

GREAT NEWS



Alluring condo townhomes at Torrance Creek Village

Under Construction In **Guelph**

Great Gulf Homes' Torrance Creek Village in South Guelph beckons with the allure of value-packed condominium townhomes set against the backdrop of a picturesque creek. Situated just minutes from the University of Guelph, Torrance Creek Village offers exceptional value for families and young professionals alike.

These three and four-bedroom townhomes come complete with five appliances, imported ceramic flooring, and natural finish oak railing and pickets. The neighbourhood will also feature its own parkette. Great Gulf is also the only builder in the area to offer an optional ensuite with separate shower

and tub, as well as an optional gas fireplace in the great room.

Construction is well underway on the first homes at Torrance Creek Village, and occupancies are available as soon as January 2011.

Streetscapes include charming exteriors highlighted by varying combinations of architectural details. Interiors offer open-concept layouts that accommodate a variety of lifestyles.

Torrance Creek is situated on Victoria Road South, just north of Arkell Road, across from Victoria Park East Golf Club. Local amenities abound, as the community is close to other golf courses, recreation centres including the much-anticipated South End Recreation Centre, excellent schools, great shopping, public libraries, the Guelph Farmers' Market, and Guelph General Hospital. Highways 401 and 7, and the Hanlon Expressway are nearby for connecting with Toronto, Kitchener/Waterloo and London. Guelph is ranked among the top 10 places to live in Canada.

The Torrance Creek Village Sales Office is on Victoria Road South, north of Arkell Road in Guelph. Call 519-763-9823.



Great Neighbourhoods

Outstanding In Oshawa



The 1,970 sq. ft. Hartman B 30' Single at Grandview

In the Taunton and Harmony Road area of north Oshawa, Great Gulf Homes offers fantastic new home value at two highly successful communities - Stonecrest and Grandview. Discover prices that are up to \$200,000 lower than equivalent homes elsewhere in the Greater Toronto Area. Stonecrest encompasses a parkette and landscaped pond, plus residents live steps from a Sobeys Ready to Serve, local school and plaza. Grandview features a park and landscaped storm water management pond. Both of these successful communities are close to a wealth of existing amenities. Choices include semis, single-family designs on 30' lots, plus detached homes on 36', 40' and 50' lots. To see Great Gulf's design and construction quality for yourself, tour the three fully furnished model homes: the 3,245 sq. ft. Crystal (Elevation C), the 2,560 sq. ft. Fieldstone (Elevation B), and the 3,095 sq. ft. Amber (Elevation C). The Model Home/Sales Office is at 1359 Clearbrook Drive (north off Taunton, west of Harmony). Call 1-888-579-7235.

Elegant Edgewood in Niagara Falls

Benefit from prices up to \$200,000 less than in the GTA at Great Gulf's Edgewood, in Niagara Falls. Situated in the midst of Ontario's wine country, this highly successful community is already home to hundreds of families. Live across the street from the Ontario Golf Association-rated Niagara Falls Golf Club, close to 40 other championship courses, existing public and separate schools, discount designer shopping, and more. The U.S. border and Buffalo International Airport are minutes away, and Edgewood is just 90 minutes from Toronto. Choose from two-storey detached homes and stunning bungalows on 50' lots. Be sure to tour Great Gulf's multi-award-winning furnished models - the 2,300 sq. ft. Elgin (Elevation C), 2,575 sq. ft. Logan (Elevation B), 1,740 sq. ft. Montrose (Elevation A) bungalow, and the 2,660 sq. ft. Chippawa (Elevation B) Corner Model Home/Sales Office at 9118 Forestview Blvd. off Garner. Call 905-356-9408.



The Montrose bungalow model offers spacious living

Coming Soon!



Castlemore CROSSING

Spring 2011 will see the arrival of Phase 3 in the popular community of Castlemore Crossing, at Castlemore Road and Highway 50. Offering Brampton's best new home value, this neighbourhood will feature detached homes on 34' and 40' lots - all crafted with Great Gulf's impressive design and construction quality.



SPRING VALLEY

Coming soon to Brampton, Great Gulf will introduce a collection of all new semi-detached and single family homes. Conveniently located south of Bovaird Drive (Highway 7), off of Creditview Road, this new neighbourhood will bring more great value to this extremely popular Brampton area.



