

GT
GT HOMES
USA
—
DEVELOPED BY
GREENPARK & TREASURE HILL

OCEANSIX
TERRACES



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The Terraces

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The Site

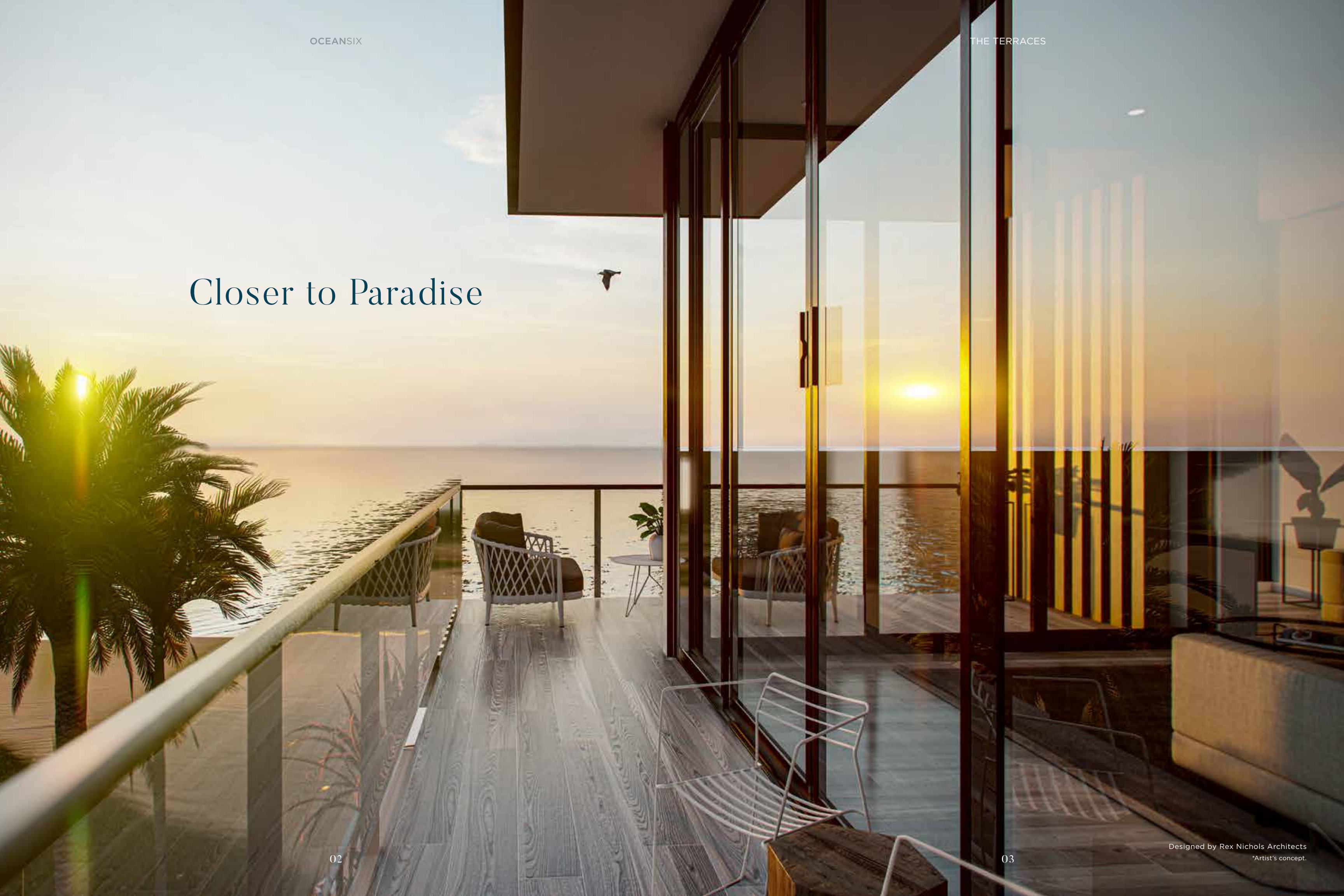
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Closer to Paradise



THE OCEANFRONT ELITE



Designed by Rex Nichols Architects
*Artist's concept.

GT Homes USA is proud to bring an entirely new standard of Oceanfront living to the shores of Pompano Beach.

Introducing Ocean Six Terraces, an exclusive release of six luxury townhomes in beautiful Pompano Beach, Florida. Architecturally mesmerizing and artfully designed, the sophisticated townhomes at Ocean Six Terraces are reshaping the idea of what it means to be an oceanfront resident at Pompano Beach.



BEACHSIDE OASIS

Closer to Contemporary

Natural textures and neutral colors come together with the foundational design elements of line, shape and form to create expert contemporary designs with a laidback coastal influence. The opulence of each design comes through in the finishes, the features and the quality.

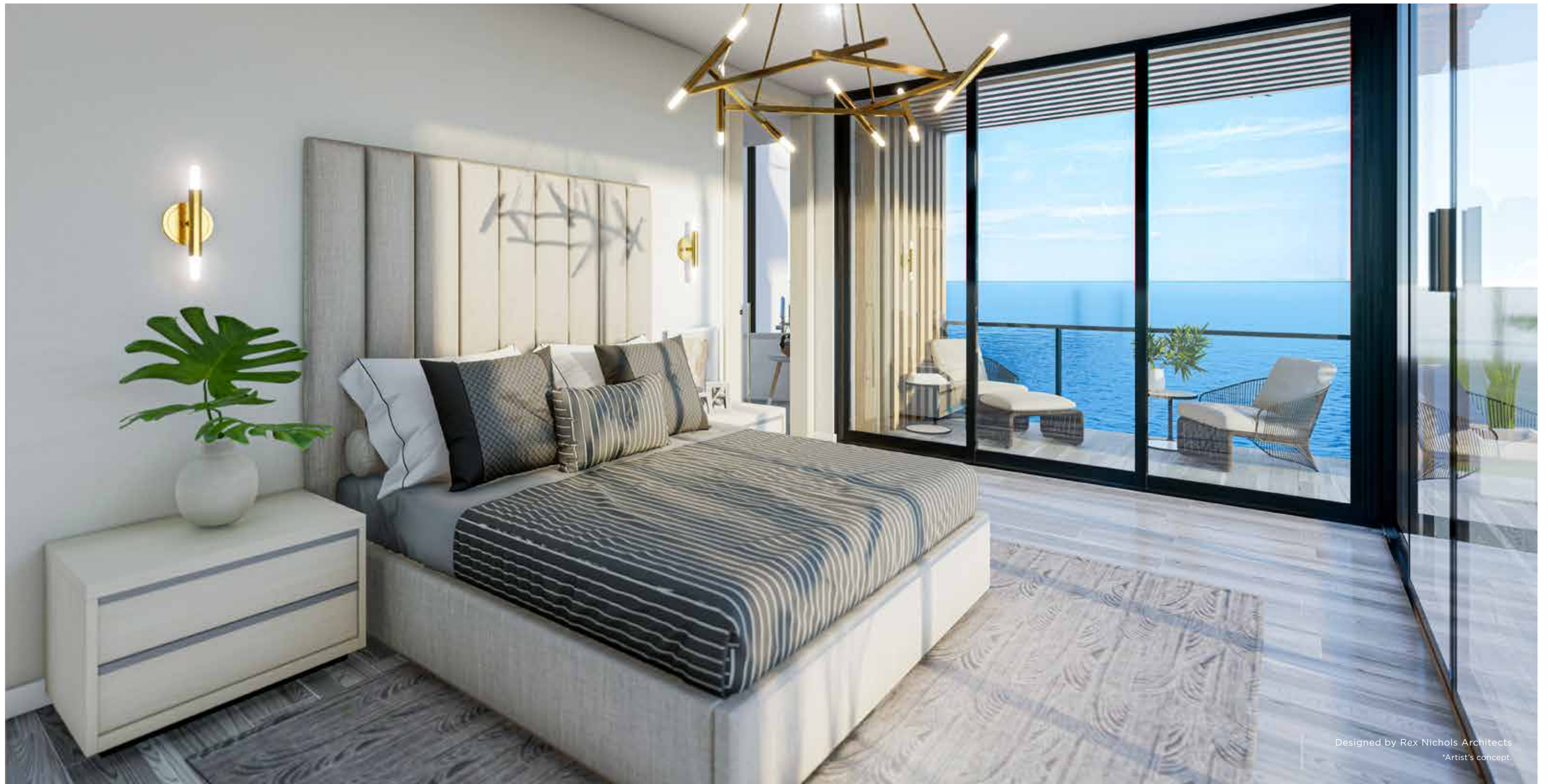
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NEVER CHECK-OUT

The Ocean Six Terraces provide the convenience and luxury of a 5-star resort in your own home. Each home includes a private elevator, private pool and cabana area with the ocean just outside your door. Entertain, relax and dine on your private rooftop oasis that offers stunning ocean view sunrises and sunsets. Enjoy an elevated lifestyle at Ocean Six Terraces and never check-out of magnificence.

