

GREAT GULF

IT'S WHAT MAKES US *Great*

GREAT GULF HOME FEATURES:

- ENERGYSTAR® Certified Home
 - Triple Glazed Windows
- Smooth Finish Ceilings on Ground, Main and Upper Floors
- Framed Glass Shower Enclosure in Primary Ensuite*
 - Engineered Hardwood Throughout*
- Quartz Countertops in Kitchen and all Bathrooms
 - Kitchen Pantry Included
- Extended Height Upper Kitchen Cabinets
- Stained Oak Staircase with Metal Pickets*
- Smooth 2-Panel Interior Doors Throughout*
 - 3-piece Rough-in in Basement
 - Egress Windows in Basements
 - Garage Access Door
- Rearyard Access for Traditional Townhomes

ONLY WITH GREAT GULF

FULL HOUSE SELECTIONS

Enjoy the flexibility of optional floor plan selections. Combine them with the standard floor plan to suit your lifestyle needs.

GREATER HOME GUARANTEE:

"Greater Home" by Great Gulf, is our promise to offer homeowners a better built home. When you choose to buy with us, the "Greater Home" guarantee assures you of our unwavering commitment to excellence. Our Greater Home Guarantee includes:

3D MODELLING

With the help of our 3D advanced building design software, we are able to virtually construct and then de-construct each new home design, piece by piece, guaranteeing optimal performance in every component of your home.

H+ME TECHNOLOGY:

Every Great Gulf home is built at H+ME Technology, our 200,000 sq.ft. state-of-the-art manufacturing facility. Your home is made and assembled in an environmentally controlled environment with robotic pinpoint accuracy for just-in-time delivery to the site, ensuring the integrity of the materials used to build your home. 100% of our home are recognized with a CSA (Canadian Standards Association) certification for its Prefabricated Panels

BETTER CONSTRUCTION PRACTICES:

- All our homes are 3rd Party Tested and Verified for Air Tightness ensuring a more comfortable space.
- All Great Gulf homes are wrapped in a weather-resistant barrier by our own air-barrier specialist, exceeding the industry standard.
- Cold Air Returns installed in all bedrooms to provide proper air circulation when sleeping.



BEST IN CUSTOMER SATISFACTION



Great Gulf is the winner of the 20th Annual AVID Benchmark Award and is among the top builders in Canada for overall customer satisfaction.

AWARD WINNING



Building Industry and Land Development (BILD) **Home Builder of the Year** Award in 2023, 2021, 2020 and 2019. In 2021, Great Gulf also received the People's Choice for the **EnerQuality Award** – ENERGY STAR®'s highest award to the best energy efficient home builder in Canada.

LIMITED TIME *Bonus*

- \$15,000 IN DÉCOR BONUS*
- AIR CONDITIONING UNIT INCLUDED
- 5 APPLIANCES
 - Stainless Refrigerator, Stove & Dishwasher
 - White Washer & Dryer



OAK POINTE

IN UPPER JOSHUA CREEK

PRICES AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE. CERTAIN LOTS ARE SUBJECT TO LOT PREMIUMS. OFFER DETAILS ARE FOR A LIMITED TIME AND ARE SUBJECT TO CHANGE. RENDERINGS ARE ARTISTS' IMPRESSION. E. & O.E.