Coming this fall is Garden Villas Three, an exciting new neighbourhood of Garden Villa Towns at Thomas Street and Winston Churchill Boulevard, in the heart of prestigious Erin Mills in Mississauga. This popular community is convenient to a wealth of amenities including existing schools, Erin Mills Town Centre, other shopping, Credit Valley Hospital, arenas, athletic fields, and the dozens of parks and woodland areas along the Credit River. Access to major transportation routes such as Highways 401, 403, 407 and the QEW is handy as well.



KING OAKS LUXURY ESTATE LIVING

For the utmost in luxury estate living, Great Gulf will offer King Oaks Estates, coming next year. This new community of million-dollar homes will be set on 70' and 80' lots that are 160 feet in depth, at Keele Street just south of King Road in King City. King Oaks is close to schools, parks and GO Transit. Highway 400 is only minutes away, as is the King Campus of Seneca College.

To register for these great communities visit greatgulfhomes.com
or call the Great Gulf Priority Preview line at 1-866-774-2218.

Final Tower at One Sherway

Now is your final opportunity to own at highly desirable One Sherway Condominiums in south Etobicoke. The Final Tower at this fabulous community is ideally located across from Sherway Gardens – one of the Toronto area’s most fashionable malls, and TTC is steps away. Great Gulf Homes and Menkes Developments have created this vibrant master-planned community, where owners in the first towers are already enjoying resort-style building amenities, as well as the luxurious appointments in their One Sherway suites.

One Sherway is only minutes from downtown Toronto, Bloor West Village is a quick drive away, and residents can ride their bikes to the trail system along the lake. The One Sherway community is enhanced by extensive landscaping created by NAK Design, and the one-acre park with its feature fountain and bench seating. Resort-inspired facilities include a swimming pool with hydro-pool, fitness and weight rooms, co-ed steam room, his and hers saunas, billiards room, media lounge, theatre, and a party room with an upper lounge and dining room.

Parking is included in the incredible prices, so don’t wait. The One Sherway Presentation Centre is located at 700 Evans Avenue, across from Sherway Gardens. Call 416-695-3535 or visit onesherway.com.



Get into the Final Phase of One Sherway



X2 Under Construction

X2 Condos by Great Gulf Homes and Lifetime Developments, was not only named BILD’s 2010 High Rise Project of the Year, it has proven so successful that seven more storeys were added to the top of the building. Suites on floors 41-47 have just been released and feature breathtaking views of downtown, the waterfront and beyond. Residents can live at Jarvis and Charles Streets, close to the subway and within walking distance to the amenities along Church Street and fashionable Bloor-Yorkville. This exceptional condominium features a double-height lobby with 24/7 concierge service, plus “The Core” with its yoga/aerobics/Pilates, cardio, weight, fitness training and steam rooms; kitchen/dining/bar lounge area with billiards room; poolside library lounge; and landscaped rooftop garden/pool/sundeck. Suite features include floor-to-ceiling windows, 9-foot ceilings, pre-finished engineered flooring, Cecconi Simone-designed bathrooms, and custom kitchens with granite countertops and stainless steel appliances.

At Great Gulf’s multi-award-winning X The Condominium, residents on the lower floors are already moving in. A choice selection of one-bedroom and two-bedroom + den suites remains, offering move-ins early next year. The Sales Office for X2 and X is at 110 Charles Street East at Jarvis, Townhouse 2, one block south of Bloor. Call 416-927-0080 or visit x2condos.com or xcondos.com.

Seven NEW storeys at X2 now released



Fall Savings at Charlie

Construction is well underway at Charlie - "Condos That Love You". Now is your final opportunity to own a suite in Great Gulf's spectacular condominium located at King West and Charlotte Street, just east of Spadina in Toronto. And, for a limited time, you can receive \$10,000 off the purchase price!

Charlie is situated next to Toronto's financial, fashion and entertainment districts, just blocks from the waterfront, restaurants, lounges, clubs and trendy fashion venues. For young professionals and move-up executives alike, who thrive on the excitement and convenience of living in the city's hub, Charlie offers the perfect home.

Amenities include the elegant lobby featuring 24/7 concierge service, and "The Zone" with its fitness/weight rooms, aerobic/yoga studio, co-ed steam room, media lounge, catering kitchen with dining room, billiard room/lounge, library and poolside lounge, plus a landscaped rooftop garden with an outdoor pool.

Ask about our newly released Penthouse units boasting expansive terraces and breathtaking views of the city.

To book your private appointment call 416-927-9772 or visit charliecondos.com.