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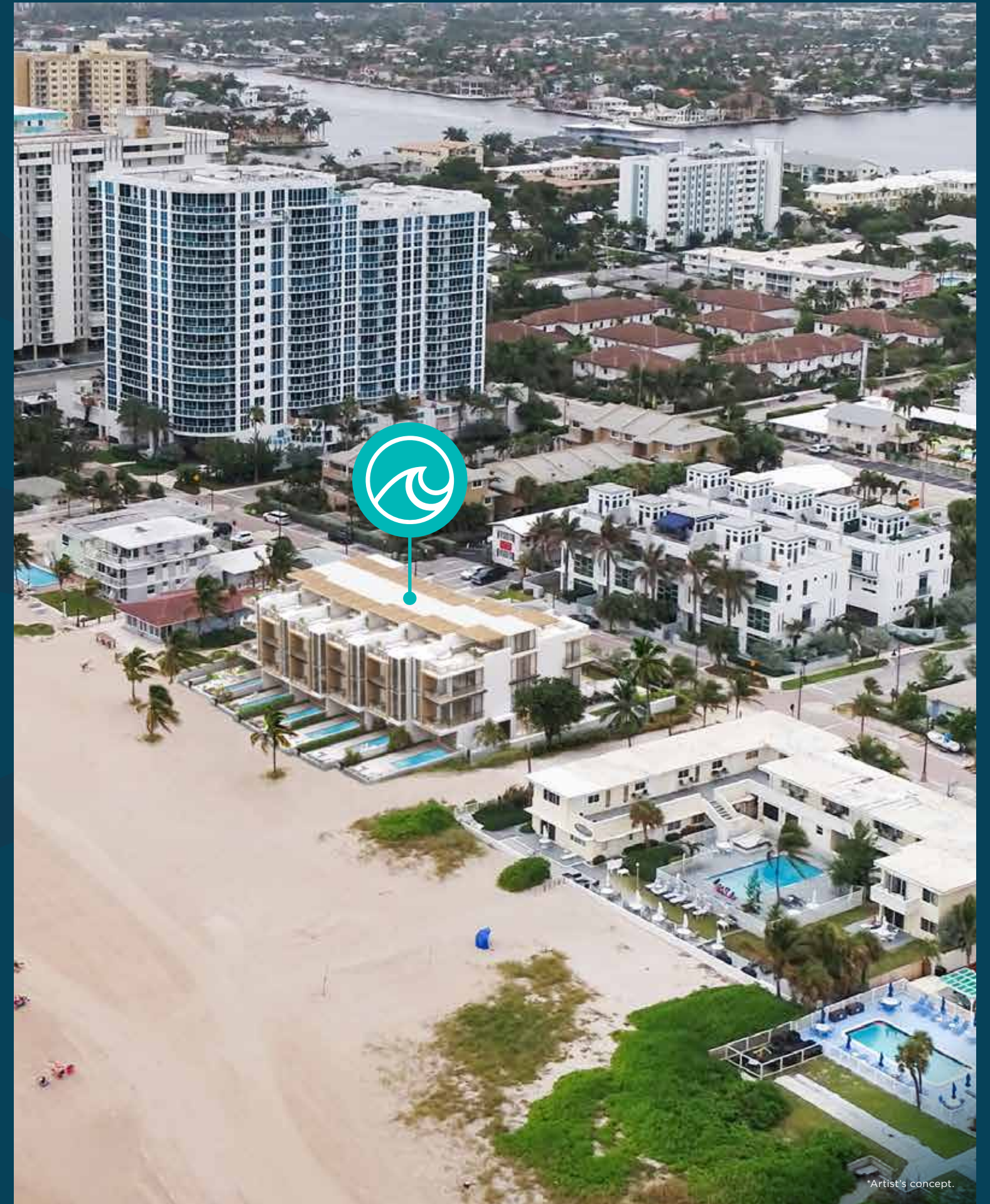
Closer to Comfort

Each space has been designed with two things in mind: splendor and simplicity. The ocean is not just a beautiful view through your window – it flows through every aspect of the design itself. The softened edges, open spaces and elegant lines not only help achieve a fresh look and feel, but they also help create a bright and comfortable living environment.

