

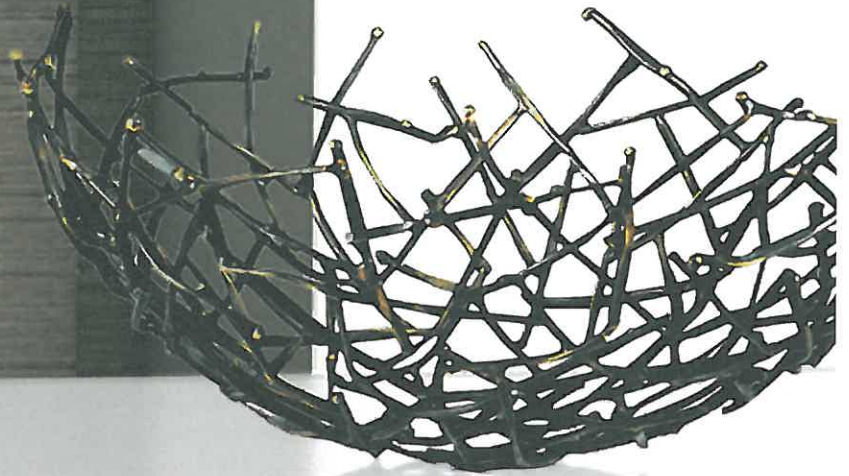
RE/MAX VISION REALTY INC.
SUJAN SHAN, BROKER
2210 Markham Road, Unit 1
Toronto, ONT M1B 5V6



MONDE

Details

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At Monde, a calming palette of stone and glass is a blank canvas for the colours of the outdoors – the blue of the water, the green of Sherbourne Common park and the twinkling lights of the city skyline. Rustic wood, metals and stone are layered to mimic the rough textures found in nature. High ceilings and extensive glass blur the lines between indoor and outdoor life.

THE BUILDING

Monde is a dramatic 40-storey building at Queens Quay and Bonnycastle, Toronto. The main entrances to both the tower and the podium are off of Bonnycastle Street.

The architecture of Monde, a groundbreaking building targeting LEED Gold certification comes from internationally recognized architect Moshe Safdie in collaboration with Quadrangle Architects. These masters of design worked with Cecconi Simone on the interiors and Janet Rosenberg + Associates on the landscape design to create a building with premium quality standards and a design aesthetic inspired by nature, the lake and the city.

- Targeting LEED Gold certification.
- Insulated, high-performance architecturally designed curtain wall window system.
- Ground level shops, cafés and public spaces to enjoy.
- Mid-block pedestrian connection between Sherbourne Common and retail, and Bonnycastle Street.
- The building and every suite are equipped with Beanfield broadband internet access.
- Sherbourne Common park is at the building's doorstep.

THE AMENITIES

Monde features a breathtaking double-height lobby with a living green wall, along with extensive amenities designed by acclaimed interior design firm Cecconi Simone. Amenities will be located on the entire twelfth floor and will include yoga/pilates/cardio/kinesis training and weights studios, hot plunge pool and his and hers sauna, steam and change-rooms

with experience showers. Relax and entertain in the kitchen/dining/bar/lounge and play in the billiards room. Step outside and enjoy the outdoor lounge with indoor/outdoor fireplace or relax in a cabana next to the outdoor pool with infinity views to Lake Ontario. Extensive landscaping by celebrated Janet Rosenberg + Associates complements the pool deck.

- 24 hour, 7 days a week concierge.
- 2 guest suites provided for residents' use.
- Resident superintendent for on-site maintenance.
- Underground parking equipped with security monitoring system.
- Underground garage painted white and well-lit for added safety and security.

- 5 custom-designed elevators, 3 designated for the tower and 2 for the podium.
- Visitor parking on the uppermost parking level.
- Separate lobby access for podium and tower, with mailrooms conveniently located beside each.

INTELLIGENT LIVING

Monde is a member of the "Intelligent Community" at Waterfront Toronto, an open-access network that provides

internet speeds up to 100 times faster than anywhere in the city.

- Experience 100Mb upload and download speeds.

- Serviced by Beanfield Condoconnect, a Toronto based telecommunications company.

- Access to home phone and IPTV services.
- Each suite is equipped and broadband ready at move-in.

GREEN LIVING

Monde is one of only a handful of residential buildings in Canada targeting LEED Gold certification.

- Building is located in close proximity to pedestrian links, bike paths and future public transit.
- Covered bicycle parking spaces.
- Dual flush toilets in every suite.

- Green roofs located on the 5th and 12th floor as well as on top of the building.
- Construction waste management plan to divert a minimum of 75% of materials from landfill.
- Each suite will be individually metered for hot and cold water, electricity and heating/cooling.

