

At Edgewood,
there are four
furnished model
homes to tour

GREAT NEWS



A Winning Neighbourhood In Niagara Falls!

Construction is well underway and owners are moving in at Edgewood, Great Gulf Homes' multi-award-winning community in Niagara Falls. In April 2009, Edgewood was honoured by the Niagara Home Builders' Association with the most awards for any local builder: **Best New Home Design for 1-storey** 1,200-1,800 sq. ft. (The Montrose); **Best New Home Design for 2-storey** 2,000-2,500 sq. ft. (The Elgin);



Best New Home Design for 2-storey over 2,500 sq. ft. (The Logan); **Most Outstanding Kitchen** - Production Built New Construction (The Logan); **Best Print Ad/Direct Mail Promotion**; **Best Marketing Brochure**; and **Best Project Sales/Presentation Office & Signage**. Plus, Great Gulf is a two-time winner for the coveted **Toronto Home Builder of the Year Award**.

Edgewood is a "winner" in many other ways, including location. Imagine living close to 40 area golf courses and across from the Ontario Golf Association-rated Niagara Falls Golf Club! It's a 10-minute trip to this city's many amenities and entertainment venues, plus the community is close to the Niagara Millennium Trail and McBain Community Centre, Niagara Square Mall, and Canada One Factory Outlet Mall. Highways 58, 420, the QEW and Thorold Stone Road are close by, and Toronto is only 90 minutes away.

Edgewood's architecturally integrated streetscapes have proven a winner with purchasers who appreciate living in such distinctive surroundings. The breadth of beautiful home designs ranges from two-storey detached homes to bungalows.

There are four furnished model homes to tour, including three award-winning designs: the 1,740 sq. ft. Montrose bungalow (Elevation A), the 2,300 sq. ft. Elgin (Elevation C), and the 2,575 sq. ft. Logan (Elevation B).

The 2,660 sq. ft. Chippawa (Elevation B) Corner Model Home/Sales Office, which was a Finalist for Most Outstanding Bathroom, is located at 9118 Forestview Boulevard at Garner Road - east off Garner, north of McLeod Road (905-356-9408).

A Model Community in Bradford



The Natural Choice

Families continue to move in at master-planned Summerlyn Village, which offers semis (complete with five appliances) and detached homes on 36' and 40' full-depth lots set amid exquisite natural features. This popular Bradford address is a model community – beginning with four model homes available for touring. Appointed by Mike Niven Interior Design, the models provide an in-person experience of Great Gulf's excellent design and quality, and showcase the high level of standard features and finishes in these homes. These include gourmet kitchens with custom-quality finished cabinets, rich ceramics, natural oak railings and pickets on the main staircase, and luxurious ensuites.

Niven decorated the models in diverse styles to illustrate how buyers can create their own dream surroundings, whatever their tastes. Two of the models, the 2,020 sq. ft. Chicory (Elevation C) and the 2,235 sq. ft. Primrose (Elevation C) are on 36' lots. The Chicory is done in a chic Urban Cottage style, while the Primrose is decorated in a Modern Retro theme, complete with a child's bedroom that features dragonflies in the decor. On 40' lots, the 2,435 sq. ft. Birch (Elevation B) model home is characterized by Classic English Country décor,



and the 3,160 sq. ft. Maple (Elevation B) reminds visitors of The Hamptons.

A model of family living, Summerlyn Village is steps from existing schools, and will eventually include its own future school and the new Town Centre with a library, recreation centre, and the Town's new administrative building. Purchasers can move in to one of Great Gulf's beautiful homes, all complemented by one of Southern Ontario's prettiest areas, as early as this Fall.



Donated by Great Gulf to the Town of Bradford West Gwillimbury as public art, the kinetic dragonfly sculpture with its 30-foot wingspan sets the tone for the spectacular piece of property on which Great Gulf is preserving many natural features. You'll find 60 acres designated environmentally protected, plus amenities such as two parkettes (each with a gazebo) and a multi-station fitness trail along Overlook Pass, the 10 metre-high berm that serves as a natural buffer along the western border of the community. This berm, which will be highlighted by park-like landscaping, will lead walkers and joggers along the fitness trail with signage that offers exercises to help vary their outdoor experience.

Summerlyn Village will also feature a Village Promenade that will lead pedestrians to Summerlyn Creek and picturesque Overlook Pass along extra-wide sidewalks flanked by double plantings of shade trees.

