



SUMMERLYN
VILLAGE





Elevate the quality of your life.

The first thing we did here was to imagine how good your life can be. We found a place that would blend the beauty of nature with the comforts that a real community can offer. We thought about the real demands that modern living brings. And then we designed spaces that will make you – and every member of your family – always feel comfortably at home.

Welcome to Summerlyn Village, by Great Gulf.



Bradford, Ontario

*A perfectly natural reason to
choose Summerlyn Village.*

More room to soar.

*You'll know it when you see it. The ideal place to call home.
Somewhere that's always near enough to walk to the modern
conveniences. And still, with all the room you need to roam.
With space for the kids to run out of breath before they run
out of park. And with plenty of open and inviting green
spaces right inside your own community.*



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Summerlyn Village is conveniently located on Holland Street West (Highway 88) just east of Highway 400. You'll be a quick drive from the amenities of the GTA as well as the serenity of cottage country.

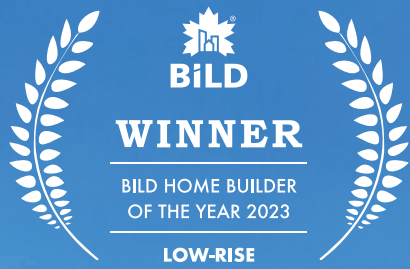




Extraordinary places you can call home.

Cheerful and full-of-life. That's how we describe the architectural vision for Summerlyn Village. Here, you'll enjoy lively streetscapes of colourful and complementary homes featuring, the appealing elements you'd expect in contemporary home design. We invite you to choose your styles, and choose your tone. Great Gulf's impressive selection of designs and finishes allows you to define what home really means to you, personally.

The Ontario Home Builders Association named Summerlyn Village their Project of the Year in 2016. All of the elegant designs are finished in bold stone and brick façades. Dramatic archways, pillars, and detailed masonry work give each home a unique personality.





A place to really live.

The Summerlyn Creek Trail winds gracefully through your village. The original wildlife corridor has been restored so you can live in harmony with your natural neighbours.

Come to catch your breath here. Take a stroll on Dragonfly Walk. Practice your skills skipping stones like you used to, or teach the young ones. At the western edge of Summerlyn is Overlook Pass. A landscaped green space complete with seven outdoor fitness stations. The outdoor amenities here encourage you and your family to enjoy a place where things really are simpler. And simply beautiful.

*For those who care
about the most
important little
things in life.*

Discover how a Great Gulf community is defined by the details. More than a collection of homes, we create a real neighbourhood for you to come home to. Step outside and mingle with your neighbours. Stroll along the extra-wide sidewalks of the village promenade. Then stop to have a chat as you watch your kids on the swings in the fully equipped community parks we've created here for you.



Everyone's welcome.

The inviting kitchen soon draws everyone around the island as the meal is prepared, everyone's ready, hearts are warm. Let's all raise a glass to being home.

How you choose to live on any particular day is entirely up to you. Some days you may prefer to catch up on work in your private den. And, when the weekend comes, it might be time for a gathering in the welcoming family room. Or maybe, a feast in the dining room. Your Great Gulf home is where you can expect to live your life fully. In any way, on any day you like.







More, and more beautiful, room.

You've come to the right place. Families will find the homes at Summerlyn Village remarkably accommodating. You'll always have plenty of space to entertain a gathering of friends. Of course, while the designs are open and inviting, there's always a private place you can hide out with a favourite book.

At its best, a home is an ideal balance between cozy and inspiring. Beyond the generous square footage designed for you in a home at Summerlyn Village, you'll also find many large windows to fill your home with lots of warm, natural light. A beautiful sense of spaciousness is also created by gracious ceiling heights throughout.

Come home to get away.

Your master bedroom and ensuite invite you to indulge yourself in fine finishes and modern detailing.

Calming, warm natural light streams in from the over-sized main windows. Choose to soak luxuriously in a freestanding tub, or douse away the stresses of daily life in a glass-enclosed separate shower. Caesarstone countertops plus elegant fixtures and finishes combine in a harmony of relaxing contemporary fashion.



Some items shown may be upgrades. Sizes and specification subject to change without notice. E.&O.E.

Extraordinary elements of design.

