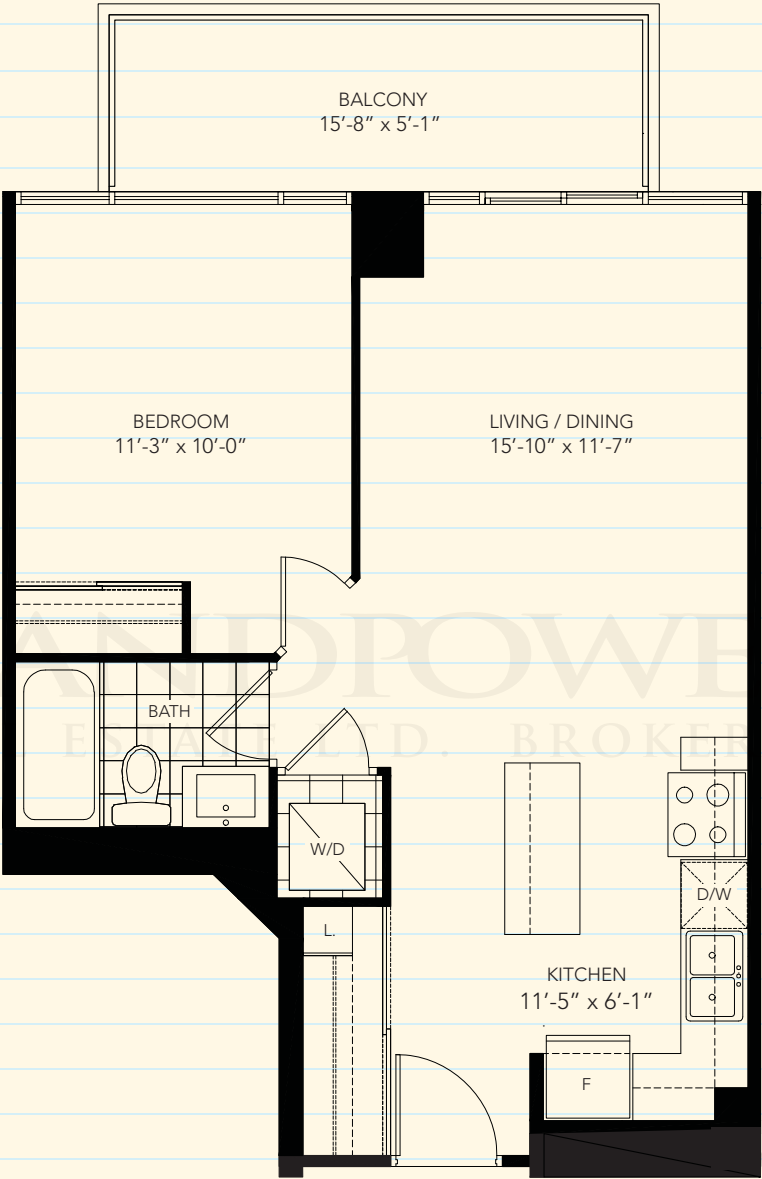
Suite (02) = One bedroom

569 sq.ft.



Suite (39) = One bedroom

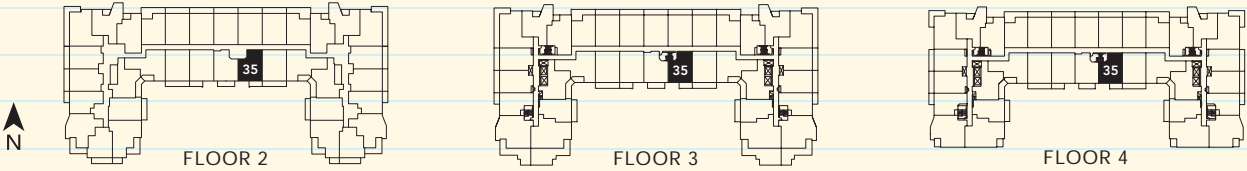
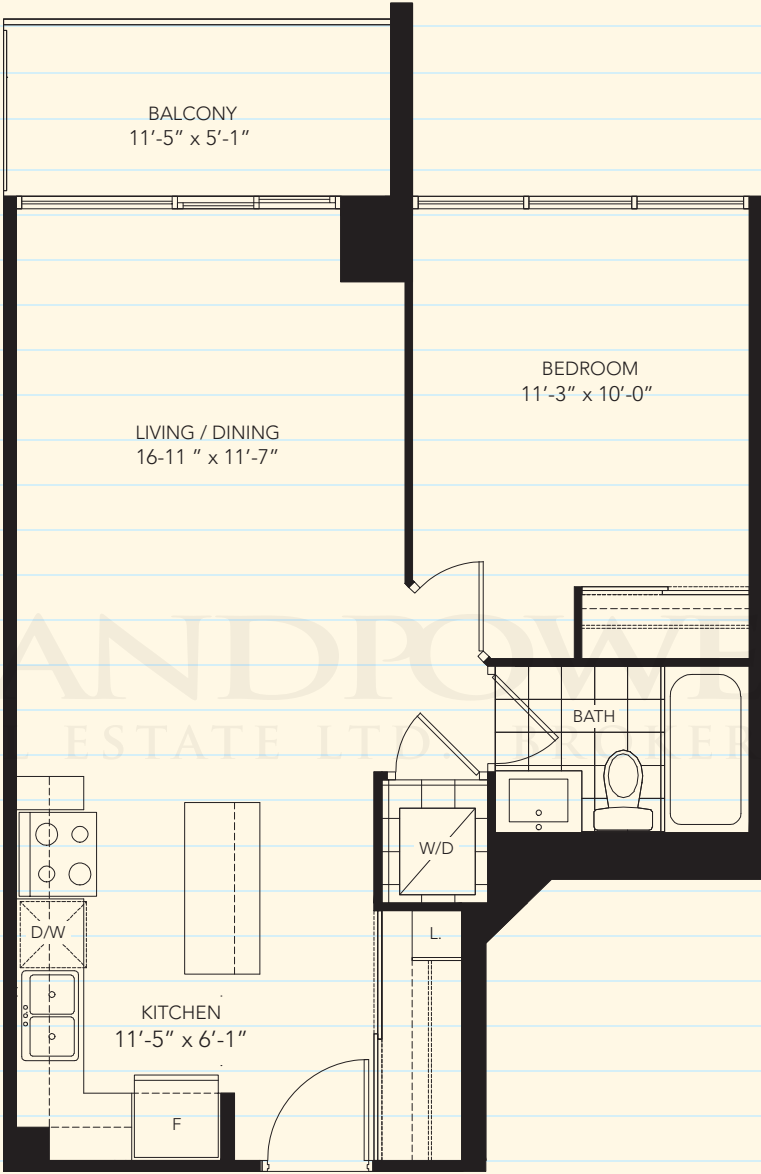
575 sq.ft.



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Suite (35) = One bedroom

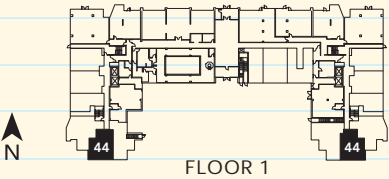
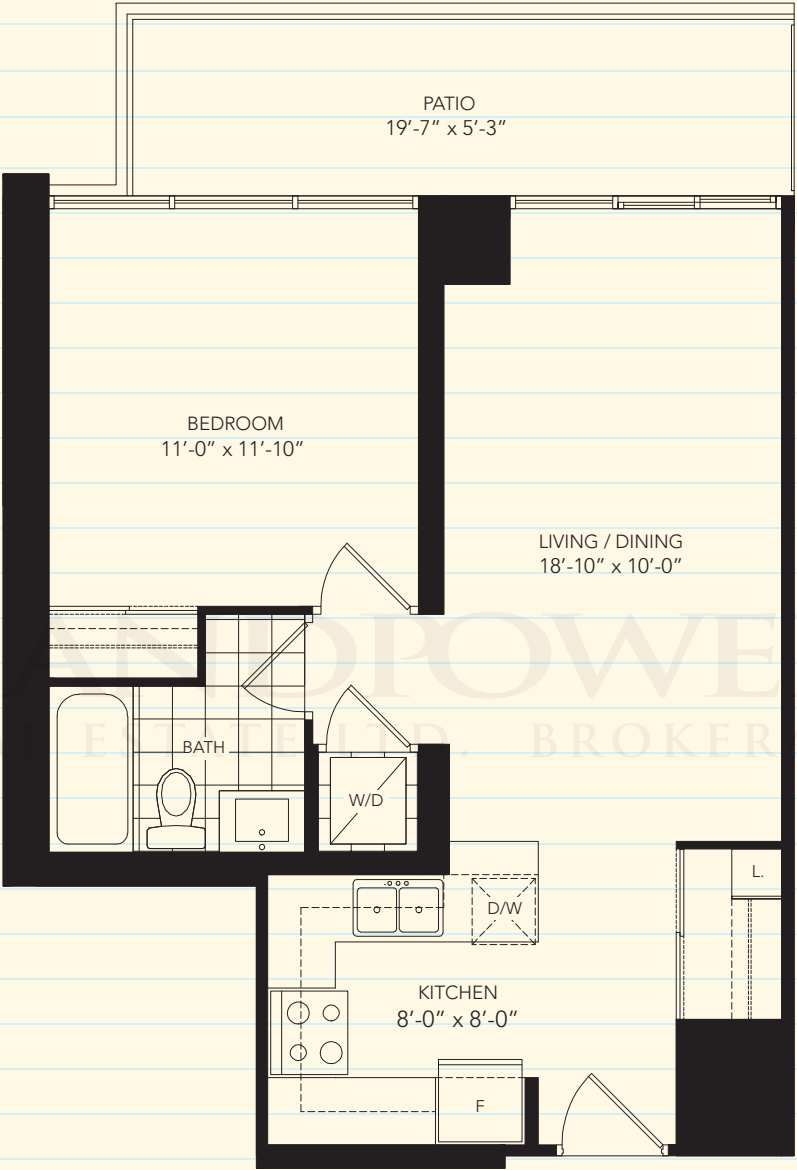
584 sq.ft.



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Suite (44) = One bedroom

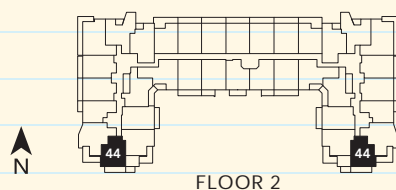
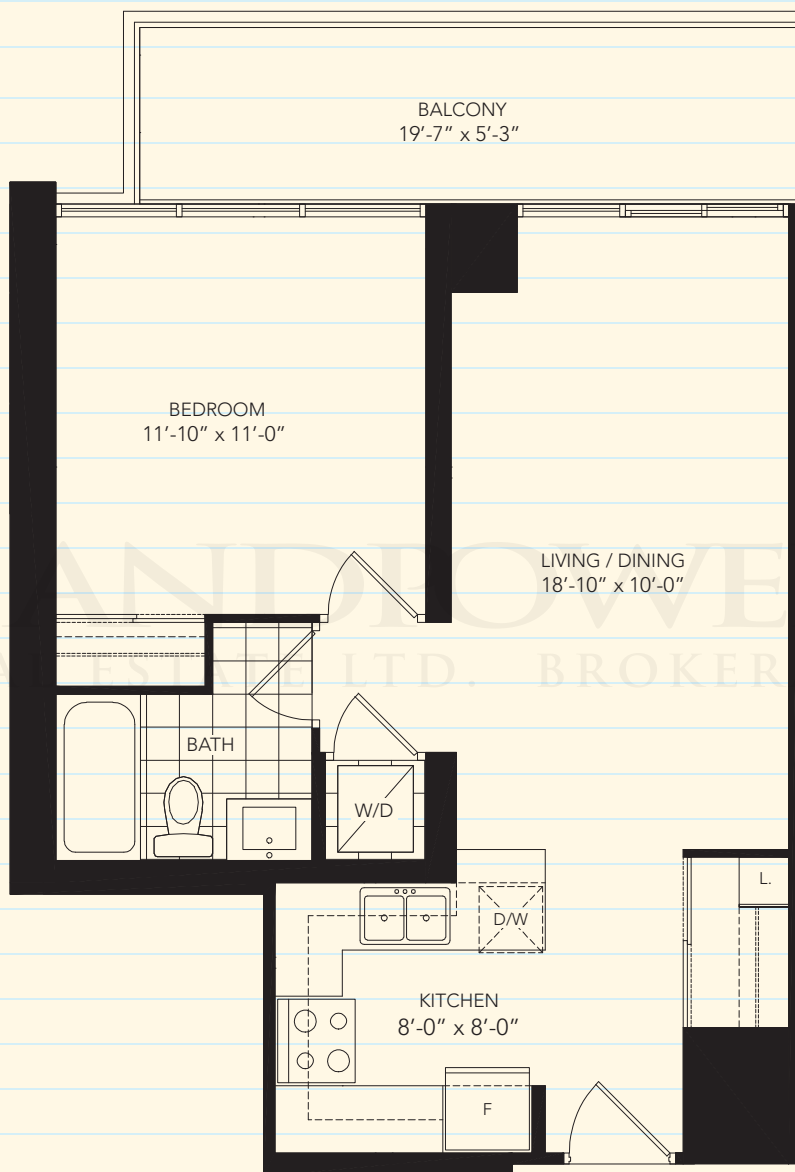
588 sq.ft.



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Suite (44) = One bedroom

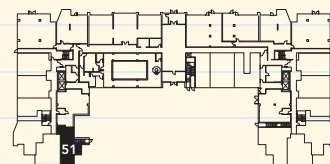
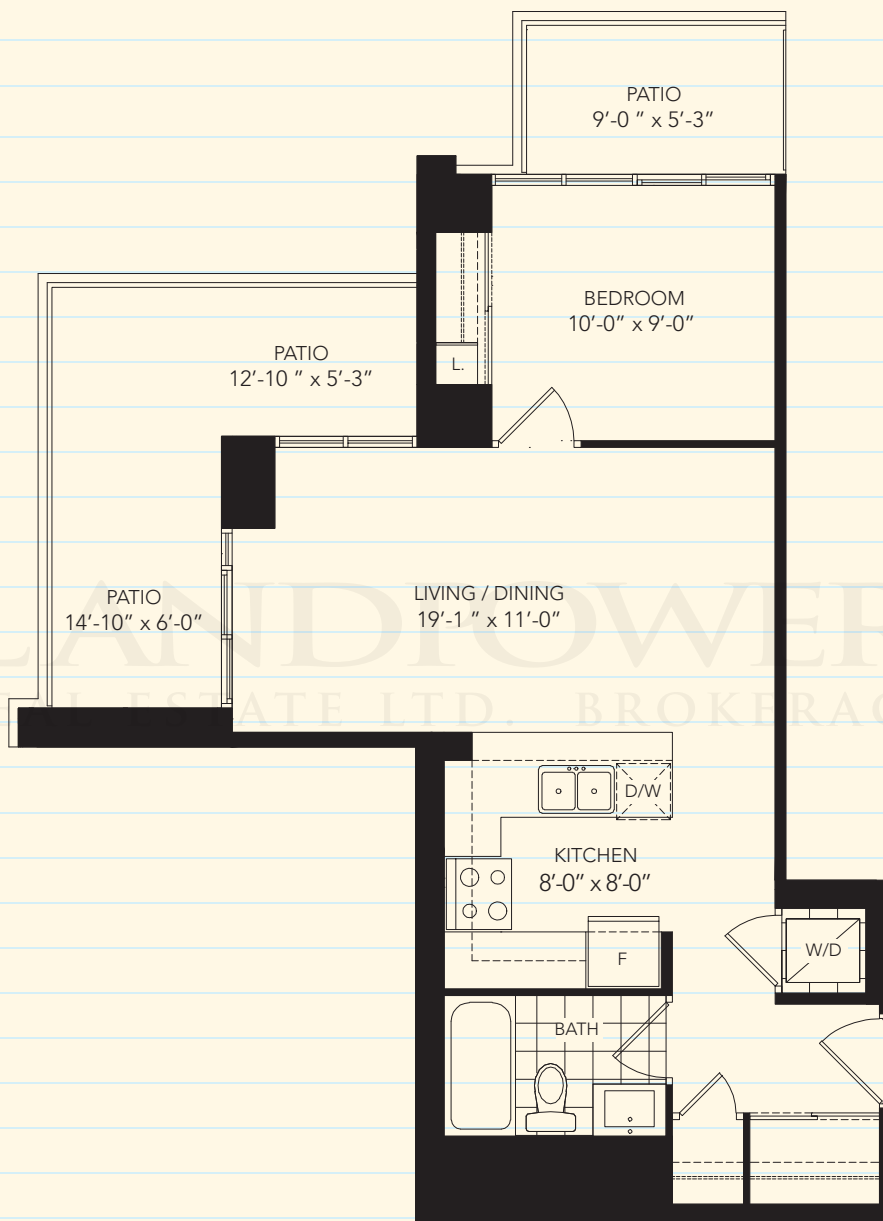
588 sq.ft.



