

CURIO

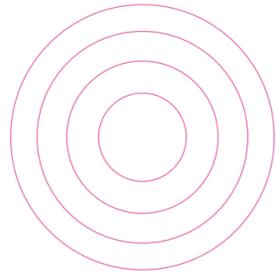


MARLIN
SPRING

DAMAC
Live the luxury



**Escape the
Ordinary**



DAMAC
Live the luxury

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Iraq, The Maldives, Canada, as well as the United Kingdom.

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course by The Trump Organization, and luxury homes in association with Versace, Cavalli, Just Cavalli, de Grisogono, Rotana, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group.



CurioCondos.com



Condos on the Queensway



MARLIN SPRING

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and repositions assets throughout North America with a mission to deliver exceptional real estate value to all its stakeholders with an uncompromising adherence to its core values.

The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 real estate professionals, they produce inspiring, forward-thinking, and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the city, they have products to suit everyone's needs. Their current portfolio includes sought after communities located in Danforth Village/Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.

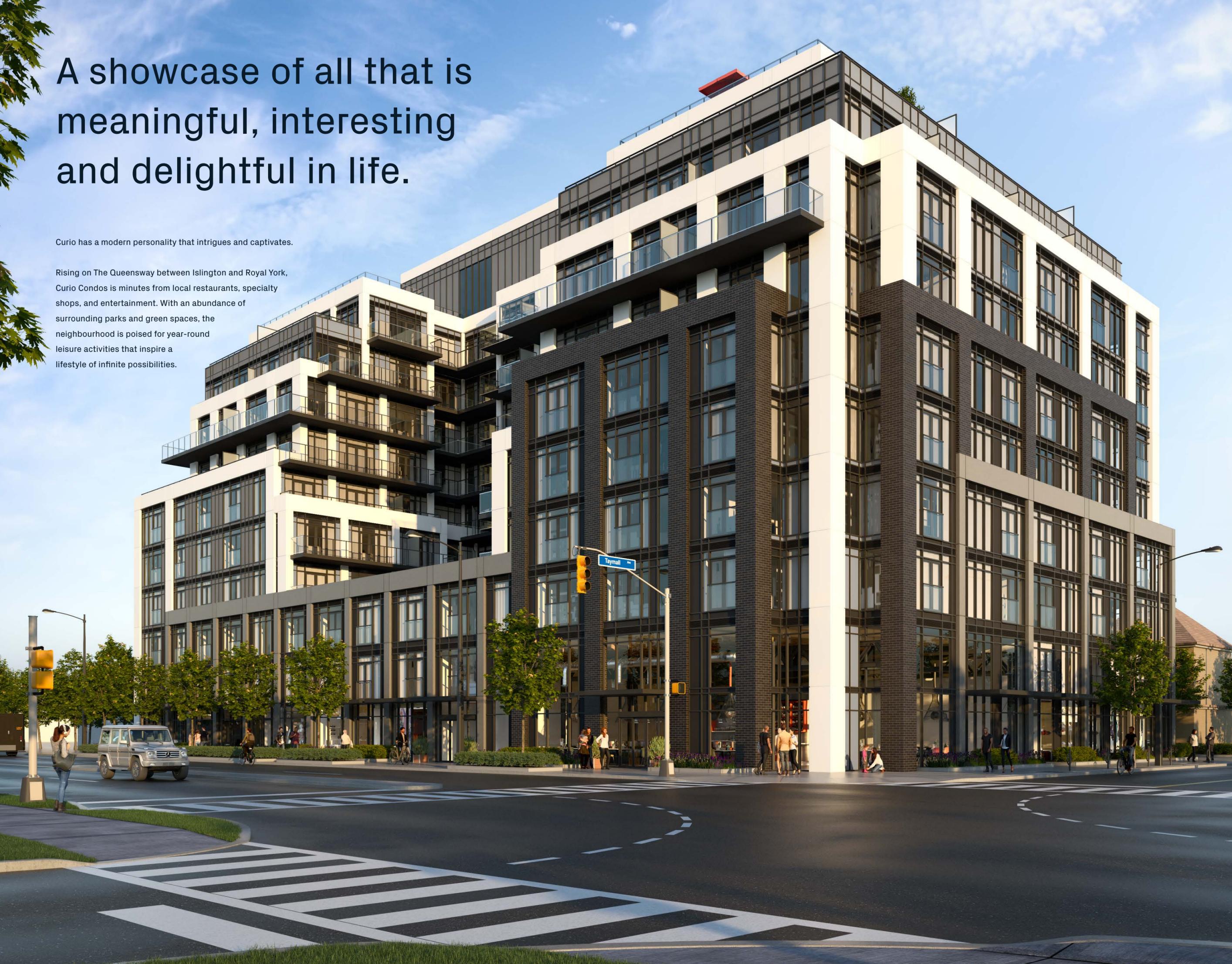


CURIO

A showcase of all that is meaningful, interesting and delightful in life.

Curio has a modern personality that intrigues and captivates.

Rising on The Queensway between Islington and Royal York, Curio Condos is minutes from local restaurants, specialty shops, and entertainment. With an abundance of surrounding parks and green spaces, the neighbourhood is poised for year-round leisure activities that inspire a lifestyle of infinite possibilities.



Where Curiosity, Connection, and Conveniences Meet



CurioCondos.com

7 Condos on The Queensway



When it comes to living, Curio is all about satisfying that internal ache for more; more convenience, more opportunities, more value, and more fun! A building that offers amenities you'll want to enjoy, a neighbourhood that has everything you need, green spaces to explore, and a connection to transit that is unmatched.