The Summerlyn Village Sales Office and model homes are on Downey Emerald Drive. Exit Highway 400 at Highway 88/Simcoe Road, travel east. Turn left at the stoplight at Summerlyn Trail, and right onto Downey Emerald (905-775-3461).



A Fresh Start

One of the great things about Great Gulf Homes is that the company continues to anticipate the changing needs of new home buyers. To accommodate the demand for well-priced detached homes on 36' lots in selected communities, Great Gulf has introduced "Freshstart" at Stonecrest in Oshawa and Summerlyn Village in Bradford. Discover fresh new designs and fresh new value, with fresh new prices.



Great Gulf's Freshstart homes are available at Stonecrest and Summerlyn Village

This new direction in design and affordability brings with it the superb quality for which Great Gulf is so well known. Each three- or four-bedroom home is built to this multi-award-winning company's high standard. The open-concept kitchens include islands, breakfast bars and patio walk-outs; master bedrooms feature walk-in closets and ensuites with oval tubs and separate showers; and the layouts have a second floor laundry room. Ask a Sales Representative for full details.

THE
freshstart
SERIES

Condo Update



CHARLIE

Charlie kitchens feature Cecconi Simone-designed cabinetry



ONE SHERWAY

Tower 3 residents have exclusive use of their own amenities centre



X THE CONDOMINIUM

Enjoy incredible views from your stylish suite at X The Condominium

At Charlie - "Condos That Love You", you'll find special pre-construction prices on a few choice suites. Offering fashionable living next to Toronto's financial, fashion and entertainment districts, interiors at Charlie are by Cecconi Simone. "The Zone" state-of-the-art fitness centre has an aerobics/yoga studio, co-ed steam room, library lounge, billiards room, dining room, and landscaped garden roof patio with an outdoor pool and lounge. Visit Charlie's multi-award-winning sales office and fully furnished model suite at 345 Adelaide St. W. (southeast corner of Adelaide and Charlotte Streets, one block east of Spadina) (416-927-9772 www.charliecondos.com).

In south Etobicoke, Great Gulf Homes and Menkes Developments have teamed up to offer popular One Sherway, across from Sherway Gardens and an easy car or TTC ride from the shops and restaurants of Bloor West Village. One Sherway Tower Three is now available in this master-planned community. The lake is but a bike ride away, and the building amenities that are already in use by the residents of the first two towers offer resort-style living. In addition, owners at Tower Three will have exclusive use of their own amenities centre with a pool, fitness centre, private party room, billiards room, lounge, sunroom, sauna and media lounge. Tower Three luxury suite finishes include stainless steel appliances and granite countertops. The Sales Office is at 700 Evans Avenue (416-695-3535 www.onesherway.com).

Well under construction, X The Condominium marks the spot of another multi-award-winning building by Great Gulf. If inspired downtown living is on your must-have list, you can tick off all the boxes when you check out what X has to offer. Located at Jarvis and Charles, X is within walking distance to the subway, restaurants and shops. The 44-storey tower's sleek design is by award-winning architects Alliance. Interiors are by renowned Cecconi Simone. The stunning lobby houses 24-hour concierge service offering pure convenience. "The Scene" features a lounge/games room, fitness centre, bar overlooking the roof garden, and outdoor pool. You will still find a good selection of one-bedroom, one-bedroom-plus-den, two-bedroom and two-bedroom-plus-den layouts available with year-round panoramic views. The Sales Office is at 99 Charles Street East, just south of Bloor off Jarvis (416-927-0080 www.xcondos.com).

Snapshots from Home

Alexander and Jeanine • Wyndam Manor

Alexander, Jeanine and their daughter, Dawn, will move into their new home at Wyndam Manor in Ajax this fall – and they're already packing! "We're so excited and eager to move into our dream home," Alex says. "The design is modern, beautiful and spacious, and much nicer than our present home."

They purchased the 2,715 sq. ft., four-bedroom Spencer (Elevation C) on a 41' lot. "We looked at many floorplans in different communities," Alex says, "and the Spencer met all our needs for a much better price than we found anywhere in the Toronto area. We also wanted a community that was more conducive to wholesome family living."