FLOOR 2

Suite (51) = One bedroom

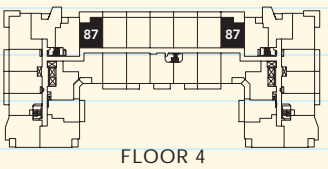
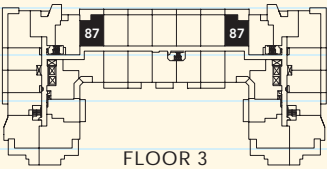
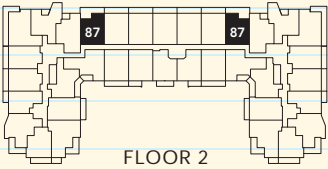
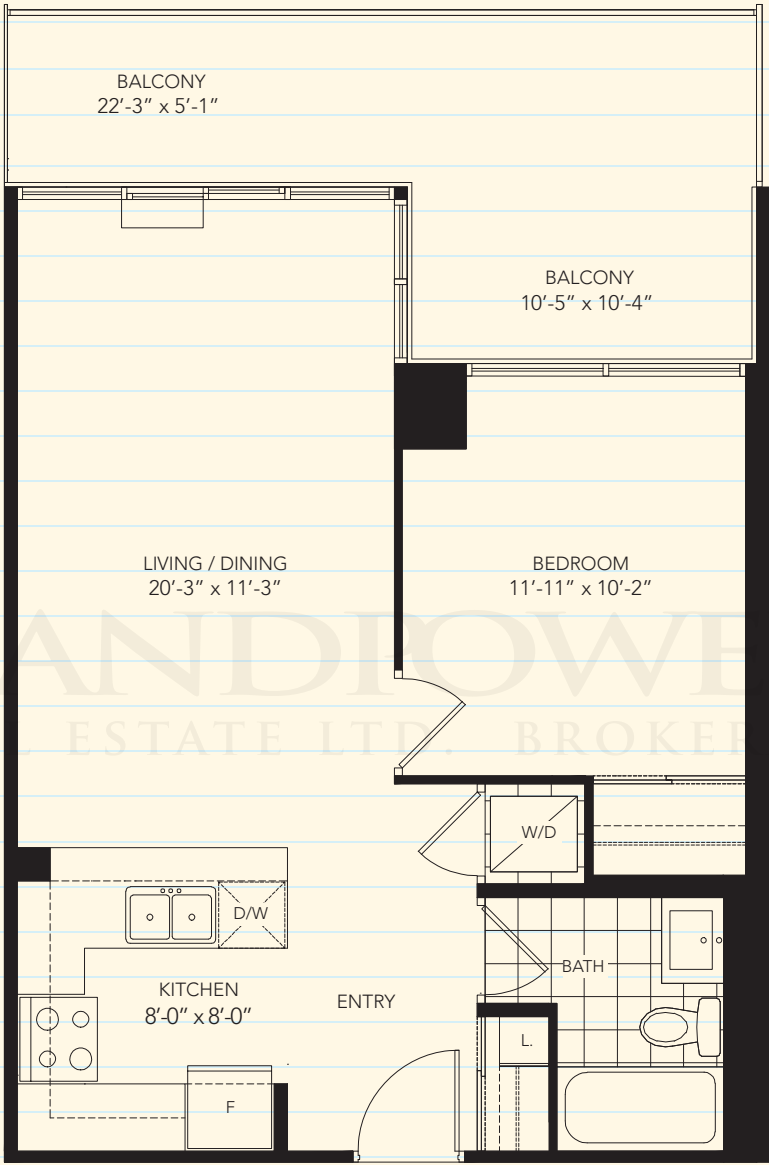
590 sq.ft.



FLOOR 1

Suite (87) = One bedroom

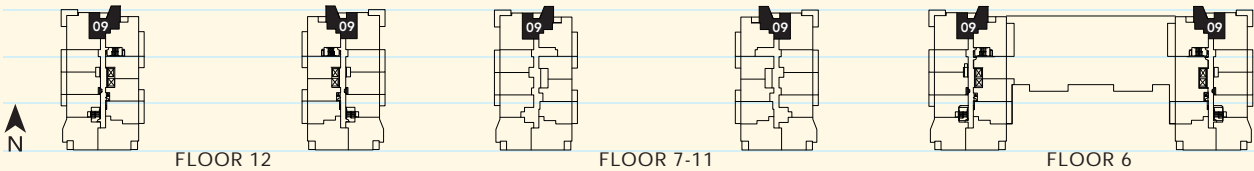
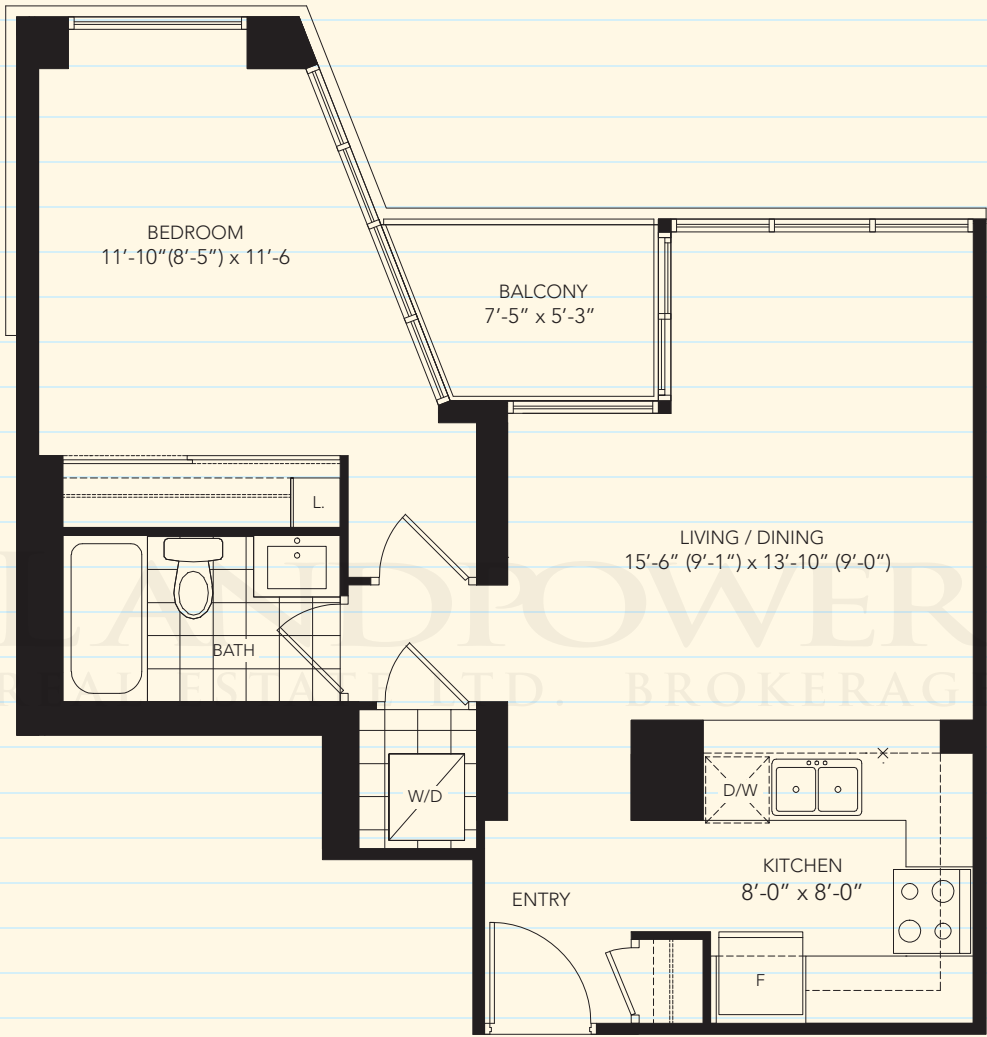
594 sq.ft.



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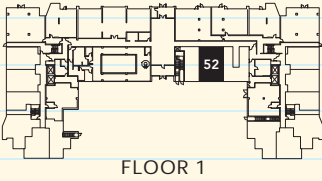
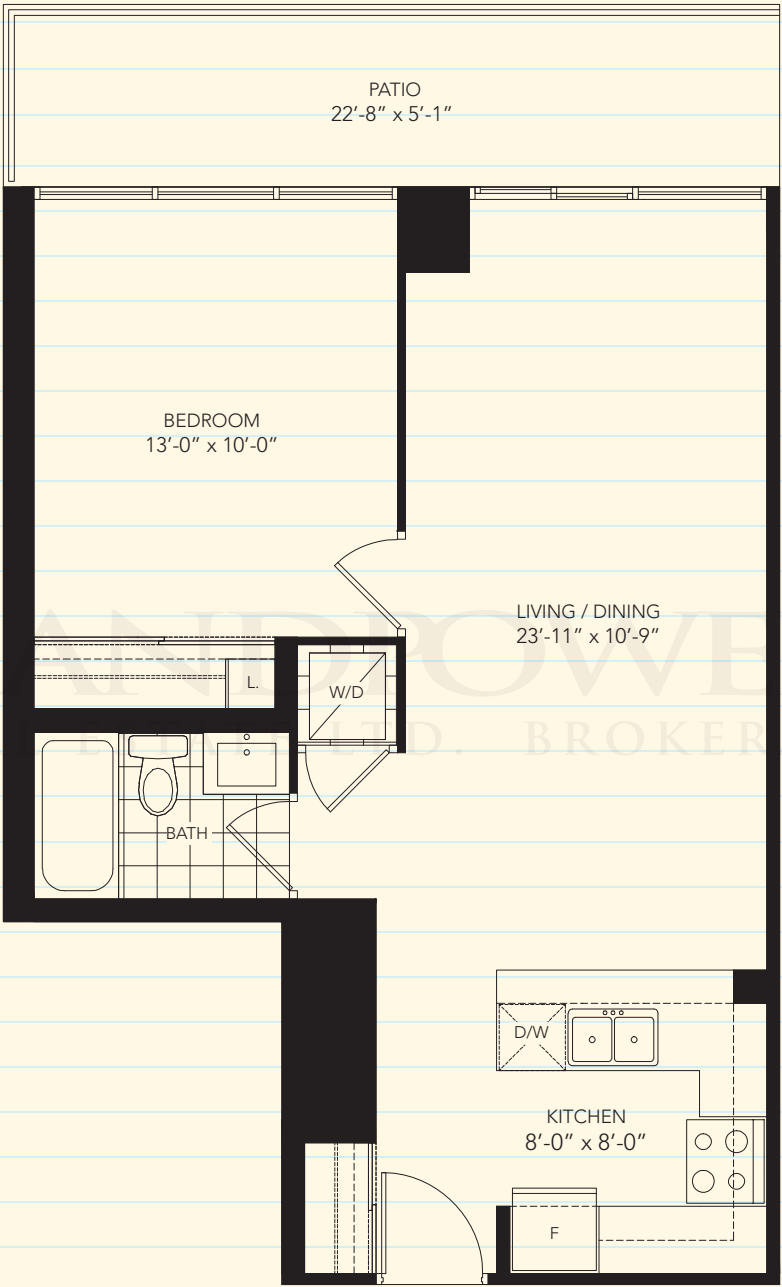
Suite (09) = One bedroom

608 sq.ft.



Suite (52) = One bedroom

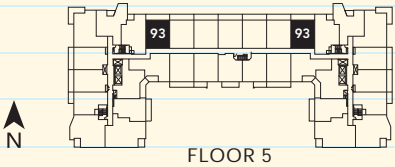
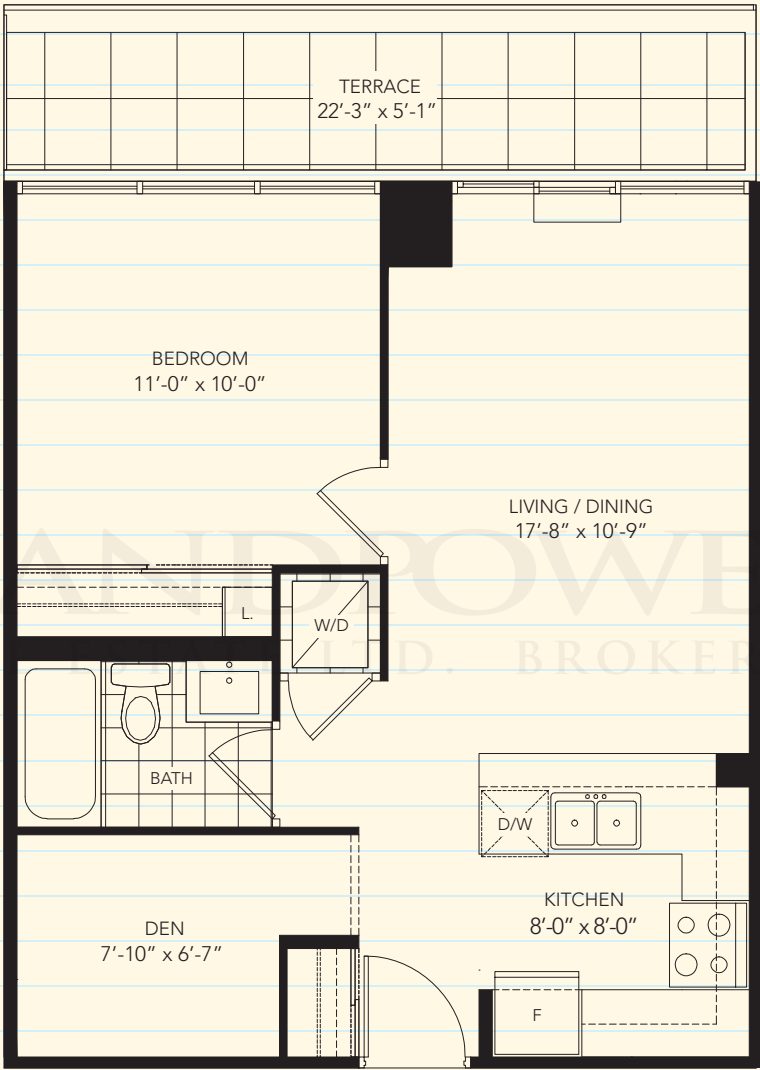
640 sq.ft.



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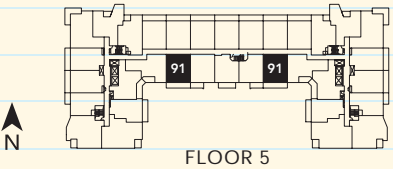
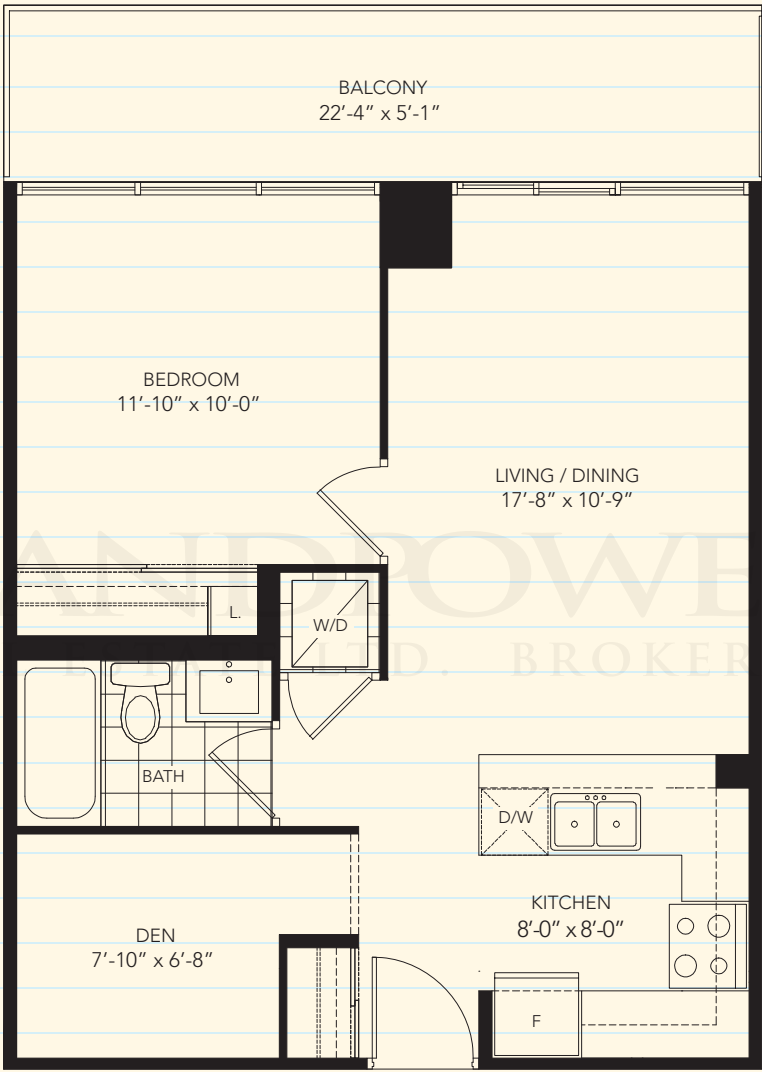
Suite (93)= One bedroom + Den

590 sq.ft.



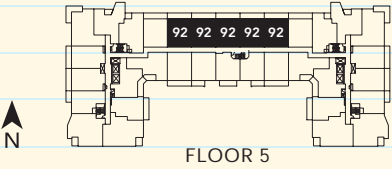
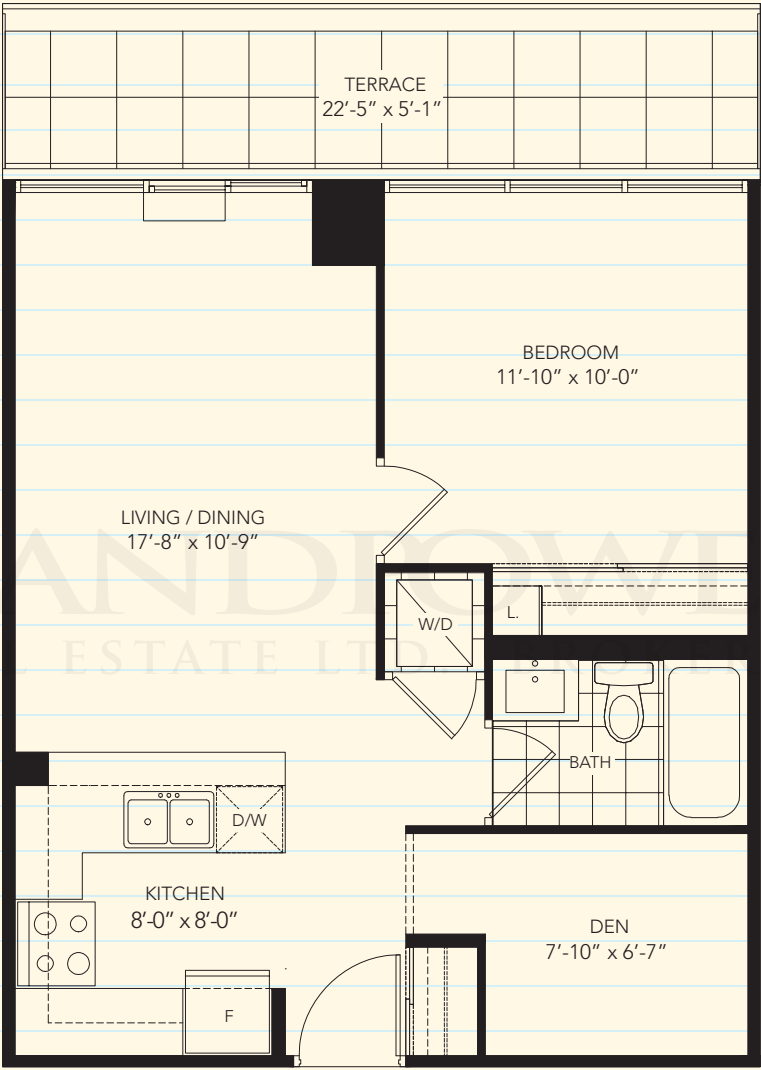
Suite (91) = One bedroom + Den

595 sq.ft.