So much to do! So much to explore!
Discover a home designed to satisfy your curiosity for living the dream.

CURIO

An Enviably Location

Walk to shops, cafés, colourful eateries and public transit connections all within minutes from your front door.



Tasty Local Eats



Cheese Boutique

45 Ripley Avenue

Offering over 15,000 products from spices to chocolates to fresh produce and fine kitchen cookware, Cheese Boutique always inspires and delights!
cheeseboutique.com



Great Lakes Brewery

30 Queen Elizabeth Blvd.

A fiercely independent brewery, Great Lakes Brewery has been producing unique seasonal and year-round ales, bottle conditioned releases, and their traditional 7 Barrel and Tank Ten Series of beers for over 35 years, making them one of the oldest craft breweries in the country. This homegrown west-end treasure is open to the public for tours and tastes.
greatlakesbeer.com



SanRemo Bakery and Café

374 Royal York Rd.

Daily hot table, salad selection, pizza and sandwiches and the best Italian bakery in the City! A legacy owned by the Bozzo family since 1969.
sanremobakery.com



Pie Commission

927 The Queensway

Choose from an incredible assortment of meat, chicken, vegetarian and dessert pies made from scratch, in-house with only natural ingredients with nothing weird that you can't pronounce added.
piecommission.com



Posticino

755 The Queensway

Meaning "little spot" in Italian, Posticino is a neighbourhood classic, inviting the community to experience Italian cuisine in a significant way.
posticino.com



Jimmy's Coffee

380 Royal York Road

Located beside the Mimico GO Station, Jimmy's is like sitting in your friend's living room, enjoying a great coffee.
jimmyscoffee.ca



Tom's Dairy Freeze

630 The Queensway

Enjoy Tom's Dairy Freeze, serving authentic soft serve ice cream, old-fashioned sundaes, milkshakes, and banana splits to your family since 1969.
tomsdairyfreeze.ca

Shop Small, Shop Large, and Everything in Between!

