

## when nature and city life combine

.....

**it's great to  
be home**



### **the ultimate modern lifestyle**

An ideal blend of country charm and cosmopolitan convenience.

### **perfectly positioned**

By car or by transit, it's never been easier to access the GTA.

### **intimate and inviting**

Distinct, contemporary, yet perfectly suited to the neighbourhood.





# in milton, we feel at home. and it's great to be here.

"We identified Milton's 'it factor' early on. Milton combines the best of small-town charm, breathtaking nature, strong community, and everyday urban conveniences, in a location that's well-serviced and well-connected, making it easy to access downtown Milton, downtown Toronto, and everywhere in between.

We started building in Milton nearly 20 years ago, and today it's one of the fastest-growing locations in Canada

thanks to a booming population; a young, educated demographic; and a strategic position in the middle of the Toronto-Waterloo Innovation Corridor. Ranked #6 on Canada's Top 25 Best Places to Live by Moneysense in 2018, Milton offers possibilities for great growth and career success. More than 15,000 tech companies and 5,200 tech startups are located within 100 kilometres. There's also the Milton Education Village (MEV) Innovation Centre, dedicated to fostering

an innovative environment for tech-intensive startups, small businesses, and entrepreneurs.

More and more smart homebuyers are recognizing the opportunity, affordability, and exceptional quality of life in Milton, and making this their home. We're extremely excited to be part of that momentum, developing inspiring communities and enviable lifestyles in this absolutely great place to live."

 **GREAT GULF**

.....

# life, on your own terms

.....



Welcome to MV1, the first condominium community at Milton Village. Here, contemporary architecture meets an inspired lifestyle surrounded by nature, the Escarpment, and the vibrant streetscapes of downtown Milton.

Discover one of the most ideal destinations for modern living, with easy access to the 400-series highways, GO transit, and downtown Toronto. It's urban. It's community. It's nature. It's the best of all worlds, designed for how you want to live.



**MV1 entrance view.**  
An inviting presence, encouraging interaction between neighbours and friends.

Illustration is artist's concept. E. & O.E.



# urban living in milton village

it's great to be home

Come home to contemporary design that is handsome and robust. MV1 emphasizes light and a strong connection between interiors and exteriors with large windows and oversized balconies. The design uses a combination of contemporary light and dark contrasting metal panels accented by warm wood-like materials to create something distinct, yet perfectly suited to the neighbourhood.

Rising just 6 storeys, MV1 is intimate and inviting, connected to Great Gulf's Arbor Peaks master-planned community. Inside, a collection of 103 suites featuring modern 1-, 2-, and 3-bedroom layouts offer the perfect backdrop for urban living in a neighbourhood setting.

Aerial view of MV1 Condominiums Uniquely modern, perfectly situated within the verdant landscape of Milton.

Illustration is artist's concept. E. & O.E.

# it's great to be home

space to connect, space to relax



Illustration is artist's concept. E. & O.E.

Home isn't just a place, it's a feeling, a sense of belonging, and that same feeling can be found throughout the amenity spaces at MV1. Relax, connect, and enjoy, whether you're greeting neighbours in the lobby, entertaining friends

in the lounge, or breaking a sweat in the fitness studio. Your lifestyle extends beyond your front door, to a series of tastefully-outfitted and thoughtfully-designed social spaces where you can relax and recharge, morning to night.



### lobby

Cool, calm, collected – it's how you'll feel and what you'll see, every time you walk through the door.



### indoor lounge

Soothing palettes of warm wood, inky blues, and sleek marble set the scene.



### outdoor lounge

Welcome to your urban backyard, complete with BBQ, outdoor dining and an al fresco lounge.



### dining area

Gather to brainstorm or to break bread at the communal table.



### fitness studio

Morning, noon, and night, the fitness studio is here to help you reach your personal best.



### bike locker

Rest easy, your favourite wheels are protected from the elements.

**Indoor and outdoor lounge.** A modern multi-purpose space with everything you need including a kitchen, dining area, and lounge spaces to connect, entertain, socialize, and relax.



Illustration is artist's concept. E. & O.E.



**Outdoor lounge.** Enjoy a private outdoor oasis with both lounge and table seating, a BBQ and directly connected to the private backyard, exclusive to MV1 residents.

Illustration is artist's concept. E. & O.E.

Step through your front door and discover sleek, modern design that reflects your urban lifestyle. Open concept plans create light-filled layouts with thoughtful features that make your experience

of everyday living more efficient and more enjoyable. Come home to spaces that feel inviting and rejuvenating, with large windows, balconies, and terraces that keep you connected to the outdoors.