Suite (92)= One bedroom + Den

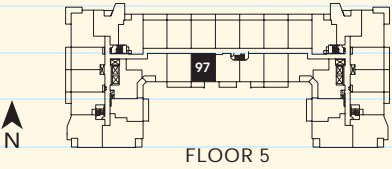
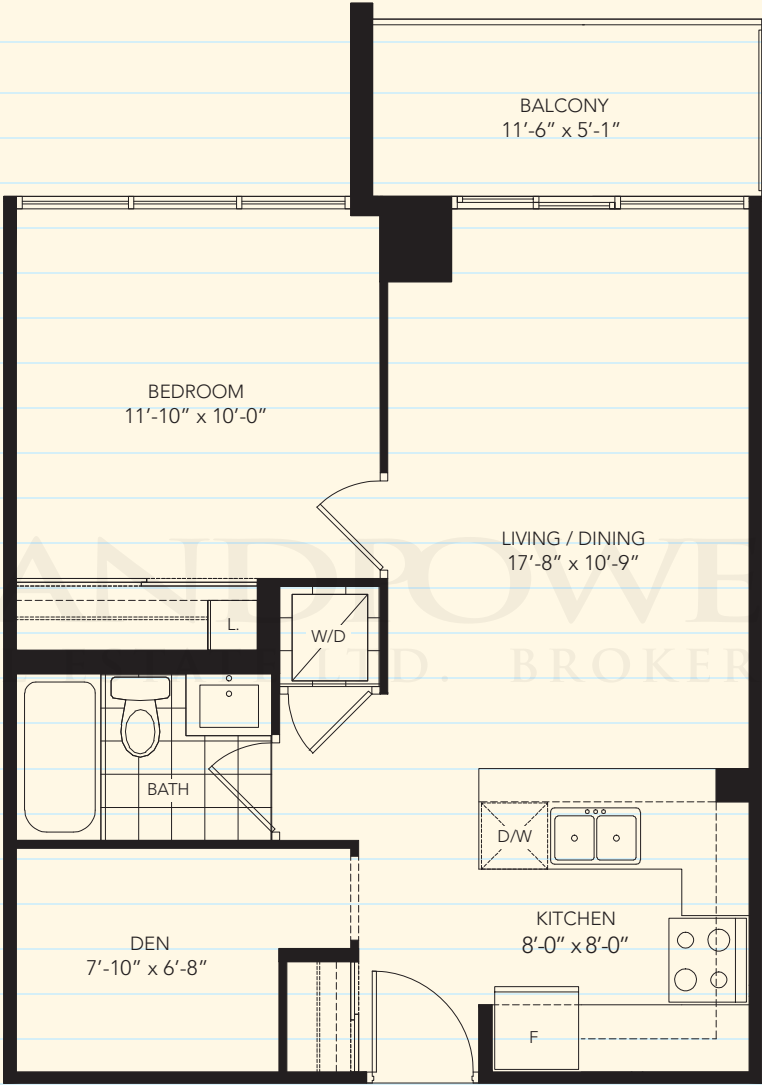
595 sq.ft.



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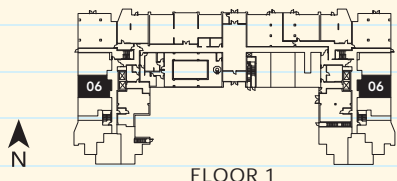
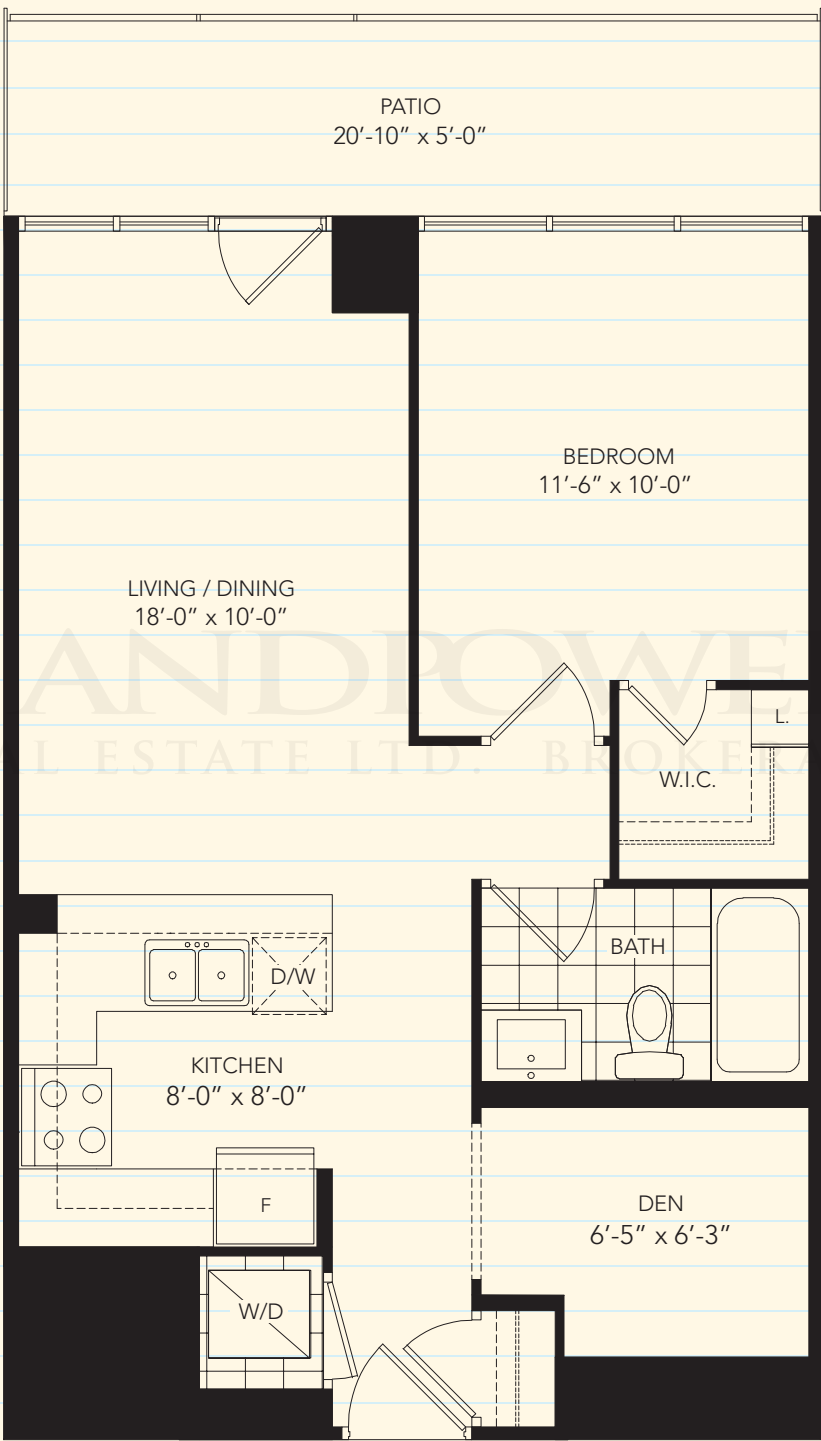
Suite (97)= One bedroom + Den

595 sq.ft.



All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

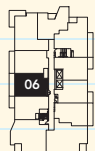
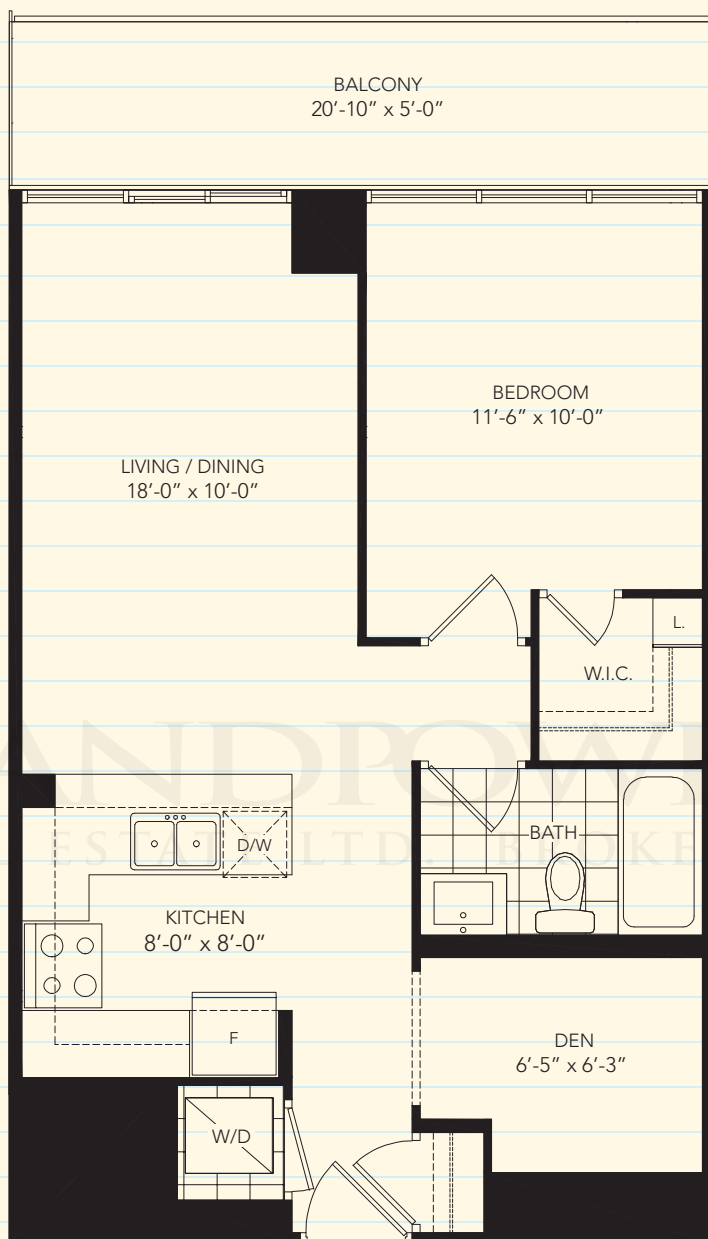
Suite (06) = One bedroom + Den
626 sq.ft.



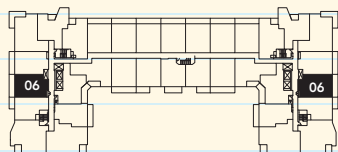
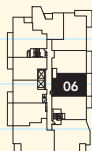
All dimensions are approximate and subject to normal construction variances.
Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (06) = One bedroom + Den

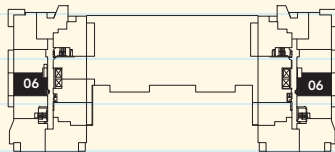
626 sq.ft.



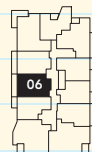
FLOOR 12



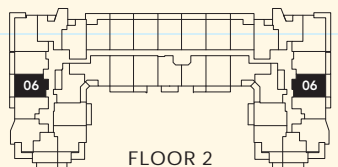
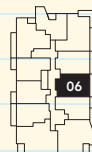
FLOOR 5



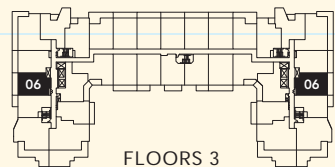
FLOOR 6



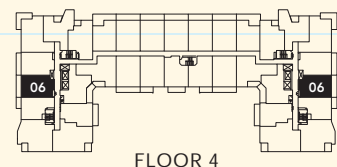
FLOORS 7-11



FLOOR 2



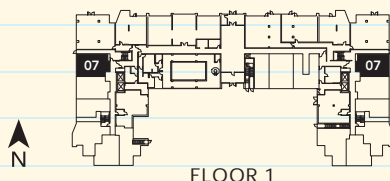
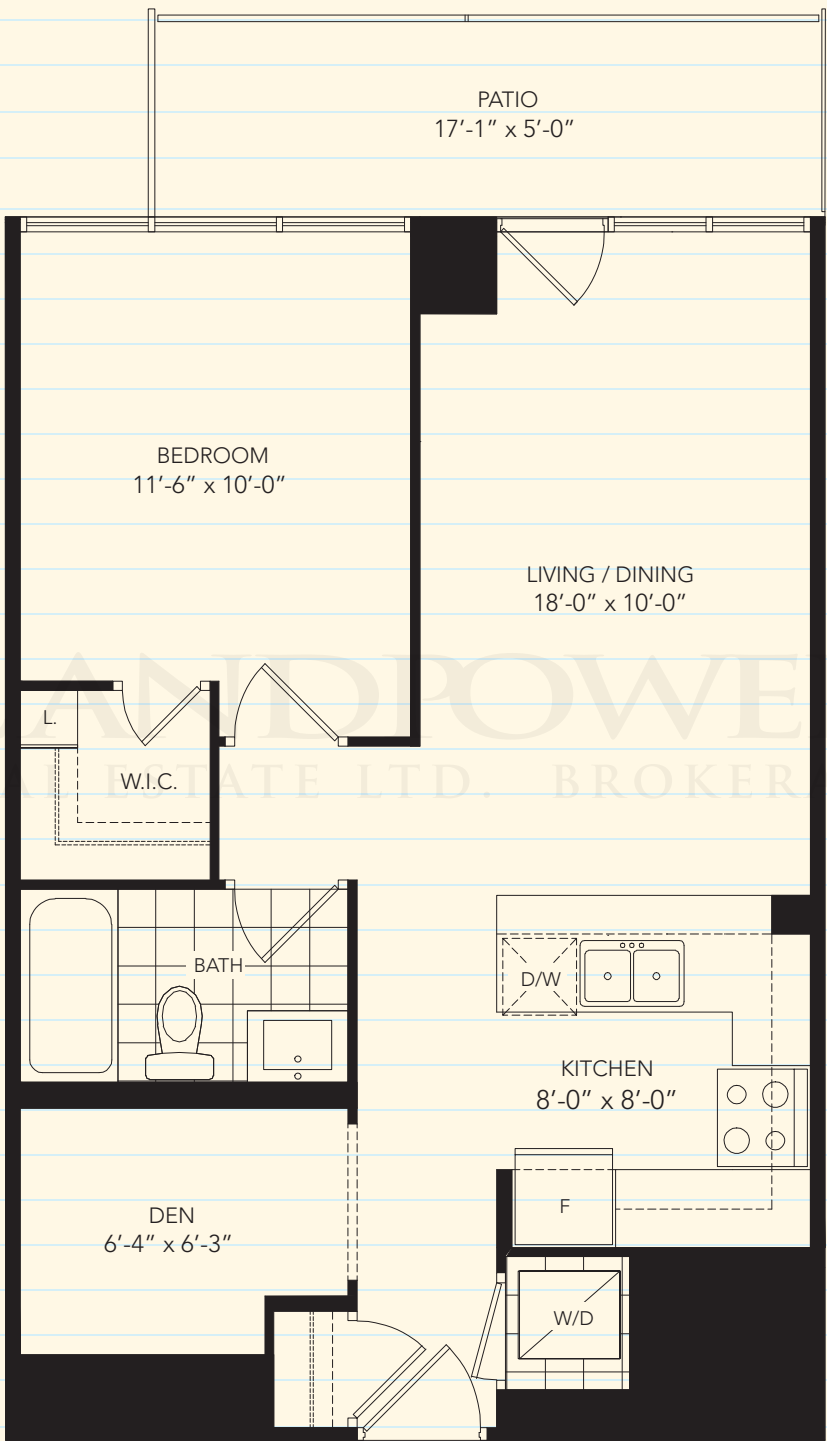
FLOORS 3



FLOOR 4



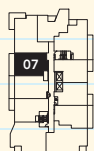
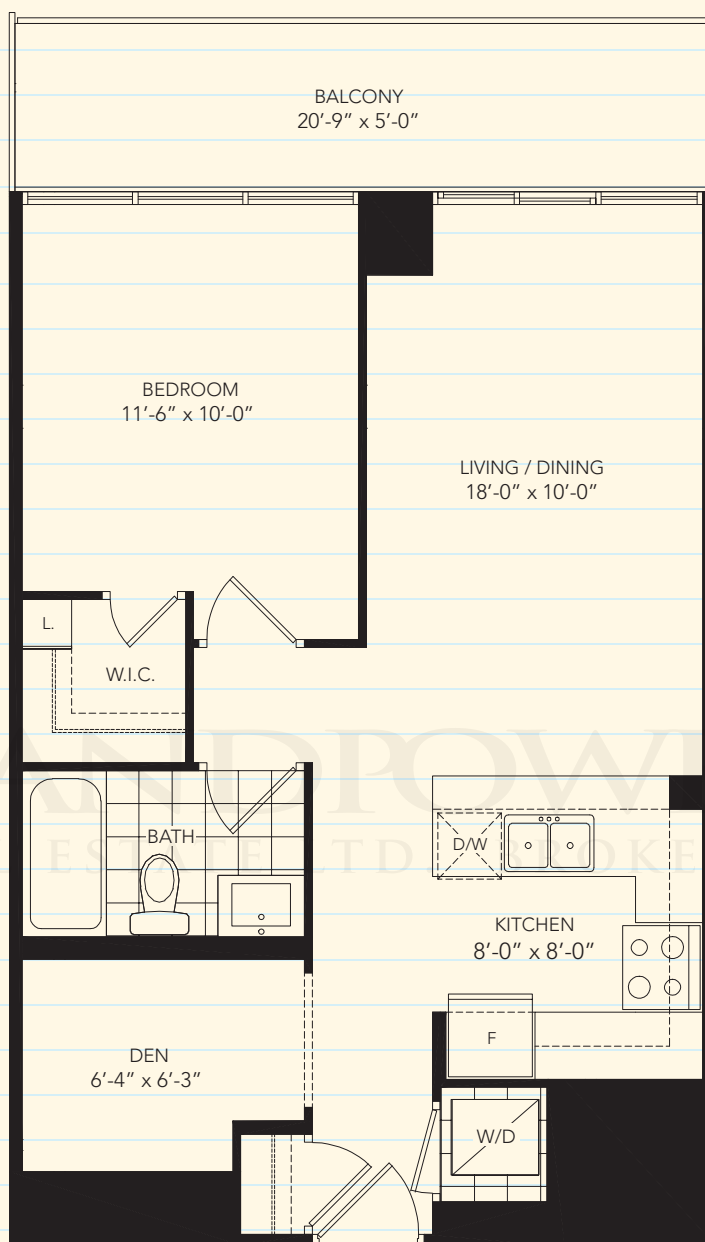
Suite (07) = One bedroom + Den
626 sq.ft.



