

WESTFIELD

A GREAT GULF COMMUNITY





WELCOME TO WESTFIELD.

Family life meets the good life at Westfield, a new collection of detached homes set in Brampton's most coveted location.

Elegantly designed, exquisitely appointed and surrounded by lush, rolling landscapes, Westfield offers access to a rich tapestry of amenities, along with connections to major highways, neighbouring cities and beyond. Discover a community as distinctively unique as the people who call it home.

GREAT GULF

JOURNEY HOME.

Blanketing a pristine stretch of Mississauga Road, Westfield is reshaping the landscape and establishing a community that is anything but ordinary.

Here, carefully-crafted streetscapes welcome families home. Thoughtfully designed, each abode reflects a truly modern aesthetic, highlighting the distinctive beauty of Westfield.

Artist's concept. Some items shown may be upgrades. E.&O.E.

LIFESTYLE SERVED.

At Westfield, the kitchen acts as the central hub, connecting families to much more than just good food.

Here, stirred pots mingle with stirring conversations, in a space designed to feed your hunger and soul.

The open-concept design features a rich display of family-friendly finishes, providing space for every member to savour in.
From an expansive breakfast bar and quartz countertops, wood flooring, and custom cabinetry, relish in a kitchen designed for more than simply cooking.



Some items shown may be upgrades. E.&O.E.



Artist's concept. Some items shown may be upgrades. E.&O.E.

LIFE WELL LIVED.

Family time meets peace of mind in a personal haven designed for entertainment and enjoyment.

Spend an afternoon away from it all with a good read or comfortably host friends in the convenience of your home. Commanding 9 ft. ceilings provide your family with an open atmosphere for relaxation.

At Westfield, the living room is about coming together.

RETREAT DAILY.

Find solace in a space that's solely your own.

Designed with comfort in mind, modern finishes and clean lines shape the primary bedroom and ensuite into a personal, tranquil getaway. A peaceful retreat far from life's everyday stresses.



Artist's concept. [illegible] E.O.E.



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

DETAILS MATTER.

A home designed with your dreams in mind.

Thoughtfully-crafted and deeply considered, every feature and finish not only enhances your home but elevates the space, creating a residence that's sure to become your ultimate sanctuary.

FEATURES OF YOUR HOME

- Principally brick exteriors, with accents of stone, stucco or vinyl siding exteriors
- 9 ft. ceilings on main floor
- Prefinished engineered strip hardwood floor in your choice of colour from designer selection
- Premium oak stairs, in your choice of stain
- Choice of kitchen cabinets and quartz countertops
- Choice of vanity cabinets and quartz countertops in upstairs bathrooms
- Primary ensuite to contain a soaker tub, separate framed glass shower and double sinks
- Triple-glazed windows

***As per applicable plan. Except where precluded by bulkhead. Except where tiled. Sizes and specifications subject to change without notice. E. & O. E.**



"Greater Home" by Great Gulf is our promise to offer homeowners a better built home. It begins with a construction process built on precision, verification and accountability at every stage – where design, engineering and construction are carried out by one team, and where no step of the build moves forward until it has been inspected and signed off. Inspired by our visionary, holistic and human approach, and combined with state-of-the-art 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.

GREAT GULF



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

Heating and ventilation, electrical and plumbing are modelled alongside the structure rather than reconciled on site after conflicts appear. Every component is resolved on screen before a single trade arrives, which means fewer compromises during construction – and a home that is more comfortable, more efficient, and healthier to live in.



One Team, Always Improving

At most builders, the architect, the engineer, the estimator, the interior designer and the site team work for five different companies, and the drawings are handed off between them. At Great Gulf they are one in-house team, assigned together to every project. The same people who design your home carry it through construction.

That structure is why our homes keep getting better. What the site team learns during a build, and what homeowners tell us after they move in, goes straight back to the people holding the pen – not through three layers of external consultants.

Layouts get refined, mechanical placements get improved, and details that caused friction in one release are resolved before the next one opens.

Architects, engineers, estimators, interior designers and project managers work as one in-house team on every Great Gulf home.

THE DIFFERENCE IS IN THE DETAILS

Innovation is not only what you can see on day one, it is what you find years later, when you finish the basement, service the furnace or add a system the home was already ready for.



- A fully framed wall section is provided to support hydro panels and tankless water heaters, where offered, so a homeowner finishing their own basement has a ready structural provision to frame around.
- All mechanical condensate lines are routed to a single central hub drain, instead of running individually across the basement floor – removing trip hazards, exposed plumbing runs and potential leak points.
- Key mechanical systems are individually labelled and tagged with maintenance information at the point of installation – furnace, ERV/HRV, water meter, gas fireplace shut-off where applicable, central vacuum drop locations and radon rough-in.
- Cold air returns are installed in every bedroom to provide proper air circulation when sleeping.
- Window locations and sizing are reviewed in every home to maximize outdoor views and natural light.
- Precast around windows and doors is custom-made to ensure a better seal and a more pleasing aesthetic.

Transform
greater

Better Building Practices

BUILDING ABOVE THE STANDARD ENSURES QUALITY AND COMFORT

Great Gulf is the only large-volume home builder in the GTA that installs the weather barrier on every home with our own certified crews, rather than subcontracting the work out. It is the clearest example of how our construction team goes beyond the industry standard, using higher quality materials, innovative construction practices and environmentally safe products to ensure a more comfortable, secure and healthier environment for you and your family.

A BUILDING ENVELOPE THAT PERFORMS AS DESIGNED

Our air-barrier specialists are DuPont-Certified Tyvek Installers – the only GTA large production home builder to hold the designation. The result is a continuous air and water barrier that allows wall insulation to perform at its full rated R-value, with a breathable membrane that protects against mould, rot and moisture infiltration. The system carries a 10-year limited warranty.



The only large-volume GTA builder to self-perform weather barrier installation — on every home, with DuPont-Certified Tyvek Installers.



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.
- Installation of structural 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.
- 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.
- Sustainable and healthy product selections throughout.
- Industry-leading energy efficiency results in a smaller carbon footprint.

Validate
greater

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 third-party verified and certified to ensure the high standard of quality – and the quality control behind them is built into how we run every job, not audited after the fact.

INSPECTED, SIGNED OFF, AND ONLY THEN PAID

Every Great Gulf home is built against a standardized schedule of 214 individually tracked construction tasks, with 24 named quality-control inspection points embedded in it – from footing and backfill through framing, air barrier, insulation, mechanical rough-ins, and pre-delivery inspection. No trade is paid for a task until our Site Superintendent has personally inspected and approved it. Quality control is not a checklist that can be skipped under schedule pressure; it is a condition of payment.



214 tracked tasks. 24 quality-control inspection points. No trade paid until the work is inspected and approved.

LICENSED ON EVERY SITE

Every Great Gulf Site Superintendent has passed the Home Construction Regulatory Authority Competency Exam – the provincial licensing standard for new home construction in Ontario. The same bar that licenses builders and vendors across the province is met by every Superintendent on every one of our sites.

AIR-TIGHTNESS VERIFICATION

A blower door test is performed on every Great Gulf home to confirm the airtightness of your home meets our stringent standards – on every home we build, whether or not it is enrolled in a certification program that requires it. Every Great Gulf home is Energy Star certified.

PROVEN AFTER YOU MOVE IN

Construction quality shows up most clearly after closing. No Tarion conciliation has ever been ruled against Great Gulf's Low-Rise Division – the strongest possible outcome under Ontario's statutory new home warranty framework.

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, and the rating is considered to be among the most trustworthy in the industry.

Great Gulf is also BILD Low-Rise Home Builder of the Year, most recently in 2025, and back-to-back BILD Green Builder of the Year for 2025 and 2026. Half of the Home Builder of the Year award is weighted on an independent homeowner survey administered by BILD – meaning it is decided directly by homeowners, not by the builder.

BILD WINNER GREEN BUILDER OF THE YEAR 2026 LOW-RISE

BILD WINNER HOME BUILDER OF THE YEAR 2025 LOW-RISE

DRHBA WINNER BUILDER OF THE YEAR - LARGE VOLUME GREEN BUILDER OF THE YEAR PEOPLE'S CHOICE AWARD 2025 LOW-RISE

20th Annual Avid Awards® BENCHMARK WINNER Highest Customer Ratings Top 2.5% in Canada

GREAT GULF

*Specifications and details subject to change without notice. Conditions apply. May not be representative of all home models, construction processes or lot specifications. E&OE.

MORE EFFICIENT.
MORE COMFORTABLE.



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.

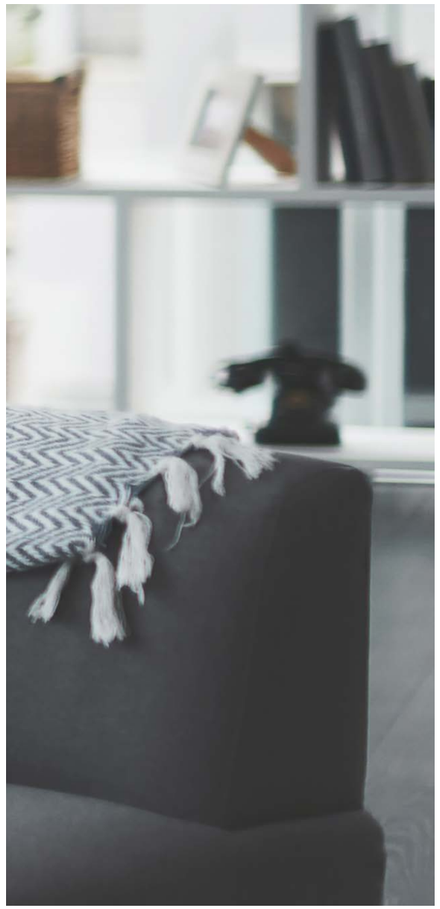
- LED lights that deliver up to 100,000 hours of use, to be installed in specified rooms.

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.

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 Westfield 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.

Zero VOC Paint

Zero volatile organic compound paint is used throughout the home to promote a healthier indoor environment.

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

EXPLORING BRAMPTON.

With so many things to do and see, you'll have endless fun planning your weekends.

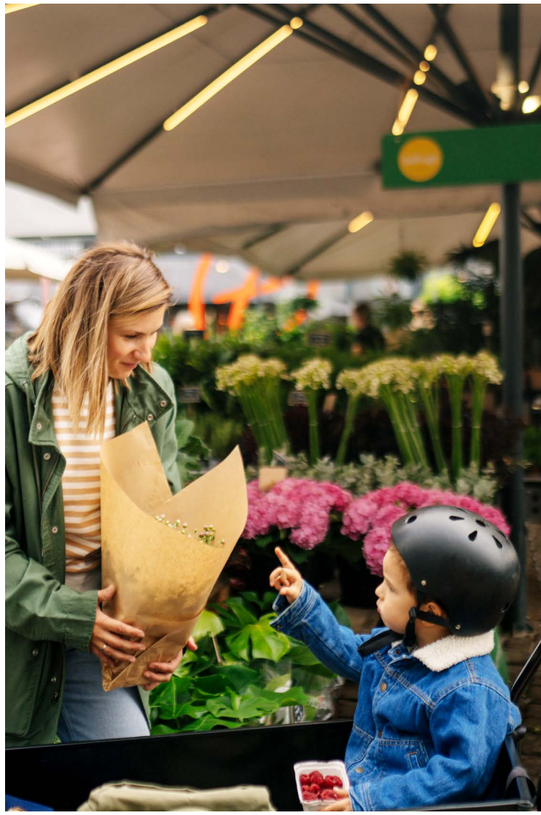
A NEIGHBOURHOOD LIKE NO OTHER.

Great Gulf's Westfield community connects families to the beauty and energy of a life uncompromised.

Crafted with the highest attention to detail, each home enhances and embraces every aspect of family living. Lush parkettes and greenspaces provide an urban escape where kids can play freely and you're free to enjoy a life full of simple luxuries.

Surrounded by premier schools and parkland, Westfield paints a portrait of family and togetherness. A true masterpiece of character and tradition.





Hailed as the 'Flower Town of Canada', over 850 parks and greenspaces surround the area, providing families with ample outdoor adventure. Bask in the beauty of Gage Park, discover new traditions at weekend festivals or simply spend an afternoon shopping at one the city's many malls or marketplaces. Brampton's redefining the nation's cultural landscape, merging big-city sensibility with small-town charm.

BE CONNECTED.

A world of options at your fingertips.

SALES OFFICE

1 GREAT GULF SALES OFFICE

SHOPPING

2 CANADIAN TIRE
3 CREDIT RIDGE COMMONS PLAZA
4 DOLLARAMA
5 FLETCHER'S MEADOW PLAZA
6 LCBO
7 MCLAUGHLIN CORNERS EAST & WEST
8 SHOPPERS WORLD
9 WEST BRAMPTON PHARMACY

DINING

10 FANZORELLI'S RESTAURANT & WINE BAR
11 PATIALA HOUSE THE INDIAN KITCHEN
12 TERRACE ON THE GREEN
13 TIM HORTONS

PARKS & RECREATION

14 ELDORADO PARK
15 EMBLETON COMMUNITY CENTRE
16 GAGE PARK
17 LIONHEAD GOLF CLUB & CONFERENCE CENTRE
18 MEADOWVALE SPORTS PARK
19 MEMORIAL ARENA
20 STREETSVILLE GLEN GOLF CLUB
21 THE ROSE BRAMPTON
22 TOTOREDACA PARK

SCHOOLS

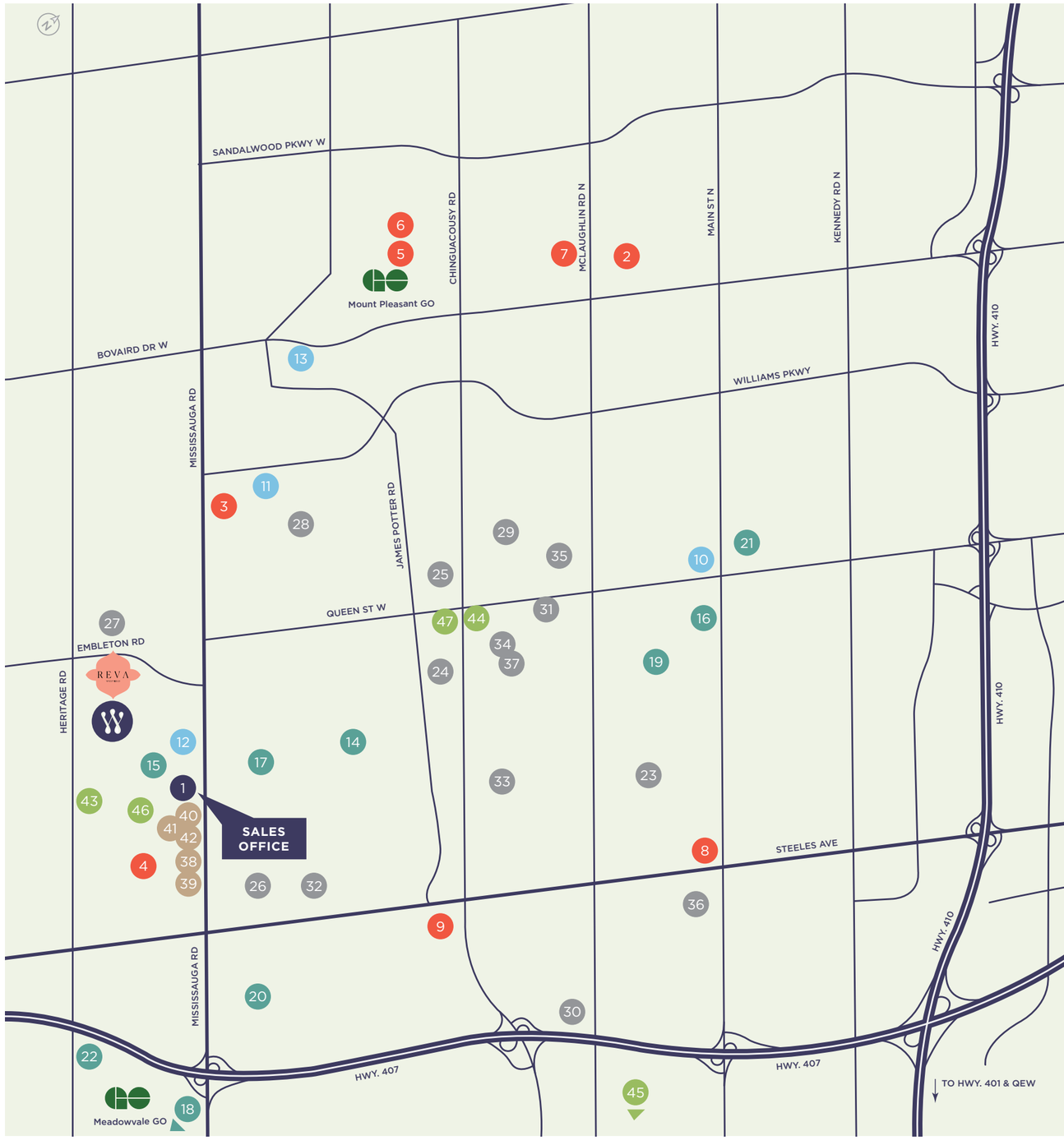
23 BRAMPTON CENTENNIAL SECONDARY SCHOOL
24 CHURCHVILLE PUBLIC SCHOOL
25 DAVID SUZUKI SECONDARY SCHOOL
26 ELDORADO PUBLIC SCHOOL
27 HUTTONVILLE PUBLIC SCHOOL
28 INGLEBOROUGH PUBLIC SCHOOL
29 OUR LADY OF PEACE SEPARATE SCHOOL
30 PAULINE VANIER CATHOLIC ELEMENTARY SCHOOL
31 SIR WILLIAM GAGE MIDDLE SCHOOL
32 ST. ALPHONSA ELEMENTARY SCHOOL
33 ST. AUGUSTINE SECONDARY SCHOOL
34 ST. BRIGID ELEMENTARY SCHOOL
35 ST. JOSEPH SCHOOL
36 ST. KEVIN SEPARATE SCHOOL
37 ST. MONICA ELEMENTARY SCHOOL

BANKS

38 BMO
39 CIBC
40 RBC
41 SCOTIABANK
42 TD CANADA TRUST

GROCERY STORES & FARMER'S MARKET

43 AL FERRI AND SONS
44 CHALO FRESHCO
45 FOOD BASICS
46 FRESHCO
47 NO FRILLS

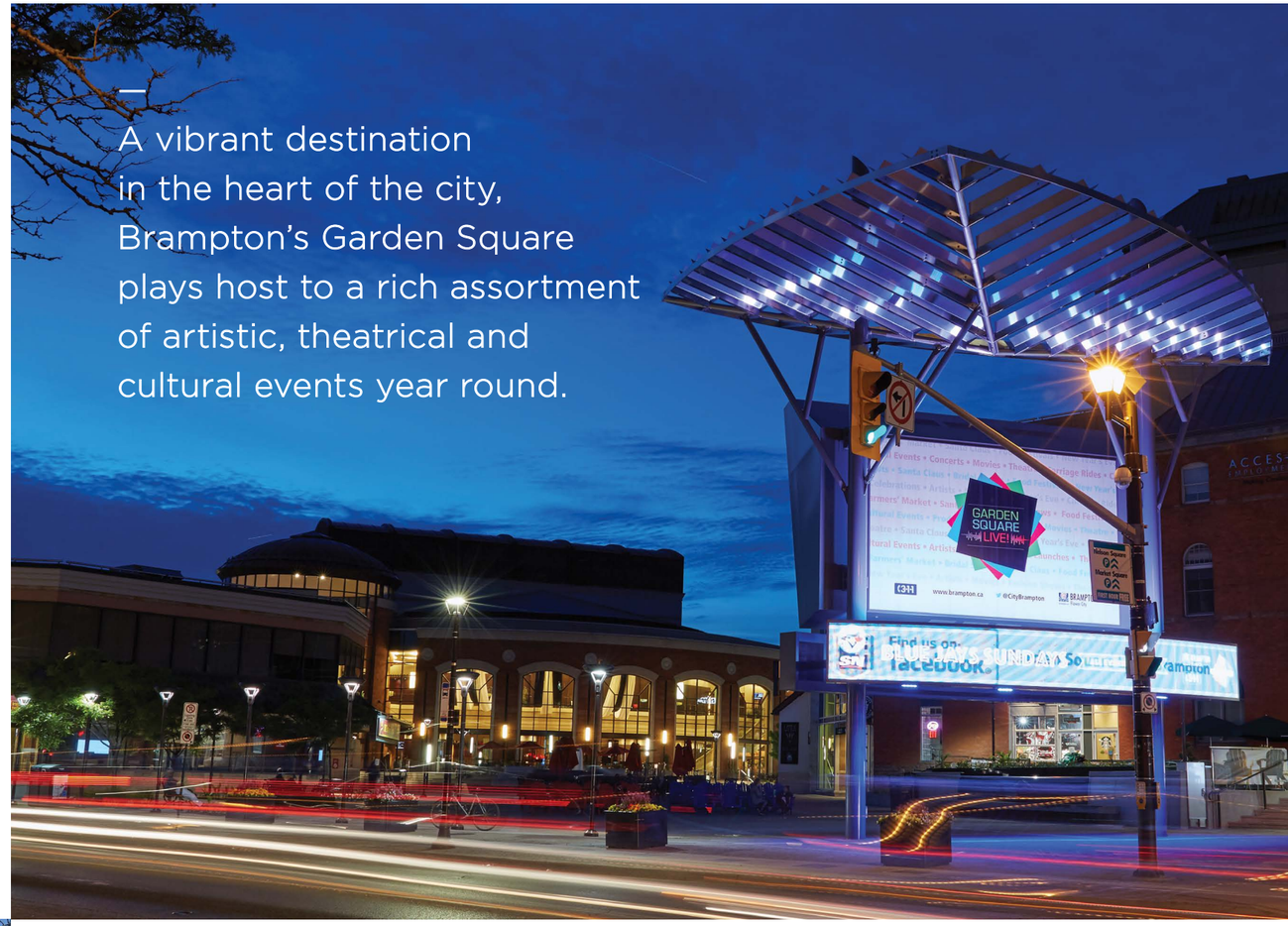


IT'S EVEN BETTER IN BRAMPTON.

From premier shopping at Bramalea City Centre to Pearson Airport's global connections and beyond, everything is at your doorstep here at Westfield.

Whether you're looking for a leisurely stroll at Gage Park or add culture to your day at an eclectic art gallery, Westfield puts you at the centre of countless amenities.

Find inspiration on the walls of Beaux-Arts Brampton, a not-for-profit artist collective celebrating the community's most creative minds. Or enjoy some outdoor fun with the beauty of nature at Heart Lake Conservation Area. The best of Brampton is waiting just around the corner from Westfield.



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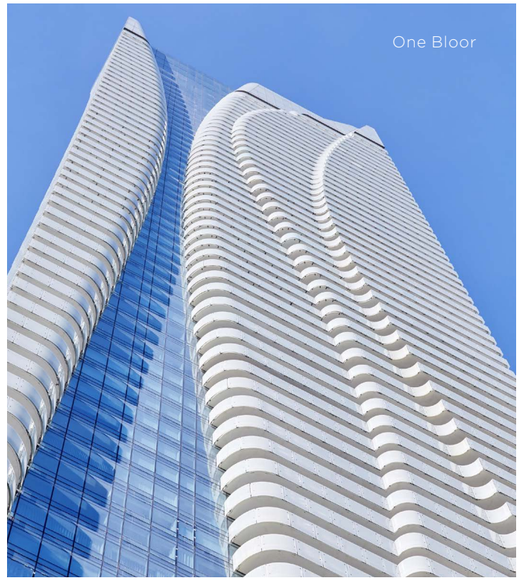
A vibrant destination in the heart of the city, Brampton's Garden Square plays host to a rich assortment of artistic, theatrical and cultural events year round.



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Expand your mind, and your love of the arts, at the Peel Art Gallery, Museum & Archives.


Forma


One Bloor


Summerlyn Village


Whitby Meadows

All renderings are artist's concept. E.&O.E.

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.

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

GREAT GULF

GREAT GULF