

WILDFLOWERS



KITCHENER
Detached Homes





*Life in
Wildflowers*



**WE BUILD THE WORLD.
YOU MAKE IT YOUR OWN.**

For 45 years and counting, we've been building for how people truly live, hitting a milestone of over 135,000 homes as North America's largest privately owned homebuilder.

Unlock the life you want in a home to make your own, a neighbourhood that inspires you every day and a future that shines bright.

Step into extraordinary at Wildflowers in Kitchener, a first-of-its-kind, living neighbourhood blending the urban vibrancy you want with the suburban embrace you crave.

*Come home to
Wildflowers*





Fresh experiences

NEIGHBOURHOODS THAT INSPIRE THE LIFE YOU WANT TO LIVE.

Our neighbourhoods are complete living environments, with every detail designed to set the life you want in motion.

Whether you're embarking on a new adventure or expanding upon your world, Wildflowers is the ideal neighbourhood in the right location for you.

Wildflowers promises a lifestyle defined by fresh perspectives. Discover a harmonious blend of family-friendly parks, schools and conveniently located shopping for a life made effortless. Explore over 200 acres of serene forests and trails nearby, providing peaceful retreats within easy reach. Surround yourself in the vibe of a big city that maintains a small-town culture with visits to St. Jacobs Farmers' Market, craft breweries and local golf courses.

Kitchener's central location close to the GTA, connected via Highways 7, 8 and 401, as well as GO Transit, makes it the perfect neighbourhood for fun day trips and seamless commutes. Enjoy quick travel, like a 50-minute drive to Mississauga, from this well-connected hub.

WE HAVE THE PERFECT HOME FOR YOU.

From your first home to your forever home to your anywhere-in-between, we build for a world that's all yours.

In this neighbourhood buzzing with the entrepreneurial spirit of the Toronto-Waterloo corridor, you'll find a diverse range of home options to select from.

Explore inviting Townhomes, as well as Detached Homes with single- and double-car garages, all meticulously crafted to suit your lifestyle.

Find the home that fits you with your choice of floorplan, Design Studio finishes and select Architect's Choice Options.

Your new chapter



WILDFLOWERS

SINGLE CAR GARAGE

*The
Alderview*

1,524 sq. ft.
(Including 19 sq. ft. open to below)

Craftsman (CR)



Farmhouse (FH)



Traditional (TA)



Transitional (TN)

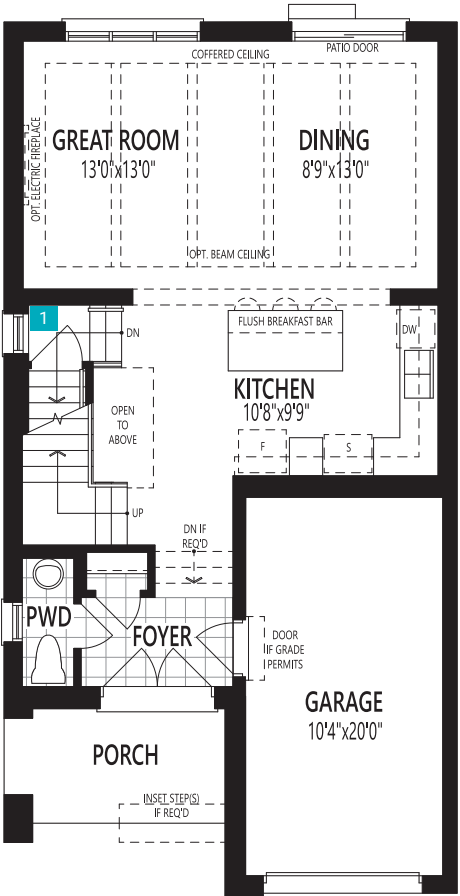


SINGLE CAR GARAGE

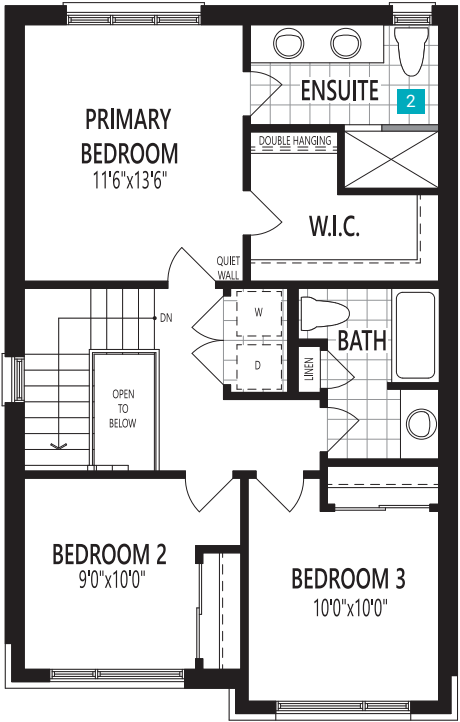
The Alderview

1,524 sq. ft.
(Including 19 sq. ft. open to below)

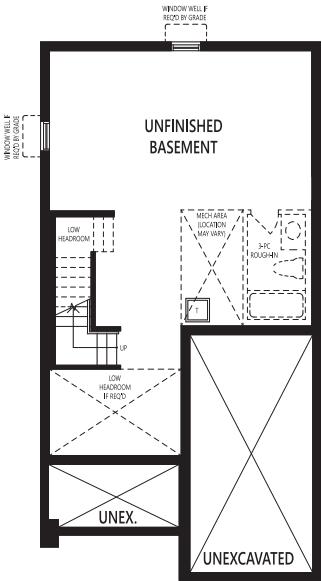
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

D30A All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation "Transitional" of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

SINGLE CAR GARAGE

The Alderview

1,524 sq. ft.
(Including 19 sq. ft. open to below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

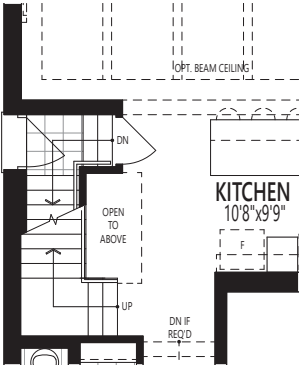
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8' doors (where applicable)

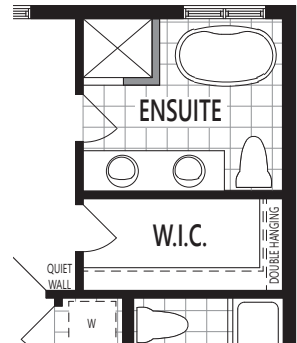
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY
(IF GRADE PERMITS)



SECOND FLOOR OPTION

2 BATH OASIS



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WILDFLOWERS

SINGLE CAR GARAGE

The Dundee

1,754 sq. ft.
(Including 17 sq. ft. open to below)

Muskokan (MK)



Traditional (TA)



Transitional (TN)



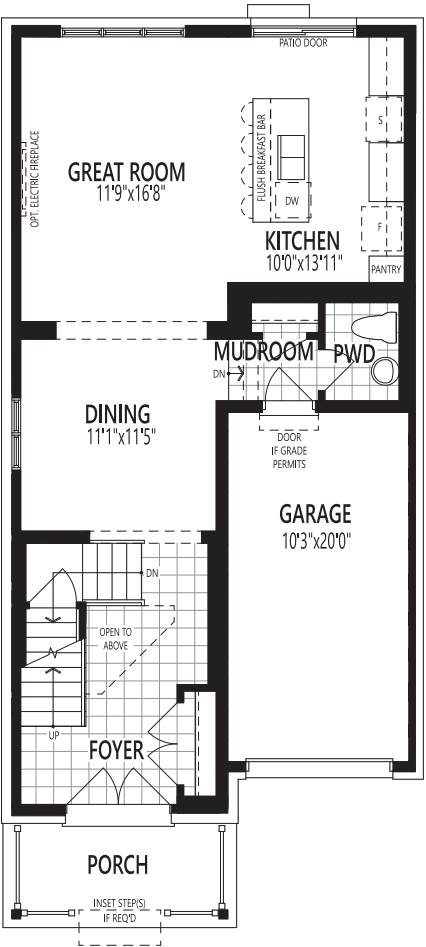
Farmhouse (FH)