CLOSER TO LUXURY

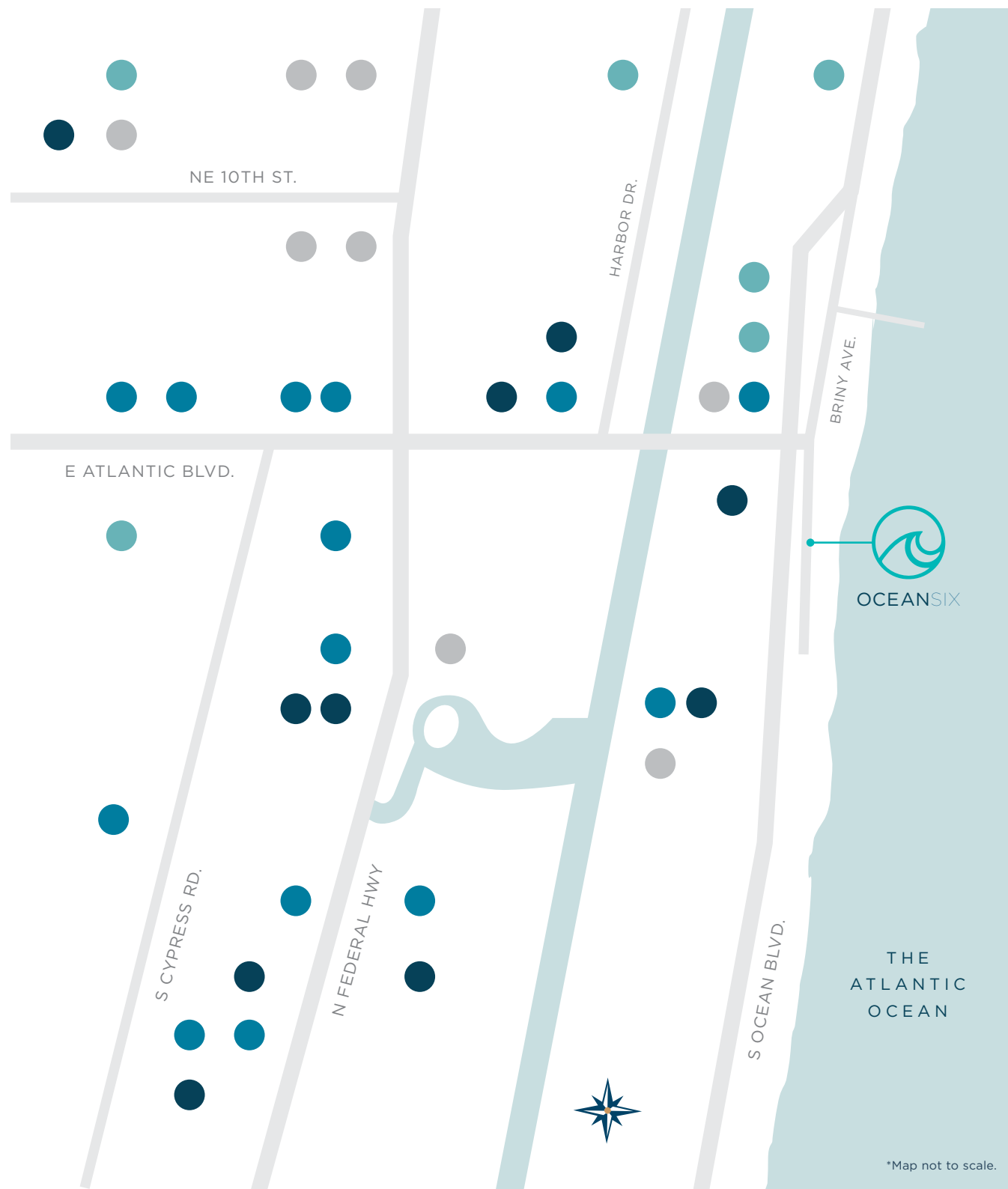


Plan is not to scale. Sole purpose of plan is to show approximate location of a lot/block within a subdivision. The numbering, size, dimension, area, shape and location of the lots/blocks may vary from what is shown on the plan. All dimensions are approximate. Where no dimension is provided, there is no representation as to actual dimension Artist's concept. E. & O. E. June 2020



SITE PLAN

*Artist's concept.



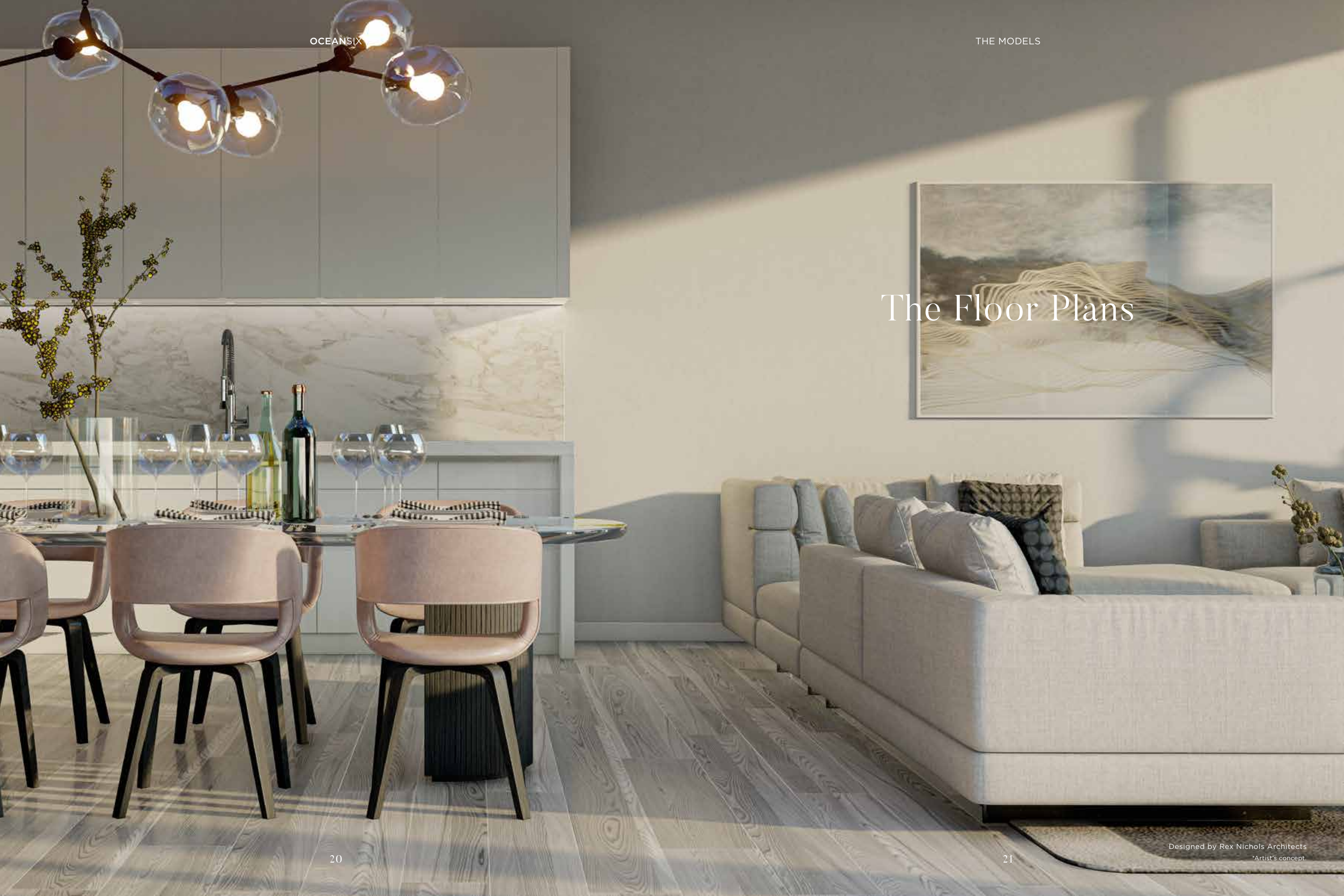
- Shopping
- Dining
- Entertainment
- Recreation

CLOSER TO CULTURE



Pompano Beach is vibrant, lively, tranquil and upscale. In close proximity to all major airports, including Fort Lauderdale, Miami, West Palm Beach, and a number of executive airports, Pompano Beach has made a name for itself as a hub for luxury. Enjoy choice dining, high-end shopping, idyllic scenery and an exciting night life. Whether you're in the mood for a stroll along the boardwalk or a relaxing dinner on the town, the culture that ripples through Pompano Beach will surely elevate your experience.