Costco

50 Queen Elizabeth Blvd.

Conveniently located near Curio, this mega super-store provides a large warehouse of food, clothing, and more to explore. Everything the urban shopper needs is here. And then some.
costco.ca



CF Sherway Gardens

25 The West Mall

Considered the first-rate choice for fashionistas, Sherway Gardens has every label imaginable in a bright and friendly space that invites exploration. Hundreds of stores. Dozens of restaurants. Endless opportunities to indulge in retail therapy.
shops.cadillacfairview.com



Latierra Alpaca

858 The Queensway

LATIERRA, established in Toronto, produces luxury women's alpaca outerwear and knitwear, and home fashion accessories, focused on sustainability. These collections are recognized for their minimalist and understated silhouettes, offering the finest in sustainable luxury.
latierra-alpaca.com



Flowers by Sophie

645 The Queensway

Flowers By Sophie delivers within Etobicoke, offering a large variety of fresh flowers and gifts. This local florist takes pride in creating the freshest floral arrangements, plants, and gift baskets, artistically arranged in beautiful vases and hand-delivered.
flowersbysophie.net



Get Out! No Seriously. Get Outside.

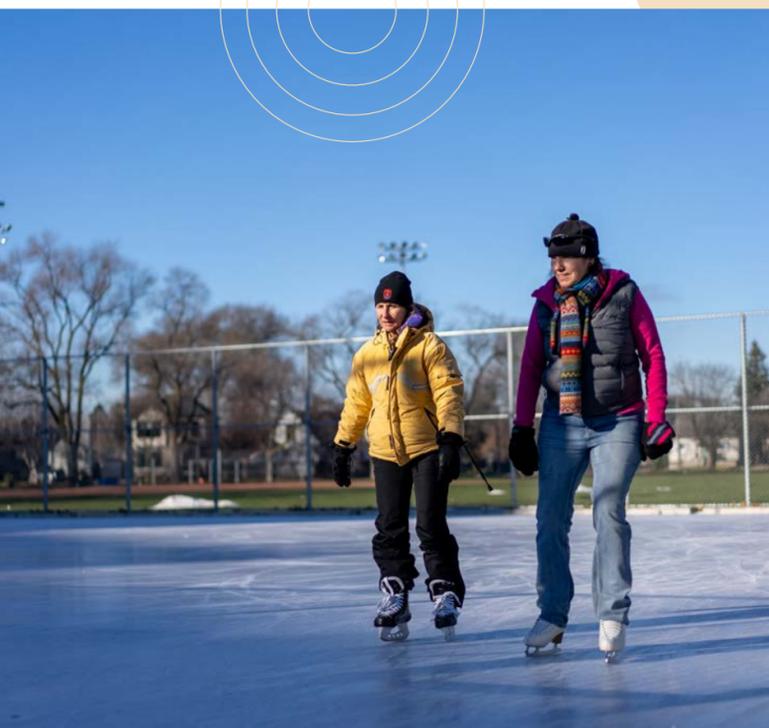


Etobicoke Waterfront Trail

Enjoy living just 10 minutes from the Etobicoke Waterfront Trail, the perfect place to walk the dog, take in a sunrise or sunset, or breathe in that refreshing lake air. This 10.3 km stretch is part of the 520 km Waterfront Trail system that winds through southern Ontario's lakeshore.

Step outside and experience the many green spaces surrounding Curio. However you prefer to get around, the great outdoors awaits!