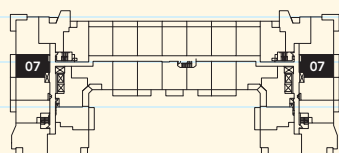
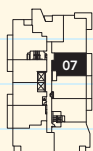
All dimensions are approximate and subject to normal construction variances.
Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (07) = One bedroom + Den

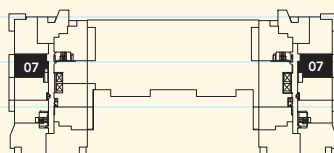
626 sq.ft.



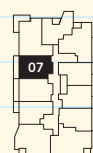
FLOOR 12



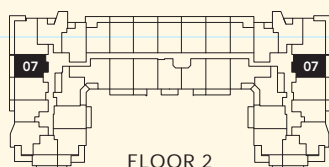
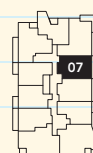
FLOOR 5



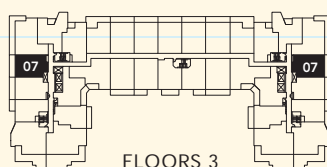
FLOOR 6



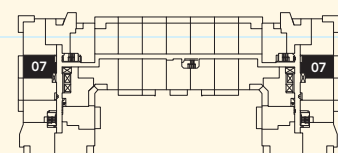
FLOORS 7-11



FLOOR 2



FLOORS 3



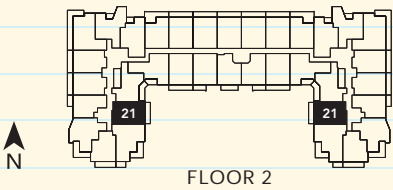
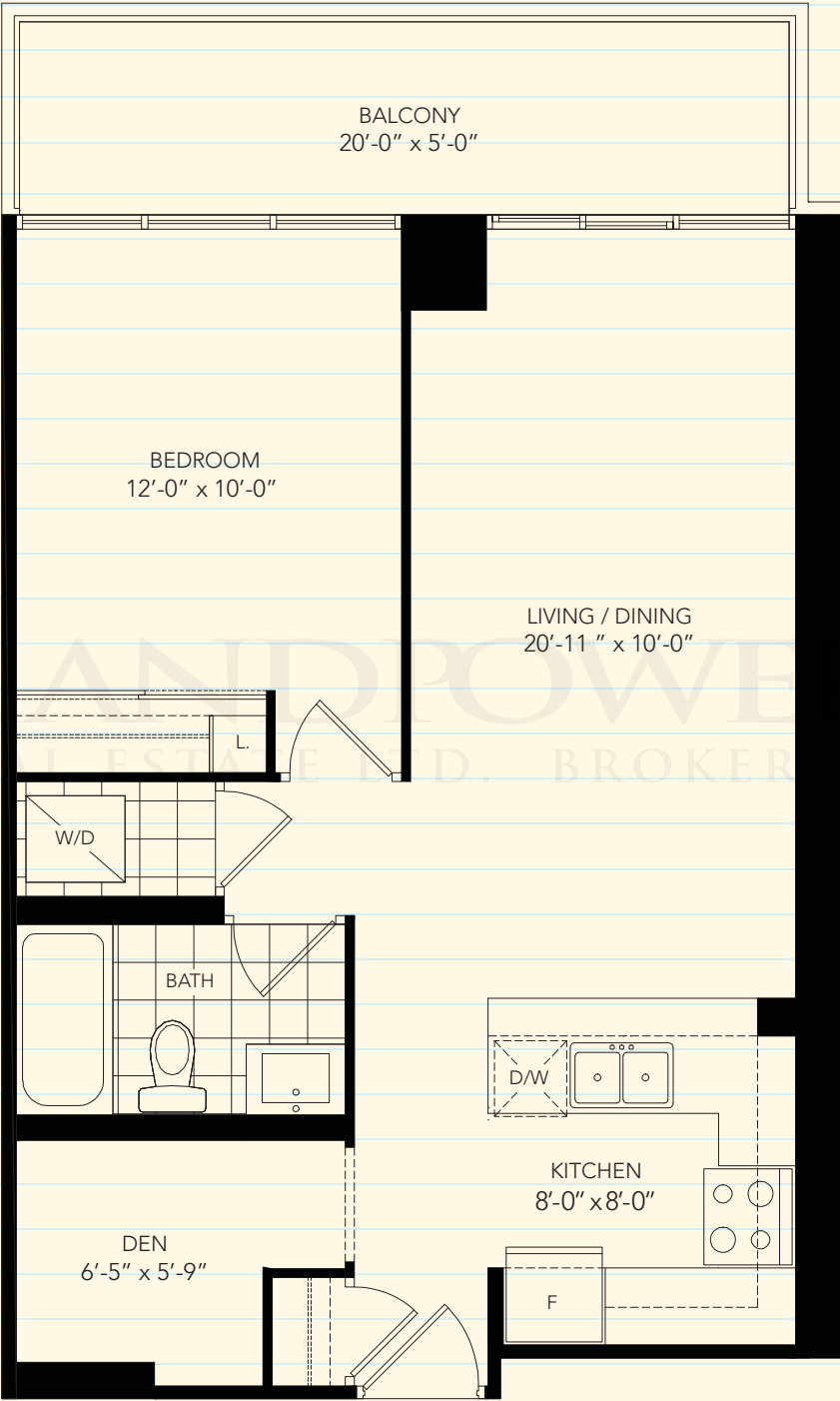
FLOOR 4



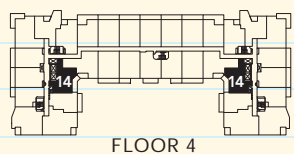
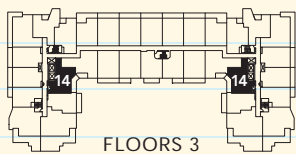
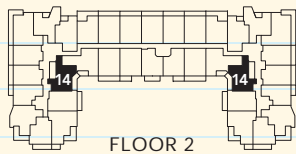
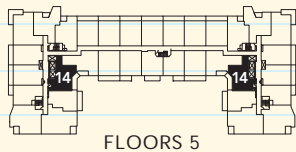
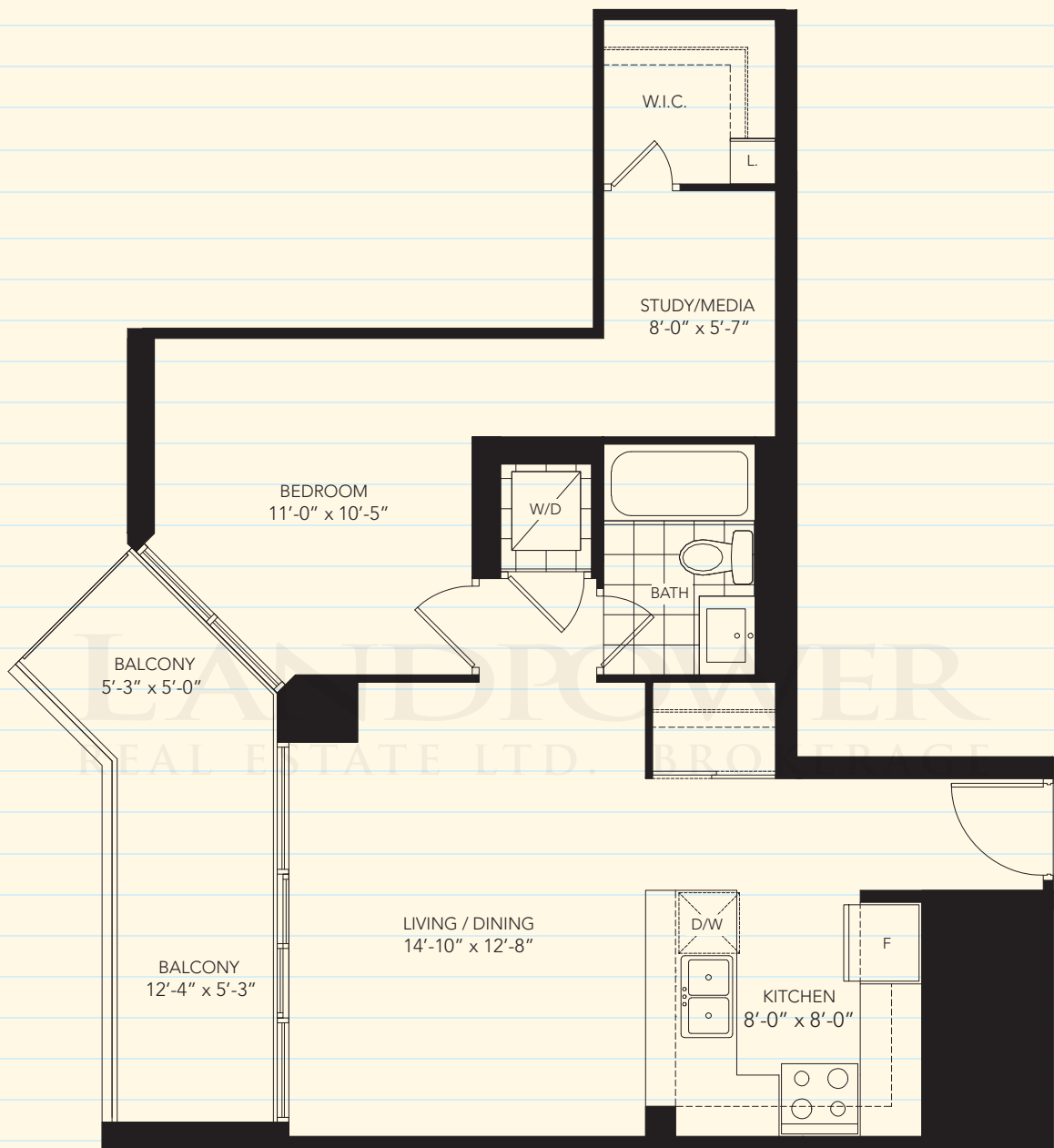
All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (21) = One bedroom + Den

641 sq.ft.



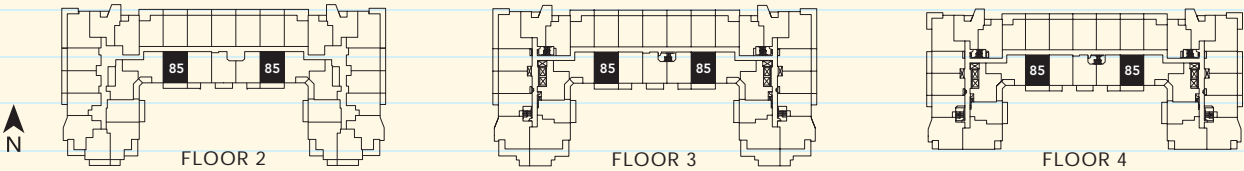
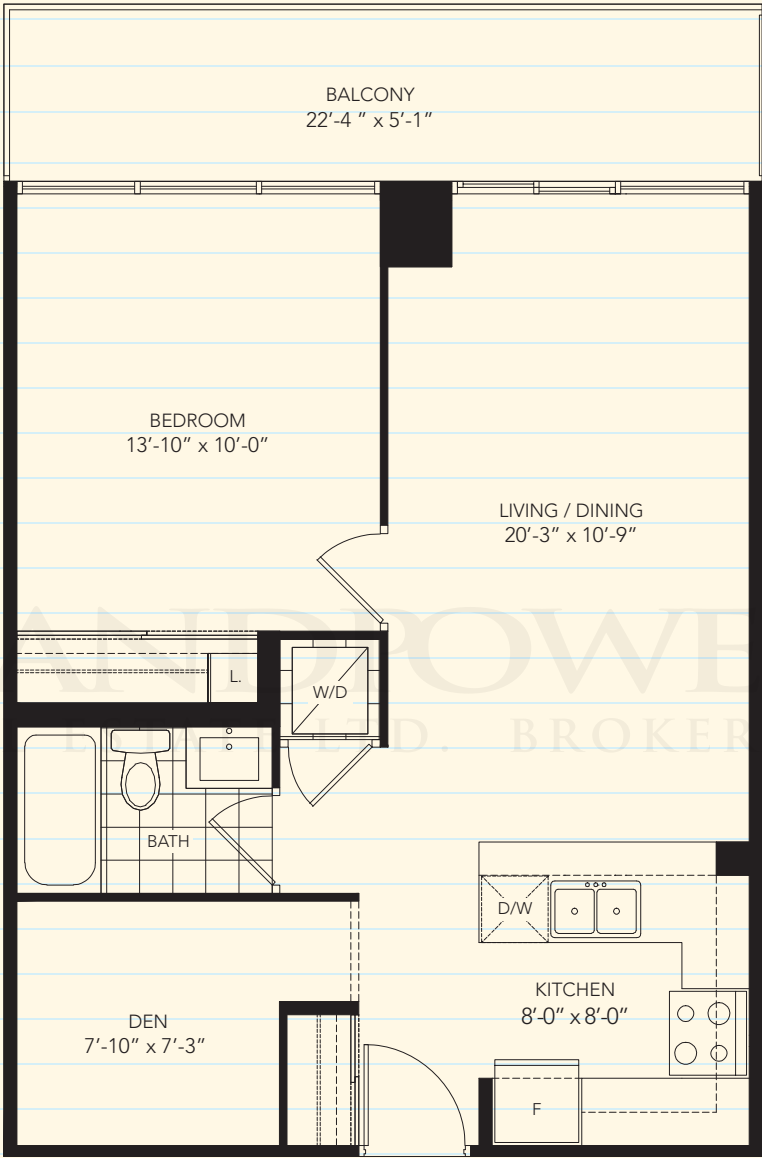
Suite (14) = One bedroom + Study
643 sq.ft.



All dimensions are approximate and subject to normal construction variances.
Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (85) = One bedroom + Den

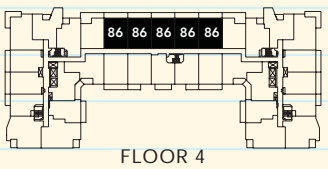
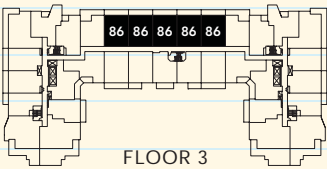
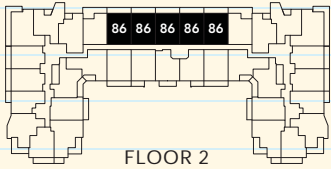
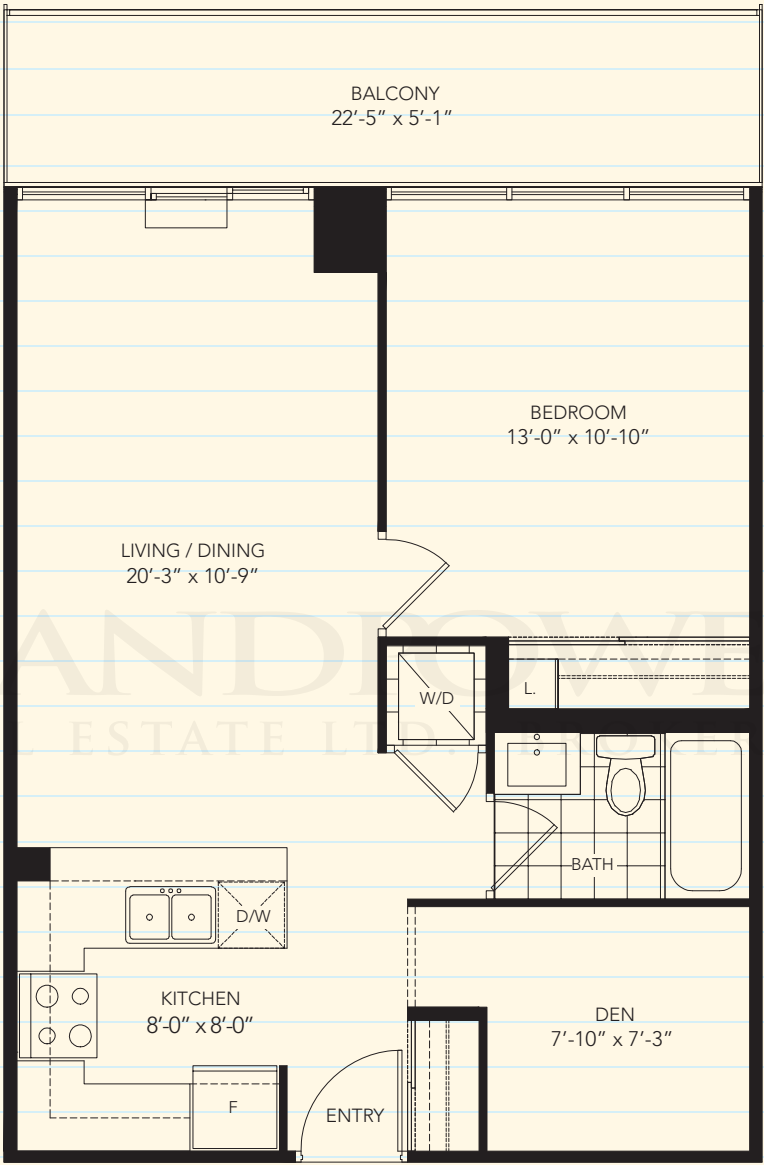
654 sq.ft.