The Floor Plans

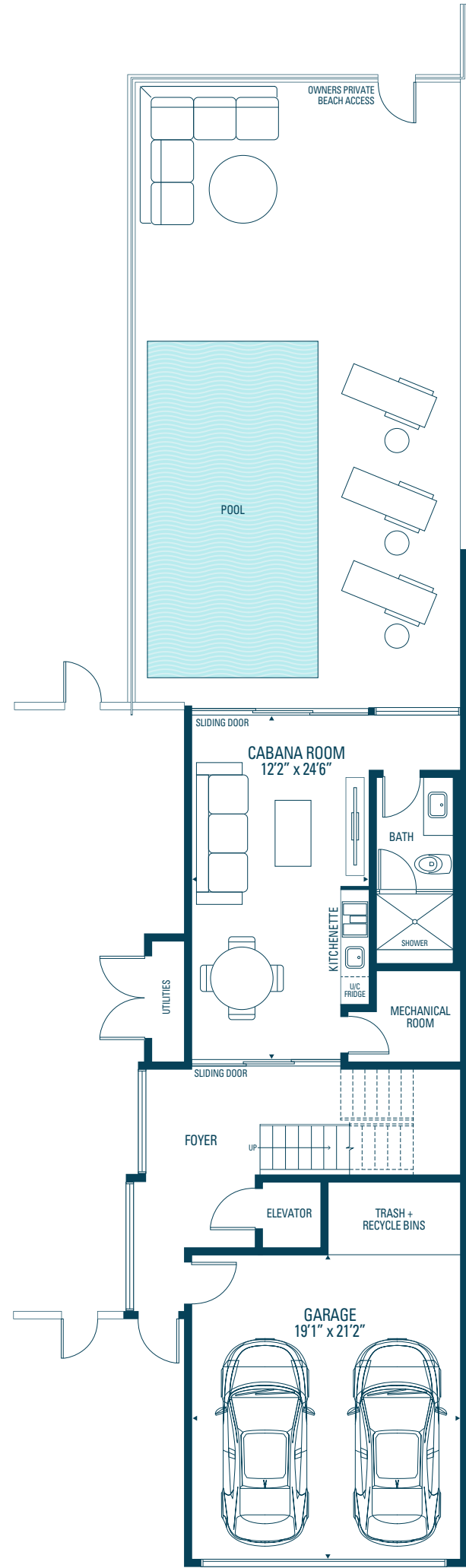


NORTH END UNIT

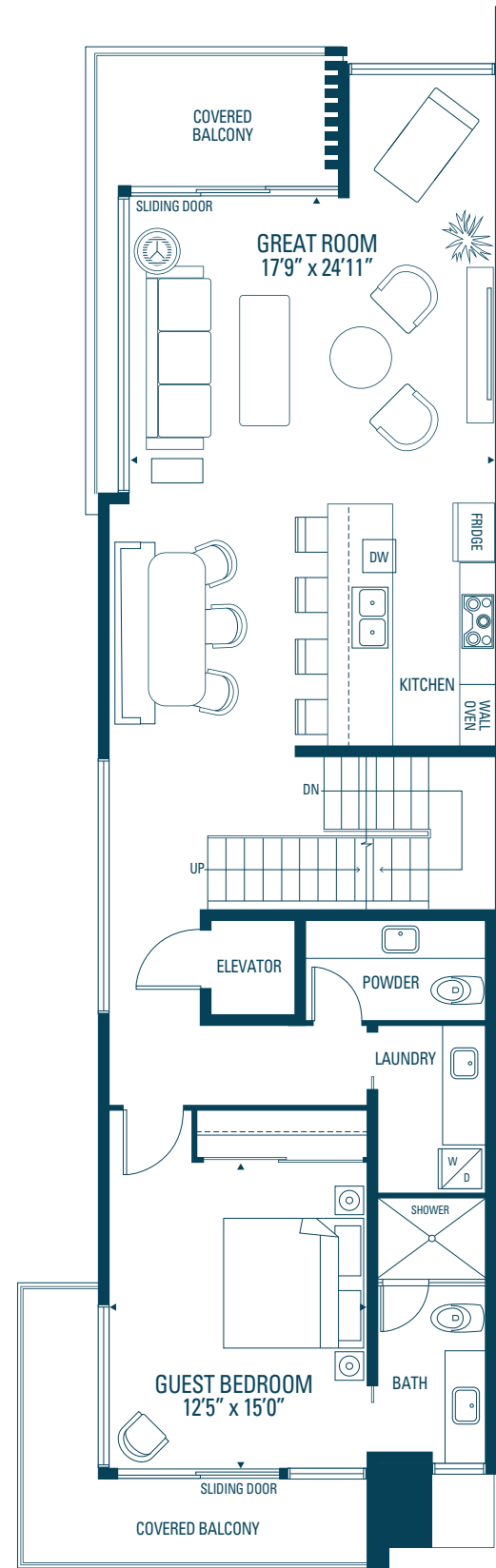
3,389 sq. ft.

OCEAN
ONE

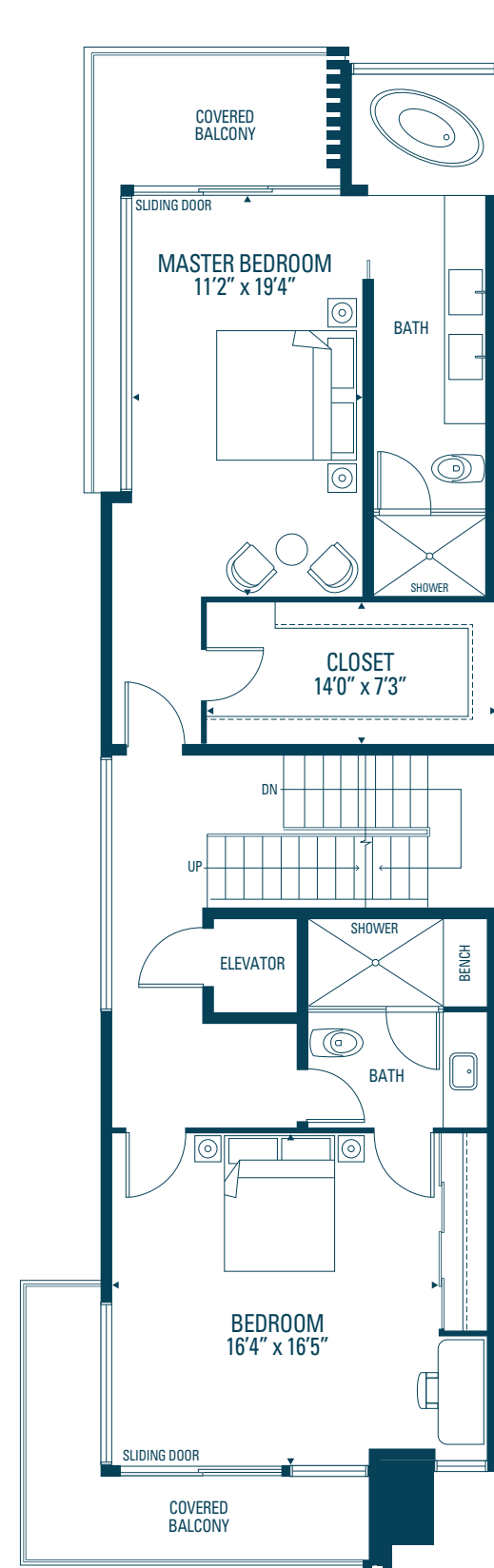
OCEAN ONE
3,389 sq. ft.



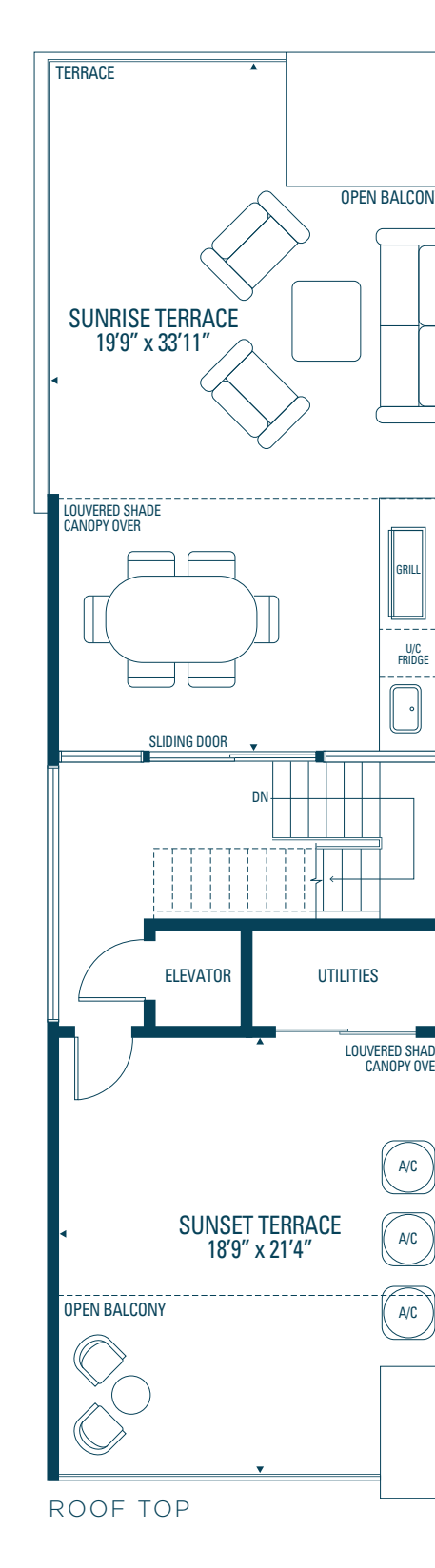
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. Furniture and furnishings not included. E. & O. E. November 2020



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Artist's concept.