He says that during their search for the perfect home, they kept an open mind. "We explored both new and resale, toured model homes, did virtual searches on the Internet and attended open houses. After a long and tiring search, we felt that Great Gulf offered the best choice and value."

The whole family is pleased with the Spencer. Dawn looks forward to more space for sleepovers with her friends, and to having her own bathroom and walk-in closet. "Jeanine's dream of having a centre kitchen island and spacious pantry is about to come true," Alex says. "Plus, we will have a walk-in closet in an enormous master bedroom – everything a woman loves!"

Alex works in Scarborough, which is close to Ajax, and Jeanine commutes to downtown Toronto via the GO Train. Alex adds that the family is happy with the attention they have received from Great Gulf. "Everyone has been so helpful, and we have no reservations in recommending Great Gulf. We can't wait for move-in day!"



Harvey and Elizabeth • Grandview

When Elizabeth and Harvey walked into their new home at Grandview in north Oshawa in March 2008, it was everything they'd hoped for, and more. "Five years before, we had moved into a bungalow in Courtice," Harvey says, "but we found it too small. During those years, we must have looked at 200 bungalow designs before we decided on the Springbank. It had everything we wanted."

The retired couple chose the 1,960 sq. ft. Elevation A on a 50' lot. "In addition to the larger lot, our home is on the community pond," Harvey says. "We have a walkout deck from the kitchen/family room and a walkout lower level. It's like living at the lake year round." They selected the two-bedroom design, which gives them a larger den, master bedroom and family room. "In our former home, we had to use both levels to make it livable, so it was really like a two-storey home. The Springbank gives us comfortable single-level living."

Harvey says that they weren't familiar with Great Gulf before visiting Grandview shortly after it opened. "We went to the Sales Office on a Saturday and fell in love with the Springbank instantly. We got up Sunday morning and decided to buy. I grew up on Harmony Road, so I know the area well, and our son, daughter and five grandchildren live close by."

"The biggest thing for us is that the home buying experience with Great Gulf was so enjoyable," Harvey says. "Everyone at Great Gulf is outstanding. They go out of their way to make sure the quality of the work is high. We're thrilled with our home."



Great Neighbourhoods



The award-winning Richmond C design

Gorgeous Garden Villas in Erin Mills

Garden Villas on Thomas offers tremendous value in Erin Mills, close to existing schools and Erin Mills Town Centre. Garden Villas are available in two-storey Upper and Lower Villas, plus a three-storey, three-bedroom conventional townhome design. All homes include five appliances, air conditioning, and one parking space. Tour the 1,300 sq. ft. Richmond C-Lower, which has been honoured with the 2009 BILD Best New Home Design Semi-Detached or Townhome under 1,500 sq. ft. award. The Sales Office is located at the corner of Winston Churchill Boulevard and Eglinton Avenue. (905-858-7522).



The 2,905 sq. ft. Indigo (Elevation B) on a 40' lot

Success in Brampton

Phase 1 at value-packed Castlemore Crossing is a huge success. You can still choose from beautiful detached homes on 40' full-depth lots. This emerging area at Castlemore Road and Highway 50 is adjacent to existing and future amenities. Among the designs are highlights such as separate side entrances with basement access. The Castlemore Crossing Sales Office is on the west side of Highway 50, just south of Castlemore Road (905-793-5607).



Tour three model homes at Stonecrest/Grandview

Outstanding Choices in Oshawa

Stonecrest and Grandview are located in the Taunton Road/Harmony Road area of north Oshawa. Stonecrest is steps from a school and shopping, and features a parkette and landscaped pond. Choose from freehold townhomes (including five appliances), plus detached homes on 36' and 40' lots. At Grandview, which encompasses a park and landscaped storm water management pond, select from homes on 36', 40' and 50' lots. The Model Home/Sales Office and two other furnished models are on Clearbrook Drive (north off Taunton, west of Harmony). Call Toll Free 1-888-579-7235.



Hurry to own in established Williamsburg

Final Opportunity in Whitby

Now is your final opportunity to own a new Great Gulf home in established, master-planned Williamsburg in Whitby. The new release of just 36 single-family homes on 42' and 48' park and cul-de-sac lots is on a private court backing onto a community park. Watch for the new onsite Sales Office and model coming soon. These homes are showcased in Great Gulf's Wyndam Manor Sales Office on Taunton Road East, just west of Salem Road, in Ajax (906-619-3637).