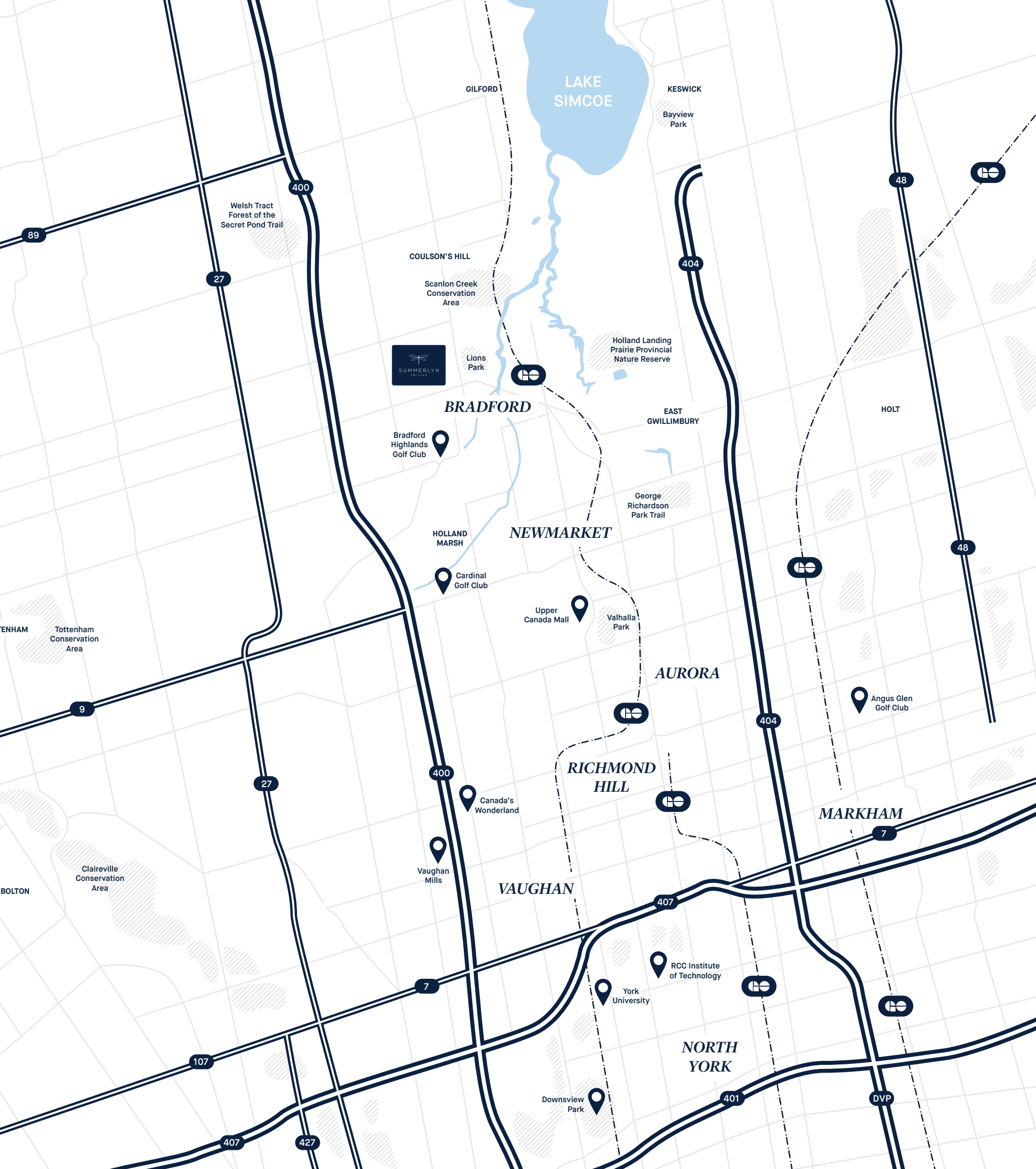
Natural materials, rich textures and contemporary style: the exceptional features of your new home in Summerlyn Village have been carefully selected to be beautiful, functional, and elegant on their own. All are then combined into a symphony of fine design.

EXTERIOR AND INTERIOR FEATURES

- Principally brick, stucco and stone exteriors, as per plan
- 9-foot ceilings on main level
- Premium oak stairs, in your choice of stain from vendors standard selections
- Gas fireplace with marble surround as per applicable model
- Oak hardwood floors on main level, in your choice of stain
- Extended upper cabinets in the kitchen
- Caesarstone kitchen countertops
- Master ensuite bathroom to contain acrylic soaker tub, and separate framed glass shower enclose, as per applicable model
- Built with precision-engineered H+ME Technology







Why wait for the weekend?

You can practically blink your eyes and be away from it all. Just eight minutes from home, Scanlan Creek Conservation Area calls on all bikers and hikers, any skiers and snowshoers. Forests, marshlands, spring wildflowers, and beautiful fall foliage; the reasons you choose to live here are all perfectly natural.

Summerlyn Village is near the beaches and breakers of lovely Lake Simcoe. Willow Beach on the south shore is one of the largest and most appealing public beaches in Southern Ontario. The rewards of the province's outdoor attractions are always close by. Give in to the pleasures of simple morning picnics in a local park – or to the luxury of unforgettable sunsets along the lakes at countless campsites and lodges.

Close to perfect.

*You're away from the commotion of the city,
but always so easily connected. Highway 400
awaits a mere seven minutes away, ready to take
you south to the city.*

Bradford is home to a convenient GO Train and Bus station. Eight trains leave for the city every weekday morning, and are ready to bring you back home. Buses offer service to Barrie, East Gwillumbury, and Aurora GO stations. For the younger members of your community, Fieldcrest Elementary, Bradford District High School, and Bradford West Gwillumbury Public Library are each less than five minutes walk from your community.