Now is your final opportunity to own at Charlie

Pre-construction Prices at One Bloor

For the opportunity to live in one of Canada's most coveted residential destinations, call today to book your private appointment at One Bloor. Take advantage of pre-construction pricing and a new release of suites at Great Gulf's flagship condominium, tomorrow's landmark at the intersection of Yonge and Bloor. Residents will benefit from direct access to the two subway lines that converge here, and owners will also be able to walk to the high-fashion boutiques and designer shops of Bloor-Yorkville, the Royal Ontario Museum, hundreds of restaurants, cafés, services and more.

Rising to 65 storeys, this highly anticipated building offers 690 suites framed by a silhouette sculpted with piano curves. This warm, modernist building will also encompass 100,000 sq. ft. of prime retail space with concourse-level shopping below grade, as well as retail in the first two storeys of the podium fronting along Yonge and Bloor.

One Bloor includes year-round resort-inspired amenities that will create an environment that encompasses wellness, fitness and pampering amid the ultimate urban backdrop. On the sixth and seventh

floors, suite owners will enjoy over 27,000 sq. ft. of resort-inspired amenities, such as a yoga and spinning room, fitness centre and spa facilities with treatment rooms, plus an additional 19,000 sq. ft. of outdoor amenity space on the seventh floor terrace which features a year-round indoor-outdoor pool.

To book your appointment, call 416-922-0081 or visit onebloor.com.



Yonge and Bloor tomorrow. Your opportunity today.

A Model Community in Bradford



Four fully furnished model homes showcase the idyllic lifestyle found at Summerlyn Village, Great Gulf's coveted community located in Bradford in one of Southern Ontario's prettiest settings. Master-planned to make the most of its natural surroundings, Summerlyn Village has a pond, creek, wildlife corridor and natural wetlands, and 60 acres have been designated by Great Gulf as environmentally protected. The newest release of lots is situated close to the park-like berm that serves as a natural buffer along the western portion of the community. Here, lush landscaping includes double plantings of shade trees that line the extra-wide sidewalks linking Summerlyn Creek and Overlook Pass with miles of fitness trails.

Appointed by Mike Niven Interior Design, the model homes at Summerlyn Village provide a tangible experience of Great Gulf's renowned design and quality, and showcase the high level of standard features and finishes offered 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.

The models are decorated in a variety of styles to illustrate how buyers can create their own dream

surroundings, whatever your taste. 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.

Discover a spectacular selection of 40' and 50' lots, that are 115 feet in depth. Prices are up to \$200,000 less than equivalent homes in the GTA. To visit, exit Highway 400 at Highway 88/Simcoe Road, travel east to the stoplight at Summerlyn Trail, follow the Great Gulf signs. Call 905-775-3461.



Snapshots from Home

Sarah and Anthony • Tosca Trail

Newlyweds Sarah and Anthony (called AJ), are excited about moving into their brand new executive townhome at sold-out Tosca Trail this fall. These Mississauga residents chose to purchase their first home for many reasons, including having easy access to this city's downtown and local amenities. For them, living on Thomas Street just west of Winston Churchill Boulevard is perfect. "We grew up in Mississauga," Sarah says, "and Tosca Trail is a good option for us. Erin Mills Town Centre is close by, and parks and recreational facilities are convenient."

AJ works in the judicial system and has a short commute. Sarah works from home in medical research for a company whose head office is in Mississauga. She will adapt one of the three bedrooms in their new 1,960 sq. ft. corner townhome to serve as her office. "We really like the fact that our home has three levels above ground," Sarah says. "AJ has already claimed the first floor with its family room as his 'man cave.' It's going to work well for us. This home is big enough that we can stay in it for a while. The exterior is beautiful, and we love the fact that it's on a corner lot."

She adds that their first home-buying experience was very pleasant. "Everyone at the sales office has been so helpful and accessible. It's nice to have things work out so well with our first home. We're excited about moving in!"