All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (86) = One bedroom + Den

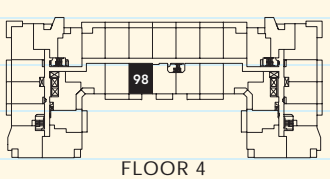
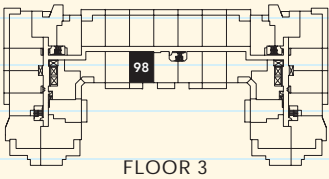
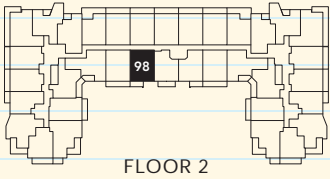
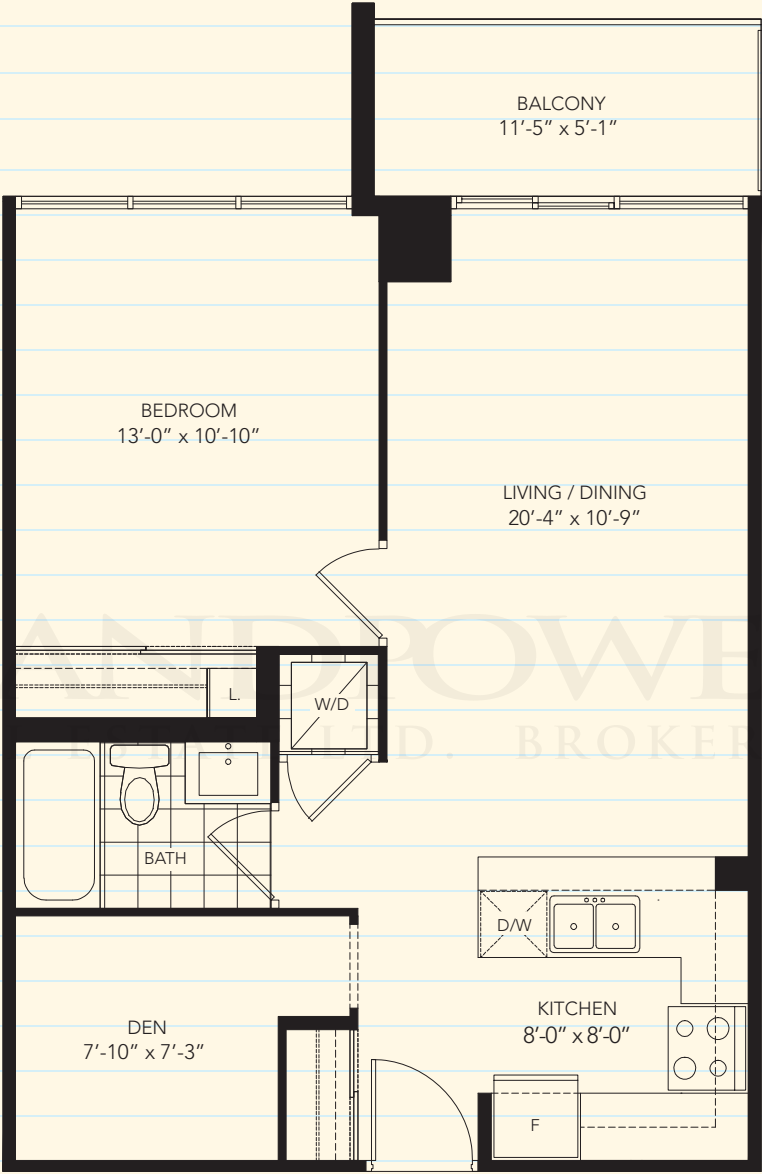
654 sq.ft.



All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (98) = One bedroom + Den

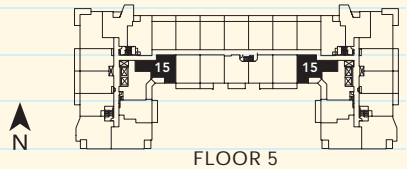
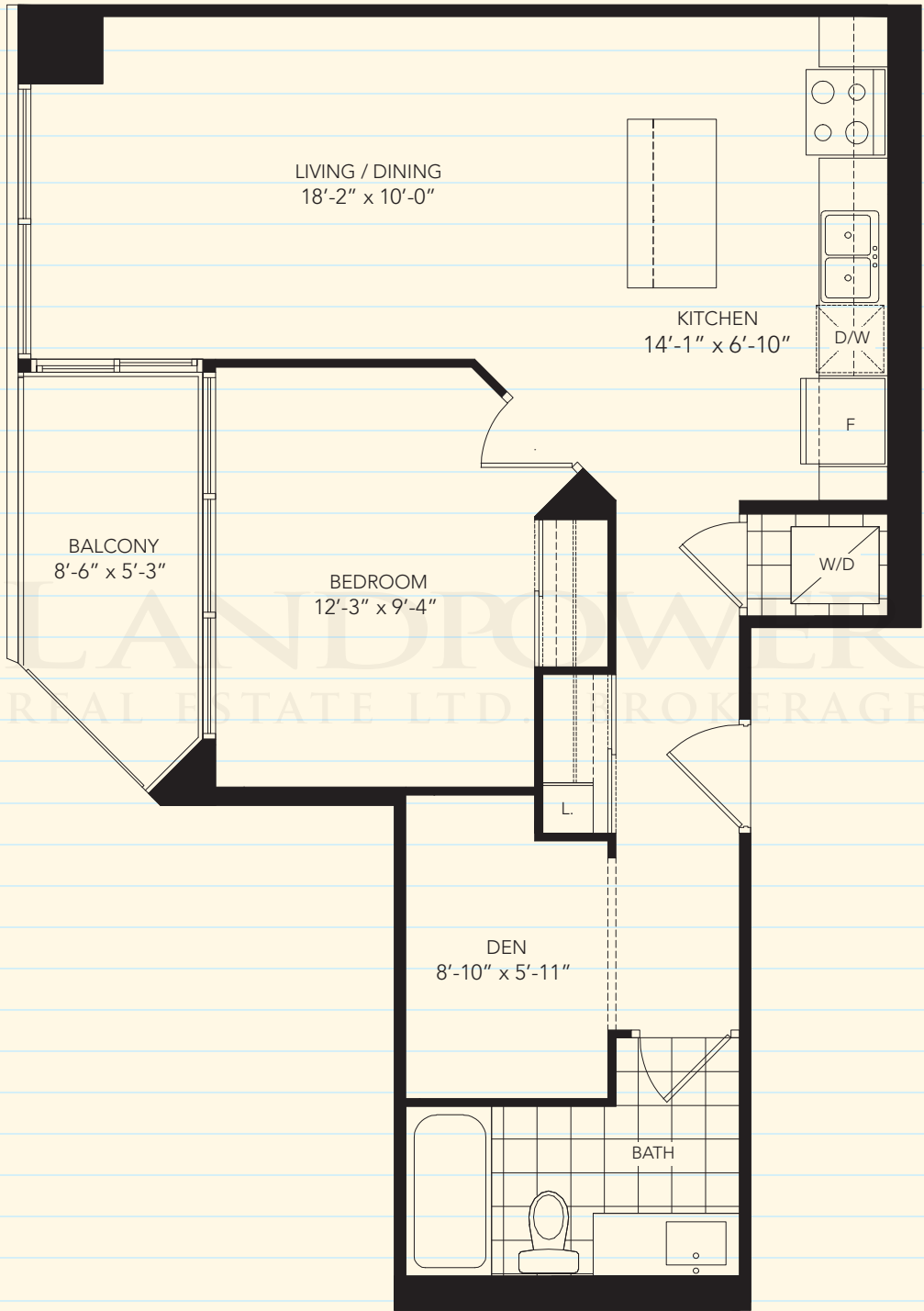
654 sq.ft.



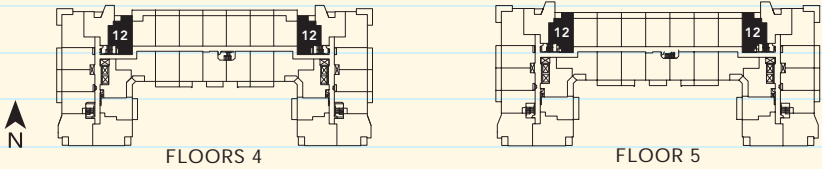
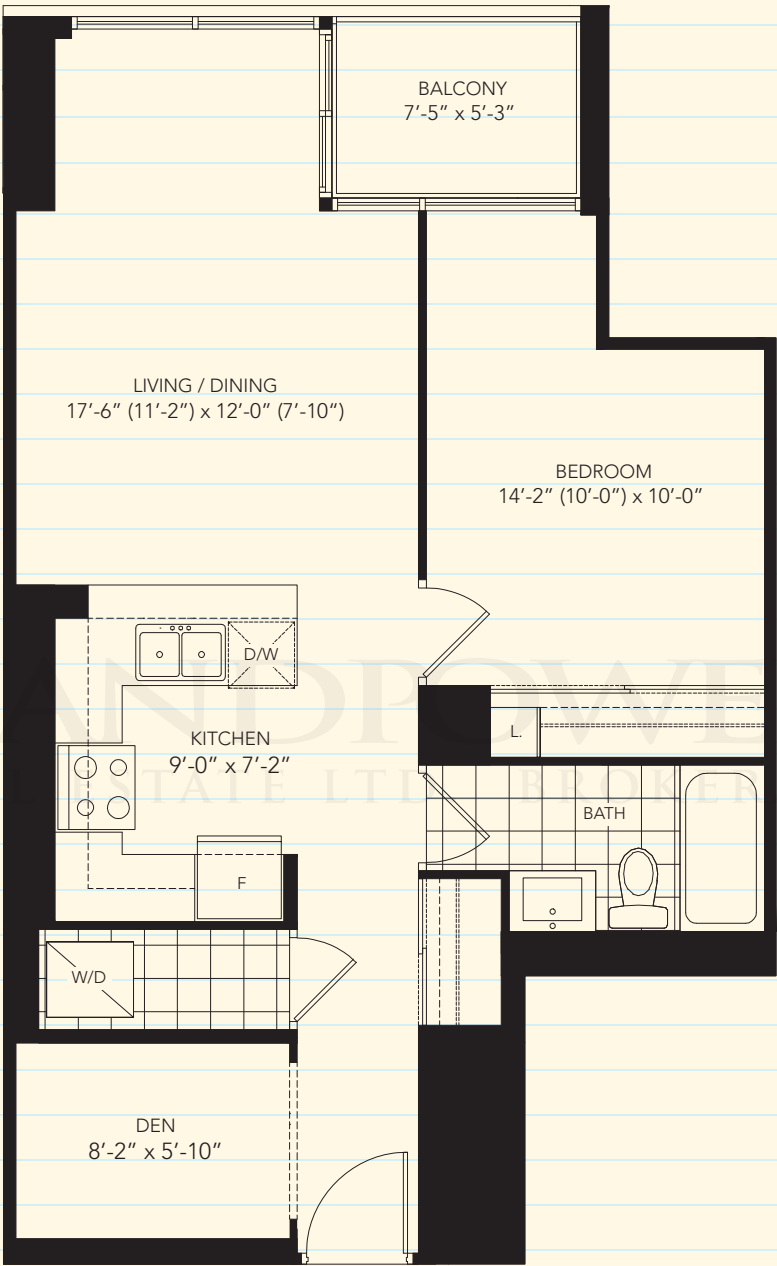
All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (15) = One bedroom + Den

677 sq.ft.



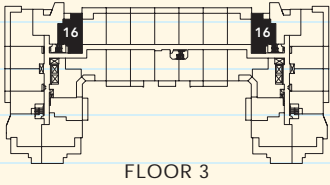
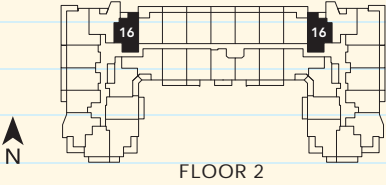
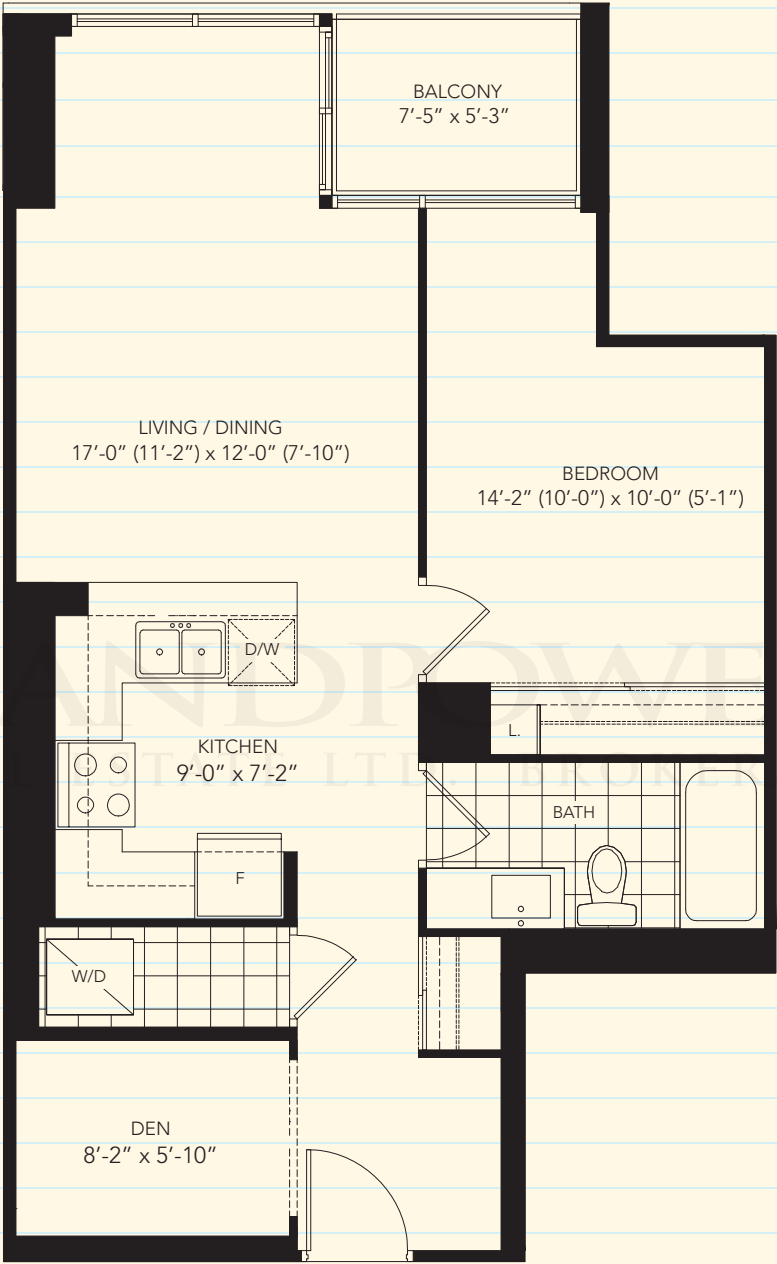
Suite (12) = One bedroom + Den
681 sq.ft.



All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (16) = One bedroom + Den

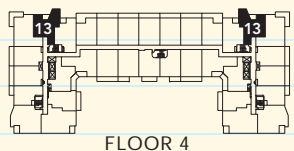
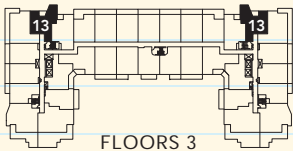
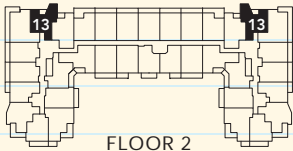
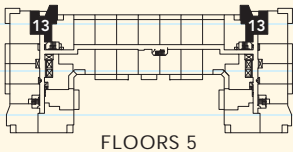
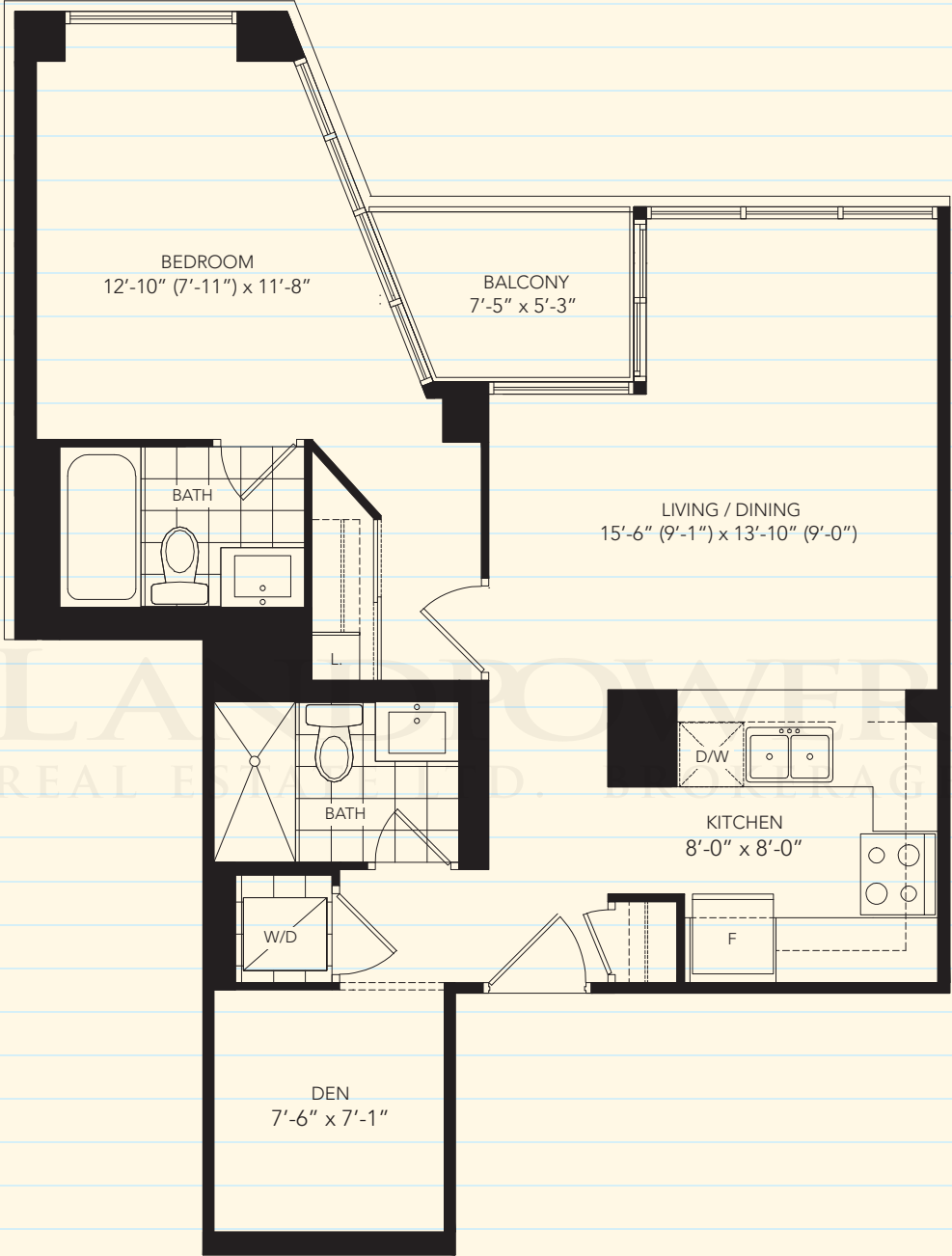
696 sq.ft.