“Greater Home” by Great Gulf, is our promise to offer homeowners a better built home. It begins with a truly unique and proprietary construction process that sets a new standard of quality in homebuilding. Inspired by our visionary, holistic, and human approach, combined with state-of-the-art innovation and technology, we redefine what it means to build a home, with greater precision, improved performance, and more comfort. When you choose to buy with us, the “Greater Home” guarantee assures you of our unwavering commitment to excellence. A level of greatness that can only be Great Gulf.



Design *greater*

3D Modelling

WHAT WE DO FIRST LAYS THE FOUNDATION FOR A BETTER BUILT HOME

When building a Great Gulf home, our architects begin with a vision. 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. From the overall structure and layout, to the mechanics, everything is optimized.

PRECISION PLANNING GUARANTEED.

The benefit of this precision planning guarantees optimal performance in every component of your home including heating and ventilation, electrical and plumbing. This makes your home more comfortable, more efficient and an overall healthier indoor environment.

Innovate *greater*

H+ME Technology

ADVANCED, PRECISION HOMEBUILDING IN A STATE-OF-THE-ART FACILITY.

After your home is built in 3D, the precise architectural files are sent to our 200,000 sq.ft. state-of-the-art manufacturing facility, H+ME Technology. Here, every floor and wall panel is precision engineered, and every door and window location is checked. Using machinery imported from Europe, your home is made and

assembled in an environmentally controlled facility 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 homes are built in our proprietary H+ME Technology facility, the first of its kind in Canada.

THE DIFFERENCE IS IN THE DETAILS.

The benefit of precision production inside our facility means more precise construction on site.

- Every panel is accurately manufactured to tolerances of just 1/16" – meaning exact assembly from the start.
- Manufacturing of your panels inside protects materials from the weather ensuring optimum quality.
- Floors and walls require fewer seams, creating greater structural integrity and improved energy efficiency.
- Precision engineering ensures straighter walls, level floors as well as perfect fitting trim, moulding, and cabinets.
- By pre-building much of your home, it can be constructed on-site in a fraction of the time it takes a traditional build.
- Each shipment of wood is tested and screened for moisture, warping and other imperfections before it ever reaches your home.
- Nearly 40,000 nails are used in the construction of a typical H+ME Technology home. All nails are pre-screened for quality, strength, durability and corrosion resistance.





Better Building Practices

**BUILDING ABOVE THE STANDARD
ENSURES QUALITY AND COMFORT.**

Once the pre-fabricated residential panels built by H+ME Technology are delivered to the site, our construction team goes above and beyond the industry standard, using higher quality material, innovative construction practices, and environmentally safe products to ensure a more comfortable, secure and healthier environment for you and your family.

GOING ABOVE AND BEYOND

Here are just a few of the things we do to ensure a better built home:

- 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.
- Sustainable and Healthy Product Selections
- Precast around windows and doors are custom-made to ensure a better seal and a more pleasing aesthetic.
- Installation of structure rebar in all footing and foundation walls ensuring better structural support.
- Installation of a capillary break membrane between all our footing and foundation walls to eliminate water wicking.
- All windows and door openings are properly detailed and prepared to eliminate water penetration.
- Exterior steps are poured in place to ensure no settlement and give a proper brick ledge which ensures bricklaying continuity and secure railing.
- Cold Air Returns installed in all bedrooms to provide proper air circulation when sleeping.
- Windows locations and sizing in our homes are reviewed to maximize outdoor views and natural light.
- All window and door jambs are delivered to the site primed and sealed for a better-quality finish.
- All tile areas are installed with uncoupling underlayment to eliminate grout and tile cracking.
- During construction, we follow strict recycling and garbage disposal practices with over 70% of all waste being diverted from the landfill to recycling facilities.
- Industry-leading energy efficiency results in a smaller carbon footprint.



Verification

WALK THE WALK, TALK THE TALK, AND SHOW PROOF.

Enjoy greater peace of mind knowing that your home is built with the utmost care, quality, and performance. You can be sure your home stands above others. Our homes are 3rd party verified and certified to ensure the high standard of quality.

AIR-TIGHTNESS VERIFICATION

A blower door test is performed on all Great Gulf homes to ensure the airtightness of your home meets our stringent standards.

CSA CERTIFICATION

At Great Gulf, 100% of our homes are produced at our H+ME Technology facility, which is recognized with a CSA (Canadian Standards Association) certification for its Prefabricated Panels. We voluntarily made the decision to participate in the CSA accreditation to ensure the highest standard of quality control.

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. The results are collected via a national database of New Home Move-In Experience surveys. This rating is considered to be the most trustworthy in the industry.





Artist's concept. E.&O.E.



Building a brighter future.

*For over 40 years, homeowners have looked to
Great Gulf to make their dream homes come true.*

We've built our reputation by continually merging design innovation, construction technology, and master craftsmanship in new and exciting ways. This is how we continue to create homes that are simply better: quieter, brighter, healthier, and more energy-efficient. Exceptional quality and value for today. Peace of mind for the years ahead. That's the Great Gulf difference.

 **GREAT GULF**