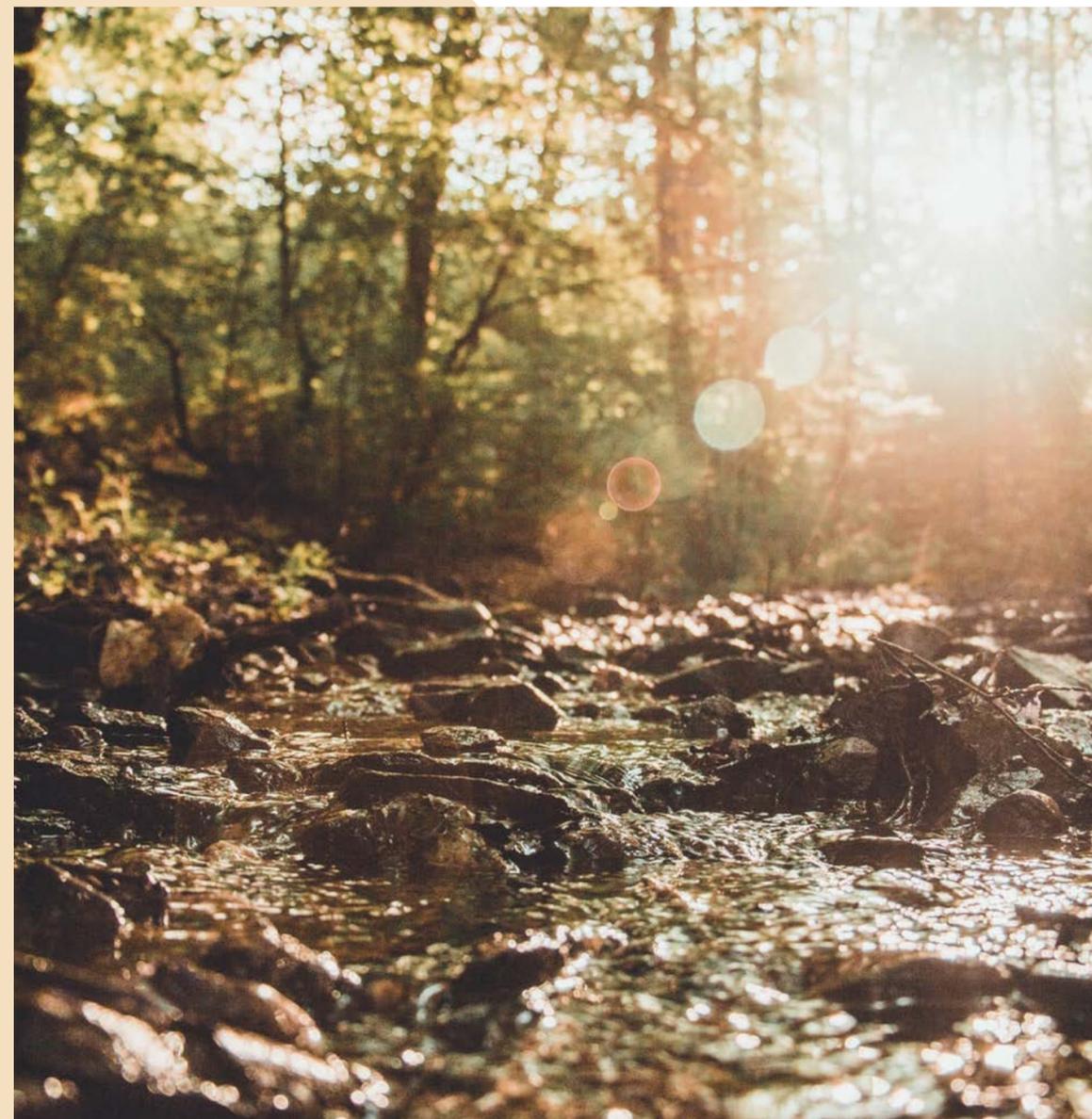
CurioCondos.com



Queensway Park and Rink

8 Avon Park Dr.

Located across the street from Curio, Queensway Park is one of South Etobicoke's largest green spaces. The park features two baseball diamonds, a playground, a skate trail, tennis courts, and one of the best outdoor skating rinks in the city. Some events to look forward to are the Butter Tart Festival, Skating Parties, Pickleball Tournaments, and more.



Mimico Creek

Mimico Creek begins in Brampton and winds its way towards Lake Ontario. As it transverses The Queensway, it provides a wondrous place to hike, bike, picnic and enjoy. The Mimico Creek Trail is a 4 km paved path that offers a great way to enjoy the fresh outdoors within minutes of Curio.

