

# **回 GREAT GULF**





# when home is this good, it's great to be home

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It's a place and a purpose. Where you meet and make memories. Foster a sense of safety and belonging. It's where there's the freedom to be silly, be quiet, be busy, be lazy; to play, to share, to create, to cuddle, to roll in the grass, jump on the bed, laugh, love, define your life and write your own story... it's great to be home.







HOME

A coming together to participate and connect.



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SUSTAINABLE

Take care of your family and the environment.



WELCOME TO MILTON

Embrace the charm. Experience the town.





DISCOVER

Go in a new direction. Discover a cool restaurant. Shop for the latest styles.





EXPLORE

Go on an epic walk. Hike a new trail and climb to new heights.





Anywhere you want to be - get there.

It's front yards and backyards. Where streetscapes connect and neighbours become friends. It's where culture is shared, and diversity is celebrated. A coming together to participate and connect. When community feels this good... **it's great to be home.** 







Introducing Great Gulf Milton Village, a visionary master-planned community in the highly coveted town of Milton where living is so good, it's great. As one of the most up-and-coming destinations for modern living, Milton Village presents a complete master-planned community featuring stunning Towns, Semis and Singles to complement your desired lifestyle.

As a picture-perfect place to call home, Milton Village is surrounded by an abundance of lush nature and beautiful parks, along with a thriving urban culture and diverse lifestyle amenities conveniently close by. Living here blends the best of small-town charm connected to big city living, all in a place you'll be proud to call home.

# Complementary lifestyles.

Warm and welcoming, pictures que and friendly. The lush scenic backdrop of Milton presents an idyllic setting for the Milton Village residential community. Thoughtful, contemporary architectural design blends effortlessly with the natural accent of large lots and abundant greenspace. Designed to accommodate a variety of lifestyles, choose from stylish towns, semis and singles available in a selection of both traditional and contemporary exteriors adding to the unique overall streetscape appeal.

Designed with details in mind, choose between multiple layout options that best suit your family. Inside, spacious interiors invite a natural cadence to modern living with a contemporary style that offers fashionable function with practical elegance.





The modern, yet sophisticated single family homes showcase an urban blend of stone, stucco and brick with dramatic framed windows. Enjoy expansive lots with big backyards and thoughtful open concept layouts inside.



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Whether you choose a traditional or an urban back-toback, these charming and contemporary townhomes bring together the warmth of classic brick with modern stone.





These classic, elegant semi-detached homes feature a popular brick façade accented with beautiful stone finishes. Large, subtly framed picture windows invite in natural light, while spacious, open concept interiors welcome modern living.

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# A complete community.

More than just a neighbourhood, Milton Village is a picturesque place set in nature. Surrounded by lush green spaces, woodlots and ponds, kids and adults alike will love exploring the abundance of natural environments.









Come home to space that defines a certain quality of life. Gather with family, friends or enjoy a quiet moment in an open concept layout that invites a natural cadence to modern living. Expansive windows let in more natural light, while the fireplaces create a warm ambiance to gather around.



# Inspire your inner chef.

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Create culinary genius or your family's favourites in an open concept kitchen that invites good meals and good times. Classic style is complemented with contemporary innovation, including stainless steel appliances, abundant cabinet and storage space as well as convenient islands ideal for entertaining.

# The essence of spahhh.

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Escape the everyday and indulge in the luxury of a spa-inspired bathroom. Elegant style is enhanced with contemporary features and finishes, including designer cabinetry with quartz countertops, polished chrome hardware and faucets, as well as stylish vanities.



# Relax & recharge.

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Awaken your senses in sumptuous style that invites a beautiful way to start your day and wrap up your night. Elegantly spacious, with large closets and room to lounge, enjoy classic style that welcomes contemporary comfort.



It's sensible and sustainable. Where building better and smarter makes a big difference. It's about taking care of your family and the environment. It's creating a greener and healthier world. When being eco-friendly matters... **it's great to be home.**   $\bigcirc$ 

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# Better for your family.

# Better for the environment.

Living in a home built with smarter construction, better materials and higher standards not only improves the comfort of your life indoors and helps the planet, it saves you energy and money. Great Gulf Milton Village offers many standard and optional sustainable elements to help improve the comfort of your home.