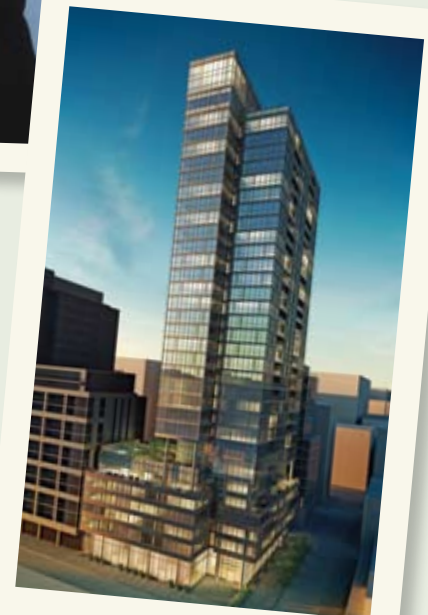
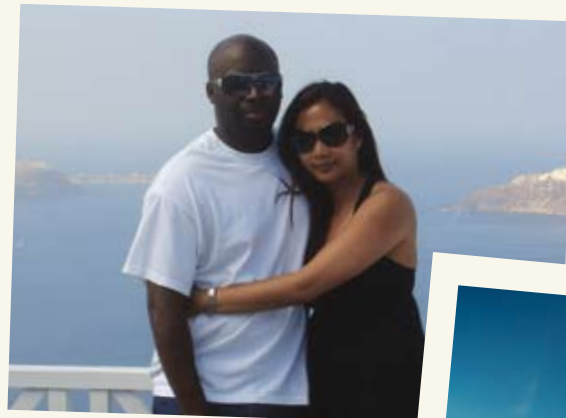


Cherry and Mark • Charlie

When Cherry and Mark decided that they needed more space than their 756 sq. ft. condominium suite at Great Gulf's Hudson, it was natural for them to turn to the same builder again. "We've absolutely loved it there," Cherry says, "We had great amenities at the Hudson, and we were really impressed by Great Gulf's customer service. What better way to buy something new than from a builder we already know so well?"

The couple selected a 1,023 sq. ft., two-bedroom + den suite at Charlie - "Condos That Love You", which is also located in the King-Spadina area they love. "I work for an investment company downtown and can walk to work in 15 minutes," Cherry says. "Mark is an owner/operator of a food franchise and drives to the Don Valley Parkway to get to work. We're so close to the highway, that it's an easy commute. Plus, there are so many amenities right in the vicinity. It's a great location."

Mark and Cherry appreciate the fact that their new suite has a southeastern exposure, and Cherry says the layout is perfect. "The floorplan makes use of every square foot, and the kitchen is very functional. We have big windows for fantastic views, and we are looking forward to having a pool, spa and other amenities right in the building. We absolutely cannot wait!"



15th ANNUAL CHARITY GOLF TOURNAMENT RAISES \$61,300 FOR SUNNYBROOK FOUNDATION



Since 2006, the Golf Tournament has raised over \$430,000 for Sunnybrook Foundation

On Friday, August 20th, the sun shone on golfers at Great Gulf Homes 15th Annual Charity Golf Tournament, where employees, trades and consultants teed off at the Cardinal Golf Club in Newmarket to raise money for a great cause. For the fifth year in a row, Sunnybrook Foundation is the beneficiary of the Tournament, and for the fourth time, funds raised will be directed to the Brain Sciences Program at Sunnybrook Health Sciences Centre.

At the awards dinner, Sunnybrook's Dr. Benjamin

Goldstein, Director, Centre of Excellence in Youth Bipolar Disorder, spoke to the importance of the Brain Sciences Program, which deals with understanding and treating disorders of brain structure and function.

This year's Tournament realized \$61,300 in donations. Since 2006, the annual event has raised over \$430,000 for Sunnybrook Foundation. This charitable initiative is a prime example of Great Gulf's ongoing commitment to enhance the quality of life in the communities in which they build.

Seeing Is Believing

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



Guelph

Victoria and Arkell
Townhomes
519-763-9823



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



Etobicoke

Humberwood and Rexdale
Semis and singles
416-674-0309



Oshawa

Taunton and Harmony
Semis and singles
1-888-579-7235



Toronto

Yonge and Bloor
Condominium suites
416-922-0081



Toronto

King and Charlotte
Condominium suites
416-927-9772



Toronto

Jarvis and Charles
Condominium suites
416-927-0080



Toronto

Jarvis and Charles
Condominium suites
416-927-0080



Etobicoke

Evans and Sherway Gate
Condominium suites
416-695-3535

Questions or Comments?

You can contact us!

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Visit our website at www.greatgulfhomes.com

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

WE BUILD NEIGHBOURHOODS

greatgulfhomes.com

Sales Office Hours: Mon - Thurs 1-8pm (12-6pm for condos); closed Fri;
Sat/Sun 11am-6pm (12-5pm for condos). Guelph and Niagara Falls hours vary.
Contact sales centre or visit greatgulfhomes.com for more information.