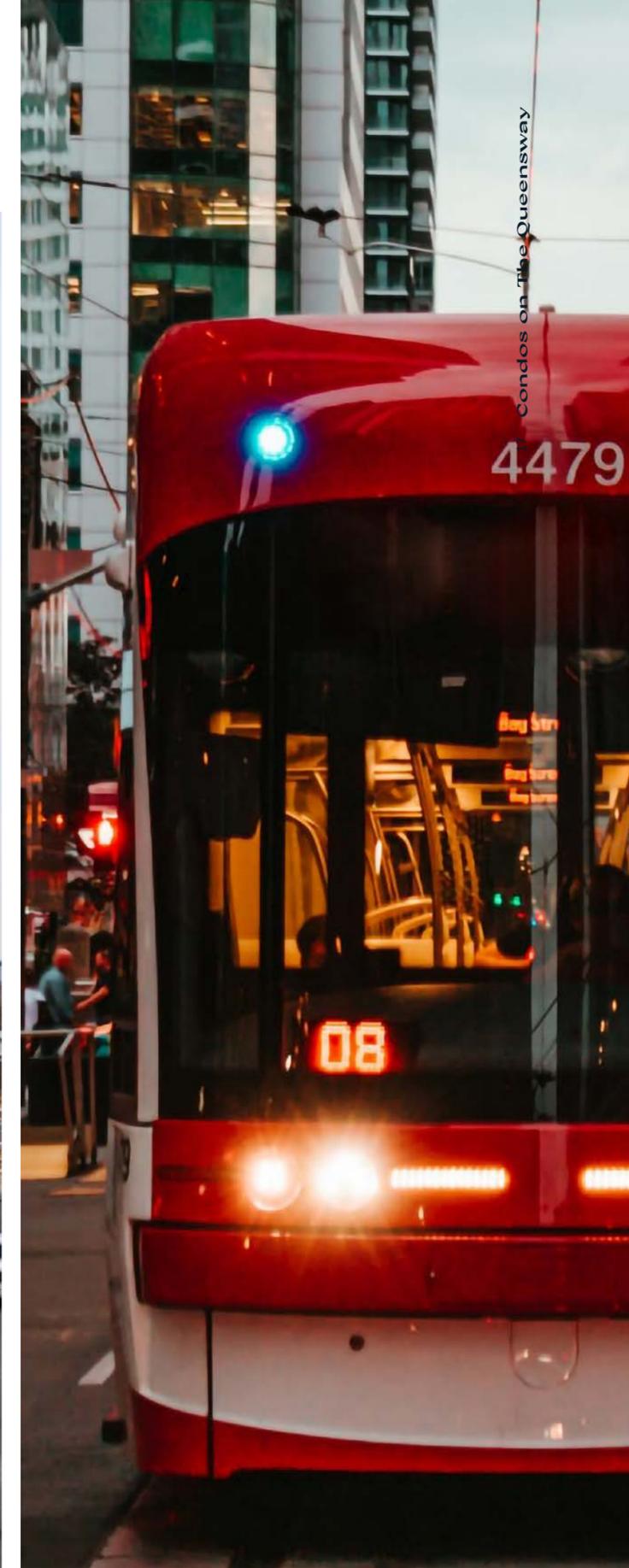
CURIO

With The Gardiner Expressway only a 3-minute drive from Curio Condos, arrive to downtown Toronto in 15 minutes!

Connect to Everything



Mimico GO Station is 4 minutes from Curio Condos with a 15-minute ride to Union Station. Or head west to Hamilton, explore Wine Country in St. Catharines or Niagara Falls on the weekend.

