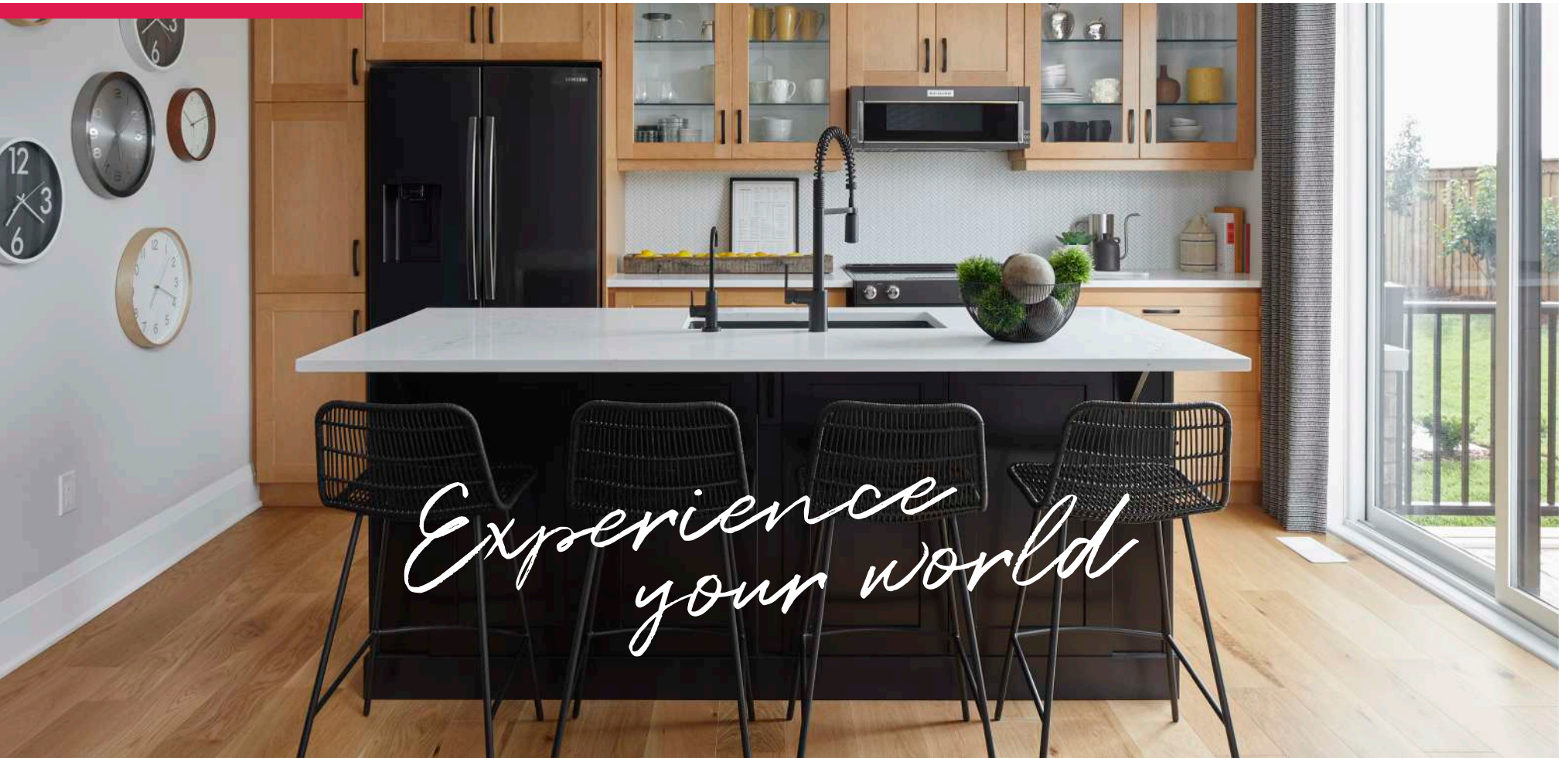


WILDFLOWERS



KITCHENER
Townhomes





*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

Craftsman (CR)

2-STOREY TOWNHOMES

The Berlin

1,342 sq. ft.



Farmhouse (FH)



Traditional (TA)



Transitional (TN)