SINGLE CAR GARAGE

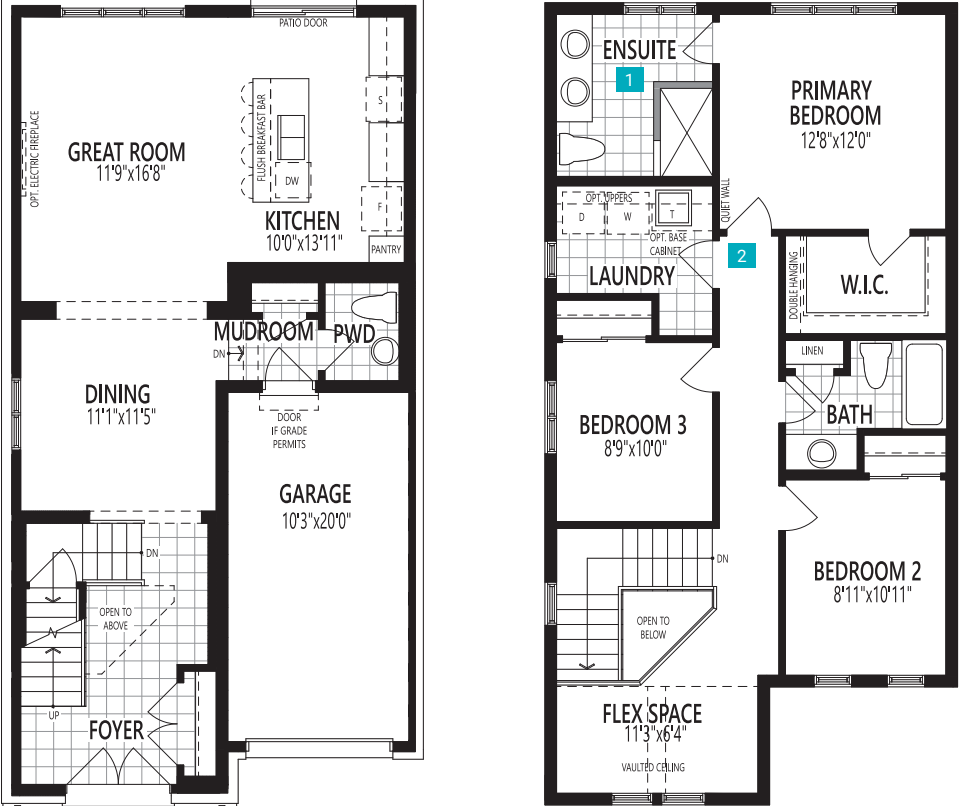
The Dundee

1,754 sq. ft.
(Including 17 sq. ft. open to below)

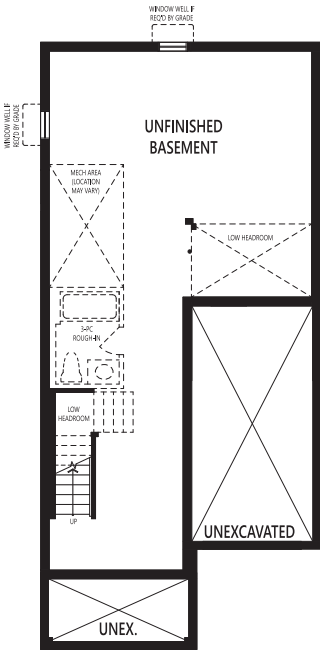


Ground Floor

D30C All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Farmhouse' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.



Second Floor



Basement

SINGLE CAR GARAGE

The Dundee

1,754 sq. ft.
(Including 17 sq. ft. open to below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

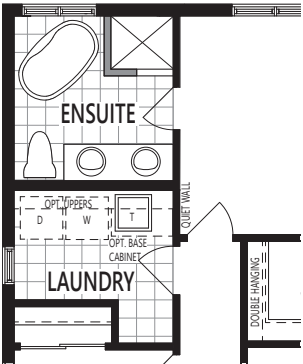
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

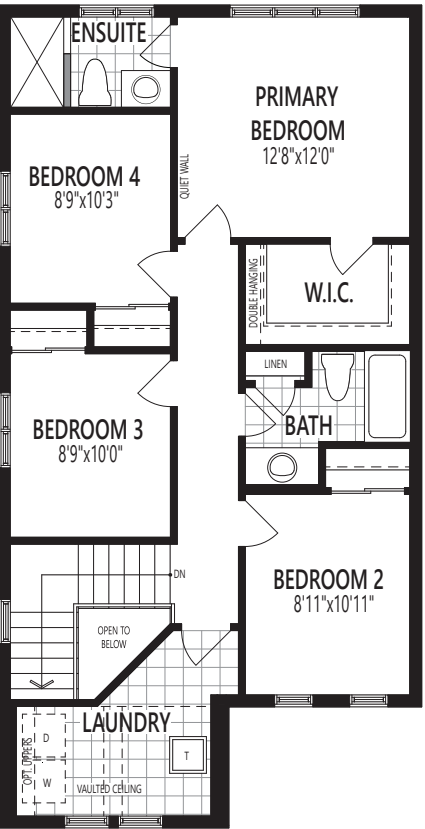
- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8' doors (where applicable)

SECOND FLOOR OPTIONS

1 BATH OASIS



2 4-BEDROOM PLAN



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WILDFLOWERS

SINGLE CAR GARAGE

The Linwood
1,904 sq. ft.

Farmhouse (FH)



Traditional (TA)



Transitional (TN)



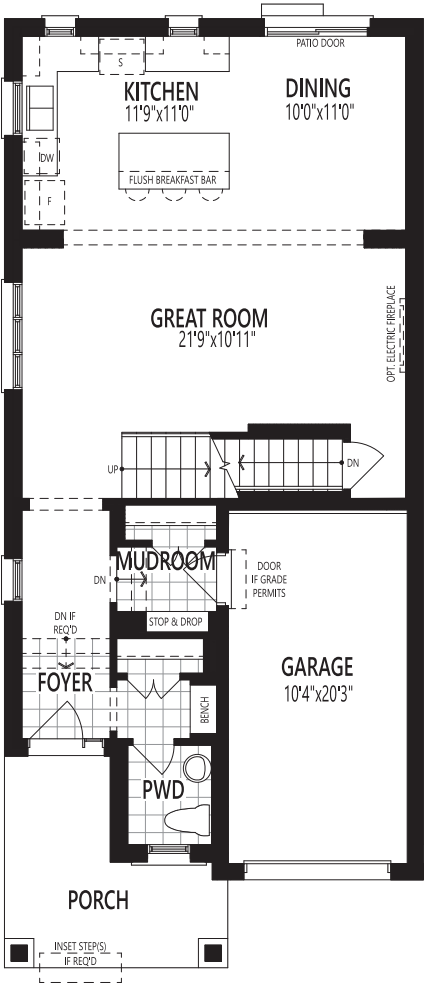
Craftsman (CR)



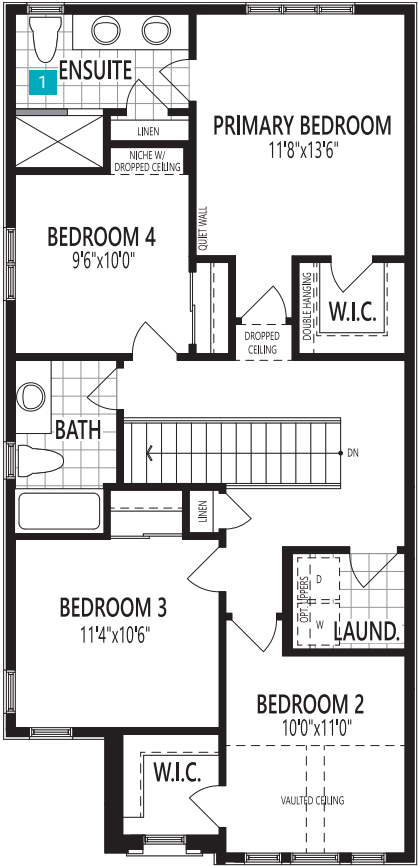
SINGLE CAR GARAGE

The Linwood
1,904 sq. ft.