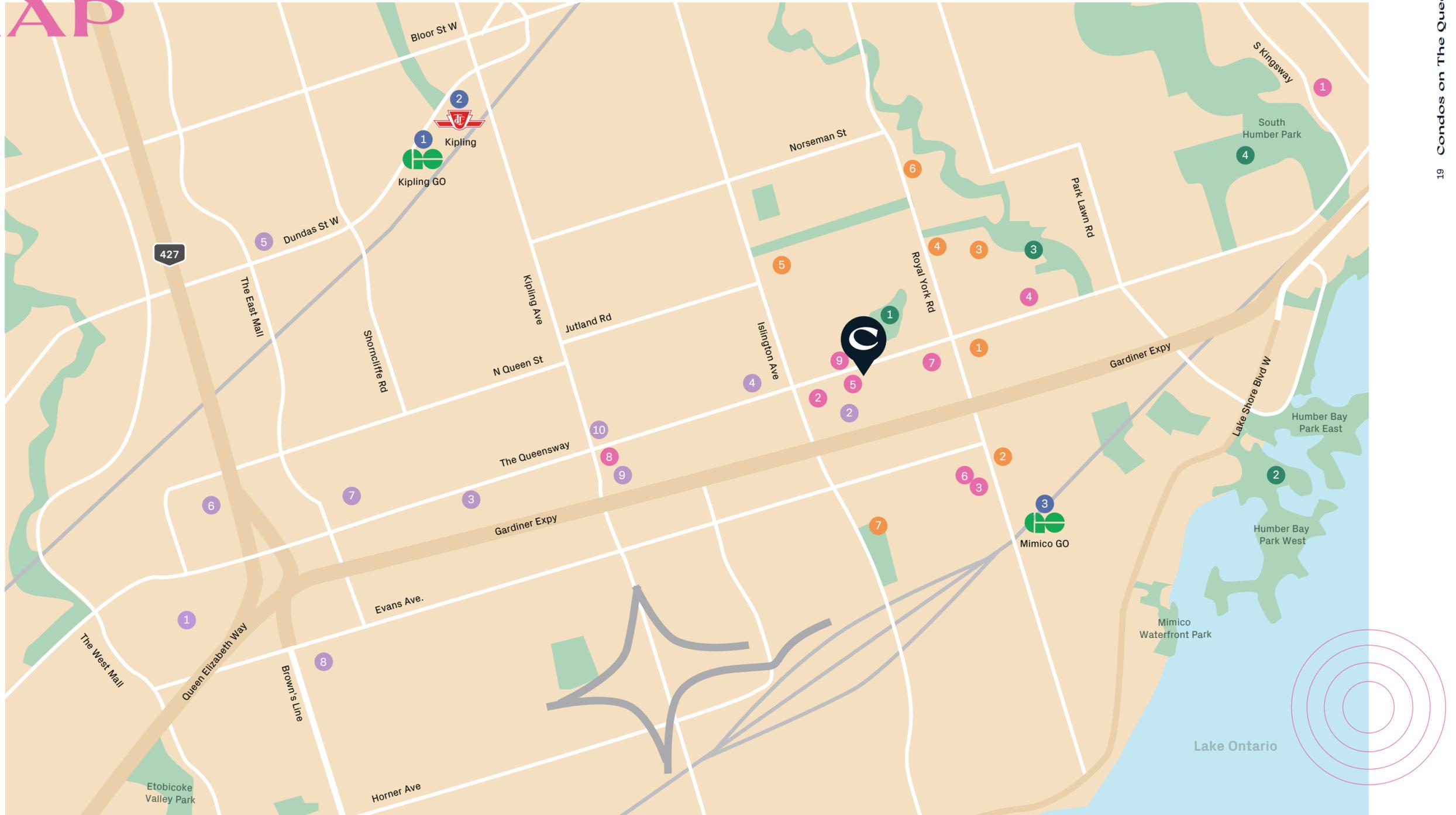


Condos on the Queensway

Streetcars and buses on The Queensway and Royal York provide you with convenient transit access, while the Royal York Bike Lane that runs north and south connects you to various bike lanes in the city.