# when open space meets open concept

it's great to be home



Open concept kitchen with integrated living room. Intelligent design puts everything within reach and responds to today's modern lifestyle.

Illustration is artist's concept. E. & O.E.





Modern spaces  
to wind up and  
wind down.



**Kitchen.** Adorned with contemporary finishes and high-efficiency appliances.

# welcome to milton

it's great to be home

Whether you're looking to experience the city or explore natural beauty, connect to innovation or take advantage of opportunity, go places or blaze nearby trails, it's great to call Milton home. Few locations can boast such an ideal blend of country charm and cosmopolitan convenience. Add to that a community where business is booming, where infrastructure is expanding, and where the good life is within reach, and it's easy to see that Milton is where everything you want comes together with ease.



Downtown Milton, extraordinary, unexpected, the perfect place to call home.



20 MIN

### mill pond

Nature lovers rejoice on 2 kilometres of tree-lined trails looping around Mill Pond.



10 MIN

### springridge farm

This family-owned farm is the #1 spot for fresh produce through every season.



6 MIN

### milton farmer's market

Rows of fresh and delicious produce, cheese, and baked goods - all from local farms.



17 MIN

### downtown milton

Live the life you've always dreamed of in a community full of surprise and adventure.



11 MIN

### rattlesnake point

Enjoy a day of hiking or yoga in the park in "one of the most beautiful places in Ontario."



5 MIN

### milton sports centre

Sports, leisure, and recreation programs for every age and every skill level.



12 MIN

### cineplex

Discover blockbusters, nail biters, feel-good comedies, and true romance on the big screen.



10 MIN

### toronto premium outlets

Shop 130+ stores offering designer brands at amazing prices

# an urban paradise it's great to be home

Get out and explore your new hood. You'll find it bursting with charming cafés and cool restaurants, sports centres, farmer's markets, concerts, galleries, and more. As one of the most up-and-coming destinations for modern living, Milton is where it's at. From Holcim Gallery, part of the First Ontario Arts Centre Milton, a state-of-the-art interdisciplinary arts venue, to the world-class 250-metre timber track Velodrome at the Mattamy National Cycling Centre, Milton is on the cutting edge of culture.

Take in an exhibit. Shop for the latest styles. Enjoy the annual street festival. Revel in the nightlife. Pick apples when the season arrives, or forgo the DIY-route and pick up a freshly-baked pie. Meander through the aisles of the weekly Main Street Farmer's Market where you'll find an amazing selection of irresistible baked goods, bread, preserves, delicious meats, cheeses, even wine. All local, from farm to table. It's great to be home.

“ One of the most up-and-coming destinations for modern living. ”

# why wait? just go!



9 MIN

### milton GO Station

Minutes to everywhere and anywhere. With the Milton GO Station just 9 minutes from your front door, it's never been easier to access the GTA.



9 MIN

### highways 401 & 407

Enjoy easy access to two major 400-series highways connecting to Toronto, Hamilton, and beyond.