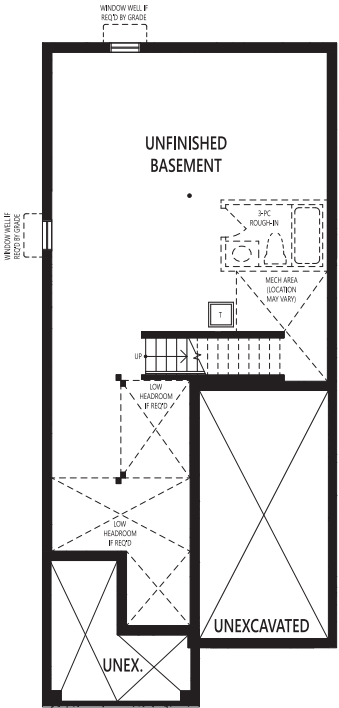
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

D30D All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Craftsman' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

SINGLE CAR GARAGE

The
Linwood

1,904 sq. ft.

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

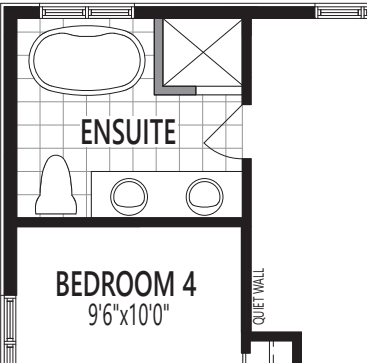
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8' doors (where applicable)

SECOND FLOOR OPTION

1 BATH OASIS



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WILDFLOWERS

SINGLE CAR GARAGE

*The
Oxford*

2,111 sq. ft.
(Including 13 sq. ft. open to below)

Farmhouse (FH)



Muskokan (MK)



Transitional (TN)



Traditional (TA)

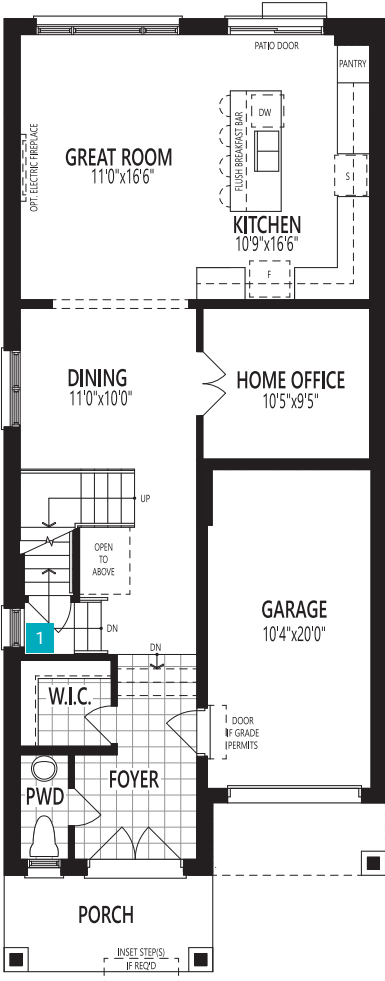


SINGLE CAR GARAGE

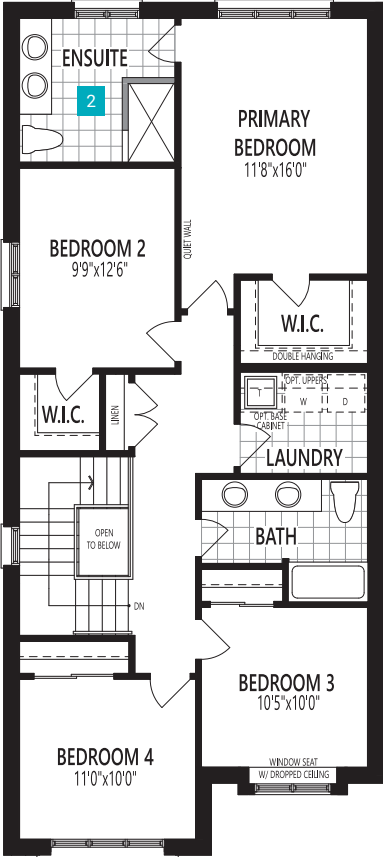
The Oxford

2,111 sq. ft.
(Including 13 sq. ft. open to below)

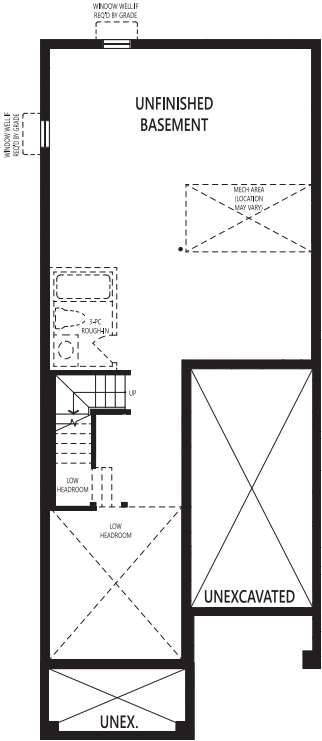
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

D30E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

SINGLE CAR GARAGE

The
Oxford

2,111 sq. ft.
(Including 13 sq. ft. open to below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

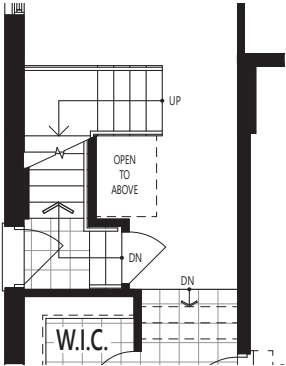
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8' doors (where applicable)

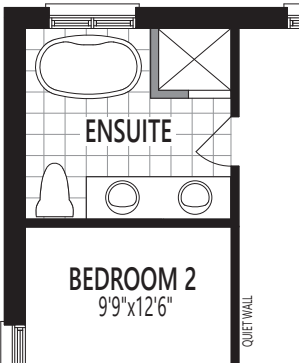
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY
(IF GRADE PERMITS)



SECOND FLOOR OPTION

2 BATH OASIS



D30E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

WILDFLOWERS

DOUBLE CAR GARAGE

*The
Brooksdale*
2,003 sq. ft.

Craftsman (CR)



Traditional (TA)



Transitional (TN)



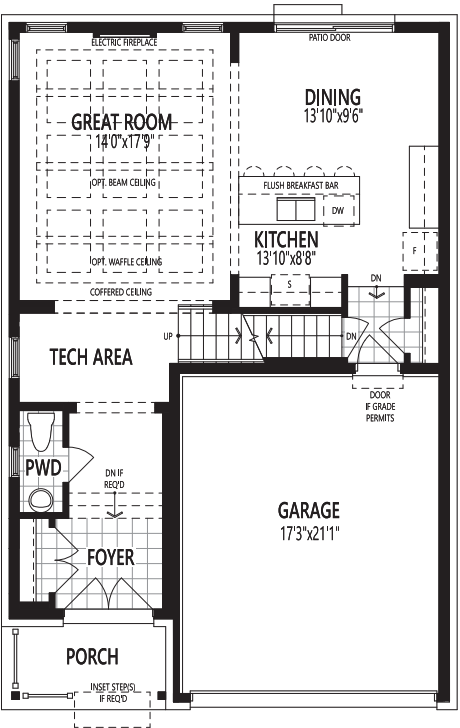
Farmhouse (FH)



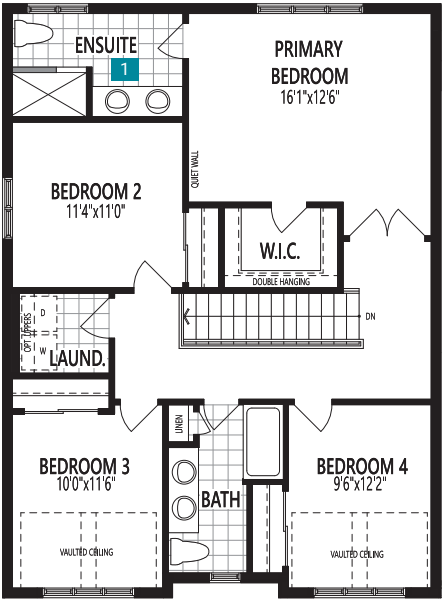
DOUBLE CAR GARAGE

The Brooksdale
2,003 sq. ft.

