



MONDE

BOARDWALK SUITES

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. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule 'A' or provided for in the plans and specifications, provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or being substituted. Natural products (ie: wood, granite, stone, marble etc.) are subject to variations in shade, appearance colour, grain from samples displayed and the Purchaser agrees to accept same notwithstanding any such variations. Ceramic tile and broadloom are subject to pattern, shade and colour variations and the Purchaser agrees to accept same notwithstanding any such variation. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate, and are subject to change. All specifications and materials are subject to change without notice. Pursuant to this Agreement, including this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra (such as, by way of example only, an optional media station). If, as a result of building, construction or site conditions within the Unit or the Building, the Vendor is not able to construct or does not construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect. Floor and specific features will depend on the Vendor's package as selected. Actual useable floor space varies from stated floor area. Doors to closet/storage/washer and dryer may vary in size from floor plan. E. & O.E.

 GREAT GULF | Live greatly.



FEATURES AND FINISHES

Custom-designed interiors from Cecconi Simone, the last word on modern design.

THE BUILDING

Monde is a dramatic 40-storey building at Queen's 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 & Studio 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, cafes 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 tenth 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. Outside enjoy the outdoor lounge with indoor/outdoor fireplace or relax in a cabana deck side next to the outdoor pool with infinity views to Lake Ontario. Extensive landscaping by celebrated Janet Rosenberg & Studio complements the pool deck.

- 24 hour, 7 day 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.

- Serviced by Beanfield Condoconnect, a Toronto based telecommunications company.
- Experience 100Mb upload and download speeds.
- 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.
- Green roofs located on the 2nd and 10th floor as well as on top of the building.
- High efficiency, low flow toilets in every suite.
- 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.
- In-suite ERV (Energy Recovery Ventilation) units that use outgoing air to heat in-coming fresh air in the cooler months, or cool in the warmer months, thus reducing energy consumption and improving air quality.
- Motion sensor lighting control in hallways.
- Developer installed window coverings on floors 11, 12, 13 to comply with City of Toronto Migratory Bird Policy.

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 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 counter top on the island with an integrated dropped dining table.
- Back painted glass backsplash, from builder's standard samples.
- Under cabinet lighting.
- 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.
- Stainless steel appliances including counter-depth refrigerator, built-in oven with ceramic 4-zone cooktop, microwave and 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 in a variety of materials and colours, from builder's standard samples.
- Polished chrome wall mounted faucet.
- Mirror above vanity.

- Recessed ceiling lights.
- Choice of porcelain floor tiles, from builder's standard samples.
- Soaker tub, as per plan.
- Accessory package including towel bar and toilet paper holder, where applicable.
- Choice of full height porcelain wall tiles in tub/shower enclosure, from builder's standard samples.
- White plumbing fixtures.
- High efficiency, low flow toilet.
- Exhaust vent to exterior through ERV unit.
- 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.
- Mirror above vanity.
- Recessed ceiling lighting above vanity.
- Choice of porcelain floor tiles from builder's standard samples.
- Choice of full height porcelain wall tiles in shower enclosure, from builder's standard samples.
- Frameless glass shower enclosures, as per plan.
- White plumbing fixtures.
- High efficiency, low flow toilet.
- Accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust vent to exterior through ERV unit.
- 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.
- Recessed ceiling lighting above vanity.
- Choice of porcelain floor tiles from builder's standard samples.
- High efficiency, low flow toilet.
- Accessory package including towel bar and toilet paper holder, where applicable.
- Exhaust vent to exterior through ERV unit.