# More efficient. More comfortable.

# The + is Performance Plus.

Derformance Plus is a Great Gulf sustainability initiative that is dedicated to achieving elevated standards for energy efficiency, by using products that deliver the highest level of energy savings.

When rigorous sustainability requirements are applied to new home construction, the result is a home built better from the ground up, delivering better durability, better comfort and reduced utility and maintenance costs.

# Smarter construction. Better materials. Higher standards.

# Heating and Cooling

Be comfortable year-round while consuming less. • Sealed duct work for more efficient distribution of heating and cooling, resulting in more consistent, comfortable home temperatures

- and significantly lower energy use.
- High efficiency furnace coupled with a Heat Recovery Ventilator (HRV) results in healthier air intake, better control of humidity, lower energy bills and proper distribution of fresh air throughout the house.
- Programmable thermostat helps you keep your energy bill low.
- Ducting is properly sized for future air conditioning installation.

# Insulation

Cozy spaces for you to enjoy.

- The building envelope of your high-performance certified home is sealed tightly, which helps reduce air infiltration and drafts, and allows your furnace to run more efficiently. This is important because 30% of heat loss is due to a leaky building envelope.
- Insulation around windows and doors is low expansion polyurethane spray foam to create a tight air seal.
- Wall insulation in your high-performance home is selected for your maximum comfort.
- High-performance windows, doors, and skylights keep the heat in during the winter and out during the summer.

# **Electrical and Plumbing**

All of the conveniences, without all the energy costs.

- LED pot lights that deliver up to 100,000 hours of use, to be installed.
- Low flow fixtures installed throughout.
- High Efficiency Hot Water Delivery System installed.

# Healthy Living and Sustainability Breathe easier and healthier.

- Ducts are closed during the construction process and professionally cleaned before you move in, ensuring the air in your home is clean and free from dust and contaminates.
- Envelope air tightness in all Great Gulf homes are third party verified with an on-site blower door test.

Some items may be upgrades. Specifications subject to change without notice. See sales representative for details. E. & O.E.

# Air Tightness % of heat loss is due

# Environmentally & family-friendly.





reat Gulf is committed to reducing its **J** environmental impact while creating healthier, more sustainable homes so that everyone can Live Greatly.

# **Responsible Recycling**

During the course of construction we follow strict recycling and garbage disposal practices with over 70% of all waste being diverted from the landfill to recycling centres.

# Lumber Selections

Great Gulf takes care in the selection of our wood: the most important building material in our low-rise home division. Great Gulf selects from sustainable forestry vendors that are then tested and screened at the facility for moisture, warping, and other imperfections. Any wood that does not meet our standards is immediately returned to the supplier for exchange.

# Grey Water Complete System\*

This system captures water from showers and bathtubs, treats it to a near-potable quality and provides clear, odorfree water to meet a home's toilet flushing demands.

# USB Outlet\*



A convenient tool allowing for easier charging of phones, tablets, etc., leaving plugs free and clear for use.

# Triple Glazed Windows



Contribute to a higher energy performance adding to the home's comfort, such as a quieter sleep in a temperature-controlled environment.

# Skylights Fixed\*

Perfect for illuminating closed-in areas such as hallways, stairwells, etc. An economical choice for creating a spacious home filled with natural light.

### Skylight Vented\*

Natural lighting solution that opens at the touch of a button, allowing for air circulation, creating a "stack effect". The rain sensor automatically closes the skylight during inclement weather.

# Sun Tunnel\* 0 🛞 🕒 🙂

Brings natural daylight through a speciallydesigned tunnel to dark spaces. The tunnel blends into the ceiling; ideal for closets, laundry, or hallways.

# Conduit to Attic\*

Rough-in conduit from the basement up to the attic for future installations requiring attic access (e.g. solar, satellite, etc.). Location determined by the Builder.

# Drain Water Heat Recovery Pipe\* Ø 🔕 😫

Recovering valuable energy from the warm water discharge when showering and using it to preheat your incoming cold fresh water.

### Zoned HVAC\*

Allows for different temperatures in the home, increased comfort, efficient temperature control, ensuring a better thermal balance throughout the home.

### **Energy Recovery Ventilator** (ERV)\*

Works like an HRV but exhaust air transfers both sensible and latent heat (heat + moisture) to the incoming air stream. During the cold season, ERV keeps moisture inside and in warmer months, keeps moisture outside.