**a breath  
of fresh air  
it's great to  
be home**

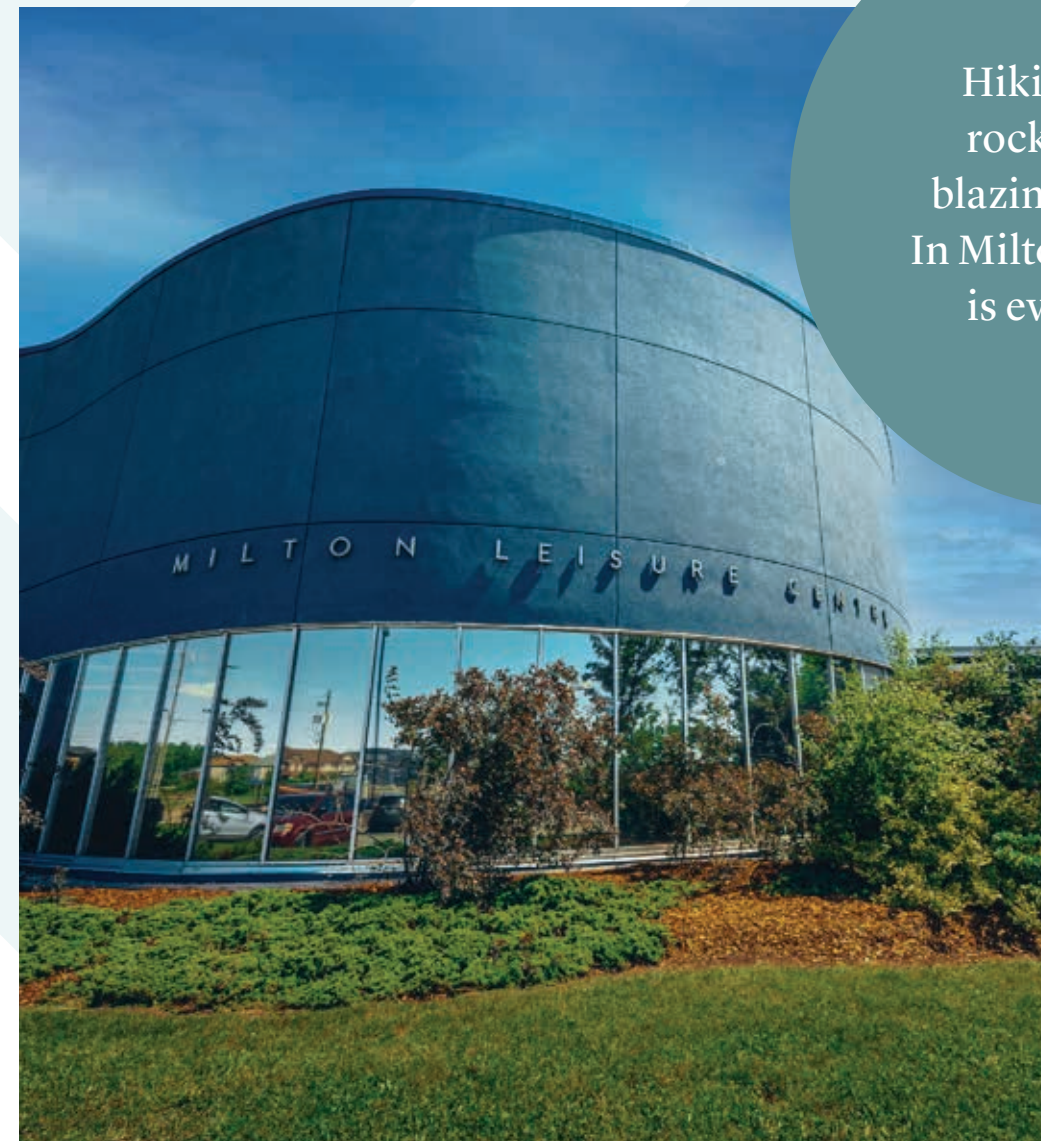
Nature lovers rejoice. If you're into hiking, cycling, rock-climbing, golfing, skiing, and snowboarding, if you'd rather spend your time outdoors, if you dream of blazing new trails, if your favourite colour is chlorophyll green, then Milton is exactly where you

want to be. Take a walk on the Bruce Trail, Canada's oldest and longest marked footpath. End-to-end, the hike is over 900 km and can take as long as 30 days, but you can tackle it one perfectly muddy, rocky, craggy cliff trail at a time, returning to the creature comforts of home.

Admire the vivid colours of autumn from breathtaking vantage points on century-old cliffs or cool off during the long hazy days of summer swimming alongside the thunderous roar of Wonder Falls. Hit the slopes in the winter, and come spring, practice your

swing on one of the dozens of golf courses nearby. Milton is home to over two dozen parks, sports fields, and off-leash dog runs, and 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 you'll find adventure wherever you look.



“Hiking, biking, rock climbing, blazing new trails. In Milton, adventure is everywhere.”