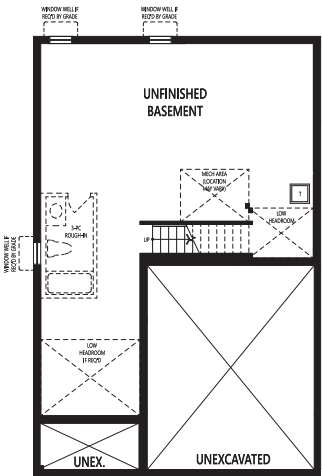
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

D36A All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Farmhouse' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

DOUBLE CAR GARAGE

The Brooksdale

2,003 sq. ft.

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

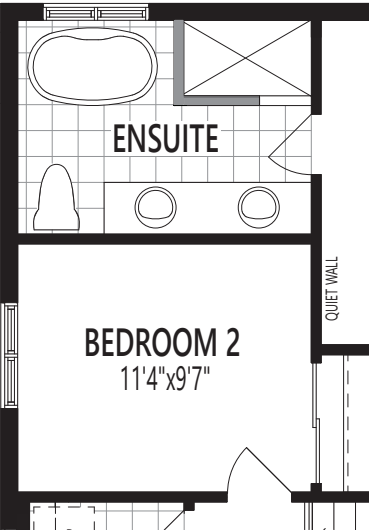
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

SECOND FLOOR OPTION

1 BATH OASIS



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WILDFLOWERS

DOUBLE CAR GARAGE

*The
Elmbank
Corner*
2,140 sq. ft.

Farmhouse (FH)



Traditional (TA)



Transitional (TN)



Craftsman (CR)

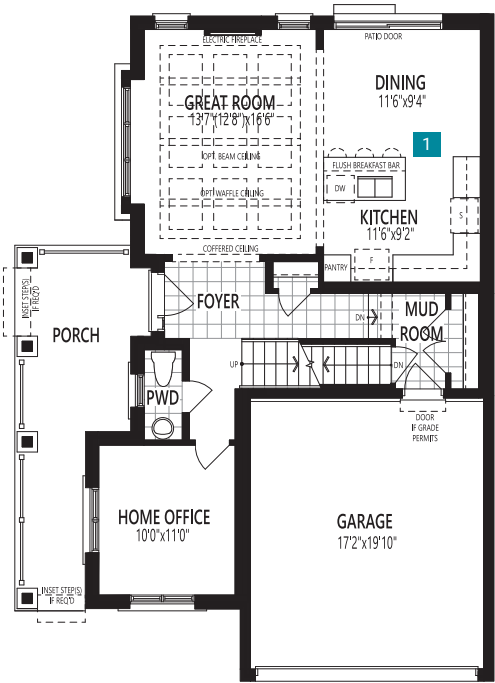


DOUBLE CAR GARAGE

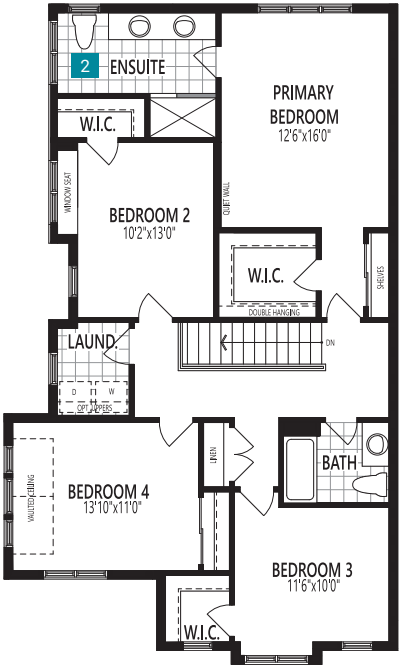
The Elmbank Corner

2,140 sq. ft.

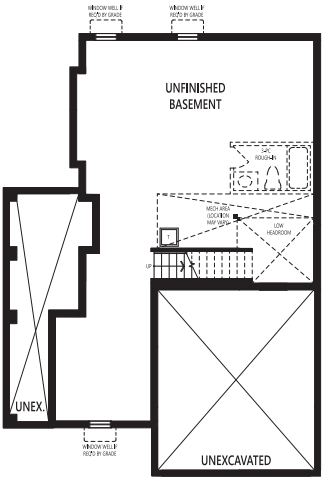
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

D36C All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Craftsman' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

DOUBLE CAR GARAGE

The Elmbank Corner

2,140 sq. ft.

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

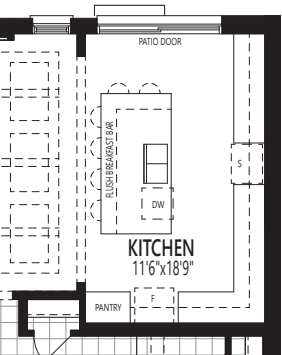
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

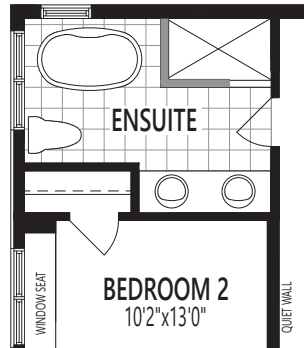
GROUND FLOOR OPTION

1 ENTERTAINMENT KITCHEN



SECOND FLOOR OPTION

2 BATH OASIS



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WILDFLOWERS

DOUBLE CAR GARAGE

*The
Hankesville*

2,205 sq. ft.
(Including 16 SF Open to Below)

Farmhouse (FH)



Muskokan (MK)



Traditional (TA)



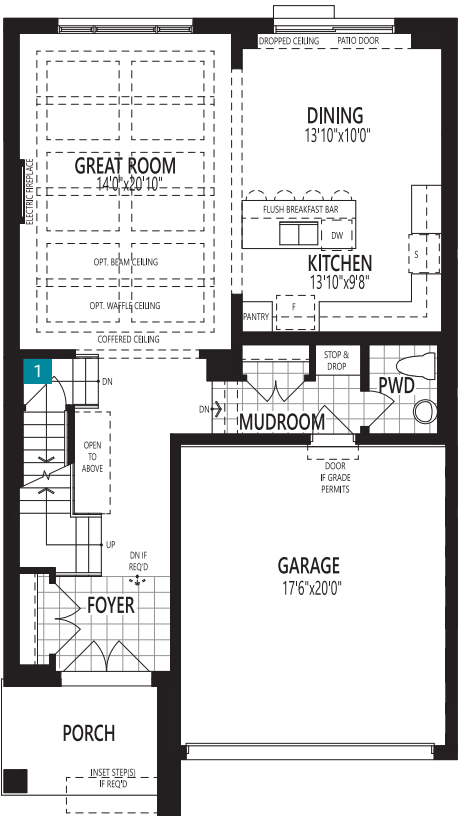
Transitional (TN)



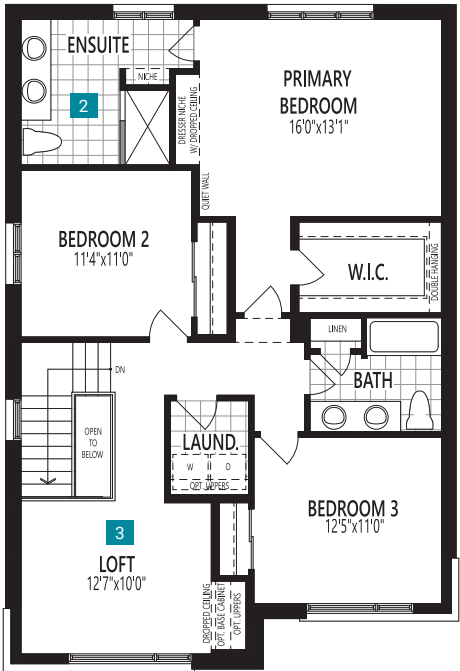
DOUBLE CAR GARAGE

The
Hankesville

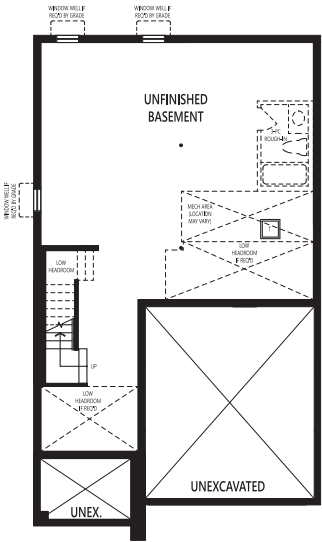
2,205 sq. ft.
(Including 16 SF Open to Below)