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# Low Flow Fixtures

Low flow fixtures (faucets, toilets, etc.) conserve water using high-pressure techniques to produce a strong, equal flow with less water than typical fixtures, providing significant savings.

# Water Shut Off Valves

Shut off valves for all sinks and toilets for simple plumbing management and ease of mind.



## Sensor Operated Kitchen Faucet\*

Hands-free convenience with MotionSense, a Moen-designed faucet that utilizes two advanced sensors to offer flexibility and minimize waste.



### **Under Slab Insulation\***

Installing under slab insulation creates a thermal break with the ground below, helping to stop moisture and cold transfer through the slab, keeping your feet warm and happy.

Some items are upgrades. Specifications subject to change without notice. See sales representative for details. E. & O.E.

### Each home is equipped with LED light bulbs outfitted in the fixtures for maximum energy savings and resilience in longevity of the bulbs.

LED Light Bulbs



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### Dimmer Switches\* 00

Allows to set different light level for different moods and/or occasions. By setting the dimmer to 80%, you can save as much as 15% on lighting costs and extend the bulb's lifespan.

# Motion Sensor Switch for Lights\* 00

Automatically turns the lights on and off when detecting motion. Ideal for bathrooms, closets, utility rooms, etc.

### Timer Switch for Bathroom Exhaust\*

Timer switches provide quiet, accurate timing for control of lighting and motor loads and reduce energy costs. Especially ideal for exhausting excess humidity after showering.

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### Humidifier\*

Puts moisture back into the home's air reducing dryness and airborne germs, and increasing overall household health.



## Humidity Sensor\*

Detects excess humidity in a room and automates the ventilation fan to exhaust excess condensation from the environment.



### **Kitchen-Designed Waste** Management<sup>\*</sup>

A simple, easy, and integrated addition to help with separating waste, organic waste, and recycling without worrying about kitchen space.



### Whole Home Surge Protector\* 00

Installing a surge protector at the main panel in a home allows for peace of mind: all the systems and appliances are protected against any electrical surges on the main grid.



# Zero VOC Paint

The use of zero volatile organic compound paint is used throughout the home for a healthier environment.



### EV Charger Rough-In (B) (E)

Rough-in conduit for future installation of an electrical vehicle charger located in the garage.



# Level 2 Electrical Vehicle Charger\* **()**

These EV chargers use an output 240-volt power source, like the one that you plug your oven or dryer into, while the regular level uses a standard 110-volt outlet. Charging times are much faster than the Level 1 EV charging station. Where a Level 1 charging station can take up to 20 hours, a Level 2 charging station can fully charge in three hours.



### WiFi Garage Door Control\*

Control the opening and closing of your garage door with any mobile device, offering you flexibility and peace of mind.

Temperature

Control Water Saving Feature

Efficient



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Energy Cost Savings



Reduced Sound Transmission



Comfort Living





Natural Lighting



Integrated Home Convenience



Smart Home Technology



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# The future of home building is now.

Seamless, state-of-the-art and synergistic. This is an entirely new approach to home building.

**X 7** our Great Gulf Milton Village home is built using H+ME Technology. An approach where every finite detail is aligned - every system and component are designed to perform in perfect harmony with one another to build your home the way it was imagined.

# H+ME

# Designing and Engineering, in Perfect Harmony

Architects begin with a vision: our proprietary 3D modelling system turns it into a functioning reality. With the help of this advanced building design software, we virtually construct and deconstruct every new home design - from the overall structure and layout to the specifics of heating and ventilation, electrical and plumbing before a single board is cut.

# The Science of Building

Automated robotic framing machines perform many of the key steps of material preparation, manufacturing and assembly, ensuring precise consistency. The pre-assembly also occurs inside our dedicated facility, taking a fraction of the time it takes with a traditional build and ensuring harsh weather conditions don't impact the quality of materials or construction.

# **Precision Execution**

H+ME Technology's advanced process ensures tighter gaps and fewer seams aiding to reduce energy consumption and material waste during construction by up to 70%. After a decade of applying the science of H+ME Technology to new home construction in Canada, H+ME Technology has earned a reputation as one of the most sought-after names in the industry and the brand more buyers look for when purchasing a home. This name not only assures you that you have purchased a precision-built home, but also assures future buyers of its value.

