

 **GREAT GULF**

LINEWORK SHOWS THE DEBOSS
FROM THE FRONT COVER



OAKPOINTE
IN UPPER JOSHUA CREEK

GREAT GULF | OAKPOINTE

GREAT GULF

Founded in 1975, Great Gulf has built over 90,000 homes across North America and has earned a reputation for quality, care and commitment. With a longstanding history in Oakville we are proud to bring you another extraordinary master-planned community. A neighbourhood built with sustainability at the forefront, quality time in mind, family-friendly home designs, abundant green spaces, parks and a beautiful central community pond.

This is OAKPOINTE.



ARTIST'S IMPRESSION E.&O.E

TRADITIONAL TOWNS

OUR COMMUNITY

ONE GREAT COMMUNITY.
UNDENIABLY WELCOMING.

EXCEED THE OAKVILLE STANDARD

WELCOME TO OAKPOINTE

*Experience the beauty of living
a prestigious lifestyle in a
thoughtfully curated
master-planned community.*



ARTISTS' IMPRESSION E & OE.

Introducing OAKPOINTE, an exclusive master-planned community in Upper Joshua Creek. Here, stately singles and townhomes are nestled in a postcard-worthy setting of community parks, and boundless greenspaces. Make your journey home to OAKPOINTE's true essence, to an air of prestige, to timelessness and impeccable designs and a lifestyle in a league of its own.

*It's about family, comfort,
and thoughtfully
designed outdoor spaces.*



*Community spaces that invite
the most engaging lifestyles.*



OUR HOMES

GREAT ARCHITECTURE
MEETS IMPECCABLE
INTERIORS

28' & 36' SINGLES



Architectural Features That Welcome You Home.

Embrace OAKPOINTE's collection of 28' and 36' singles, designed to accommodate a variety of lifestyles—with stunning architectural features and finishes, which create a truly unique streetscape appeal. Our single detached homes are nestled amidst an exceptional master-planned community, built to the highest standards of design, construction, and aesthetics.

*A Great Combination
of Contemporary &
Traditional Styles,
Designed with You
in Mind.*

Enter a world of stately townhomes, leagues above others. Choose between Traditional Towns, 3-Storey Traditional Towns, and Lane Towns with 2-car garage. Spacious and efficient interiors invite a natural cadence to modern living, with a style that offers fashionable function with practical elegance. Choose between multiple layout options that best suit your family.

TRADITIONAL TOWNS



ARTISTS' IMPRESSION. E.&O.E

3-STOREY TRADITIONAL TOWNS



LANE TOWNS WITH 2-CAR GARAGE



TRADITIONAL TOWNS



3-STOREY TRADITIONAL TOWNS



LANE TOWNS

WITH 2-CAR GARAGE





Great Interiors Make for Personal Sanctuaries with Well-Considered Designs

Exquisite features and finishes. Open concept living for your entire family. Spacious, light-filled rooms. There is a sense of artistry to the interior design of each OAKPOINTE residence, where every detail works in concert to create a home of contemporary elegance and ageless style.





ARTISTS' IMPRESSION. E.&O.E



ARTISTS' IMPRESSION. E & OE.

From corner to corner, you will notice that quality and aesthetics go hand in hand to offer you a home that is exquisite, built to last, and always a pleasure to return to. Enjoy designer-selected finishes and the finest materials including state-of-the-art cabinetry, engineered hardwood flooring, quartz countertops, spa-inspired bathrooms and more.

Come home to thoughtfully designed, contemporary interiors that offer beauty and ease to everyday living. Designer details and carefully selected features and finishes add impressive style, while comfort and convenience cater to real life.

MAKE YOUR HOME YOUR OWN

Choose from our impressive features & finishes and personalize your home your way.



ARTISTS' IMPRESSION. E.&O.E



ARTISTS' IMPRESSION. E.&O.E

Each residence is a personal sanctuary of design with a commitment to style and elegance.