Ground Floor



Second Floor



Basement

D36D All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation "Transitional" of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

DOUBLE CAR GARAGE

The
Hankesville

2,205 sq. ft.
(Including 16 SF Open to Below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

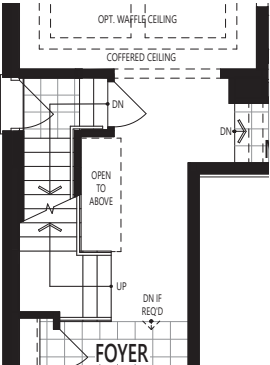
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

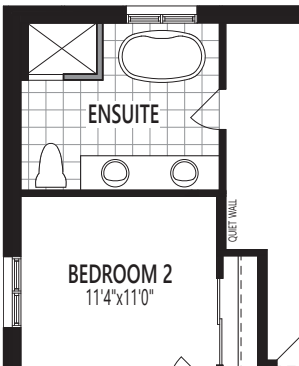
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY (IF GRADE PERMITS)

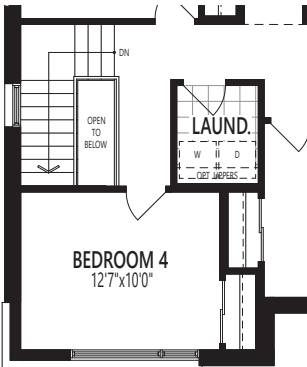


SECOND FLOOR OPTIONS

2 BATH OASIS



3 BEDROOM 4 IN LIEU OF LOFT



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WILDFLOWERS

DOUBLE CAR GARAGE

*The
Meadowridge*

2,521 sq. ft.
(Including 13 SF Open to Below)

Farmhouse (FH)



Muskokan (MK)



Transitional (TN)



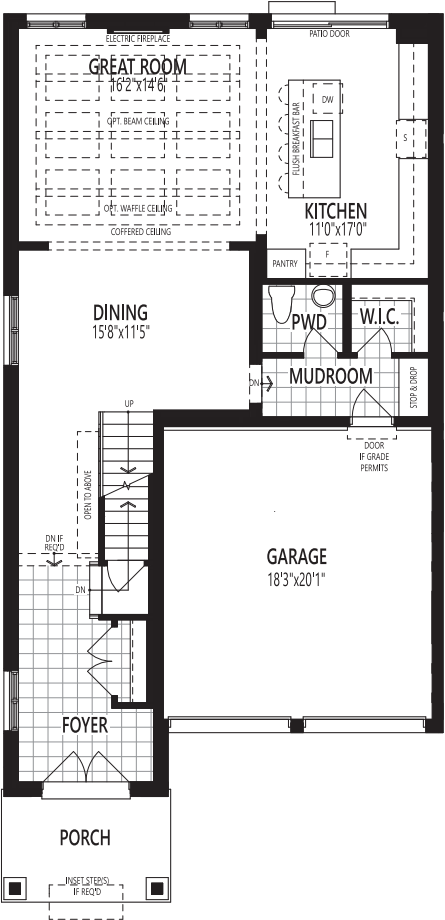
Traditional (TA)



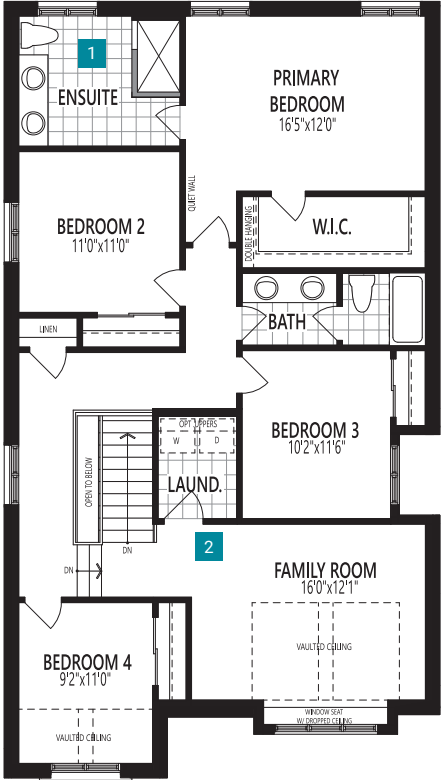
DOUBLE CAR GARAGE

The Meadowridge

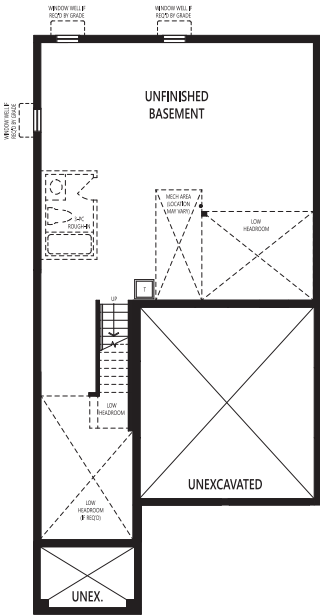
2,521 sq. ft.
(Including 13 SF Open to Below)



Ground Floor



Second Floor



Basement

D36E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

DOUBLE CAR GARAGE

The Meadowridge

2,521 sq. ft.
(Including 13 SF Open to Below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

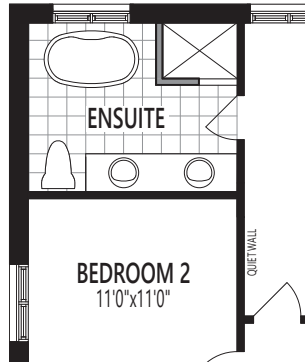
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

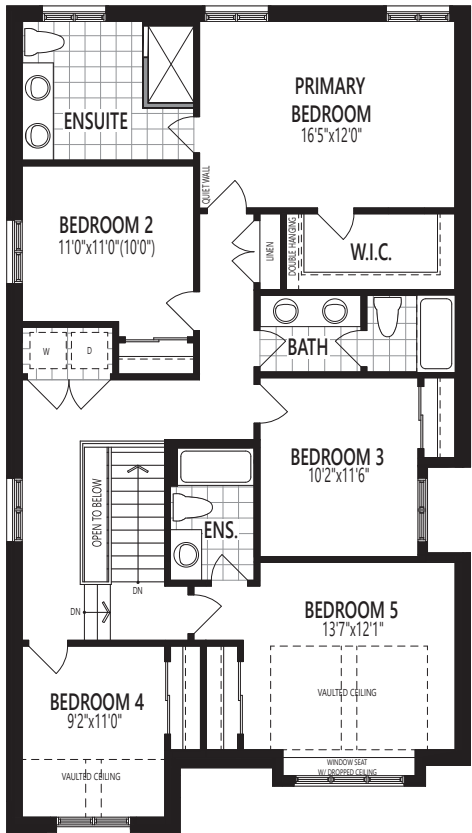
- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

SECOND FLOOR OPTIONS

1 BATH OASIS



2 5 BEDROOM WITH 3 BATH PLAN



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WILDFLOWERS

DOUBLE CAR GARAGE

The Thorndale

2,603 sq. ft.
(Including 58 SF Finished Basement)

Farmhouse (FH)



Traditional (TA)



Transitional (TN)



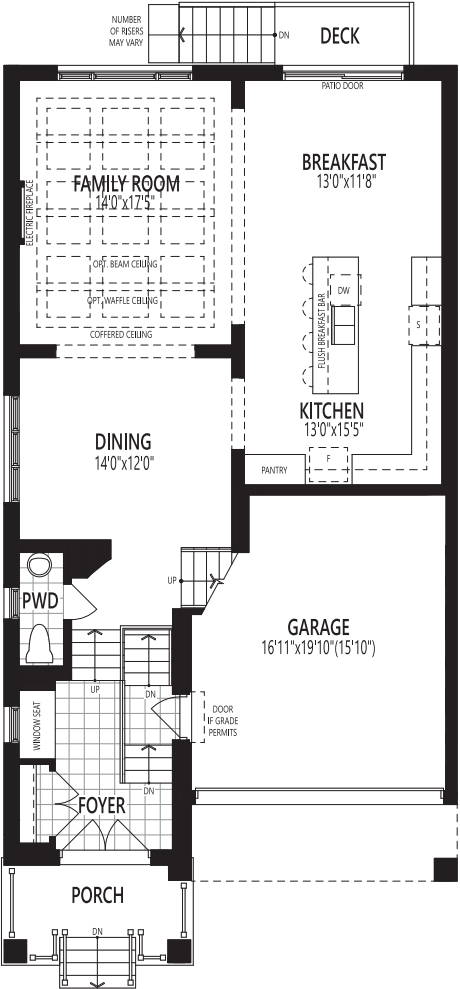
Muskokan (MK)



