

A GREAT GULF COMMUNITY IN BARRIE



A PIECE OF EARTH.
A BEAUTIFUL FOUNDATION WITH A SENSE OF PLACE.
WELCOME TO TERRA, SOLID GROUND TO
BUILD YOUR LIFE UPON.

WELCOME TO A LAND

big enough to fill all your dreams

Experience a land that is inviting, exciting, and full of potential. A wonderland of adventure, exploration, and discovery. A homeland to plant roots in, establish a base, and belong.





Welcome to a land where all this and more is possible. Barrie invites a unique quality of life that blends the best of small-town charm with big city living. Celebrated as a popular 4-season destination for tourism, its enviable location, lifestyle, and proximity to the GTA has also made it a very popular choice for families to call home.







A haven for nature lovers to enjoy access to lakes and beaches, parks and forests, hiking & biking trails, as well as mountains to master and new peaks to explore throughout every season. Urban enthusiasts will thrive in a booming historic downtown core filled with vibrant arts & culture, fabulous places to shop and dine as well as year-round festivals and celebrations that foster community. A land of plenty, big on purpose with inspiring future plans, Barrie is a place where everything is possible.







WELCOME TO A LAND

where family matters most

There's a sense of freedom, a natural ease to life unlike anywhere else. A storybook setting where new discoveries and adventures are found every day. A coming together to share in the bounty of community, the opportunity for a better life, and appreciation of a beautiful land you can call home.





Every Great Gulf community begins with a great piece of land – a location that combines area amenities, features, and attractions, with award-winning design, quality and value.

Welcome to Great Gulf TERRA, an idyllic master-planned community nestled into South Barrie. Surrounded by nature, connected to urban conveniences, and celebrating the best of family-friendly lifestyles, the good life comes naturally at TERRA.

Terra Streetscape

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

Discover picturesque streetscapes comprised of beautifully designed townhomes, semis and single-family homes featuring an impressive selection of contemporary designs and finishes that invite you to define what home really means to you. The neighbourhood is a natural paradise embraced by over 162 acres of thoughtfully designed homes and landscaped greenspace connecting families to the great outdoors. Explore extensive pathways and trail networks to lush parkland, children's playgrounds, and places for the community to gather, as well as acres of protected wetlands to explore.

So much more than just a place to live, TERRA is a community with heart and soul. A neighbourhood nurtured by nature, comforted by modern convenience and inspired by a lust for life in a land that knows no limits.



Classic, charming design, ample space plus a great neighbourhood

all things every family wants in a home

All things you'll find at Great Gulf TERRA. Welcome home to a collection of gorgeous family-size singles, semis and townhomes that not only provide stylish finishes, but practical space to live in.



Townhomes

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Singles

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Semis

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Even more unique is Great Gulf's dedication to understanding every family's various needs and providing multiple layout options to best suit them. Second floor laundry rooms, walk-in closets, optional skylights, and a wide selection of features and finishes - the choice is all yours. Plus, your new home is on a family-friendly street and close to nature in a connected neighbourhood – everything you want to raise a happy family.



WELCOME TO A LAND

where you're at home in nature

Inspired to create a modern community in sync with its natural surroundings, TERRA brings this vision to fruition with thoughtfully crafted homes that not only enhance the area, but the lives of those living here.





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Places to play, to run freely, make friends, and come together as a community. Spending quality time in the great outdoors inspires a healthy lifestyle full of adventures, learning, and appreciation for others. At TERRA, creating these special moments begin in an amazing 5 acre community park.

A welcoming environment for everyone, the main park features three unique areas that include an extensive children's playground with swings and specifically designed play areas for both younger and older kids. There is a mini soccer field and a basketball court perfect for some neighbourly competition, as well as picnic tables, benches, a gazebo and patio area for some after game snacks. The second park includes picnic tables, play areas, a gazebo and benches perfect for quieter family time. Lushly landscaped, the parks are connected by pedestrian-friendly pathways inviting you to explore and discover even more.





Park and Playground in the Terra Community

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Imagine having your own private piece of wilderness as an extension of your backyard. A landscape to explore throughout every season. An environment that serves to preserve the natural habitat, while connecting the community to all of nature's gifts.

Discover an outdoor oasis just steps from your front door in a natural habitat made up of over 23 acres of forested parkland. Designed as a major community amenity, the lush wetlands invites an extensive 3 km network of walking trails leading to ponds and places to explore within the community connecting to an extensive network of trails outside of TERRA into South Barrie. Head out on an inspiring morning walk, blaze a new trail, create memorable adventures for the kids or simply find a quiet place to commune with nature right where you live.



Community Aerial

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WELCOME TO A LAND

where space inspires living

Family time, playtime, time for dinner, time for chores, time for bed, and finally quiet time. Here you will find beautiful space to make everyday life, quality time well spent.

Come home to thoughtfully designed, contemporary interiors that invite a natural cadence to modern living. Designer details and carefully selected features and finishes add impressive style, while comfort and convenience caters to real life.



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Kitchen



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living



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bedroom



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ensuite



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WELCOME TO A LAND

where being eco-friendly matters

The bounty and beauty of nature is a focal point of inspiration at TERRA – and taking care of it is at the forefront of everything we do. By building better and smarter, we're not only creating a greener world but providing a healthier environment for your family to live in.

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 also saves you money on your energy bills. TERRA offers many standard and optional sustainable elements to help improve the comfort of your home.



More efficient.
More comfortable.

The + is Performance Plus.

Performance 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 health for the occupants, 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.
- ENERGY STAR certified 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.
- An ENERGY STAR certified 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 ENERGY STAR 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 an ENERGY STAR home exceeds the Ontario Building Code requirements.
- High-performance ENERGY STAR 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 lights that deliver up to 100,000 hours of use, to be installed in specified rooms.

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 Great Gulf homes are third party verified.

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.



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

Environmentally & family-friendly



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 Terra offers many standard and optional sustainable elements to help improve the comfort of your home.



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.

LED Light Bulbs

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

Dimmer Switches*

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*

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.

Grey Water Complete System*

This system captures water from showers and bathtubs, treats it to a near-potable quality and provides clear, odor-free 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.

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.

Fully Ducted HRV

An HRV unit uses the home's heat to control the temperature of fresh, outside air and reduces condensation while providing the house with clean, fresh air all year round.

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.

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*

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

Whole Home Surge Protector*

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.

EV Charger Rough-In

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

WiFi Garage Door Control*

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

Some items are upgrades. Specifications subject to change without notice.
Not all options are available on all models or elevations.
See sales representative for details. E. & O.E.

- Efficient Temperature Control
- Water Saving Feature
- Energy Cost Savings
- Reduced Sound Transmission
- Comfort Living
- Natural Lighting Solution
- Integrated Home Convenience
- Smart Home Technology
- * Optional Finishes

GREAT GULF

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 to call 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 20 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 50 years and over 100,000 homes, we celebrate a well-earned reputation that can only be described with one word: GREAT.



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50+

More than 50 years of experience

100,000+

homes designed and constructed across North America

9,500+

single family homes completed across North America every year

9,000+

high-rise units in development or under construction

A LOCATION AND A LIFESTYLE.
A LANDMARK DESTINATION FULL OF PROMISE AND POSSIBILITIES. WELCOME TO TERRA, A LAND TO CALL HOME.

Illustrations are artists' concept. Sizes and specifications are approximate and subject to change without notice. All materials are subject to change without notice. Note: Actual usable floor space may vary from the stated floor area. E. & O. E.

GREAT GULF