ARTISTS' IMPRESSION. E.&O.E

SUSTAINABILITY

SUSTAINABLE, HEALTHY
AND COMFORTABLE.

THE GREATER GOOD FOR YOUR FAMILY

GREATER EFFICIENCY & COMFORT WITH ENERGY STAR®

OAKPOINTE is designed to meet ENERGY STAR® Certification to help you save an average of 20% on energy compared to a typical home. An ENERGY STAR® home is built better from the ground up, delivering better durability, better comfort and reduced utility and maintenance costs.

Every ENERGY STAR® home is constructed by trained builders who are licensed by the Government of Canada and fully inspected for compliance by third-party ENERGY STAR® professionals. In contrast to typical homes, these ENERGY STAR® homes are held to higher standards, and are certified and registered with Natural Resources Canada when complete. **For every Great Gulf ENERGY STAR® home, we go even further and perform inspections twice throughout the construction process, once more than what is required for ENERGY STAR® home standards.** The Canada Mortgage and Housing Corporation (CMHC) also provides rebates to buyers of ENERGY STAR® qualified homes, helping you save energy and money.

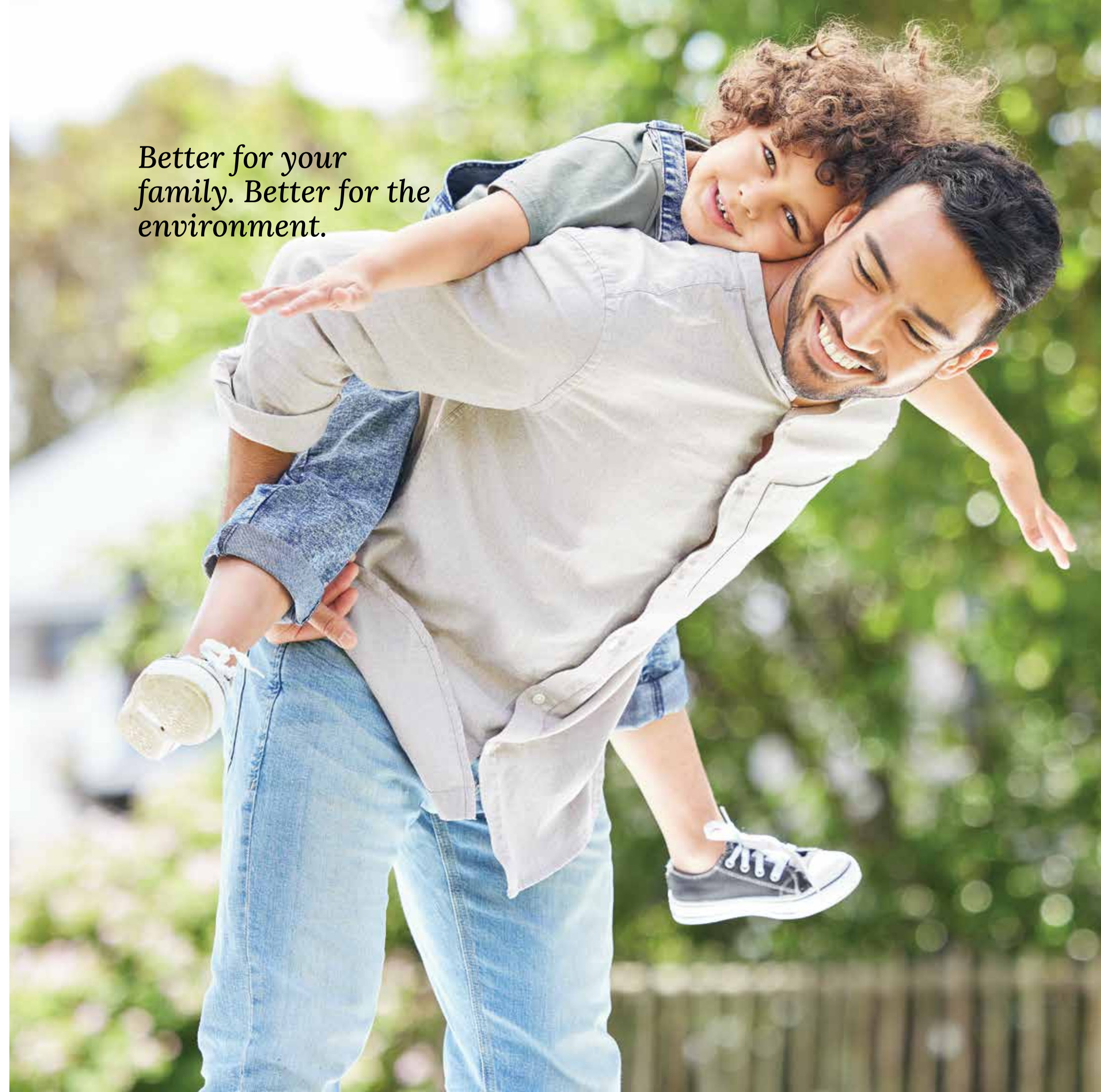


ENERGY STAR® is an internationally recognized standard for energy efficiency, created to identify products that deliver the highest level of energy savings and sustainability.



ENERGY STAR® home features and actual benefits may vary per home and are subject to change without notice. E & O.E. Benefits outlined as per Natural Resources Canada website.

Better for your family. Better for the environment.



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 or High efficiency Air Handler, as per applicable model/elevation 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 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 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.



ENERGY STAR® home features and actual benefits may vary per home and are subject to change without notice. E & O.E. Benefits outlined as per Natural Resources Canada website.



ELECTRICAL AND PLUMBING

All of the conveniences, without all the energy costs

- LED light bulbs that deliver up to 100,000 hours of use.
- A drain water heat recovery system, which uses the ambient heat of wastewater runoff from the home to reheat fresh water coming in.