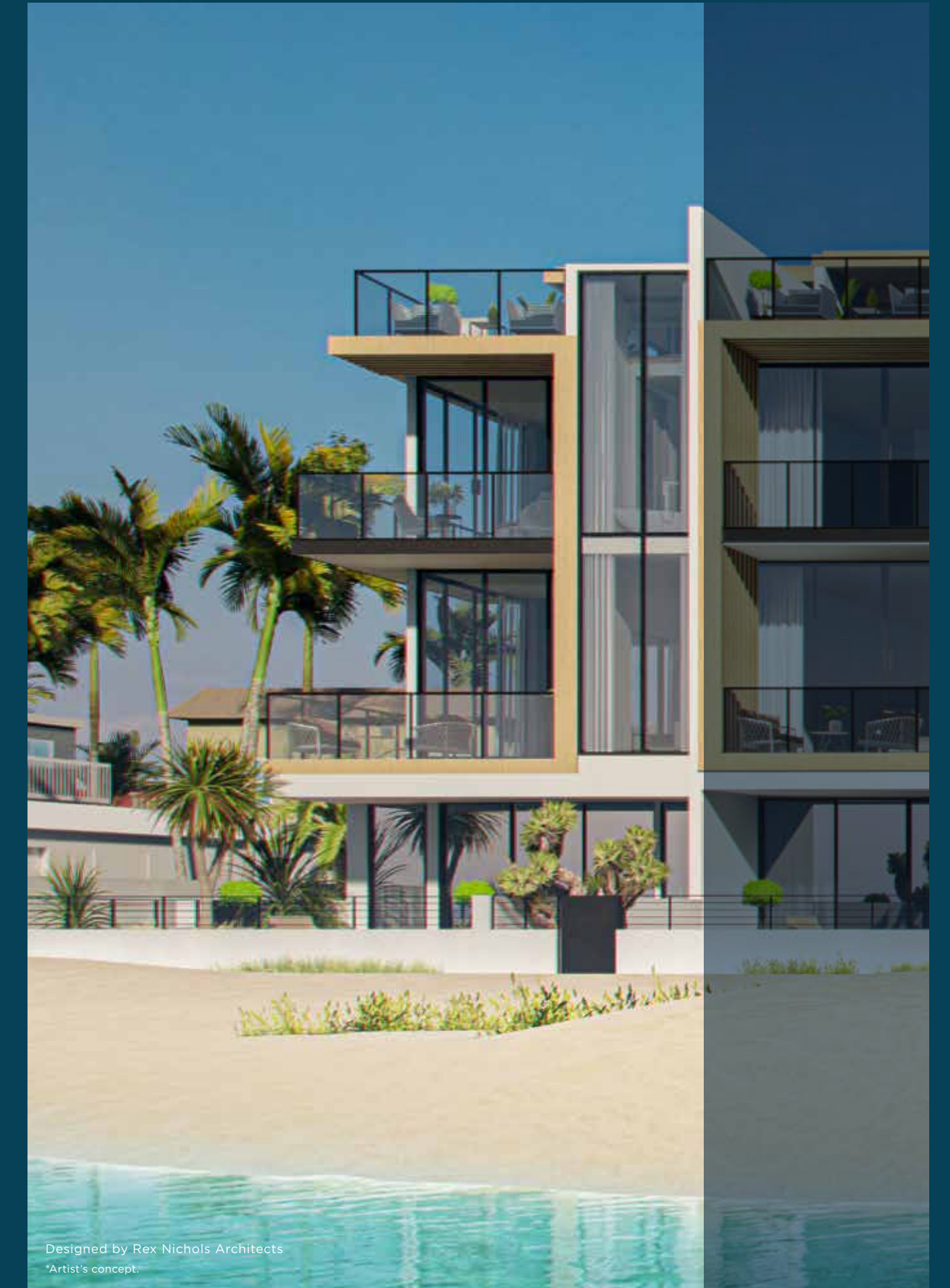
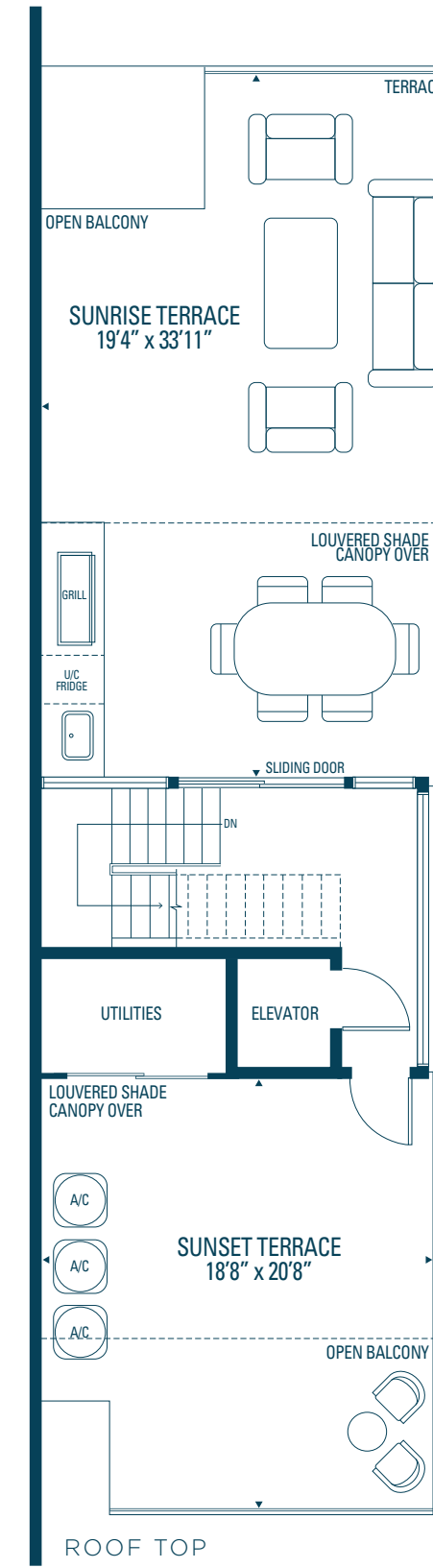
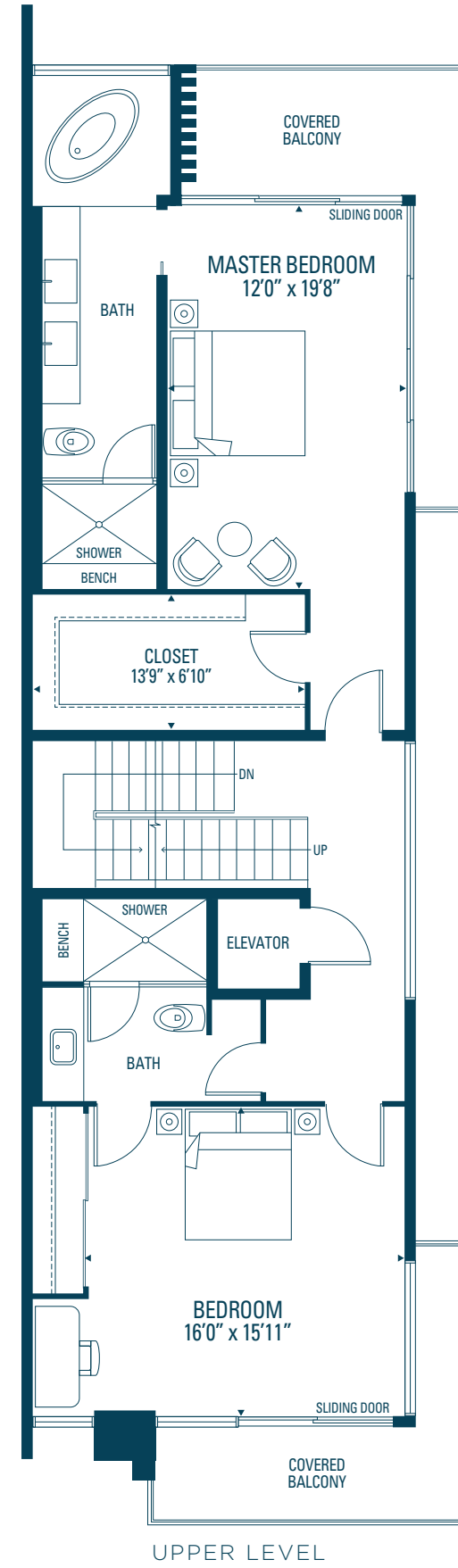