# Leaders Lead

H+ME Technology represents the industry's best and was recently recognized with a CSA (Canadian Standards Association) Certification for its Prefabricated Panels. The CSA mark is internationally recognized and can be found on billions of consumer products. Great Gulfis proud to be implementing this advanced technology and offering homeowners a superior built home.







# Building great spaces.

Life is all about spaces. You need space to grow. Space to think. A space to live in and sometimes, you just need a space of your own.

Great Gulf began in 1975 with a belief that we weren't just building homes but creating spaces. From our first lot in Cambridge to residential, commercial and recreational developments in 27 cities across North America, we've come a long way. While a lot has changed in that time, one thing hasn't: our unwavering commitment to building spaces that inspire people to live greatly.

With an unparalleled dedication to every customer for more than 40 years and over 80,000 homes, we celebrate a well-earned reputation that can only be described with one word: GREAT.









More than 40 years of experience

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homes designed and constructed across North America

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single family homes completed across North America every year

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high-rise units in development or under construction

# it's great to be home.

It's about options and opportunities. Where there's balance between nature and city, convenience and comfort. It's where family life is complemented by a vibrant community. Where everything you want comes together with ease. It's more than just a location, it's a lifestyle and... it's great to call Milton home.



# Live, work, play and celebrate.

Embrace the charm. Experience the town. Explore extraordinary nature. Be a trailblazer. Connect to innovation. Go places. Picnic in the parks and live the life you dreamed of.



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# Building in Milton for over 15 Years.

There are certain attributes, qualities, and must-haves that go onto "the list" of what makes a location a great place to live. There's also the intuition and insight in recognizing the potential of an emerging area and developing it to fruition.

Great Gulf identified Milton's "it factor" early on, and the rest, as they say, is history. Building in Milton since 2004, this location presents an idyllic setting that brings together the best of small-town charm, abundant nature, and everyday urban conveniences all together in an enviable lifestyle that people are celebrating.

Arbor Peaks, our most recent addition to Milton is an inspiring residential master-planned community comprised of towns, semi-detached and single-family homes set against the rich backdrop of Milton's breathtaking escarpment.

As Milton becomes one of the fastest-growing locations in Canada, Great Gulf is excited to grow and develop alongside this absolutely great place to live.

# Milton -Great stories start here.

A sone of the most up-and-coming destinations for modern living, Milton is where it's at. Few locations can boast such an ideal blend of country charm and cosmopolitan convenience. Add to that a home base that is booming in business and building for the future, while preserving an affordable and aspirational lifestyle.

A hotspot for nature lovers, a playground for families and a cultural hub for great shopping, dining and local amenities Milton is experiencing rapid growth. With that, there is a dedicated commitment to keeping up the infrastructure – ensuring roads, transit, recreational facilities, and communities meet all our resident's needs. At the same time Milton is immensely proud of its heritage and maintains the same effort into creating and celebrating a beautiful diversity of art, culture, and sense of community.



Go on an epic walk. Hike a new trail, cycle all around, and climb to new heights. Be one with nature. Feel free to explore. Discover your inner artist. Catch a famous flick. Pick up something fresh. Rock out at a concert. Experience the past while living your best moments right now.



We used to rent in Toronto and drive out here to ride the track at the Velodrome and hike the conservation trails. We had no idea of the depth of community here – it's a kind of quaint cool while being totally natural... and it's why we now call Milton home.

# It's in my nature.

Take a walk on a legendary trail that follows the edge of the Niagara Escarpment. Admire florescent fall forests from pristine vantage points on century-old cliffs. Hit the slopes skiing, snowboarding or tubing at your local hill, and come spring practice your swing on dozens of golf courses nearby. The fun doesn't stop there with even more to discover in the scenic wonderland that is Milton.

Known as Escarpment Country™ Milton is a haven for nature lovers and sports enthusiasts alike.