# everything



# you've been



# looking for

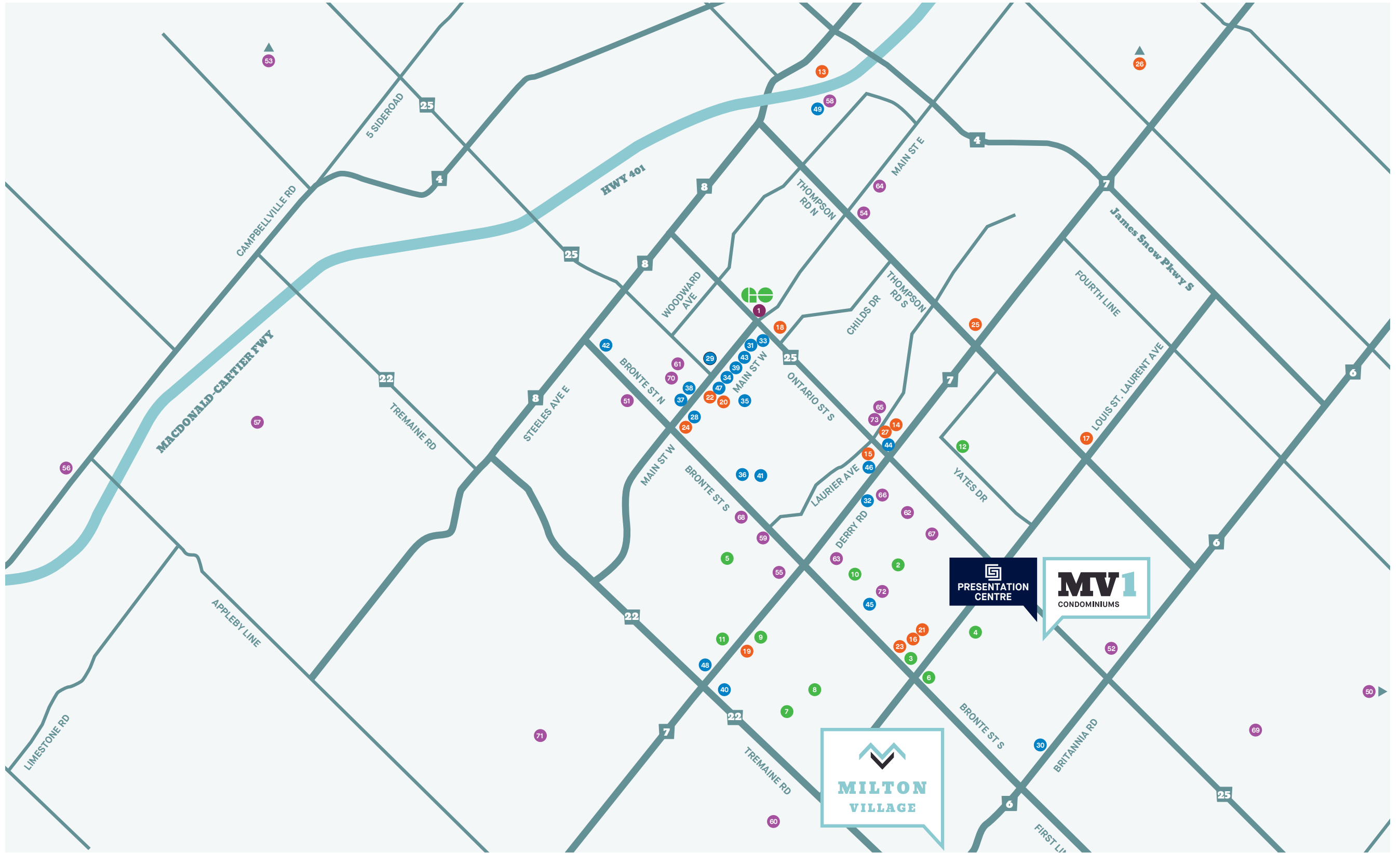


“  
Urban amenities,  
small-town charm,  
extraordinary nature  
– now you can have  
it all.  
”

This is the lifestyle you've been looking for – thoughtful urban amenities and small-town charm, surrounded by places to get out and explore.

Immerse yourself in inspiring, light-filled suites. Grab a seat and get to know your neighbours. Set out on trails just steps from home. At MV1, you don't have to sacrifice style and design for nature and community, now you can have it all.

# everything you need, close to home



### Transit

- 1 Milton GO Transit

### Schools & Services

- 2 Anne J. MacArthur Public School
- 3 BMO Bank of Montreal
- 4 Boyne Public School
- 5 Escarpment View Public School
- 6 Saint Francis Xavier Catholic Secondary School
- 7 Lumen Christi Catholic Elementary School
- 8 P.L. Robertson Public School

### Schools & Services

- 9 Scotiabank
- 10 St. Benedict Catholic Elementary School
- 11 TD Canada Trust
- 12 Tiger Jeet Singh Public School

### Retail

- 13 Chapters Indigo
- 14 Food Basics
- 15 Kabul Farms Supermarket
- 16 LCBO
- 17 Metro
- 18 Milton Mall

### Restaurants

- 19 No Frills
- 20 Pet Makeover
- 21 Sobeys Extra Milton
- 22 The Barn Door Studio Ltd.
- 23 The Beer Store
- 24 The Village Bikes & Skis
- 25 Thompson Square Shopping Plaza
- 26 Toronto Premium Outlets
- 27 Village Vitamin Store
- 28 Casa Americo