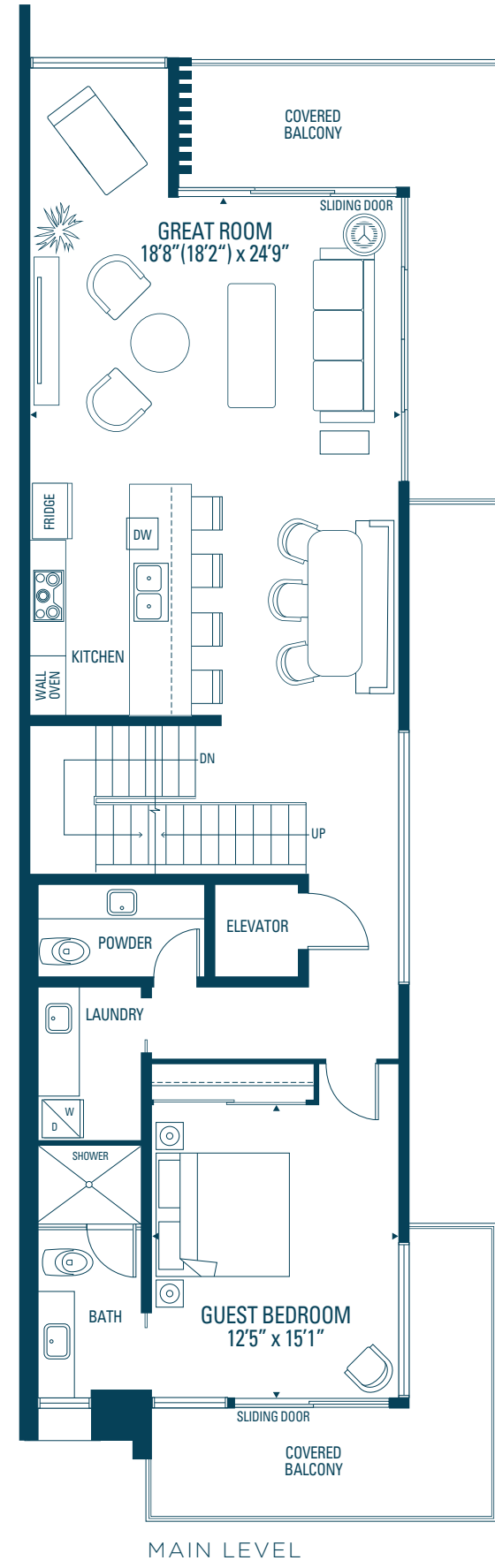
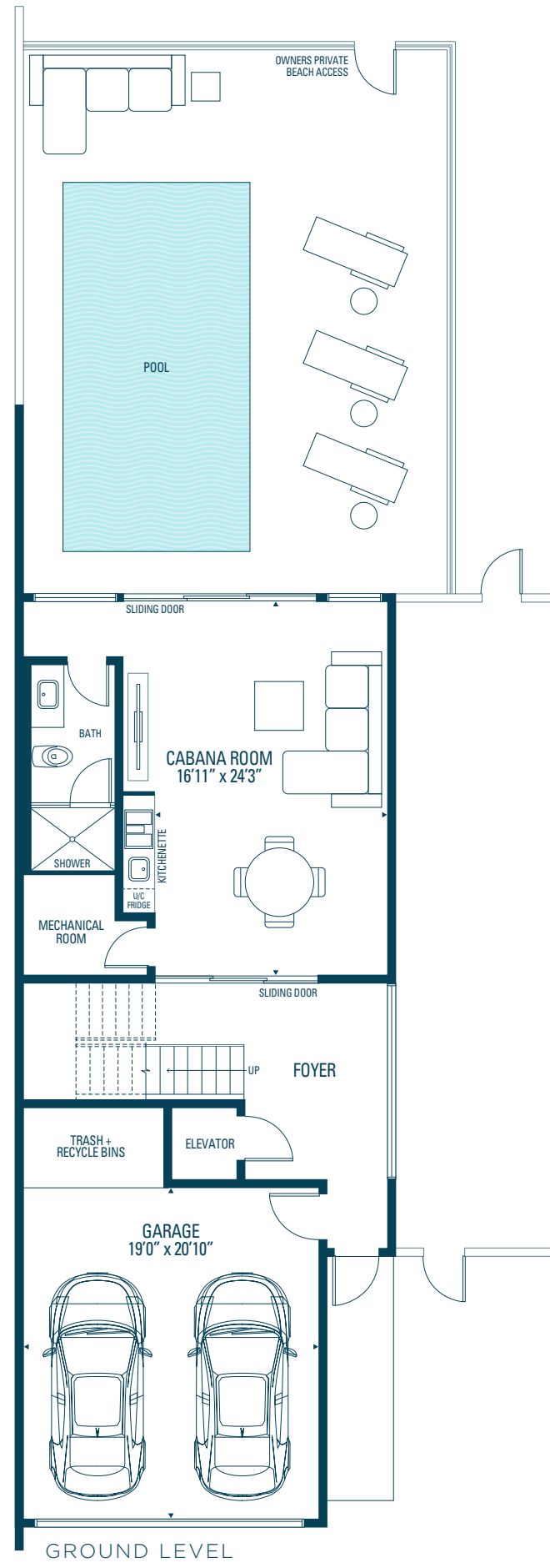
OCEAN ONE