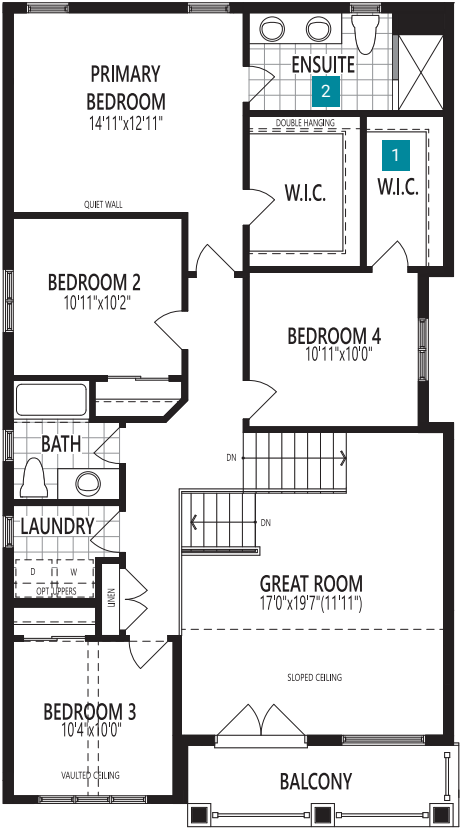
DOUBLE CAR GARAGE

The
Thorndale

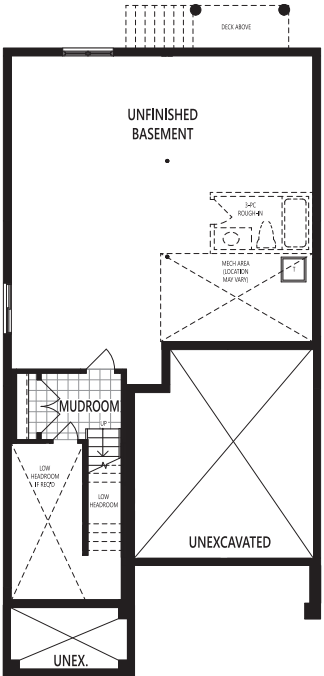
2,603 sq. ft.
(Including 58 SF Finished Basement)



Ground Floor



Second Floor



Basement

Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.

D36F All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Muskokan' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

DOUBLE CAR GARAGE

The Thorndale

2,603 sq. ft.
(Including 58 SF Finished Basement)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

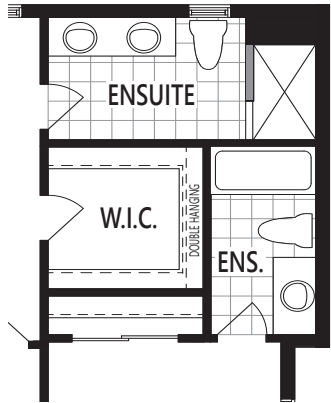
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

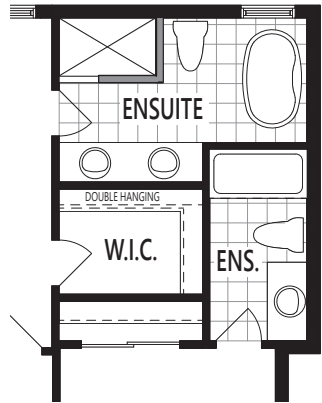
- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

SECOND FLOOR OPTIONS

1 THIRD BATH



2 BATH OASIS WITH THIRD BATH



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WILDFLOWERS

DOUBLE CAR GARAGE

*The
Weber*

2,712 sq. ft.
(Including 18 SF Open to Below)

Craftsman (CR)



Farmhouse (FH)



Transitional (TN)



Traditional (TA)

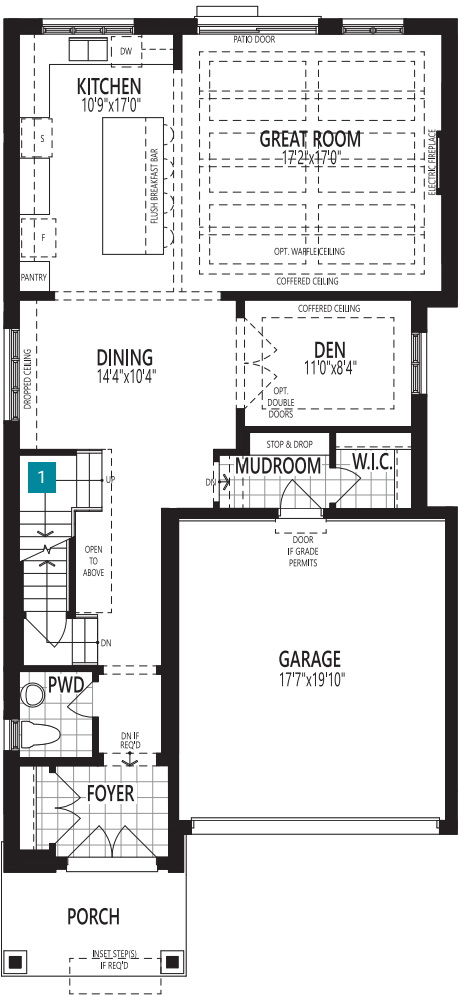


DOUBLE CAR GARAGE

The Weber

2,712 sq. ft.
(Including 18 SF Open to Below)

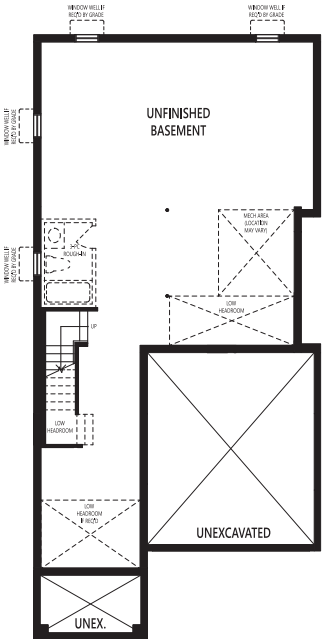
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

D36G All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. April 2024 – Copyright 2024 – Mattamy Homes Limited.

DOUBLE CAR GARAGE

The Weber

2,712 sq. ft.
(Including 18 SF Open to Below)

ARCHITECT'S CHOICE
OPTIONS AVAILABLE
FOR THIS HOME

BASEMENT OPTION

Raised Basement Ceiling

- Approx. 12" higher ceilings
- Stair configuration and/or minor design changes may be required to accommodate

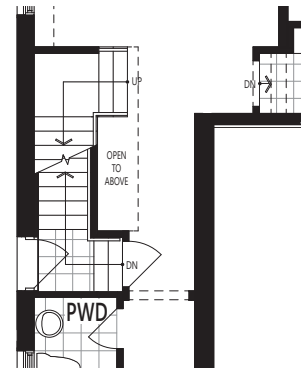
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

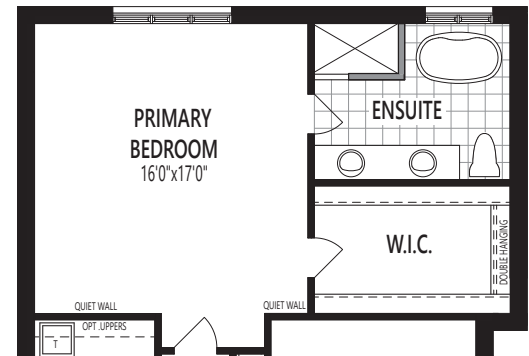
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY (IF GRADE PERMITS)

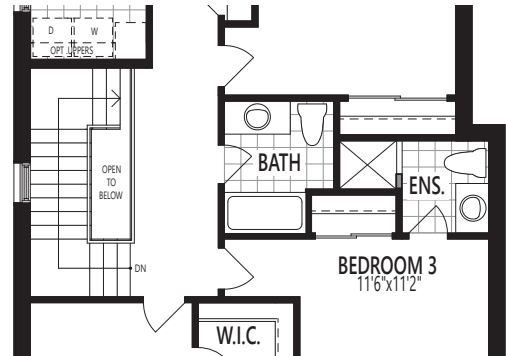


SECOND FLOOR OPTIONS

2 BATH OASIS



3 THIRD BATH



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WILDFLOWERS

DOUBLE CAR GARAGE
DUAL LIVING

The Courtland Corner

Total Units A & B

2,951 sq. ft.