- Every effort will be made to use locally (within 800km) sourced materials.
- Low emission and low VOC (Volatile Organic Compound) materials to be used throughout the building.
- Developer installed window coverings on floors 13, 14, 15 to comply with City of Toronto Migratory Bird Policy.

- In-suite ERV units that use outgoing air to heat and humidify in-coming fresh air in the cooler months, or cool and dehumidify in the warmer months, thus reducing energy consumption and improving air quality.
- Motion sensor lighting control in hallways and stairwells.

THE SUITES

- Ceiling heights of approximately 9 ft. Ceiling heights are exclusive of bulkheads, which are required for mechanical purposes such as heating and cooling ducts, as well as dropped ceilings in bathrooms.
- Smooth ceilings throughout.
- Choice of designer-selected pre-finished engineered flooring throughout, except in bathroom and laundry areas, as per builder's standard samples.
- Bathrooms and laundry areas to be porcelain tile, as per builder's standard samples.
- Solid core entry door with security view-hole.
- Sliding or swing closet doors in bedrooms, as per plan.
- Architecturally-designed baseboards, door frames and casings.
- Satin chrome lever door handles and hardware.
- White, plastic-coated wire shelving in all closets.
- Insulated, high performance architecturally designed curtain wall window system.
- Stacked brand-name energy efficient front load washer and dryer with exterior venting in all suites, as per plan.
- Emergency voice communications system, smoke, heat and carbon monoxide detector where applicable.
- High-speed broadband internet access provided in each suite through Beanfield Condoconnect.
- Rough-in for future security system.
- Pre-wired for cable TV and telephones as per plan.
- White "Decora" switches and outlets throughout.

COOK

- Contemporary kitchen cabinetry custom designed by Cecconi Simone, in a variety of materials and colours, from builder's standard samples.
- Choice of granite or corian kitchen countertop, from builder's standard samples.
- Contemporary designed island /table combination by Cecconi Simone. Choice of granite or corian countertop on the island with an integrated dropped dining table.
- Back painted glass backsplash, from builder's standard samples.
- Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out head.
- Ceiling mounted track lighting complete with pendants over island as per plan.
- Integrated counter-depth refrigerator, stainless steel built-in oven with ceramic 4-zone cooktop, stainless steel microwave and integrated dishwasher.
- Integrated stainless steel hood fan.

MASTER WASH (MASTER WASH OR MAIN WASH IN ONE BATHROOM SUITES)

- Contemporary washroom vanity custom designed by Cecconi Simone, featuring a corian sink and backsplash with a vertical storage cabinet in a variety of materials and colours, from builder's standard samples.
- Polished chrome wall mounted faucet.
- Mirror above vanity with accent LED cove lighting.
- Choice of porcelain floor tiles, from builder's standard samples.
- Recessed ceiling lights.
- Soaker tub, as per plan.
- Accessory package including towel bar and toilet paper holder, where applicable.
- White plumbing fixtures.
- Dual flush toilet.
- Choice of full height porcelain wall tiles in tub/shower enclosure, from builder's standard samples.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub /shower.

WASH (IN TWO BATHROOM SUITES)

- Contemporary washroom vanity custom designed by Cecconi Simone, featuring a corian sink and backsplash, in a variety of materials and colours, from builder's standard samples.
- Recessed ceiling lighting above vanity.
- Choice of porcelain floor tiles from builder's standard samples.
- Frameless glass shower enclosures, as per plan.
- Choice of full height porcelain wall tiles in shower enclosure, from builder's standard samples.
- Mirror above vanity.
- White plumbing fixtures.
- Dual flush toilet.
- Accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust fan vented to exterior.
- Pressure balance valve for tub and shower.

POWDER

- Contemporary washroom vanity custom designed by Cecconi Simone, featuring a corian sink and backsplash in a variety of materials and colours, from builder's standard samples.
- Mirror above vanity.
- Dual flush toilet.
- Choice of porcelain floor tiles from builder's standard samples.
- Recessed ceiling lighting above vanity.
- Accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust fan vented to exterior.

THE BUILDER

Great Gulf is a member of BILD (Building Industry and Land Development Association) of Toronto.

All suites protected under the Tarion Warranty Corporation.

Interior design consultation at Décor Centre on all finishes and colour packages included in purchase price.

All interior floor, wall finishes and materials are to be chosen with the assistance of the Builder's Interior Design Consultant. All

materials and other selections for which the Purchaser is entitled to make a selection are to be chosen from Builder's samples, and are as per Builder's specifications. Purchaser shall only be entitled to make such selections provided that the items are not already ordered or installed.

All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided.