



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.



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.



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. Some items shown may be upgrades. 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
- Built with precision-engineered H+ME Technology

***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 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.

 **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.





Transform *greater*

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.

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 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.



MORE EFFICIENT.
MORE COMFORTABLE.



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 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.
- Programmable thermostat helps you keep your energy bill low.
- Ducting is properly sized for future air conditioning installation.
- ECM motors are installed in all bathrooms, kitchens and laundry rooms, with independent exhaust fans to control humidity and odors.



Insulation

Cozy spaces for you to enjoy.

- The building envelope of your high-performance 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 your high-performance home is selected for your maximum comfort.
- High-performance 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 lightbulbs that deliver up to 100,000 hours of use.
- Low flow efficiency fixtures.
- Direct vent gas-fired high-efficiency forced air furnace with ECM (Electronically Commutated Motor) with programmable thermostat.
- 200 Amp electrical service.

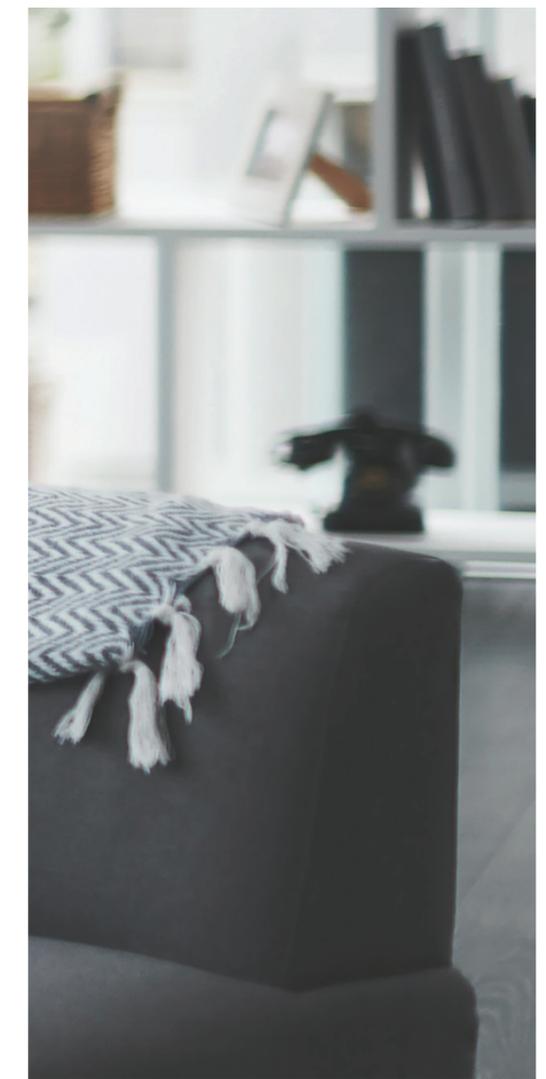


Healthy Living and Sustainability

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 contaminants.
- Envelope air tightness in all Great Gulf homes are third party verified.
- Zero VOC paints are used throughout the home.

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



EXPLORING BRAMPTON.

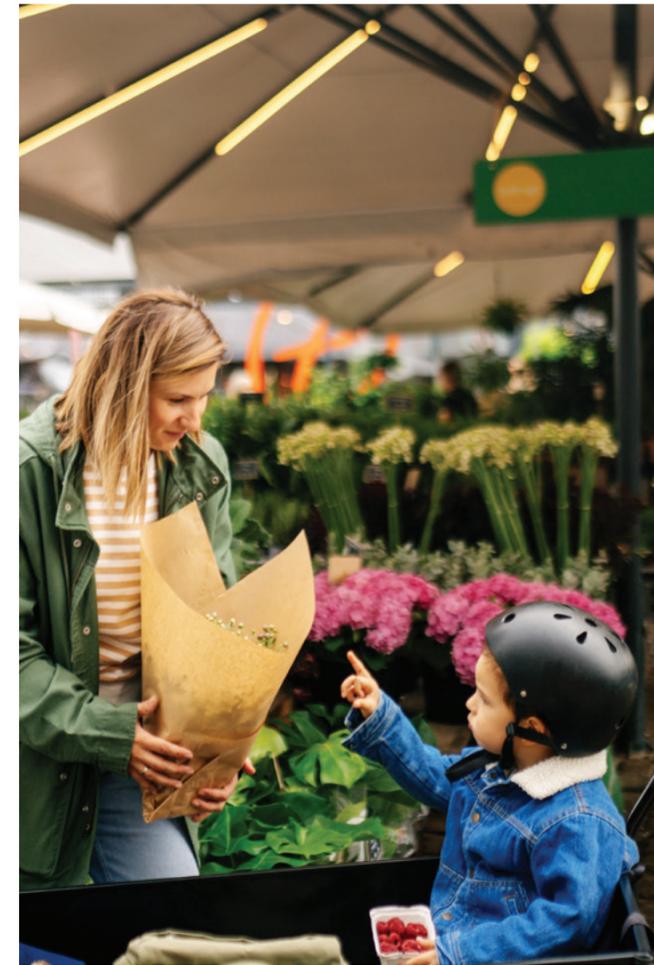
With so many things to do and see, you'll have endless fun planning your weekends.

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 of 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.

SHOPPING

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

DINING

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

PARKS & RECREATION

14. CASSIE CAMPBELL COMMUNITY CENTRE
15. SILVERCITY BRAMPTON CINEMAS
16. ELDORADO PARK
17. GAGE PARK
18. LIONHEAD GOLF & COUNTRY CLUB
19. MEADOWVALE SPORTS PARK
20. MEMORIAL ARENA
21. CAA CENTRE
22. ROSE THEATRE
23. STREETSVILLE GOLF CLUB
24. TOTOREDACA PARK

SCHOOL

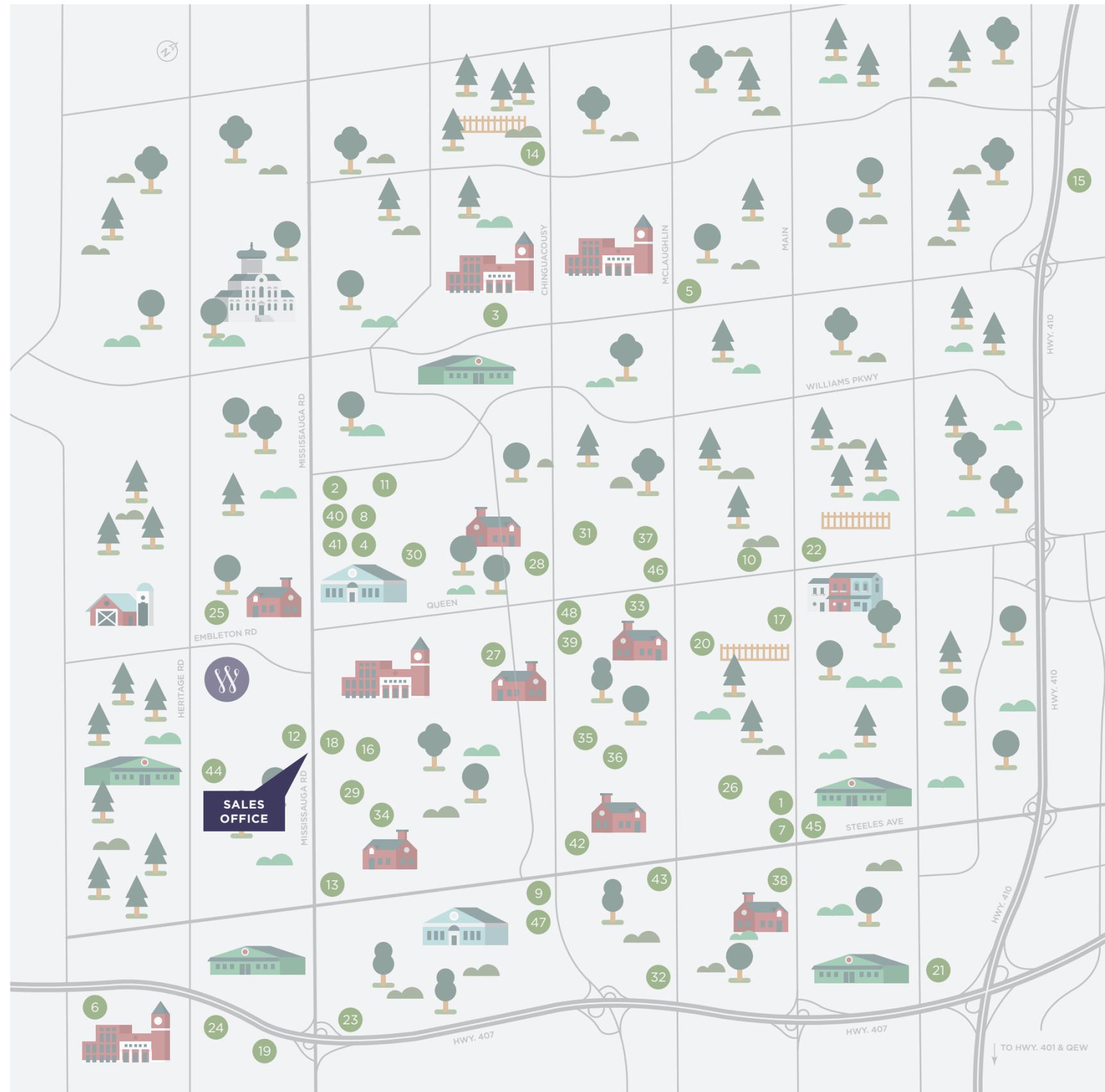
25. HUTTONVILLE PUBLIC SCHOOL
26. BRAMPTON CENTENNIAL SECONDARY SCHOOL
27. CHURCHVILLE PUBLIC SCHOOL
28. DAVID SUZUKI PUBLIC SCHOOL
29. ELDORADO PUBLIC SCHOOL
30. INGLEBOROUGH PUBLIC SCHOOL
31. OUR LADY OF PEACE SEPARATE SCHOOL
32. PAULINE VANIER CATHOLIC ELEMENTARY SCHOOL
33. SIR WILLIAM GAGE PUBLIC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