# The beauty of Wonder Falls

Celebrate nature's phenomenal beauty in all its glory at Hilton Falls. From the vibrant colours and dramatic landscapes, to flowing waters and majestic cliffs, every viewpoint inspires. Hike the many trails to find ruins of an old mill, tranquil rivers, a picture-perfect reservoir and the showstopper 10-metre waterfall that will take your breath away. the Mill Pond Discover a little piece of heaven right in the middle of downtown Milton. Mill Pond is the perfect place to escape the hustle and enjoy a leisurely stroll with your fourfooted BFF along a gorgeous 2km hike through the park. Grab an early coffee and take in the morning mist over the pond in the gazebo – it's a perfect way to start the day.

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Home to over two dozen parks, sports fields and off-leash dog areas, you'll encounter an abundance of walks, trails, and greenspace to enjoy. Amp up your activities at over 9 nearby conservation areas boasting the best in hiking, mountain biking, and rock-climbing trails. From picnicking in Livingston Park and biking along the Bruce Trail to paddle-boarding at Kelso and rock-climbing at Rattlesnake Point – in Milton, there's something for every taste and level of adventure.



# Mornings at the Mill Pond



# Kicking the dirt with Bruce

As Canada's oldest and longest marked footpath, walking the Bruce Trail is on every serious hiker's bucket list. The End-to-End hike is over 900 km and takes as long as 30 days, however you can tackle it one perfectly muddy, rocky, craggy cliff trail at a time.

# It's in my community.

# Fresh and fun go hand in hand in Milton.

Start with the best of small-town charm, add a nod to the past commemorating Milton's rich farming history, toss in a world-class 250-metre timber track Velodrome, plus a local Film Festival, art galleries and big-ticket entertainment at The FirstOntario Arts Centre and you have an exhilarating hot spot of cultureall happening in the lively community that is Milton.

Fresh and fun go hand in hand in Milton. Visit over 40 vendors every Saturday morning on Main Street from May through to October at Milton's Farmers' Market. For some good old fashion barnyard fun, Springridge and Chudleigh's Farms welcome families to get the full farm experience, with pickyour-own food, friendly animals, tractors and freshly baked treats. From strolling through lavender fields at Terre Bleu Farm and joining in Milton's summer Street Festival to catching concerts and participating in recreational programs at the Mattamy National Cycling Centre – in Milton community is at the core.



# Local love

Wake up at the crack of dawn, grab a coffee and head out to Milton's famous Farmers' Market. Meander through aisles of freshly picked fruits and veggies - all from local area farms. You'll also find irresistible baked goods, bread, preserves, delicious meats, cheeses and even wine. So grab all the fixings and let the party begin!

# Celebrate every season

Every season nature serves up something new to see and learn. In early spring check out the Iroquoian Village at Crawford Lake, where families can learn about local First Nations history and get to try maple taffy. In summer Milton's annual street festival is a community gathering that can't be missed. October is the best time to pick apples or pick up a pie at Chudleigh's and when winter comes around, strap on the snowshoes and join in a Moonlight Snowshoe hike on the trails. Life is good in Milton.

# **C** It's great to be inspired by where you live. Be it the street festivals or all the public art, culture lives on every corner. As art lovers, Milton supports a vibrant scene, with galleries and local theatre, the annual Milton Film Festival and The FirstOntario Arts Centre where we catch all the latest big shows.









# Head downtown.

Get out and explore your hood. Shake up your routine. Grab a coffee. Go in a new direction. Discover a cool restaurant. Shop for the latest styles. Make a splash. Play a round of golf. Peruse a gallery. Hit up a headliner. Revel in the nightlife, call it a day and love where you live.

# The perfect family Saturday...

# Meet the Bakshis.

D ushika is a nurse at The Milton District Hospital and Miles her **N**husband works as a software developer just outside of town. Their hands are full with Ruddy age 5 and Sasha age 7. Why Milton? It's a great place to raise a family, it's close to work and they get the house they wanted with the lifestyle they dreamed of.

# Here's how they spend a sunny Saturday in Milton.

# 7:00 am

### Everyone up, coffee on, breakfast in the belly and drop the kids off for swimming lessons at the Milton Sports Centre.

# 10:00 am

Grab a Blissful Blue smoothie and Turmeric tea at The Green Eatery - our fave vegan café in town!

# 10:30 am

## Pick up the kids and head to the Milton Farmer's Market for some fresh treats for a picnic in the park.

# 12:00 pm

Head over to Livingston Park for a picnic lunch. Feed the kids, feed the ducks, explore the trails, toss a Frisbee and wear out the kids!