All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (13) = One bedroom + Den

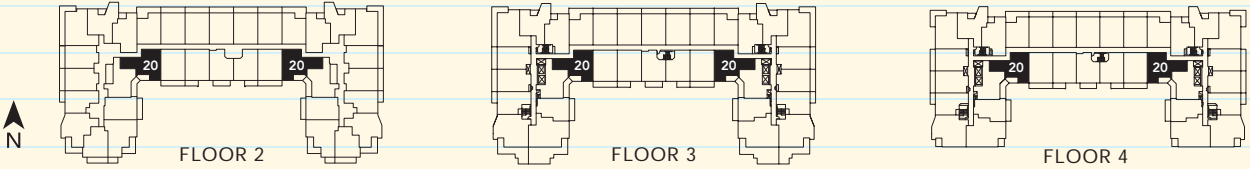
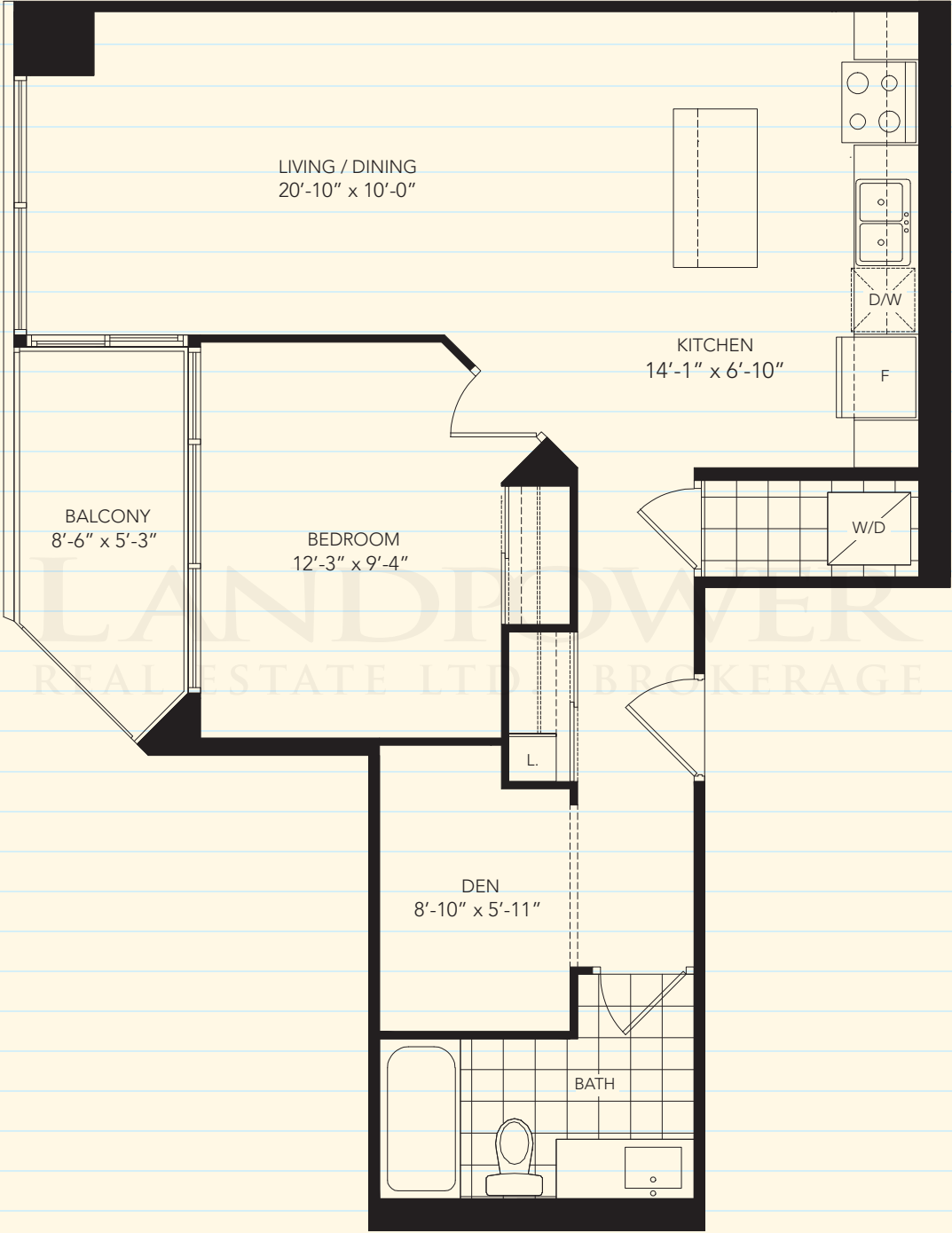
713 sq.ft.



All dimensions are approximate and subject to normal construction variances.
Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

Suite (20) = One bedroom + Den

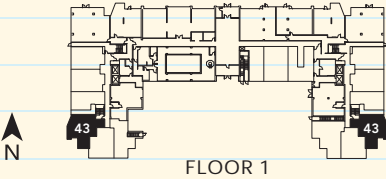
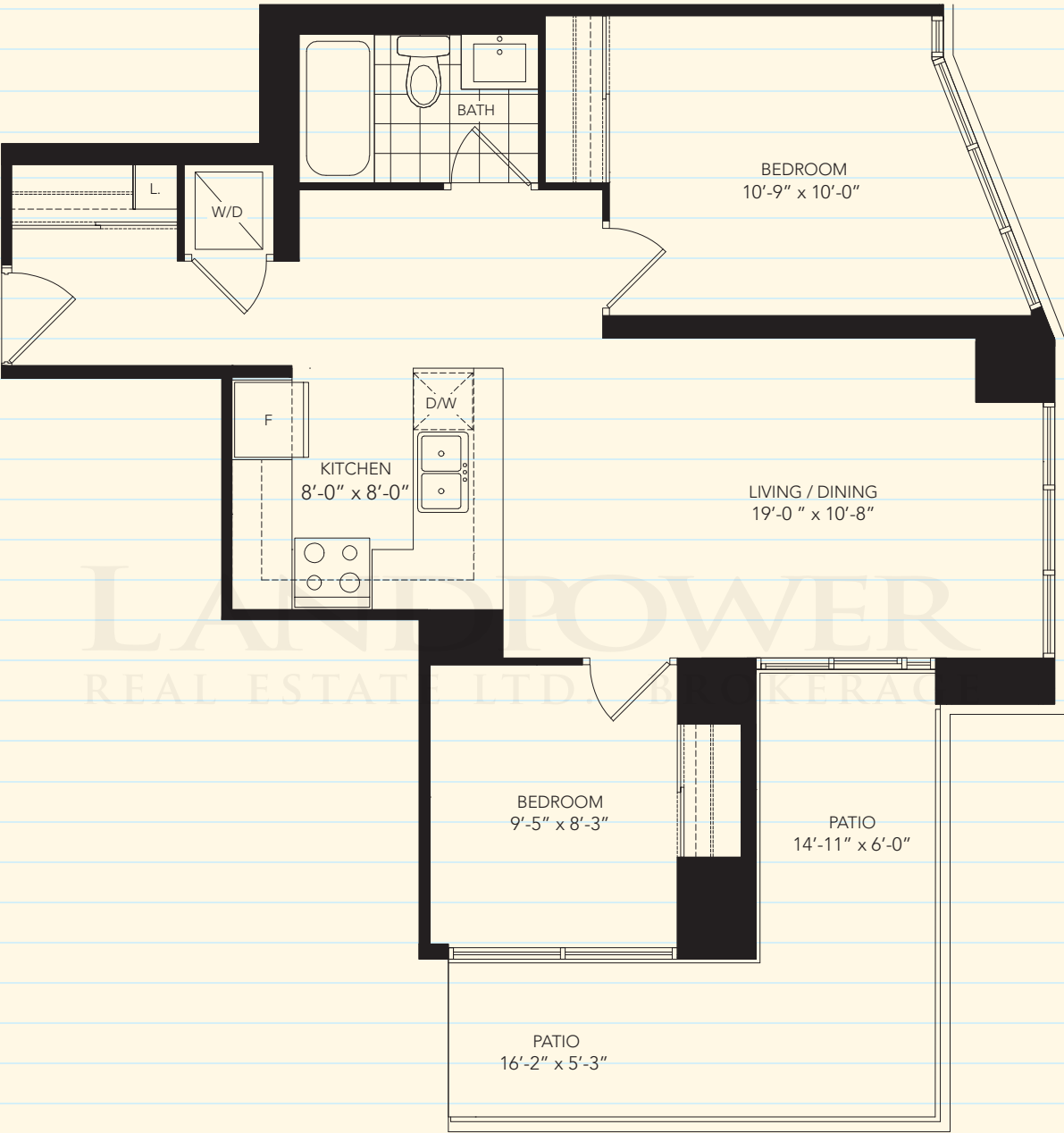
725 sq.ft.



All dimensions are approximate and subject to normal construction variances. Plans may be reversed. Sizes and specifications subject to change without notice. E. & O. E.

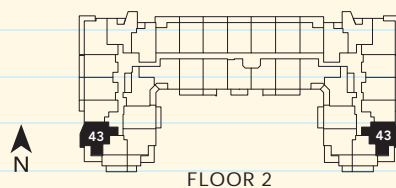
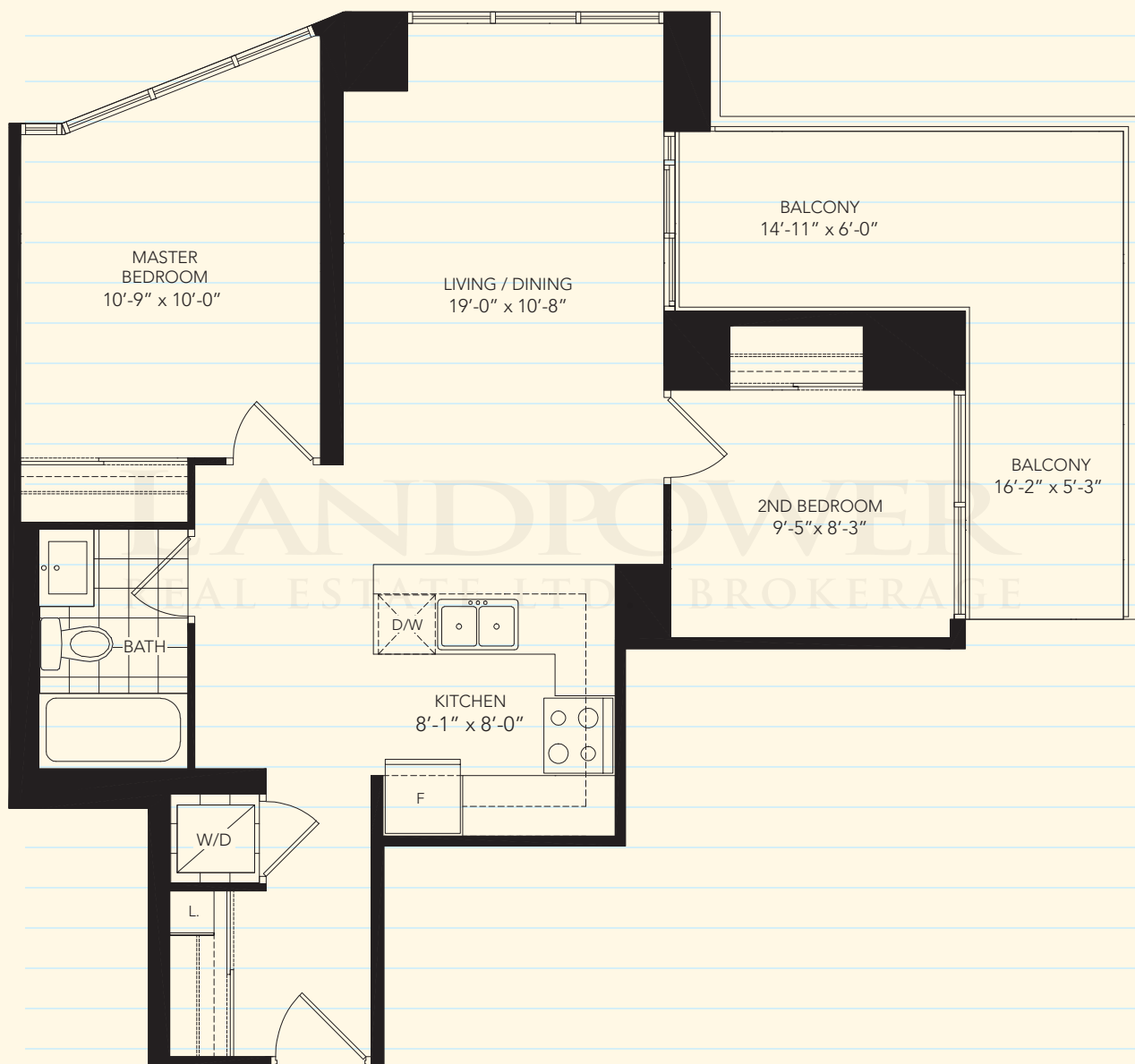
Suite (43) = two bedroom

743 sq.ft.



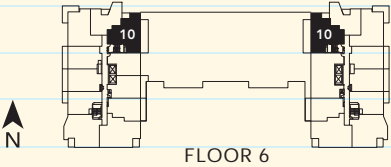
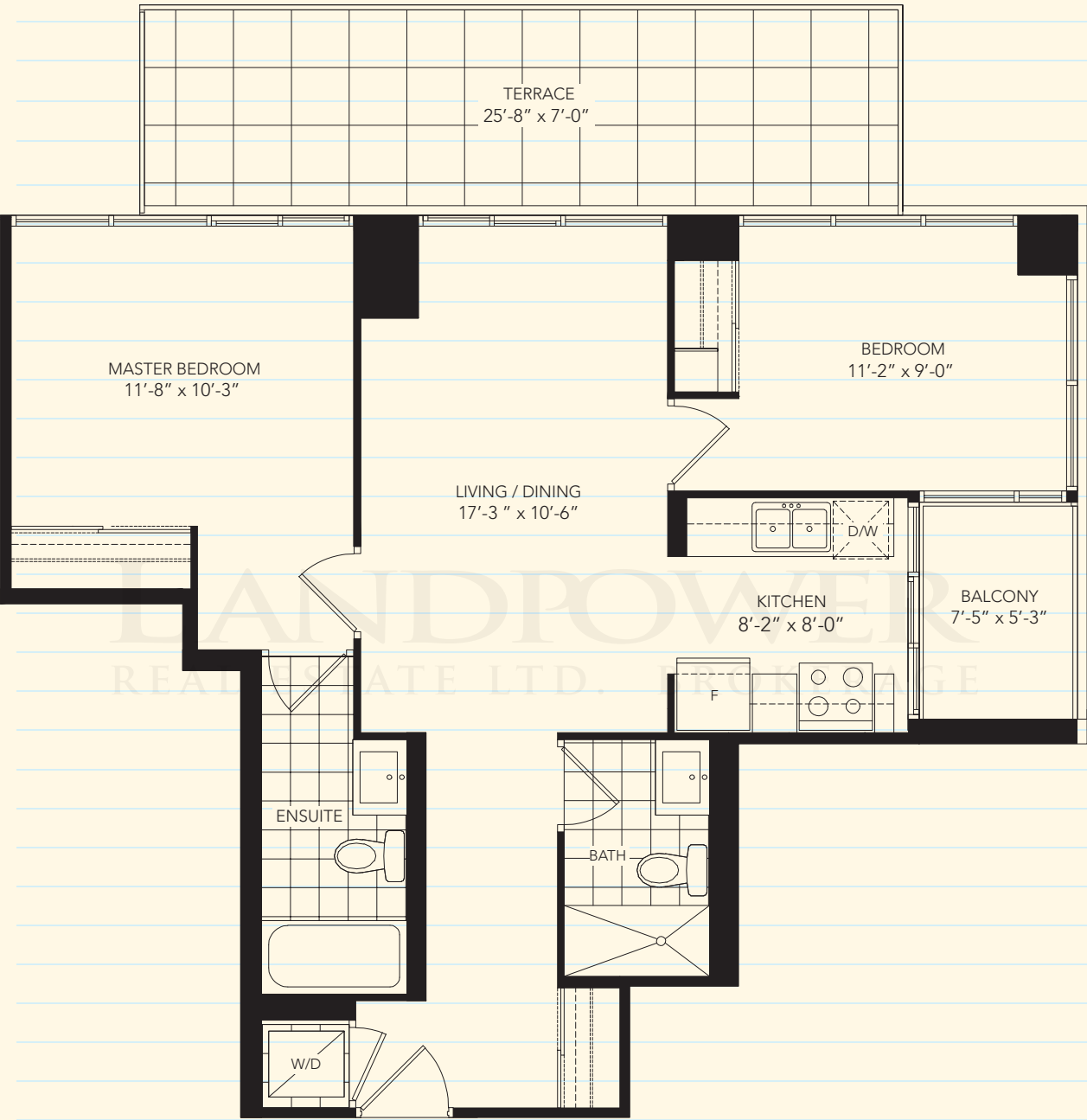
Suite (43) = two bedroom

743 sq.ft.