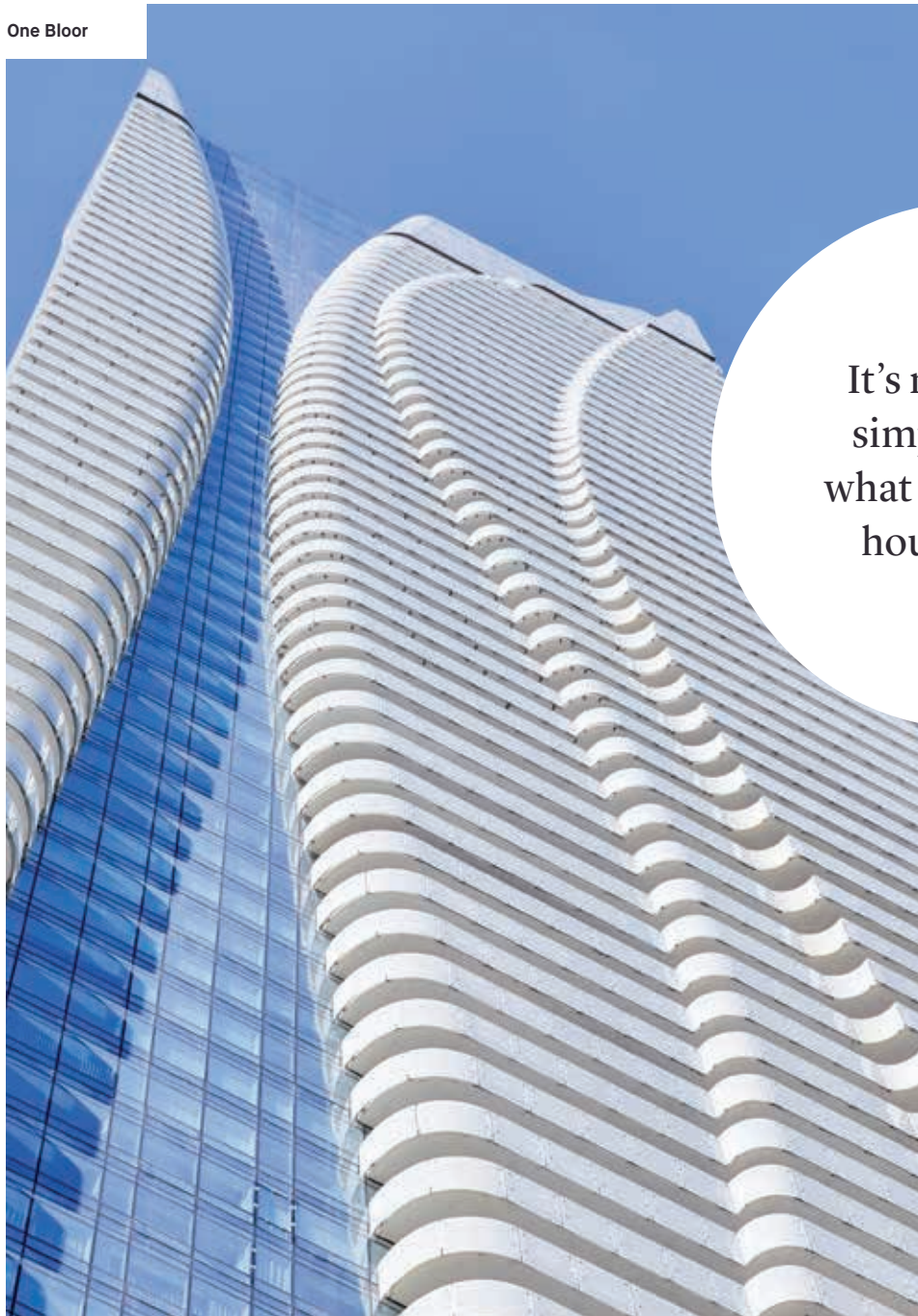
- 29 Coffee Culture Cafe & Eatery
- 30 Domino's Pizza
- 31 EddieO's PourHouse & Kitchen
- 32 Firehouse Subs
- 33 Goodfellas Wood Oven Pizza
- 34 Jay's Ice Cream & Sunshine's Gelato
- 35 Joya Sushi
- 36 La Rose Bakery
- 37 La Toscana
- 38 Locanda
- 39 Mama's Pierogies
- 40 Matamiese Cakes

- 41 Memphis BBQ & Wicked Wings
- 42 Orange Snail Brewers
- 43 Pasqualino
- 44 Silver Spoon
- 45 The Macaron Co.
- 46 The Rad Brothers Sports Bar & Tap House
- 47 The Works
- 48 Tim Hortons
- 49 Turtle Jack's
- Parks & Recreation**
- 50 Angel's View Golf Course