CURIO

AMENITIES MAP



CurioCondos.com

Transit

1. Kipling GO Station
2. Kipling Subway Station
3. Mimico GO Station

Restaurants

1. Cheese Boutique
2. The Pie Commission
3. SanRemo Bakery
4. Tom's Dairy Freeze
5. Starbucks
6. Jimmy's Coffee
7. Posticino
8. Spoon & Fork
9. The Galway Arms Irish Pub and Restaurant

Shops

1. CF Sherway Gardens
2. Costco
3. IKEA
4. LCBO
5. The Beer Store
6. Walmart Supercentre
7. Canadian Tire
8. Farm Boy
9. Sobeys
10. Global Pet Foods

Schools

1. St. Louis Catholic Elementary School
2. George R Gauld Junior School
3. Karen Kain School of the Arts
4. Etobicoke School of the Arts
5. Castlebar Junior School
6. Kingsmill Secondary School
7. The Mildenhall School

Parks

1. Queensway Park and Rink
2. Humber Bay Parks
3. Mimico Creek
4. South Humber Park

Discover What's Right at Home

Curio is all about connecting with friends and neighbours in spaces crafted for comfort and styled for contemporary living. From a Games Lounge to hang with friends to a crafty Workshop where residents can hone their artsy sides; to thoughtful private and open Co-Working Spaces, a Children's Outdoor Play Area, and even a Pet Spa for your furry friends, Curio's amenity space is the beating heart of this unique condominium residence.

CurioCondos.com



An Inviting Place to Connect With Friends

The Café Hub is designed for casual meet ups or entertaining. The contemporary design features comfortable seating, stylish lighting, a fully equipped kitchen and loads of room to chill. Pops of colour add some character to the space, making it the perfect place to host your friends.



Set Your Creative Side Free

Whether you like to paint, stitch, mould, sculpt, colour, or build, Curio's Workshop is the ideal setting for hobbyists. Get down and dirty outside your suite, where making a mess is allowed (as long as you clean it up after!) with room to spread out, your creations will come alive!



Reflect and Rejuvenate

The Wellness Centre is designed to encourage healthy living within a pristine, beautiful environment where the well-equipped space helps you take your workouts to new heights. A Yoga Stretch Room provides private space with a Zen-like ambiance.



A Place to Unwind Above the City

Curio's Rooftop Terrace offers a delightful alfresco experience for dining, BBQing, lounging, or enjoying the views. The Children's Play Area is thoughtfully designed to keep the little ones busy while an innovative Pet Area keeps your four-legged friends amused.



Contemporary Living with Flare

The suites at Curio are built for modern life, providing space and flexibility. Layouts are sensible and offer easy furniture placement. Windows are expansive, with Kitchens thoughtfully designed and workable. Bathrooms are the perfect balance of style and function. All the details and finishes are top quality, reflecting the very best of modern living.