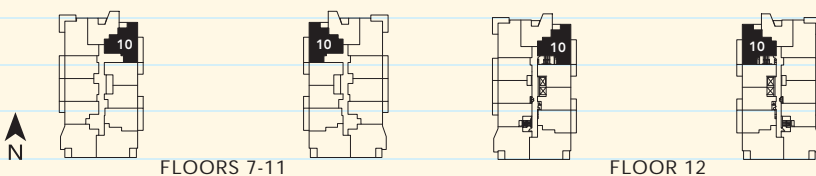
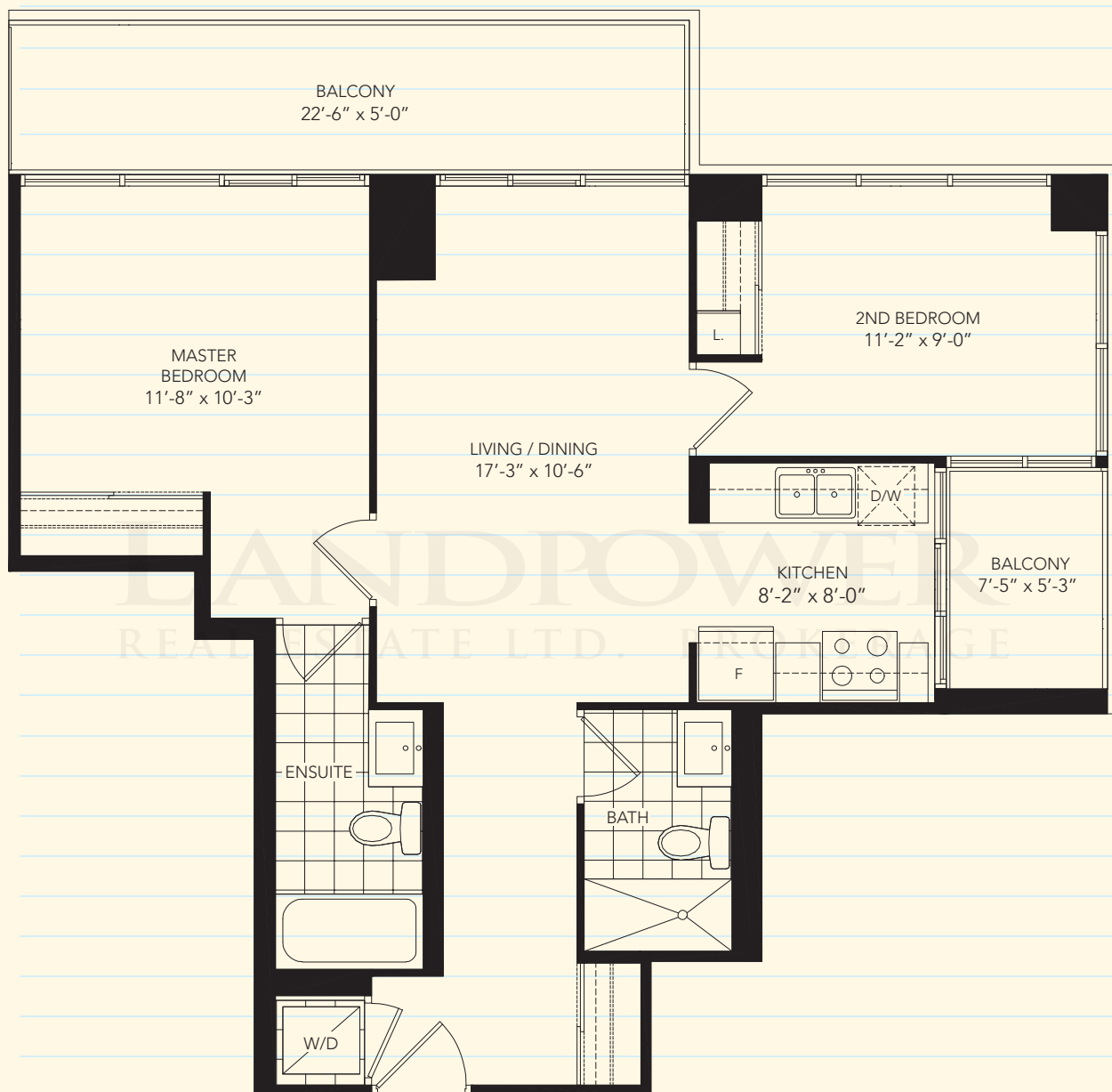
Suite (10) = two bedroom

782 sq.ft.



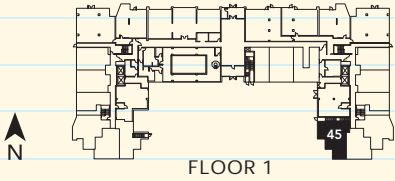
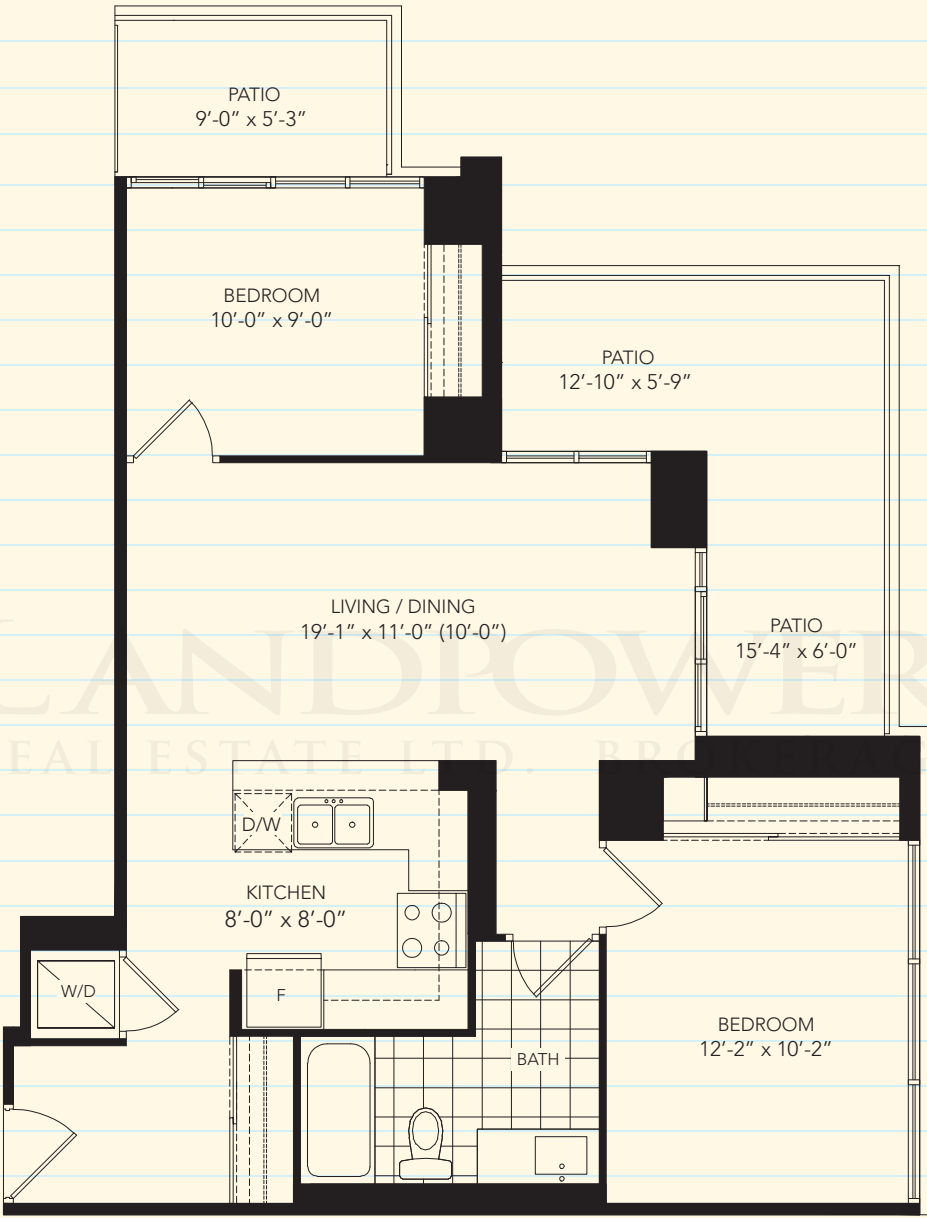
Suite (10) = two bedroom

782 sq.ft.



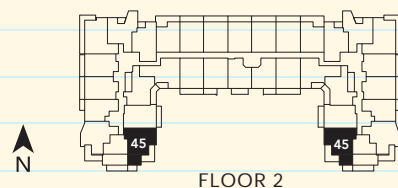
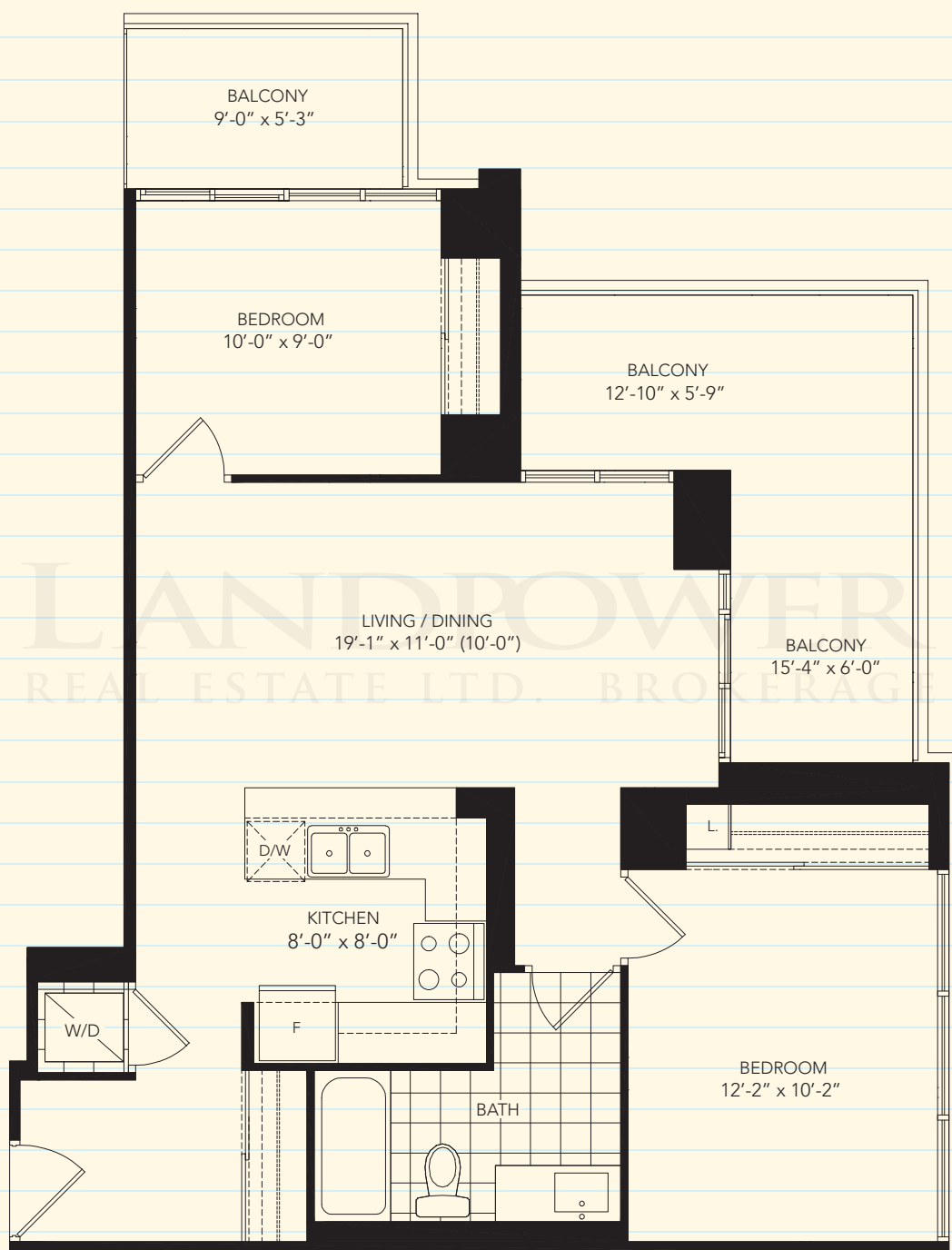
Suite (45) = two bedroom

778 sq.ft.



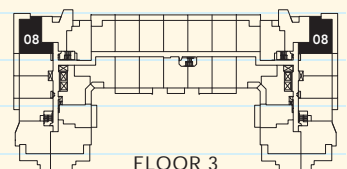
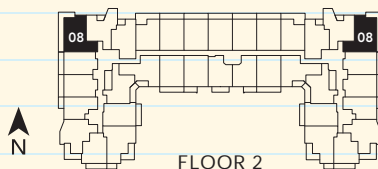
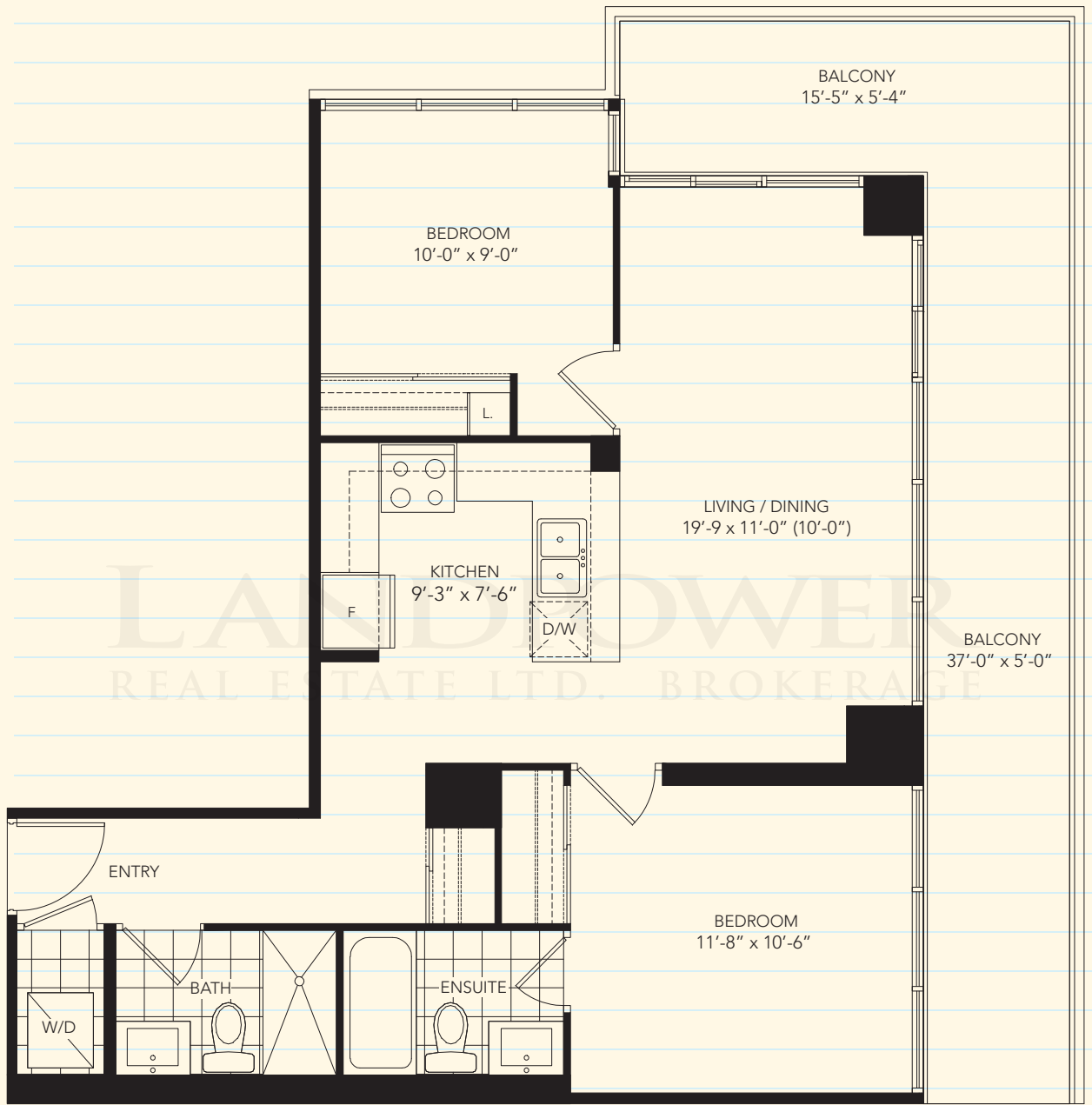
Suite (45) = two bedroom

778 sq.ft.



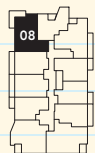
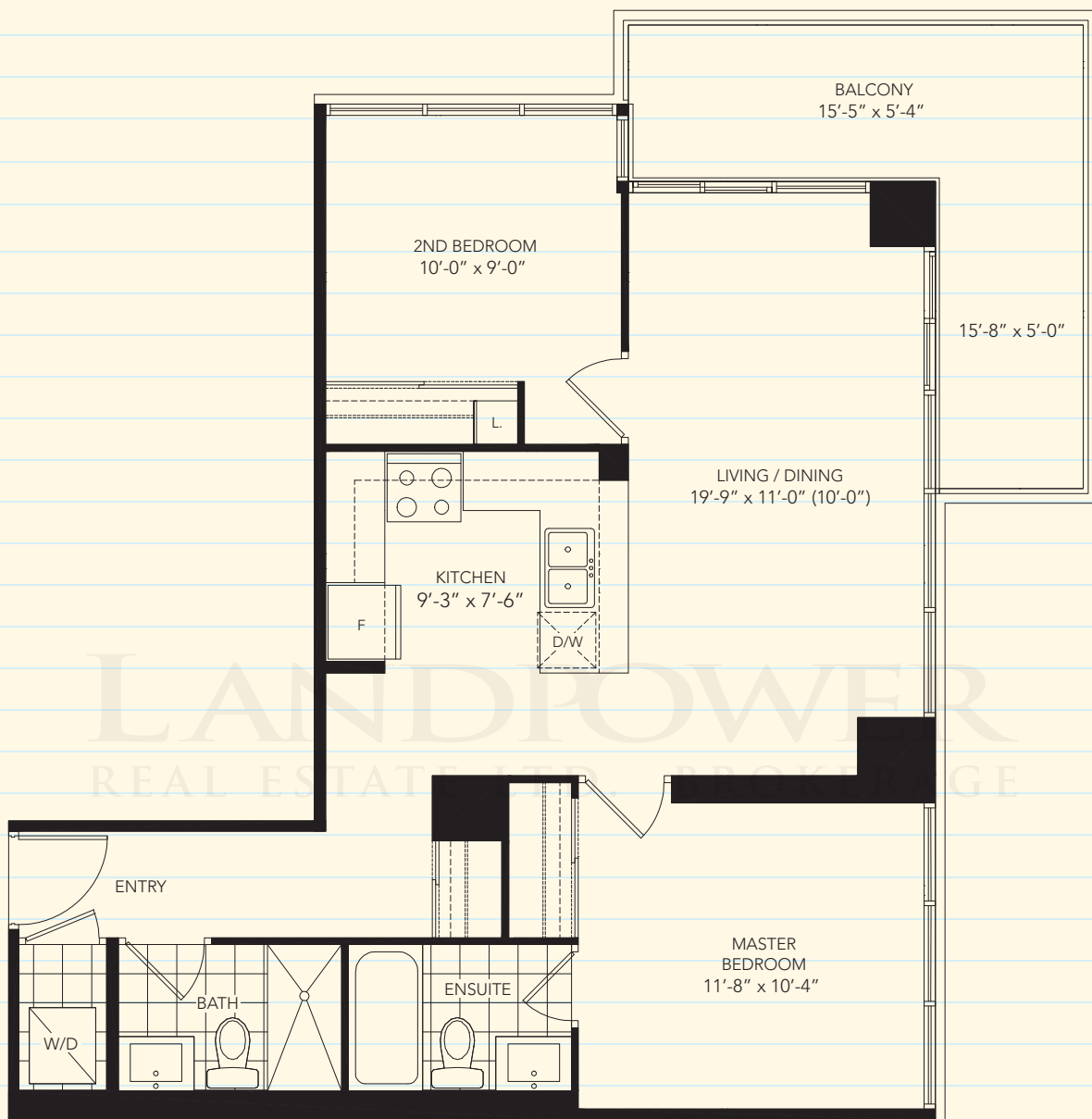
Suite (08) = two bedroom

799 sq.ft.