- 51 Aspire Climbing
- 52 Boyne Soccer Field
- 53 Chudleigh's Entertainment Farm
- 54 FirstOntario Arts Centre Milton
- 55 Hawthorne West Medical Clinic
- 56 Hilton Falls
- 57 Kelso Conservation Area
- 58 LA Fitness
- 59 LifeLabs
- 60 Mattamy National Cycling Centre
- 61 Mill Pond
- 62 Milton Community Sports Park
- 63 Milton District Hospital

- 64 Milton Leisure Centre
- 65 Milton Pediatrics
- 66 Milton Sports Centre
- 67 Milton Tennis Club
- 68 Milton Urgent Care Clinic
- 69 RattleSnake Point Golf Club
- 70 Rotary Park Pool & Spray Pad
- 71 Springridge Farm
- 72 Sunny Mount Park
- 73 Total Health Pharmacy

One Bloor



“  
 It’s not easy or simple but it’s what makes your house Great.  
 ”

# GREAT GULF

## your house is our house and it deserves to be great

At Great Gulf – we lead with people first. It’s our mission to champion a more human approach to building homes. It’s why we promise to always do things differently, greater than the norm, and any other developer. We go to great lengths to determine what’s important to people and how they want to live, then we invent and re-invent the necessary elements to shape that quality of life.

How we do this involves an entirely unique approach to home building. A visionary, holistic approach that uses state-of-the-art innovation and technology to redefine the function and form, as well as the application and performance of every single element that goes into building a home.

### Precision 3D Modelling

A virtual 3D building design software program that starts from the architectural concept and designs all the heating, ventilation, electrical and plumbing systems; the floors, walls and ceilings in advance so that every step of the home’s construction is precisely planned, produced, measured, tested and accounted for.

### Advanced Home Building Technology

H+ME Technology is an efficient technology that builds portions of your home in a state-of-the-art manufacturing facility. Once every measurement is calculated, tested, and confirmed; instructions are sent to our automated, integrated robotic framing machines that manufacture and pre-assemble the walls and floors of your home. This process ensures every window, door, electrical and plumbing pathway are accounted for. Ultimately, this controlled, automated environment means a better built home with precision cuts and seams. Plus, virtually no human error!

### Improved Building Standards

A commitment that goes above and beyond the industry’s standard building mandates to build a better home. We achieve these better building practices by using higher quality materials, standards in energy-efficient and optimal sustainability initiatives.