Spring & Summer

Home Maintenance Checklist

- Check furnace filter.
- Check air conditioning unit before the hot days arrive to ensure that it is functioning properly, i.e. blowing cold air through the vents.
- Test smoke alarms and carbon monoxide detectors.
- Clean humidifier.
- During the hot months you may notice that condensation may occur behind the vapour barrier on the basement walls. This is a result of excess humidity in the home and should be removed by way of circulation of dry air or the use of a de-humidifier.
- Water lawn regularly. New lawns must be watered in order to promote good strong root growth. The majority of new sod failures can usually be attributed to lack of water.
- Fertilizer is a very important step to a healthy green lawn and should be applied three times per season: Spring application - April/May Summer application - July/August Fall application - September/October

Seeing is Believing

Across the GTA, you'll find an exciting variety of new home neighbourhoods from multi-award-winning Great Gulf Homes.



Niagara Falls

Garner and Lundy's Lane
Single Family Homes
905-356-9408



Bradford

Hwy 88 and Professor Day
Semis and singles
905-775-3461



Mississauga

Thomas and 10th Line
Garden Villas Townhomes
905-858-7522



Ajax

Taunton and Salem
Single Family Homes
905-619-3637



Whitby

Taunton Road, just west
of Salem, Ajax
Single Family Homes
906-619-3637



Oshawa

Taunton and Harmony
Townhomes and Singles
1-888-579-7235



Brampton

Hwy. 50 and Castlemore Rd.
Single Family Homes
905-793-5607



Toronto

King and Charlotte
Condominium suites
416-927-9772



Toronto

Jarvis and Charles
Condominium suites
416-927-0080



Etobicoke

Evans Avenue and Sherway Gate
Condominium suites
416-695-3535

Coming Soon!

Torrence Creek Village
Condominium townhomes
in Guelph

Cobblestone Mews
Executive townhomes in Erin Mills

Tosca Trail
Townhomes in Erin Mills

King Oaks Estates
An exclusive estate
neighbourhood in King City

Register now at
www.greatgulfhomes.com

*In 2008, Great Gulf
donated \$111,000
through the Golf
Tournament*



14th ANNUAL CHARITY GOLF TOURNAMENT TO SUPPORT SUNNYBROOK FOUNDATION

This summer, Great Gulf Homes' employees, trades and consultants will tee off once again to raise money for a great cause. On Friday, August 14th, the company's 14th Annual Charity Golf Tournament will be held at The Cardinal Golf Club in Newmarket, as it has been for many years. Sunnybrook Foundation will be the beneficiary of the Tournament, and for the third year in a row the funds will be directed to the Department of Neurosciences at Sunnybrook Health Sciences Centre.

The Neurosciences Program deals with understanding and treating disorders of brain structure and function. Neurosciences' multidisciplinary team strives to de-stigmatize these conditions and provide a process of care that makes it easier for patients and families to navigate the health care system. The Neurosciences Program focuses on specialty areas related to disorders including stroke, neurodegenerative disorders, mood disorders, and traumatic brain injury.

Great Gulf's popular golf tournament is a prime example of the company's ongoing commitment to raise the quality of life in the communities in which they build. Last year, Great Gulf donated \$111,000 to this cause by matching the total raised by the trades and consultants. That long-standing tradition will be carried out at the 2009 event, which is co-chaired by Great Gulf's Production Manager Gus Platis, Site Works Manager Eugene Filice, Vice President Sales & Marketing Sandra Frasson, and Manager of the Décor Centre Karen Norton.

Since 2001, the Great Gulf Annual Charity Golf Tournament has collected over \$581,000. Each year, the Great Gulf Charitable Foundation supports a wide range of charities, with an emphasis placed on high-priority needs of families and children. Great Gulf is the founding sponsor of the endowment fund for "The Starlight Room at the Hospital for Sick Children," currently serving children on the 9th floor in the Oncology Department.

Questions or Comments?

You can contact us!

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Prices and specifications subject to change without notice. E.&O.E. All illustrations are artist's concepts. All square footages are approximate. Actual usable space varies from stated floor area.

GREAT GULF HOMES

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**Sales Office Hours: Monday to Thursday from 1 to 8 p.m. (6 p.m. for condos);
closed Friday; Saturday and Sunday from 11 a.m. to 6 p.m. (5 p.m. for condos)**