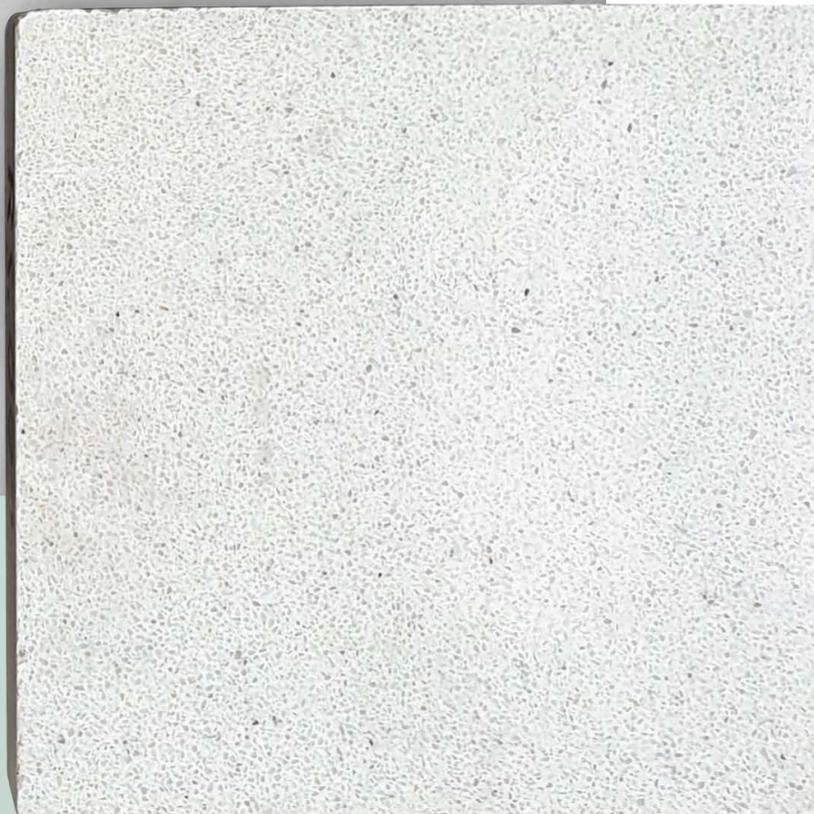


Sweet Dreams Happen Here

When it's time to retire for the night, your bedroom at Curio offers comfort, style, and an easy transition into dreamy sleep surrounded by a suite designed for contemporary living.



Features and Finishes



A. General Suite Features

1. Ceiling height +/-9' with smooth finish except where dropped ceilings occur and/or structural beams exist and excluding bathroom areas +*
2. Laminate flooring in living, dining and sleeping spaces (washroom and laundry closets to be tiled)
3. Soft-close cabinet doors and drawers
4. Approximately 4" baseboards with coordinating 2 ½" door casings
5. Solid core entry door with security view hole and suite entry surround
6. Sliding door(s) and/or swing door(s) throughout **
7. Chrome hardware on swing door(s)
8. Wire closet shelf and/or rod in all closets
9. Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
10. Balconies, terraces and patios with sliding doors and/or swing doors **

B. Kitchen

1. Custom designed kitchen with slab cabinetry in one of two standard colour palettes or one upgraded colour palette developed by Mason Studio +
2. Designer curated quartz countertop
3. Contemporary kitchen backsplash +
4. Single basin stainless steel undermount sink with single-lever pull-down spray faucet in chrome finish +
5. 24" appliances including counter depth fridge, 24" freestanding range, 24" panel-ready dishwasher and 30" OTR microwave

C. Bathrooms

1. Bathroom vanity with quartz countertop and undermount sink +
2. Contemporary single lever chrome faucet +
3. Frameless mirror with valance light +
4. Full height ceramic wall tile in tub surround and in separate shower stall +
5. Chrome faucet in tub or in separate shower ** +
6. Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower pot light where separate shower stall is shown **
7. Pressure balanced valve(s) for tub and/or shower
8. 12" x 24" porcelain floor tile in bathroom(s)
9. Contemporary white acrylic soaker tub **
10. Tiled shower stall floor with curb**+
11. Privacy lock on bathroom door(s)

D. Mechanical/ Electrical Features

1. Individual in-suite controlled all season heating and cooling system
2. Stacked washer and dryer
3. Individual suite electricity meter(s), and water meter(s)
4. Fibre cable to each suite
5. Switch controlled receptacle in living area **
6. Capped light box in bedroom(s)
7. Designer selected ceiling mounted light fixture(s) in den and entry corridor **
8. Track lighting in kitchen
9. In-suite smoke and CO₂ detector
10. One capped ceiling outlet in dining area or living/ dining area if combined (as determined by Vendor) **

E. Building Features

1. Concierge service ***
2. Mail area along with parcel storage area
3. Key FOB controlled access system at entry points and garage
4. Elevators accessible from parking garage, ground and residential floors
5. Resident bike parking available in building
6. Pet wash area
7. Professionally designed lobby and entrance area
8. Party room and lounge areas designed by Mason Studio
9. Wellness centre with exercise, cardio and weight training spaces
10. Professionally designed outdoor terrace to include outdoor BBQ and dining areas

+* Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information.

** As per plan

*** See disclosure documents for further details.

+ As per Vendor's preselected standard finish packages.

FORM C3 – Queenmall Developments – Curio FINAL Jan 2022. E&O.E.



Escape the Ordinary

The Developer reserves the right to make changes and modification to the information contained herein without prior notice.
Maps and some photographs are representation only and may not be accurate. Renderings are artists' concepts. E.&O.E.