# of Milton.

Wonder what it is like to live in Milton? Let's take a look at two families who are living their best lives right here and now.



# A great day & night in the life

# The perfect family Saturday...

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# 3:00 pm

Head downtown, stop at the "Spread our Spirit" mural that was painted for the 2019 Milton Canada Day Celebration that promotes diversity and snap some Instagram worthy pics of the kids.

# 3:30 pm

Last stop at Jay's Ice Cream for one Nutella Gelato, one Black Cherry yogurt, one Tiger Tail and Big Foot ice cream!





# The deluxe Saturday night...

# Meet the Millers.

Newlyweds...just over a year and starting a new life in Milton. Natalie is a massage therapist and part-time artist; Ben teaches Phys Ed at the local public school. Both are big nature lovers and health advocates. Why Milton? It's surrounded by extraordinary nature, is home to the most famous Velodrome in the world, plus owning a home is a reality with the benefit of still being close to Toronto.

# This is their perfect afternoon and night in town.

# 8:00 pm

Reservations made at the

upscale La Toscana with oysters

for starters, followed by Caprese

salad, Scaloppine di Vitello ai

Funghi and Fresh Rigatoni

Arrabbiata and a bottle of

# 11:00 pm

# Catch the last set of live music at Max's Resto Lounge along with a double order of vanilla Crème Brule and Spanish coffees.

# 1:00 am

Wrap up the evening at The Mill Pond gazebo under the stars.

# 6:00 pm

A late afternoon walk through the exhibit at the Holcim Gallery.

4:00 pm

Pre-dinner chocolate martinis at Ned Divine's.







# Go places!

Feel the freedom. The sky's the limit. Anywhere you want to be – get there. Hit the highway. Head into nature. Hop on the GO. Visit friends in Toronto. Commute to work. Love the connection. Life is a journey and convenience is all around you.

We hit the jackpot! We both scored great jobs in tech thanks to the abundance of opportunities here. At the same time, we're surrounded by nature! Where else can you find a sandy beach and ski hill 15 mins from your door? This is live, work, play at its best!







Minutes to everywhere and anywhere.

Connection is key, especially when there's so many exciting things to do where you live. Whether it's exploring your new town, commuting to work or visiting Toronto and surrounding area, living in Milton gets you there with easy access to the 400series highways, a number of rail links, GO transit station and Toronto Pearson Airport.



# Go big and go home.

# Where business is booming and you're always close to home.

Innovation, inspiration; expansion and evolution – just a few keywords to describe the rapid development of Milton, one of Canada's fastest-growing communities. Ranked #6 on Canada's Top 25 Best Places to Live by Moneysense in 2018, Milton is earning fame and fortune as the land of great opportunities.

B ooming describes it best. In just five years from 2011 to 2016, Milton has experienced a 34% increase in population, growing from 75,880 to 101,715. The demographic, young (35 years median age) and educated (73% with Post-Secondary degrees) with this population expected to double over the next two decades. At the same time, employment growth is estimated at 114k by 2031, making Milton a coveted employment hub for those hungry for work.

The secret to this remarkable growth lays in Milton's ideal location, sitting

in the middle of the Toronto-Waterloo Innovation Corridor, the 2nd largest technology cluster in North America. Renowned as a global centre of talent, growth, innovation, and discovery, this 112 km stretch of opportunities includes 15,000 tech companies, 200,000 tech workers, and 5,200 tech startups. Diverse, vibrant and looking to fill thousands of techrelated jobs, living in Milton offers the proximity and possibilities for great growth and career success. Innovation in the sense of progress and promoting a promising way of life 200,000 tech workers 5,200 tech startups

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is also directly at the core of living in Milton. The Milton Education Village (MEV) Innovation Centre is a place dedicated to fostering an innovative environment for entrepreneurs, tech-intensive startups and small businesses. Through collaboration, networking opportunities, business resources, and services, along with entrepreneurial programs and training, your one-time small idea can develop into great big success.





### Transit

### Schools & Services

### Retail

### Restaurants

Parks & Recreation





# A whole lot goes into developing great places for people to live. However amazing it is to witness a house coming together, a neighbourhood taking shape and connecting people to community – it's even greater to see people feel at home and love where they live.