UNIT A: 4 Bdrm + 2.5 Bath

2,013 sq. ft.

UNIT B: 2 Bdrm + 1 Bath

938 sq. ft.

Craftsman (CR)



Farmhouse (FH)



Traditional (TA)



Transitional (TN)



DOUBLE CAR GARAGE
DUAL LIVING

The Courtland Corner

Total Units A & B

2,951 sq. ft.

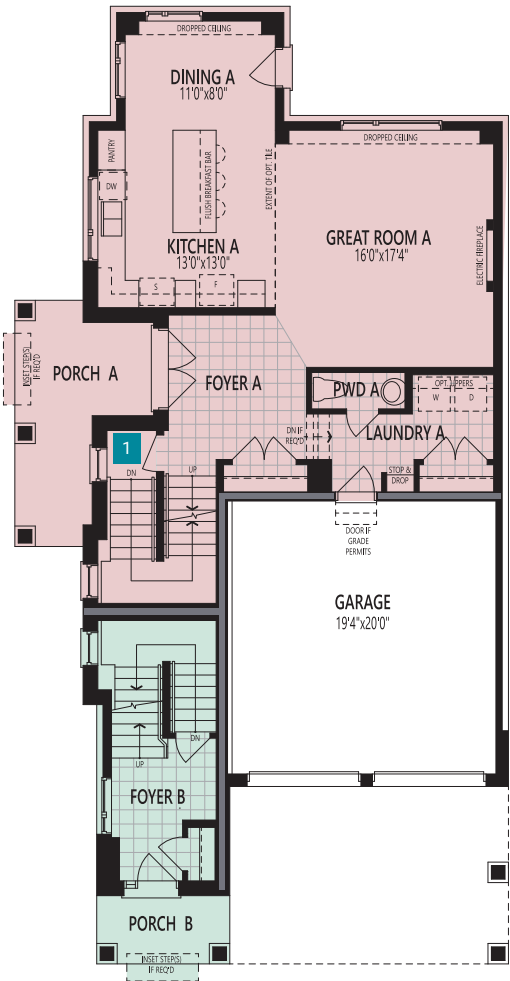
UNIT A: 4 Bdrm + 2.5 Bath

2,013 sq. ft.

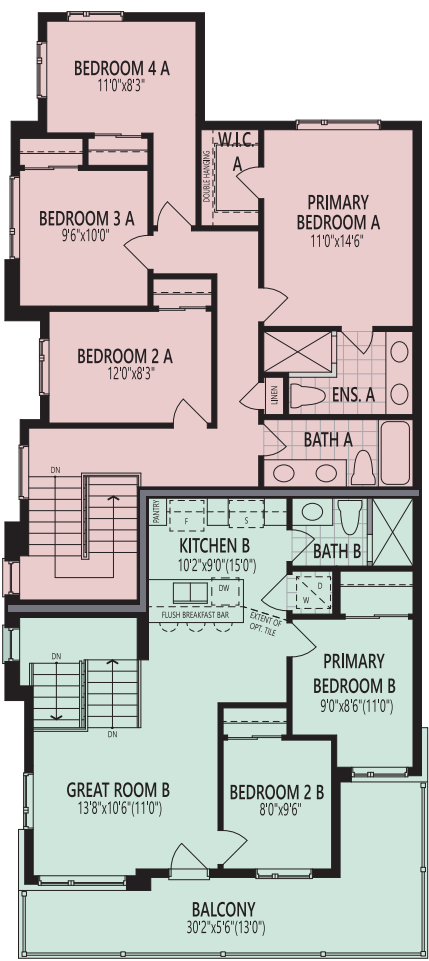
UNIT B: 2 Bdrm + 1 Bath

938 sq. ft.

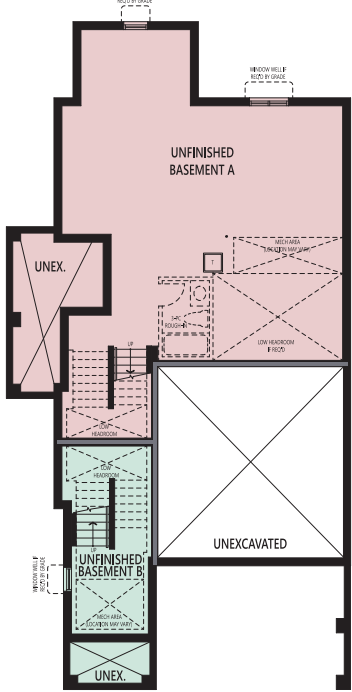
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

- Unit A Living
- Unit B Living

D36H All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation "Transitional" of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reducing, but not eliminating, ambient sound from adjoining rooms and mechanical systems. The extent of the reduction will vary depending upon various factors including, without limitation, the presence and extent of mechanical systems located in the wall. Please consult your sales representative. E.&O.E. August 2024 – Copyright 2024 – Mattamy Homes Limited.

WILDFLOWERS

DOUBLE CAR GARAGE
DUAL LIVING

The Courtland Corner

Total Units A & B

2,951 sq. ft.

UNIT A: 4 Bdrm + 2.5 Bath

2,013 sq. ft.

UNIT B: 2 Bdrm + 1 Bath

938 sq. ft.

Transitional (TN)



What is a Dual Occupancy Detached Home?

This home offers versatile living options, making it ideal for rental purposes or multi-family arrangements. Whether you're looking to generate rental income or create a comfortable space for extended family, this property can accommodate your needs seamlessly.

Unit A Features (4 Bedrooms + 2.5 Bath):

- **Spacious Living:** Enjoy a full ground floor (excluding Unit B foyer), a partial second floor, a backyard, and an unfinished basement.
- **Private Entrance:** Access your unit from Porch A on the side of your home.
- **Ground Floor Layout:** Includes a generous Great Room, modern Kitchen, Dining Area, Powder Room, and Laundry Room, maximizing the living space.
- **Second Floor Comfort:** Features 4 spacious Bedrooms, a second Bathroom, and a Primary Ensuite for added privacy and convenience.
- **Basement Ready for Your Touch:** Unfinished basement includes a standard 3-piece rough-in.
- **Parking Convenience:** Double car garage with space for 2 additional vehicles on the driveway.

Unit B Features (2 Bedrooms + 1 Bath):

- **Welcoming Entry:** Ground Floor Foyer and partial second floor, plus unfinished basement storage.
- **Convenient Access:** Enter through Porch B at the front of your home.
- **Functional Ground Floor:** Features a welcoming foyer with a closet.
- **Second Floor Layout:** Includes a well-appointed Kitchen, Great Room, 2 Bedrooms, a Bathroom, and a stacked Washer/Dryer for easy living.
- **Storage Solutions:** Unfinished basement with crawl space provides additional storage options.
- **Outdoor Enjoyment:** Spacious balcony for entertaining or relaxing.

D36H All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. E & O.E August 2024

DOUBLE CAR GARAGE
DUAL LIVING

*The Courtland
Corner*

Total Units A & B

2,951 sq. ft.

UNIT A: 4 Bdrm + 2.5 Bath

2,013 sq. ft.

UNIT B: 2 Bdrm + 1 Bath

938 sq. ft.