SOUTH END UNIT

3,472 sq. ft.

OCEAN TWO

OCEAN TWO
3,472 sq. ft.



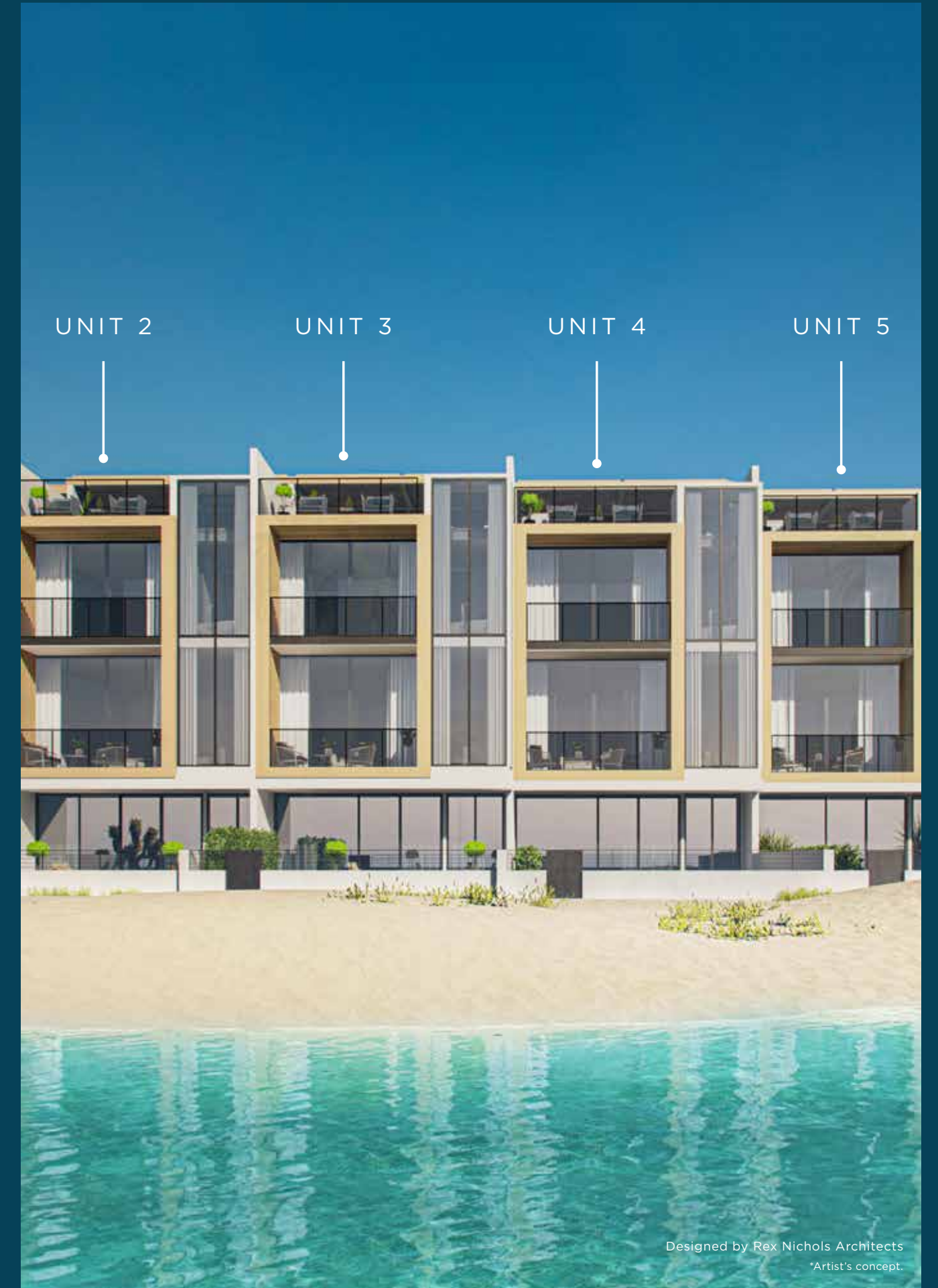
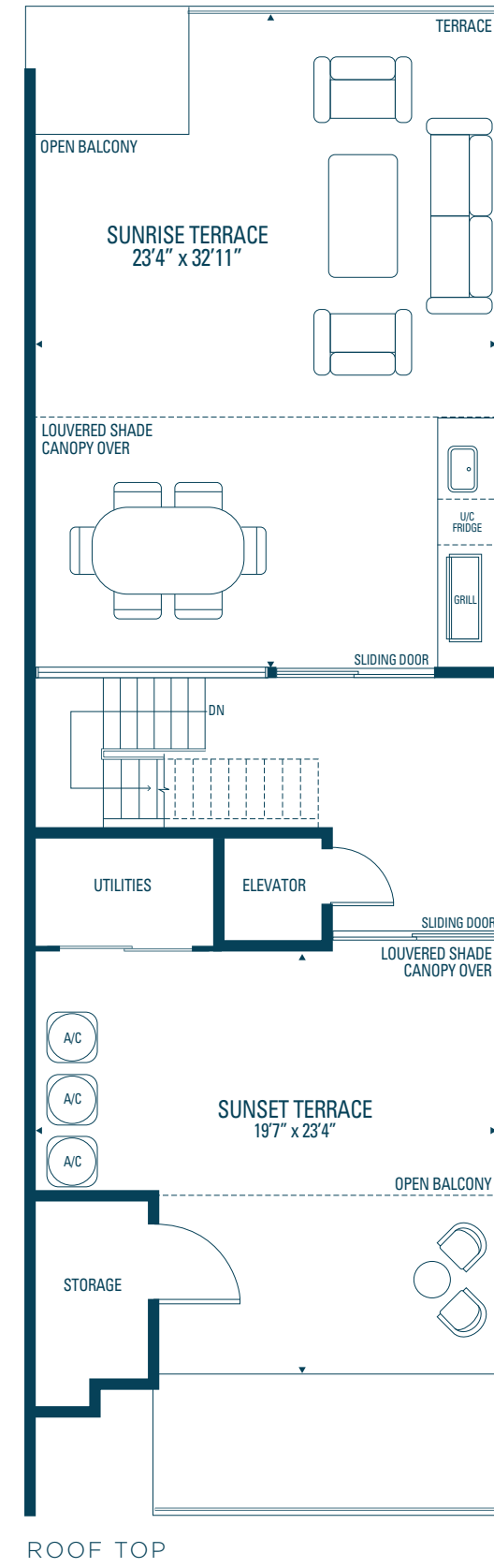
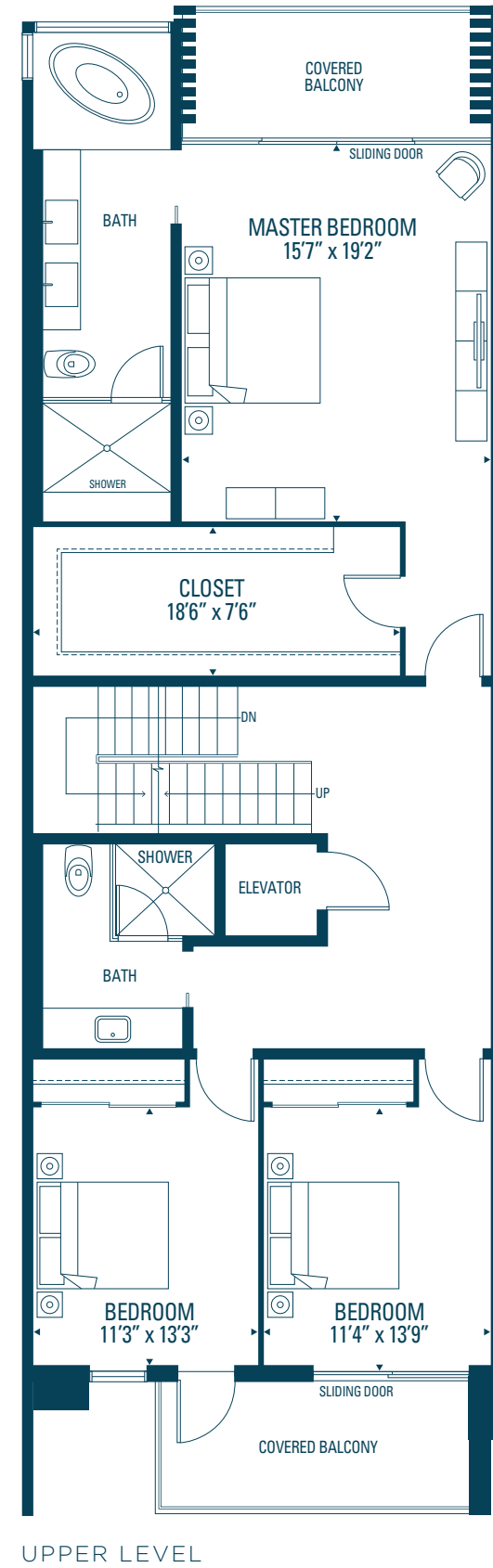
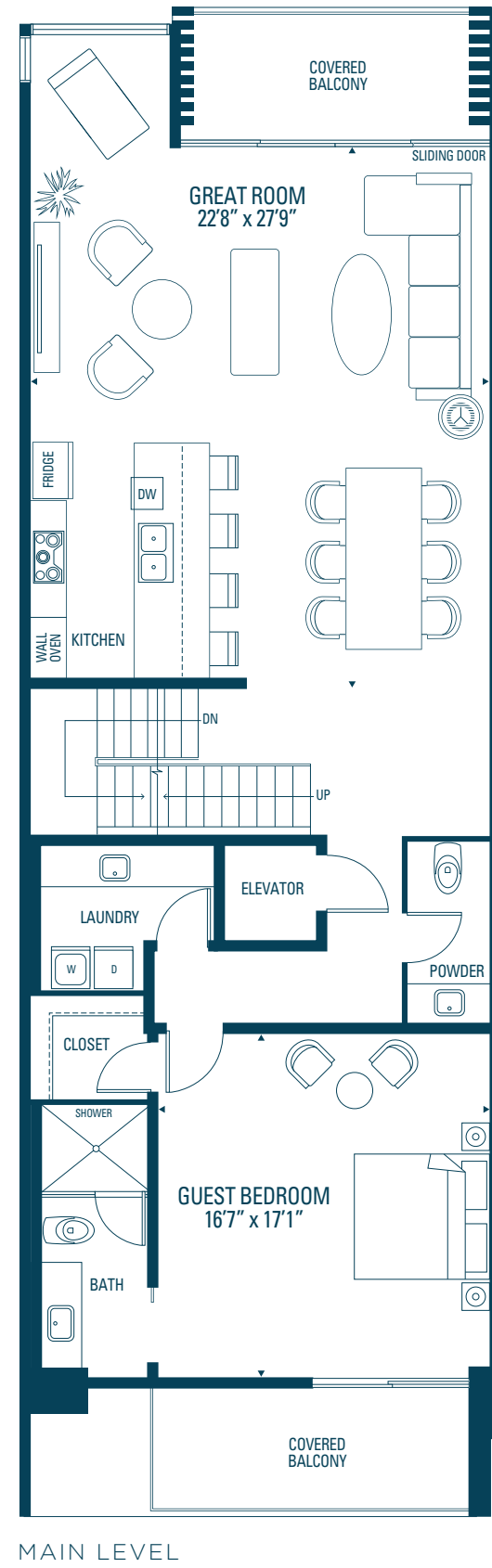
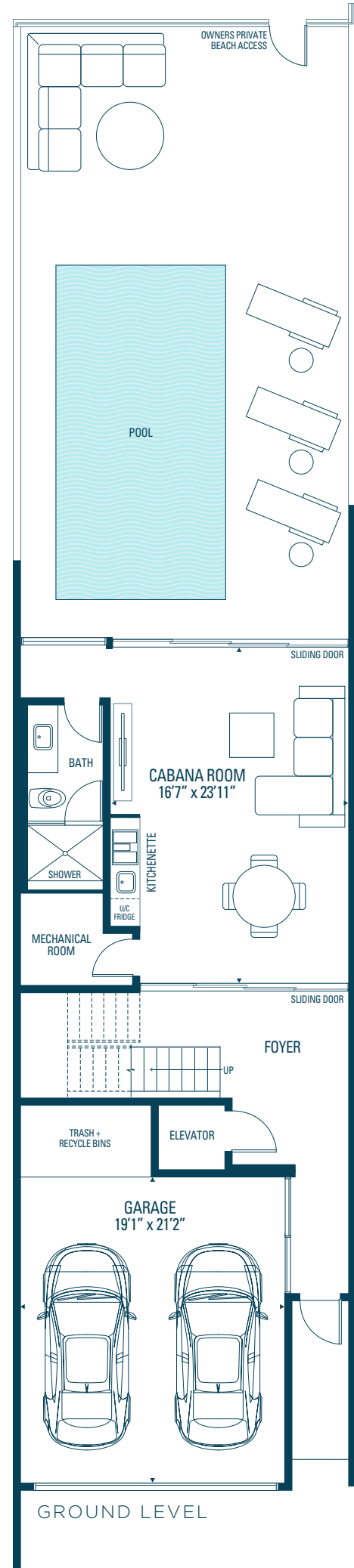
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UNITS 2, 3, 4, 5