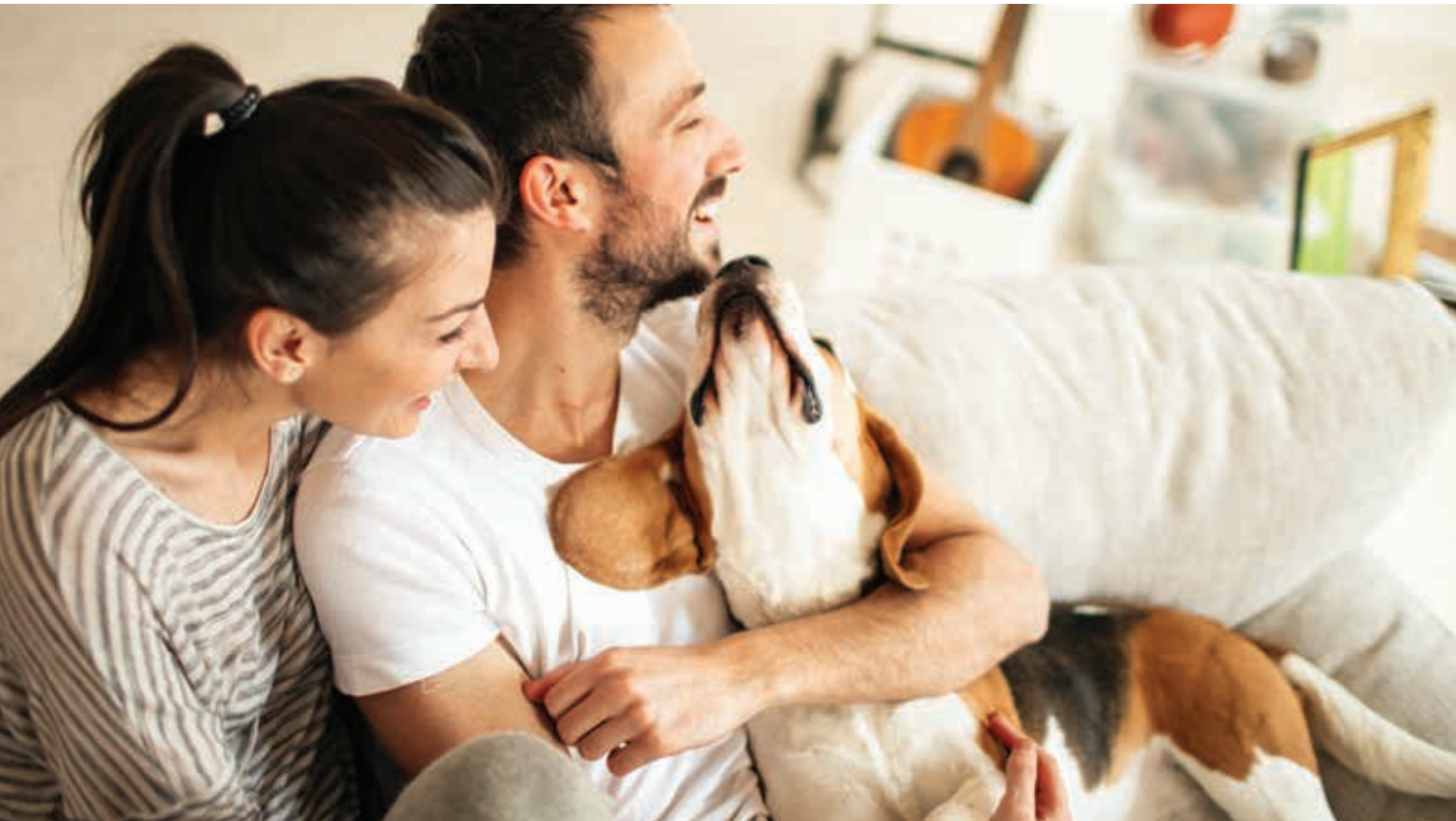
### Assured Confidence & Verification

Enjoy greater peace of mind that your home is built with the utmost of care, quality, and performance. Great Gulf relies on third-party verification to test your home’s air tightness, air quality, energy, and water conservation among many other measurements, verifying a home can be certified as a healthier, better building.\*



Arbor Peaks

\*Not applicable on all homes or communities.



# creating happy & healthy homes is great

With an environmentally positive mindset at the forefront of every building decision, Great Gulf is committed to reducing our environmental impact by creating healthy, sustainable homes with smarter construction, better materials, and higher standards in place.

Our sustainability initiative is dedicated to achieving elevated standards for energy efficiency, by using products that deliver energy savings and increase comfort and livability. 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.



## 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 VRF Fancoil Unit coupled with an Energy Recovery Ventilator (ERV) 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.
- The hard surfaces are designed to reduce the heat island effect and maximizing outdoor comfort.



## Insulation

Cozy spaces for you to enjoy.

- The building envelope of your high-performance condo is sealed tightly, which helps reduce air infiltration and drafts, and allows your VRF Fancoil Unit to run more efficiently. This is important because approximately 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 suite is selected for your maximum comfort.
- Designed for high-level acoustic performance and sound reinforcement.
- High-performance windows and doors 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. LED lighting used throughout is energy efficient and consumes up to 90% less power than traditional incandescent lighting. Since LEDs use only a fraction of the energy, this also results in a dramatic decrease in power costs.
- High efficiency plumbing fixtures are installed throughout the building to conserve water and help the environment.
- High Efficiency Central Hot Water Delivery System installed.
- Each suite is individually metered allowing residents to both save on their utilities and only pay for what they use.



## Healthy Living and Sustainability

Breathe easier and healthier.

- A comprehensive recycling and composting program for residents that is convenient and easily accessible.
- Using low VOC (Volatile Organic Compound) materials to achieve better air quality for all paint, flooring, and cabinets, including Zero VOC paint on all walls.
- Approximately 80% of all products are low emitting material, keeping VOC (Volatile Organic Compound) chemicals out of the air.
- All applicable appliances are ENERGY STAR® Certified, except for Range and OTR Microwave.
- To minimize carbon footprint, Great Gulf engages local suppliers and manufacturers, cutting down on transportation and energy costs.



## Lumber Selections

Structurally sound and environmentally friendly.