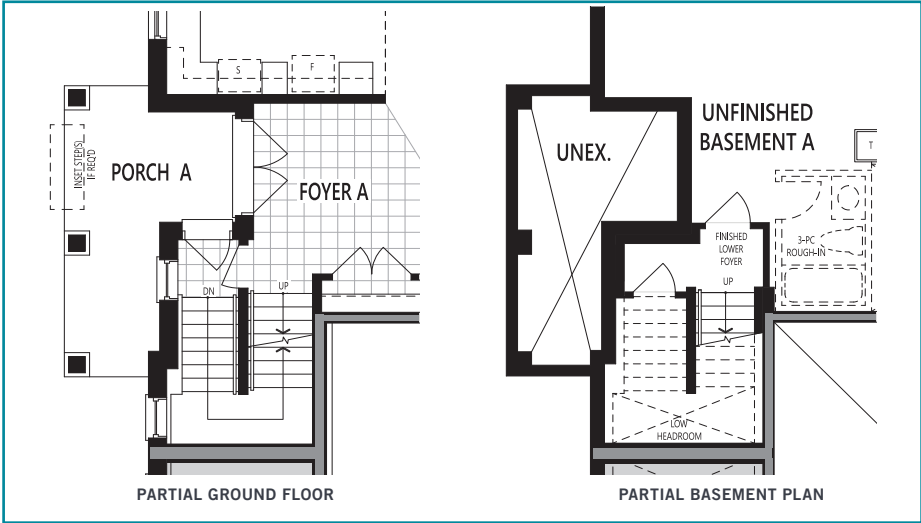
SECOND FLOOR OPTION

9' Second Floor Ceiling Package

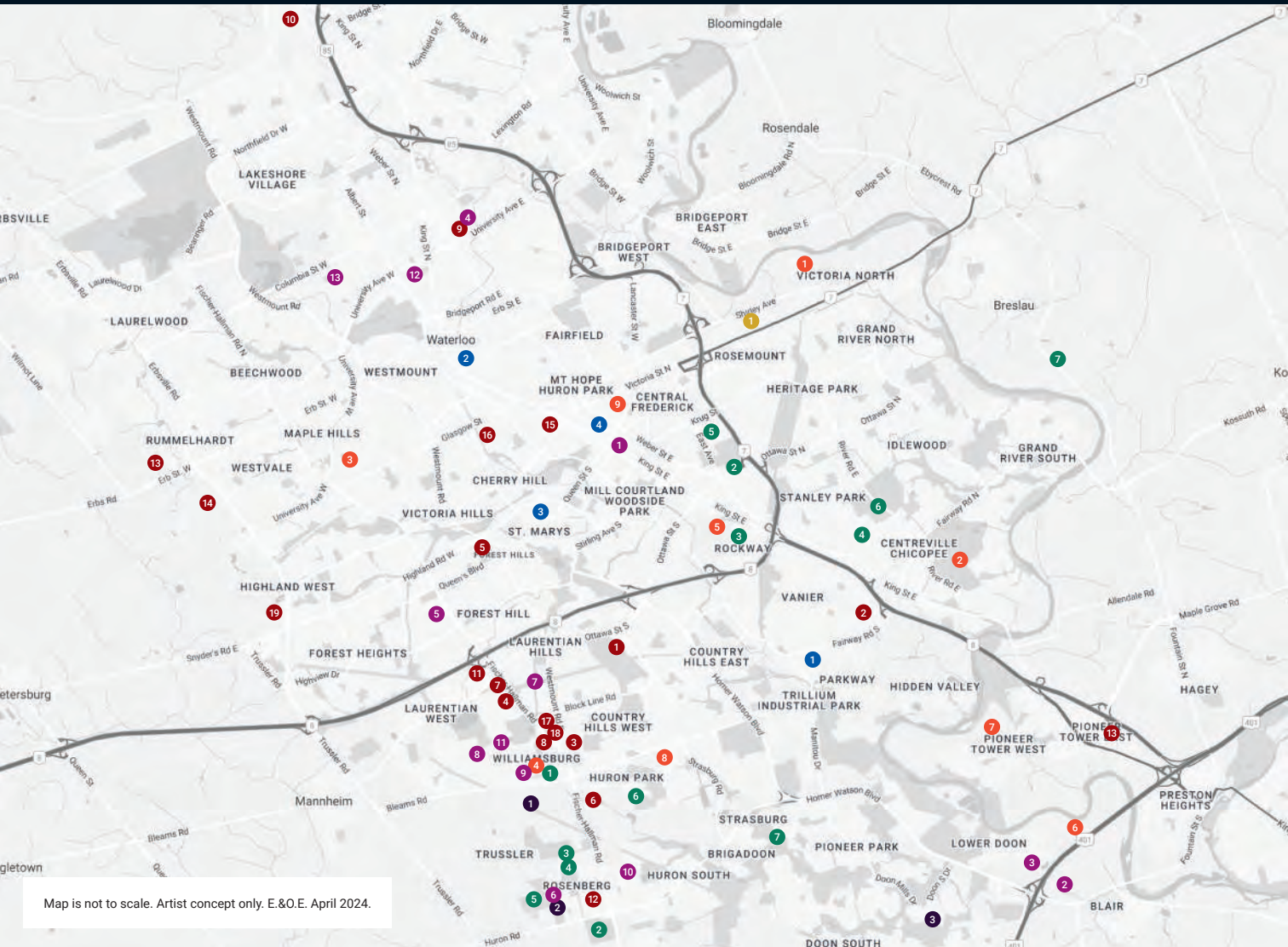
- Approx. 12" higher ceilings
- Taller second floor windows
- Transom over balcony doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

GROUND FLOOR OPTION

1 SIDE DOOR ENTRY (IF GRADE PERMITS)
(ADDITIONAL APPROX. 36 SQ SF.)



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Map is not to scale. Artist concept only. E.&O.E. April 2024.

SCHOOLS

1. Conestoga College – Kitchener Downtown
2. Conestoga College – Fountain Street Campus
3. Conestoga College – Doon Campus
4. Conestoga College – Waterloo Campus
5. Forest Heights Collegiate Institute
6. Janet Metcalfe Public School
7. Laurentian Senior Public School
8. W T Townshend Public School
9. Williamsburg Public School
10. Jean Steckle Public School
11. John Sweeney Catholic Elementary School
12. Wilfrid Laurier University
13. University of Waterloo
8. Williamsburg Town Centre – Sobey's • TD Bank • Lisboa Bakery & Grill • Malt & Barley Public House
9. Home Hardware
10. St. Jacobs Farmers' Market
11. Sunrise Shopping Centre – Walmart • Winners • Home Depot • Kelseys • Starbucks • Canadian Tire • Pet Valu • Shoppers Drug Mart • Healthy Planet • South St. Burger
12. Tepperman's
13. Costco
14. The Boardwalk – Walmart • HomeSense • Rona+ • The Brick • Staples • Landmark Cinemas • Milestones • Montana's

RECREATION

1. Bingemans
2. Chicopee
3. Westmount Golf and Country Club
4. Williamsburg Community Centre
5. Rockway Golf Course
6. Doon Valley Golf Course
7. Deer Ridge Golf Club
8. Steckle Heritage Farm
9. Kitchener Public Library
15. Balzac's Coffee Roasters
16. Stockyards Beverage Co.
17. Starbucks
18. McDonald's
19. Highland Marketplace RBC Royal Bank • Shoppers Drug Mart • Subway • Starbucks • Harvey's • LCBO

NATURE

1. Commonwealth Park
2. RBJ Schlegel Park
3. Trillium Trail
4. Williamsburg Woods South
5. Williamsburg Woods West
6. Huron Natural Area
7. Brigadoon Park

CITY SERVICES

1. ServiceOntario
2. Grand River Hospital
3. St. Mary's General Hospital
4. Kitchener City Hall

BANKS, RESTAURANTS, SHOPPING

1. BMO Bank of Montreal
2. CF Fairview Park – The Bay • Winners • Walmart • Sport Chek • Jack Astor's
3. Domino's
4. RBC Royal Bank
5. ScotiaBank
6. Sunfish Shopping Centre – Food Basics • Dollarama • BMO • Osmow's
7. Wild Wing

ESTABLISHED COMMUNITIES

1. Wildflower Crossing
2. Wildflowers
3. Topper Woods

TRANSPORTATION

1. GO Transit

AVG. DRIVE TIMES

Highway 8: 6 minutes
Highway 7: 9 minutes
Highway 401: 13 minutes
Mississauga (via 401): 50 minutes