BANKS

40. BMO
41. CIBC
42. RBC
43. TD BANK

GROCERY STORES & FARMER'S MARKETS

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



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.

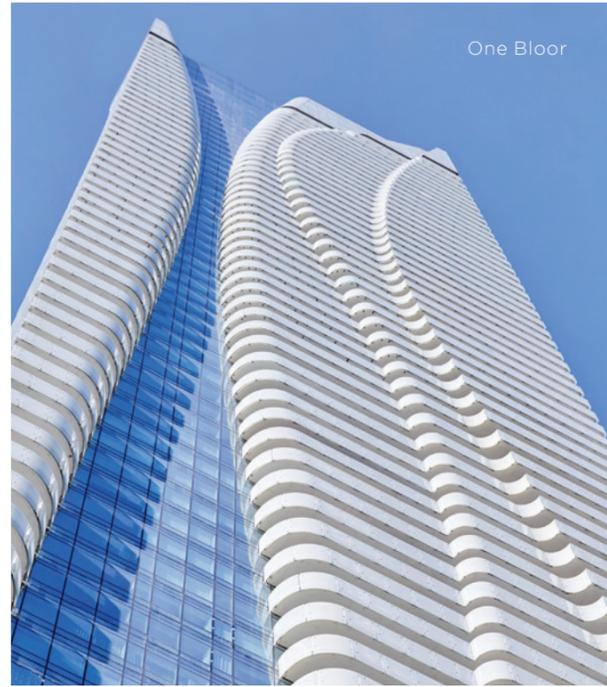


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A vibrant destination in the heart of the city, Brampton's Garden Square plays host to a rich assortment of artistic, theatrical and cultural events year round.

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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.

20th Annual Avid Awards.
BENCHMARK WINNER
Highest Customer Ratings Top 25% in Canada



BUILDING GREAT SPACES.

We build communities that inspire people to live greatly.

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 resort developments in 20 markets 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 great spaces that inspire the people who live, work and play there.

As individuals and a company, we're dedicated and driven to transform spaces into experiences. It starts with innovative design that combines intelligent layouts with functional beauty. Guided by cutting-edge technology and building science, the inspiration becomes a reality resulting in spaces that are quieter, brighter, healthier and more energy efficient. With an unparalleled dedication to every customer for 49 years and over 90,000 homes, we celebrate a well-earned reputation that can only be described with one word: GREAT.