- High Efficiency Hot Water Delivery System installed.
- High Efficiency water fixtures and low flow toilets throughout.



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 Great Gulf homes are third party verified.
- Zero VOC wall and trim paint throughout.

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

AIR TIGHTNESS

APPROXIMATELY 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.

ENERGY SAVINGS

ENERGY STAR® HOMES ARE UP TO

20%

MORE EFFICIENT ON AVERAGE THAN HOMES BUILT TO STANDARD BUILDING REQUIREMENTS. THE RESULT IS A NEW HOME THAT IS NOT ONLY MORE COMFORTABLE, BUT ALSO DELIVERS ONGOING SAVINGS IN ENERGY COSTS OVER THE LIFETIME OF THE HOME.

WHO WE ARE

AN AWARD WINNING
REPUTATION
ONE GREAT FAMILY - ONE GREAT TEAM



“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.



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*



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.

INNOVATE greater



 All panels are CSA Certified.

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.



MANY GREAT TRIUMPHS

IT'S IN THE NUMBERS

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 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 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 more than 48 years and over 90,000 homes, we celebrate a well-earned reputation that can only be described with one word: GREAT.

In recognition, the building industry has awarded Great Gulf many prestigious awards including the coveted Building Industry and Land Development (BILD) **Home Builder of the Year Award** in 2023, 2021, 2020 and 2019. In 2021, Great Gulf also received the People's Choice for the **EnerQuality Award** - Energy Star®'s highest award to the best energy efficient home builder in Canada. And in 2023, Great Gulf was awarded winner of the 20th Annual **AVID Benchmark Award** and is among the top builders in Canada for overall customer satisfaction.

9,000+
HIGH-RISE UNITS IN DEVELOPMENT
OR UNDER CONSTRUCTION

90,000+
HOMES DESIGNED & CONSTRUCTED
ACROSS NORTH AMERICA

8,500+
SINGLE-FAMILY HOMES COMPLETED
ACROSS NORTH AMERICA EACH YEAR

48+
MORE THAN 48 YEARS
OF EXPERIENCE



*Numbers include Ashton Woods Homes, a sister company to Great Gulf owned by the same family.