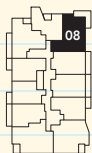


Suite (08) = two bedroom

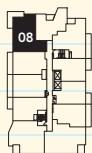
799 sq.ft.



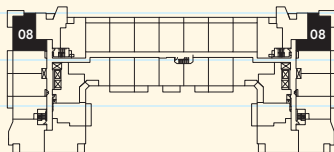
FLOORS 7-11



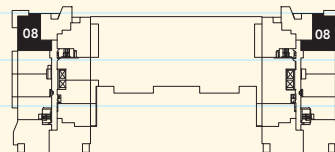
FLOOR 12



FLOOR 4



FLOORS 5

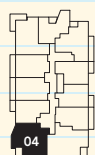
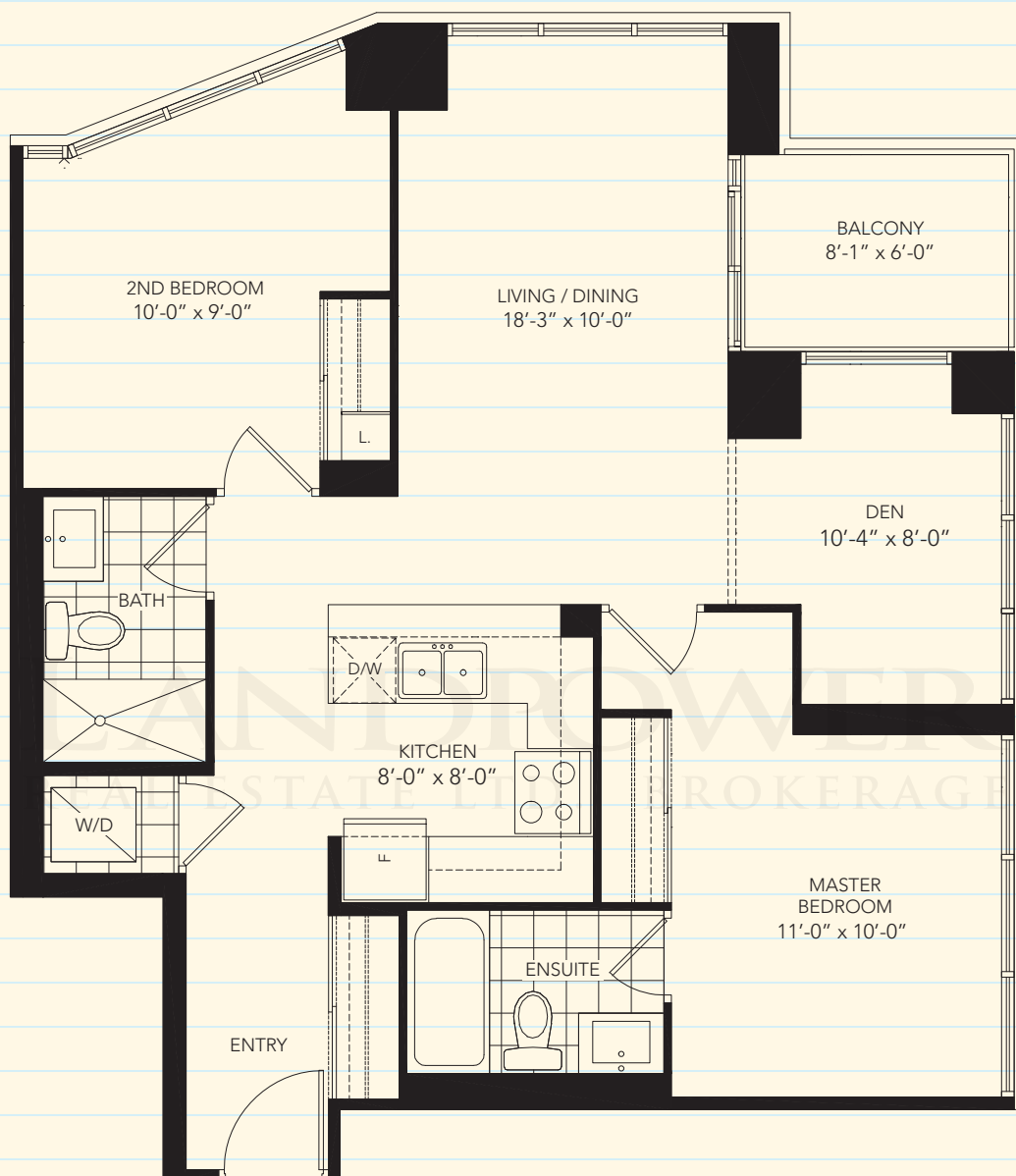


FLOOR 6

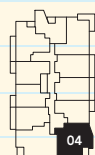


Suite (04) = two bedroom + Den

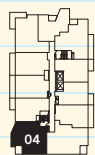
880 sq.ft.



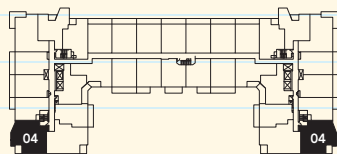
FLOORS 7-11



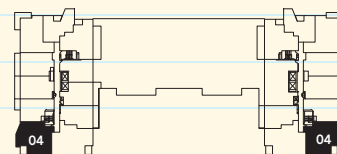
FLOOR 12



FLOOR 4



FLOORS 5

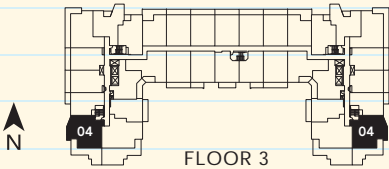
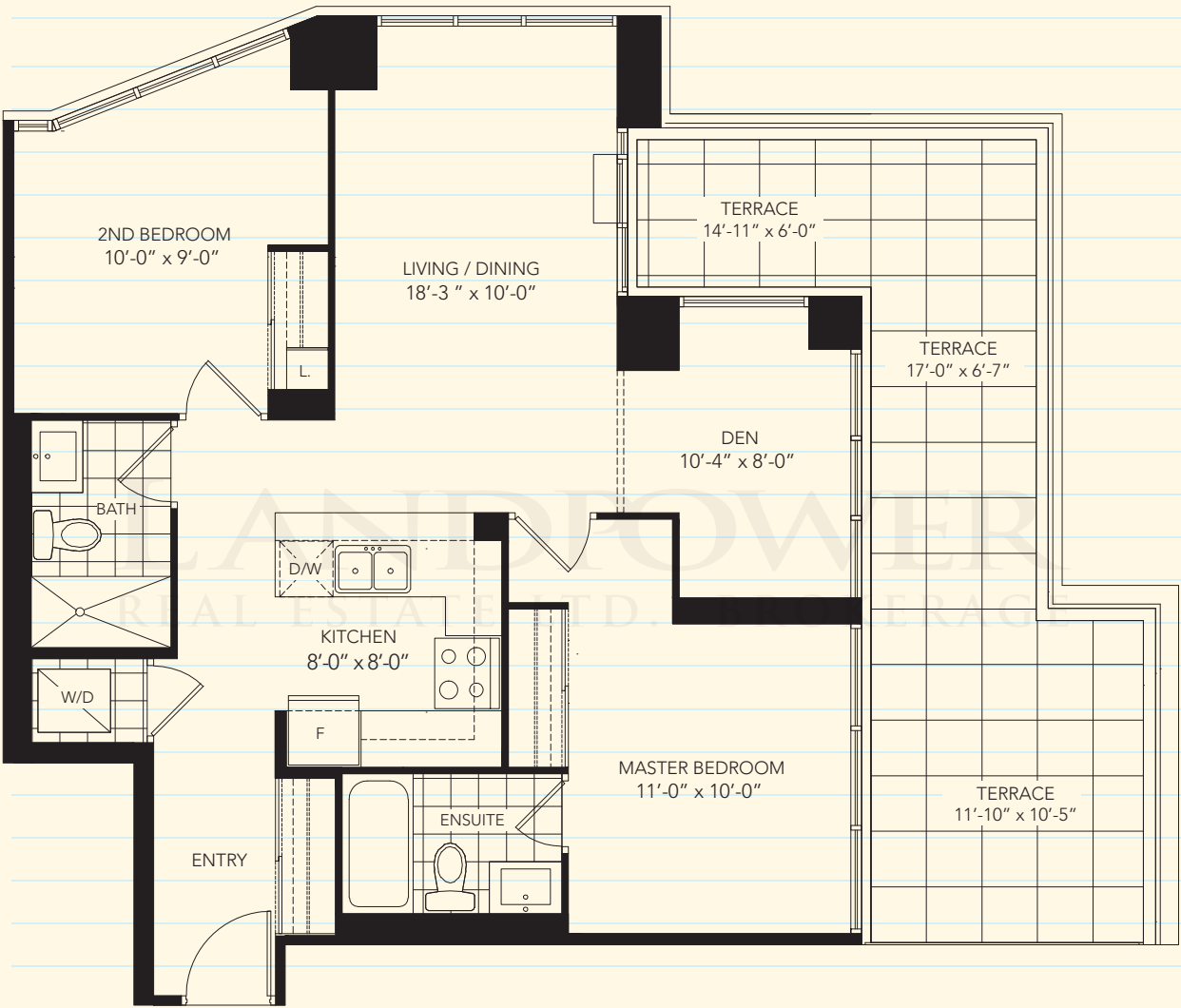


FLOOR 6



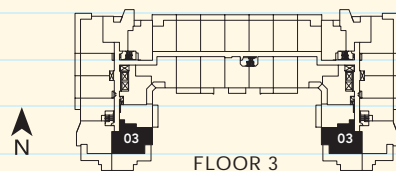
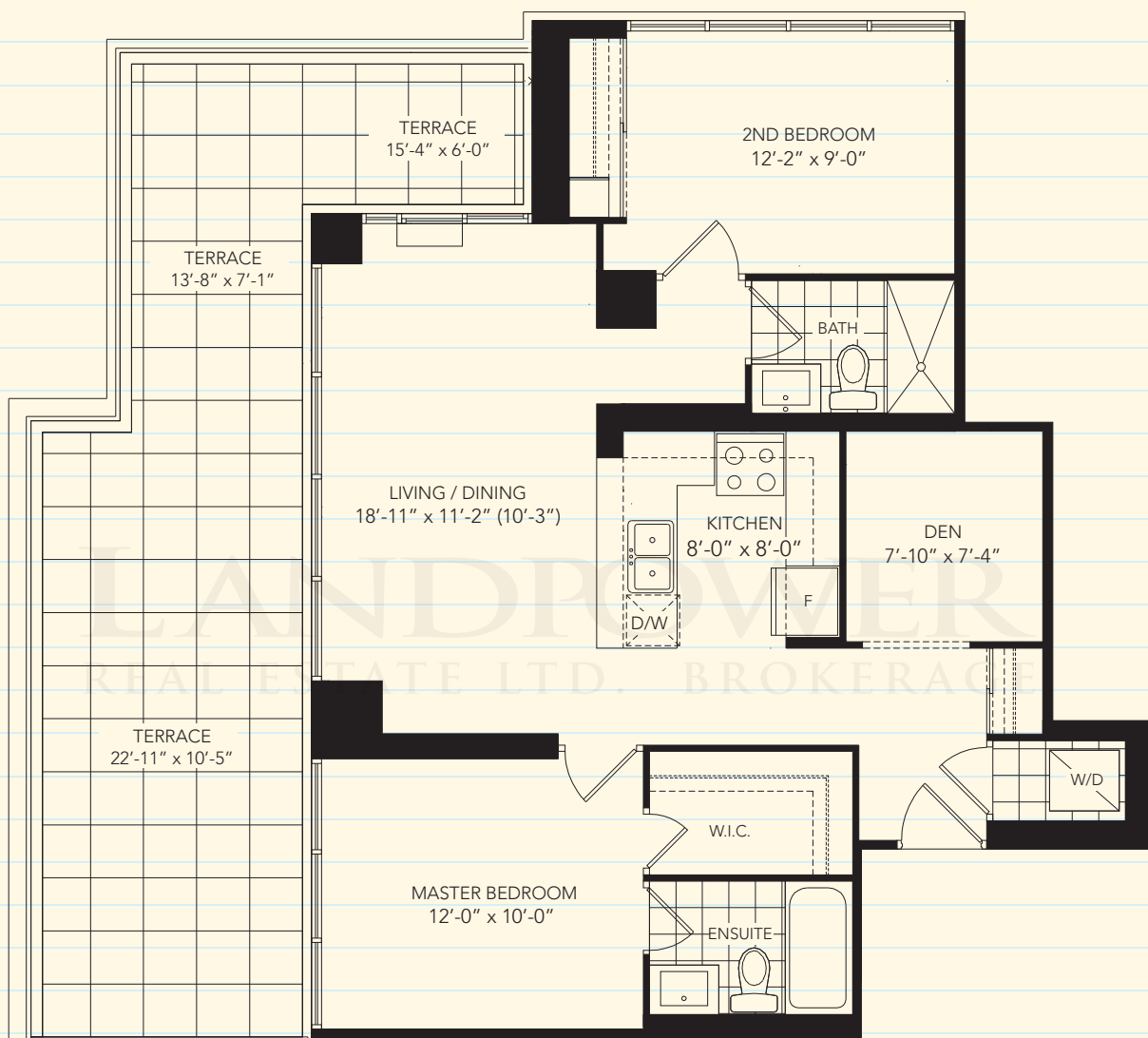
Suite (04) = two bedroom + den

881 sq.ft.



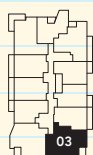
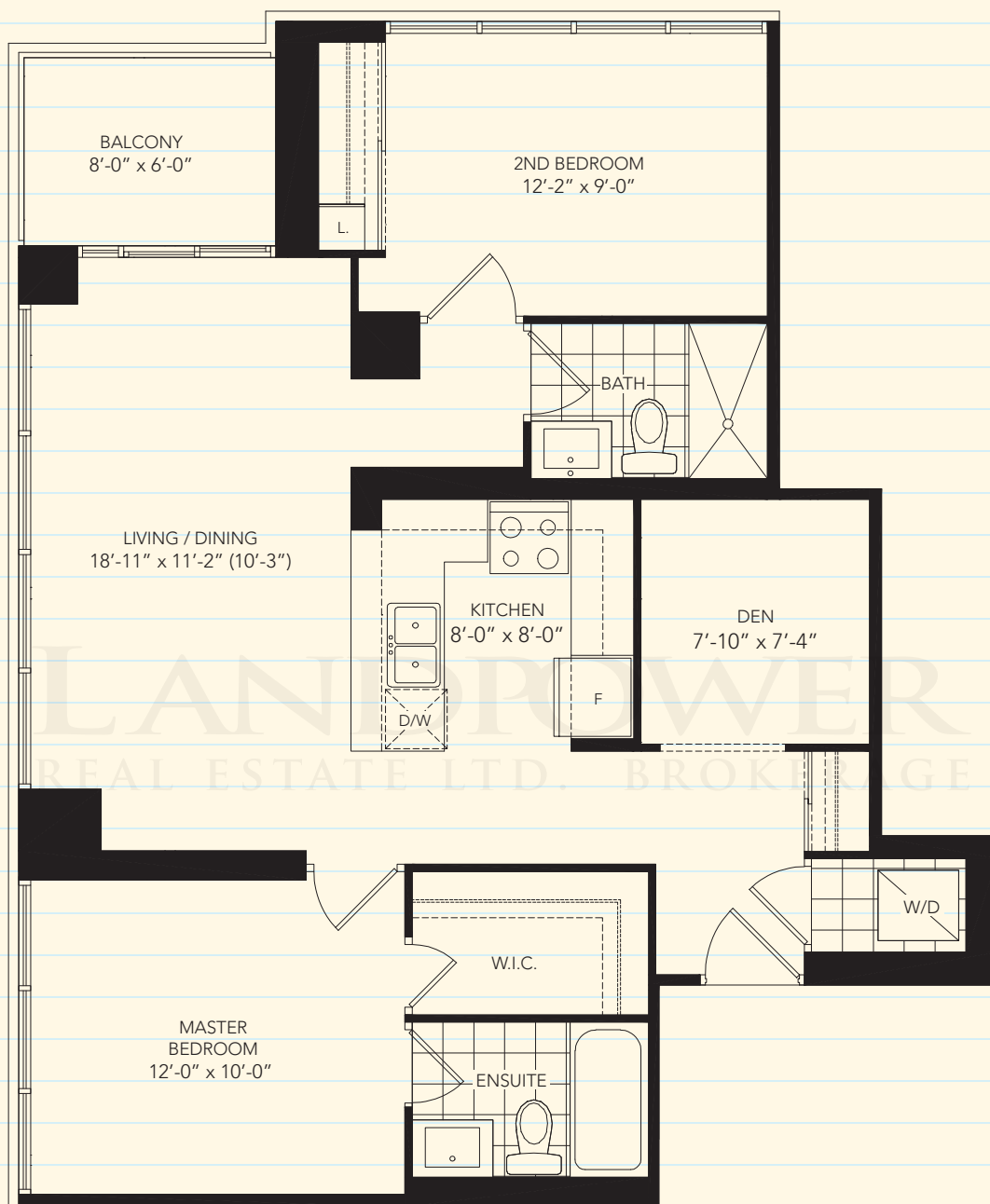
Suite (03) = two bedroom + Den

901 sq.ft.

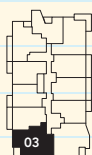


Suite (03) = two bedroom + Den

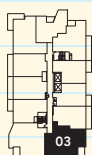
901 sq.ft.



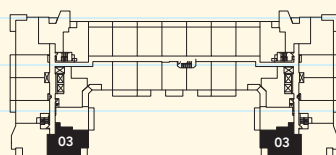
FLOORS 7-11



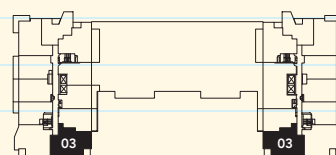
FLOOR 12



FLOOR 4



FLOORS 5



FLOOR 6



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