4,048 sq. ft.

OCEAN THREE

OCEAN THREE
4,048 sq. ft.



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. Furniture and furnishings not included. E. & O. E. November 2020

Features and Finishes

EXTERIOR/COMMON AREA

1. Contemporary exterior elevations.
2. Landscaping to include trees, shrubs, plants and automatic irrigation system.
3. Stone paved common drive-way.
4. Private double car garage with hurricane impact frosted glass roll up door.
5. Balconies and roof top terrace to include hurricane impact glass/metal railings and porcelain tile.
6. Roof top terrace to include louvered metal canopy and outdoor kitchen, equipped with gas grill, sink and under counter beverage fridge, as per plan.
7. Private Pool to include porcelain pavers and LED lighting.

STUNNING DOORS AND WINDOWS

1. Full height low-E tinted glass sliding door system leading from indoor cabana to pool deck and all balconies and terraces.
2. Low-E tinted impact resistant windows and glass sliding door systems, built to meet the latest hurricane safety requirements.
3. Hurricane impact front entry door with frosted glass.

ELEGANT INTERIOR FEATURES

1. Approximately 9' ceiling height on ground level, approximately 10'6" ceiling height on main level and approximately 9'6" ceiling height on upper level.
2. Smooth finish on all ceilings.
3. Contemporary 6" baseboards with 3 1/2" casing.
4. Smooth finish, solid core 8'-0" interior doors on main and upper levels and 7'-0" on ground level.
5. Designer selected 24"x48" porcelain tile in all areas as per plan, from vendor's standard samples.
6. Contemporary door levers and hinges in polished chrome.
7. Modern open riser staircase with glass railings.
8. Ground level Cabana to include full bath and kitchenette with sink, electric range and under counter beverage fridge, as per plan.
9. Master Bedroom to include walk-in closet organizer.
10. Private elevator serving every floor from the ground level to the roof top terrace.
11. Each bedroom to include a balcony.
12. Guest suite on main level to include private bath as per plan.
13. Laundry room to include full size washer/dryer with sink and cabinetry, as per plan.

EXQUISITE DESIGNER KITCHEN

1. European inspired kitchen cabinets, from vendor's standard samples.
2. All kitchens to include valance trim and lighting, soft closing doors/drawers, complete with garbage/recycle bin.
3. Stainless steel undermount single or double bowl rectangular kitchen sink with stainless steel pull-out faucet.
4. Miele appliance package consisting of 36" refrigerator, 36" gas cook-top, 30" built-in wall oven, built-in speed-oven, dishwasher, and chimney hood-fan.
5. Separate water line for built in refrigerator with built-in ice maker.
6. Cambria Quartz countertop with matching slab backsplash, from vendor's standard samples.

LUXURIOUS AND REFINED BATHS

1. Contemporary plumbing fixtures and faucets throughout, from vendor's standard samples.
2. Quartz countertop on all vanities with under-mount sink, from vendor's standard samples.
3. 36" high vanities in all bathrooms, as per plan.
4. Floating vanity in Master Ensuite and Powder Room.
5. Deep acrylic stand-alone soaker tub in Master Ensuite.
6. One-piece elongated toilets with soft close seat/lid throughout.
7. All showers to be curb-less with frameless glass enclosure and mosaic shower floors.

COMFORT AND PEACE OF MIND FEATURES

1. Complete central vacuum system.
2. Complete central air handling system with individual heating and cooling programmable thermostats on each level.
3. Audio system wired to speakers in main level kitchen, cabana and roof top terrace.
4. Crestron intelligent home automation system.
5. Security alarm system.
6. All areas pre-wired for future add-on automation.

ELECTRICAL FEATURES

1. Combination of LED pot lights and ceiling/wall mounted light fixtures throughout, as per plan.
2. White Decora switches/outlets.
3. USB charging outlets strategically located on each level.
4. 300 amp electrical service.
5. Electric garage door opener with remote control and keypad.

**NOTE: Purchaser acknowledges being advised that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

In an effort to continuously improve its product, the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder.

The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a lease or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

WARRANTY

- 1 Year Materials and Workmanship Coverage: All plumbing, electrical, HVAC and Roof. As well, certain other materials and workmanship for the home that deal with defects or improper installation procedures.
- 2 Year Systems Coverage: Certain plumbing, electrical, heating, ventilating air conditioning, and other mechanical systems.
- 10 Year Structural Coverage: Structural Damage to load bearing walls and foundations.



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*Artist's concept.

Please note: Features, finishes specifications and choice of Vendor's samples are subject to availability and may be changed without notice. Purchaser may be required to reselect colors / materials from Vendor's samples, as a result of unavailability or discontinuation. Vendor may substitute materials for those designated in plans and specifications provided such materials are equal to or better than those designated.

In an effort to continuously improve its product, the Vendor reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans, square footages and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Vendor.

Variation from Vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production and installation process. Some features may vary by suite design. In the event of any inconsistencies between Schedule "D" and Schedule "A" in respect of ceiling height, the ceiling height noted in Schedule "A" prevails.

May 2020 E. & O. E



CHANGING THE STORY

GT Homes is the synthesis of two of Canada's most prolific and trusted builders - Greenpark and Treasure Hill. These two storied companies have built homes and condos for 100,000 families over the last 50 plus years of operation. From low rise, to high-rise, to commercial properties, GT Homes brings a unique vision and an award winning pedigree to every community they develop.

OCEANSIX

Elevated Living

GTHOMESUSA.COM