INTELLIGENT LIVING

WE WROTE THE BOOK ON SMART LIVING
Smart urban living: an intelligent choice for comfort and design. We’ve designed a new school of living.

A NEW SCHOOL OF THOUGHT
A new school of thought in living: redefining urban living with smart design.

TOP OF THE CLASS
A new school of thought in living: redefining urban living with smart design.

A TEXTBOOK CASE OF SMART DESIGN
Every suite is a brilliant fusion of form and function.
Remington Group, the company behind such visionary developments as Downtown Markham, Vellore Village, Thornhill Valley and other signature communities across the GTA, introduces its newest development on Islington Avenue. 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 quality, coming together in offering 753 the best of urban living and all here today at 753 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 businesses, and a community centre. This vision reflects the city's commitment to a smart green urban living model, where nature, technology, and community thrive in harmony.

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. The use of natural building materials will create a healthier indoor environment for all residents. Ultimately, IQ Condominiums will provide easy access to a range of vibrantly designed parks and transit routes, offering a lifestyle that is both urban and relaxing.

West Tower

East Tower

Podium

All transformations which represent the latest principles of environmental design and energy-efficient techniques. These features, along with the use of natural building materials, will create a healthier indoor environment for all residents. Ultimately, IQ Condominiums will provide easy access to a range of vibrantly designed parks and transit routes, offering a lifestyle that is both urban and relaxing.
Draw the pattern of four squares crossing in a
continuous line without lifting your pencil
off the paper. Do not go over any part
of the line or cross it.
WHERE YOU CHOOSE TO LIVE IS RELATIVE

Einstein
The first phase of IQ Condominiums will comprise two boutique twelve-storey midrises connected by a five-storey podium. The buildings will present an articulated façade of iridescent glass and precast accented with blue tinted glass. The podium will lend the building an organic connection to the street, bringing new life and new vitality to the neighbourhood.
Residents and visitors will be welcomed in a magnificent reception lobby, highlighted with polished inlaid tile floors and recessed lighting. Plush seating areas are enhanced with exotic table artefacts and flowering planters, adding a touch of green to the ambience. A courteous Concierge is on hand to receive visitors as well as keep a watchful eye on the premises. The magnificent Rooftop Terrace garden is the perfect venue for summer parties and family get-togethers.

With each and every detail, IQ Condominiums is dedicated to rejuvenating mind, body and spirit in an uplifting environment. The spectacular pool and deck lounge invites you for a refreshing dip and is equipped with showers and separate his and hers changing facilities. Social gatherings are a breeze in the immaculately appointed party room, fully equipped with a wet bar and caterer’s kitchen.

When it comes to elegant lifestyle amenities, IQ Condominiums is dedicated to rejuvenating mind, body and spirit in an uplifting environment. Every facility here is geared to let you get more from life.
INTELLIGENT LIVING

1110

6TH FLOOR AMENITIES
- LOUNGE AREA WITH OUTDOOR FIREPLACE
- BBQ AND OUTDOOR DINING AREA
- LOUNGE
- INDOOR PRIVATE PARTY ROOM
- BBQ AND OUTDOOR DINING AREA
- INDOOR PRIVATE LOUNGE

GROUND FLOOR AMENITIES
- LOBBY
- MANAGEMENT OFFICE
- GUEST SUITES
- PET SPA
- WHIRPOOL
- POOL
- CHANGE ROOMS
- WEIGHTS
- CARDIO
- YOGA STUDIO
Elegantly designed and stylishly appointed, the Lobby exudes a warm and inviting ambience for residents and visitors alike.
IN ALL THE LAND, THERE’S NO RESIDENCE AS MAJESTIC AS IQ.

Queen Elizabeth the First
An oasis in one of world's most crowded countries, sharing like-minded, similar parts of Indian land, (the food and organization) make it a magical time of simply being near something new of any kind.
Shopping choices abound for residents here, from giant superstores like Ikea and Costco to warm and friendly coffee shops and bakeries.