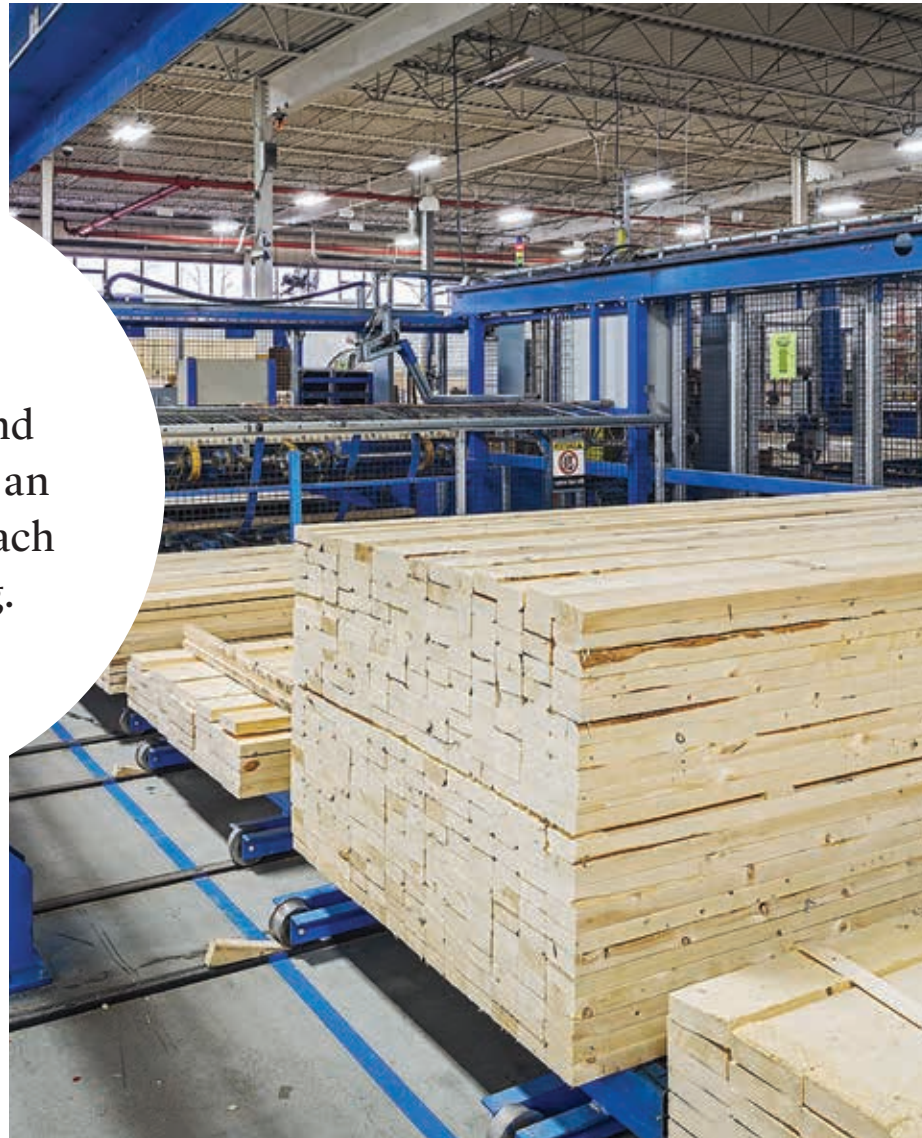
- The most important building material in construction. Great Gulf selects from sustainable forestry vendors that are then tested and screened at the facility for moisture, warping, and other imperfections. Any wood that does not meet our standards is immediately returned to the supplier for exchange.
- Great Gulf's construction waste management program diverts approximately 70% of waste away from landfills.



**Air Tightness**  
30% of heat loss is due to a leaky building envelope.

Great Gulf designs and builds to reduce heat loss and consults independent third parties to test and verify the air tightness of each home.





“

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

”

**H+ME**  
TECHNOLOGY

the future  
of home  
building  
is now

Your MV1 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.

**Designing and Engineering**

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 Gulf is proud to be implementing this advanced technology and offering homeowners a superior built home.



# backed by the best



MONDE



HILLSBOROUGH



YONGE AND RICH



ONE BLOOR



LA CLARA



WESTFIELD



ARBOR PEAKS



SUMMERLYN VILLAGE

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 45 years, and over 80,000 homes designed and constructed across North America, we celebrate a well-earned reputation that can only be described with one word: GREAT.

 **GREAT GULF**

**MV1**  
CONDOMINIUMS

**when  
urban  
pace meets  
suburban  
peace  
it's great  
to be home**

**F**ind everything you've been looking for in the exciting community at MV1. Contemporary design connected to nature and to Downtown Milton, close to everywhere you want to go. It's the ultimate modern lifestyle, ready to welcome you home.



[GREATGULF.COM](http://GREATGULF.COM)

[MV1CONDOS.COM](http://MV1CONDOS.COM)

 **GREAT GULF** LIVE GREATLY