Anchored by Islington Avenue and the Queensway, IQ Condominiums offers residents quick and easy connections to every part of the city. A five-minute drive south gets you to the Gardiner Expressway and downtown is just moments away. There are several parks in the immediate area, offering residents plenty of opportunities for relaxation and exercise. The park adjacent to the building will be a focal point for outdoor activities, while those in the Humber River ravine corridor that winds past the Humber Marshes Park, all the way to the pristine shores of Lake Ontario.

Sherway Gardens, one of Toronto’s largest malls, is just a five-minute drive to the west, and offers over a 100 choices for the discerning shopper. Queensway Mall is closer and offers a variety of everyday stores and services.
Take 12 matches and arrange them into this configuration. Then move three matches to create exactly three squares.
IF CONDOS BE THE FOOD OF LOVE
GIVE ME IQ

Shakespeare
IQ Condominiums offers a wide array of 1 and 2 bedroom plus den suite designs. Every suite comes with a spacious fresh air balcony. A brilliant fusion of form and function, the suite interiors are flooded with natural radiance through expansive, floor-to-ceiling glass window walls. Soaring 9' and 10' ceilings and open concept interiors create a sense of space and light.
Enjoy spectacular vistas of the surrounding neighborhood, the lakefront greenspace to the south and the dynamic skyline of Toronto to the east.

Interior design is clean, crisp and cool, making use of soft, neutral tones and clean lines. Within, every inch of available space has been thoughtfully maximized to create a seamless flow between the living, dining and kitchen areas. The thoughtfully designed floor plans offer the perfect ambience for entertaining, while providing privacy and seclusion for the bedroom areas. Features and finishes are of an exceptionally high standard and the craftsmanship is second to none in the industry.

Spectacular ensuites come with luxurious deep tubs and elegant vanity stands. Gourmet kitchens dazzle with smooth stone countertops, stylish breakfast bars, fine crafted cabinetry and more. At IQ Condominiums, smart and stylish go hand in hand.
INTELLIGENT LIVING

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

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*
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 showerCustom 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 areasIndividual 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 serviceSecurity monitored underground parking garageEach 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

SMART FEATURES & FINISHES

(applied)

All Suites protected under Tarion (formerly the Ontario New Homes Warranty Program) The Vendor shall have the right to... 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 or normal manufacturing and installation process.
E.I. RICHMOND ARCHITECTS
An architectural firm specializing in large as well as small-scale condominium residences, retail, commercial, and institutional buildings. The company has operated in Toronto since 1992 and has been a leading architectural firm for some of the city’s most impressive high rise buildings.

BRYON PATTON AND ASSOCIATES
Bryon Patton and Associates is a team of 10 designers and support staff that practice a “hands on” approach to design. Over the past 35 years, we have completed some of the finest residences and corporate offices in the city. We have been recognized with design awards by the Toronto, Ontario, Canadian and International Homes Builders Associations as well as the Association of Registered Interior Designers of Ontario.

BAKER REAL ESTATE INCORPORATED
BROKERAGE
With annual new home sales of over a billion dollars, Baker Real Estate Incorporated is one of Canada’s most successful real estate companies. Baker specializes in the project marketing and sales of new home communities, including condominiums, townhouses and single-family homes as well as hotel condominiums and resort properties. We service Canada’s premier builders and developers in both local and international markets.
LIFE IS A BEAUTIFUL PAINTING AT IQ.

Da Vinci
FLOORPLANS

Suite (01) One bedroom
548 sq ft
Suite (07): One bedroom + den
626 sq ft

Suite (43): Two bedrooms
743 sq ft
Suite (010) - Two bedroom
799 sq. ft

Suite (04) - Two bedroom 2/2
870 sq. ft
Suite 003 - Two Bedroom + Den
901 sq ft

- Master Bedroom: 10'-0" x 12'-0"
- Second Bedroom: 9'-0" x 12'-2"
- Living/Dining Room: 18'-8" x 11'-2"
- Kitchen: 8'-0" x 8'-0"
- Den: 7'-10" x 7'-4"
- Ensuite: 6'-0" x 8'-0"
- Clothes Washer/Dryer: 4'-0" x 4'-0"
- Balcony: 6'-0" x 8'-0"

NOTES:
- 7th-12th Floor
- 6th Floor
- 4th-5th Floor