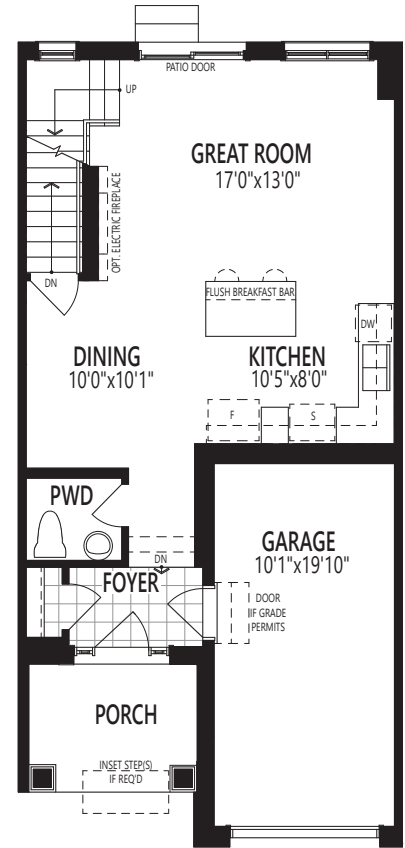


2-STOREY TOWNHOMES

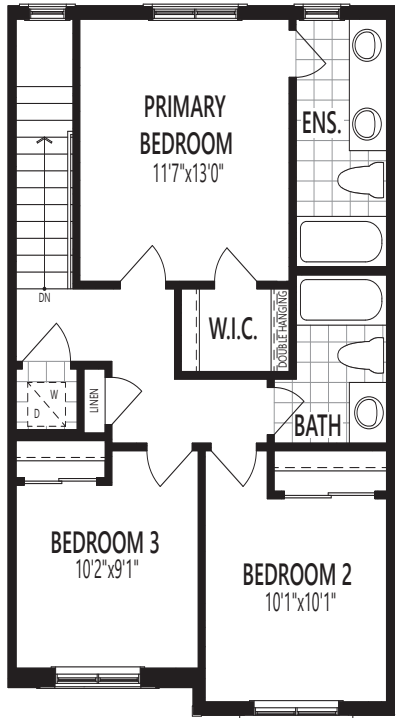
The Berlin

1,342 sq. ft.

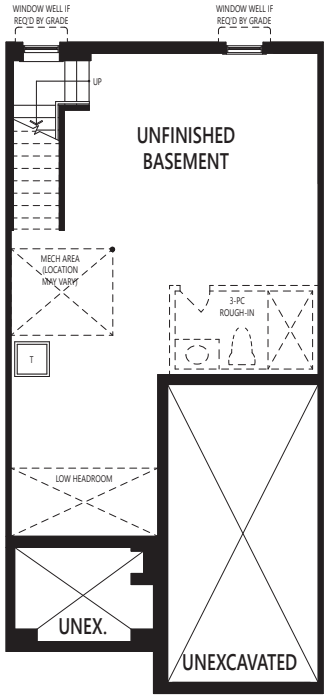
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

ITHA 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.

WILDFLOWERS

2-STOREY TOWNHOMES

The Cranbrook

1,445 sq. ft.

Farmhouse (FH)



Craftsman (CR)



Traditional (TA)



Transitional (TN)

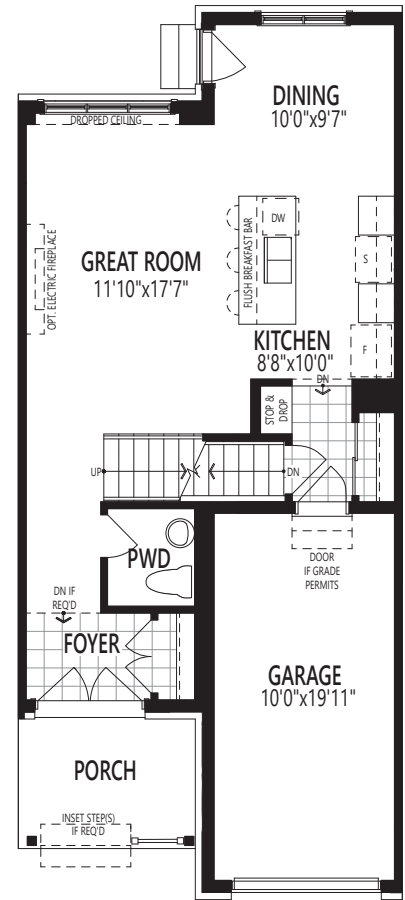


2-STOREY TOWNHOMES

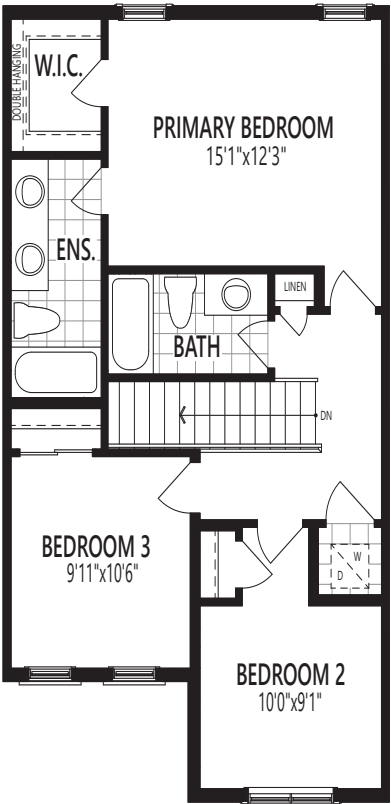
The Cranbrook

1,445 sq. ft.

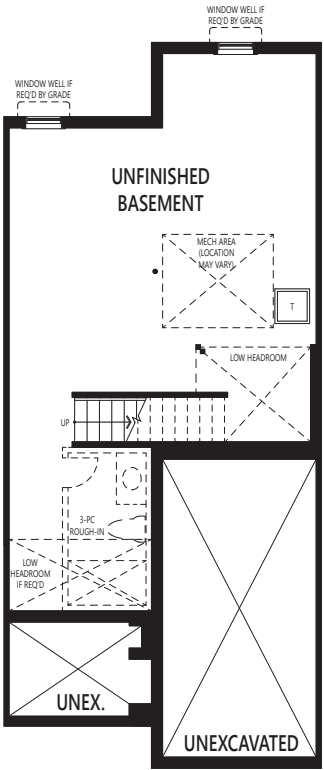
Home Office Package Available in Select Bedrooms & Dens.
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Ground Floor



Second Floor



Basement

ITHB 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.

WILDFLOWERS

2-STOREY TOWNHOMES

The Millbank End
1,474 sq. ft.

Traditional 1 (TA1)



Craftsman (CR)



Farmhouse (FH)



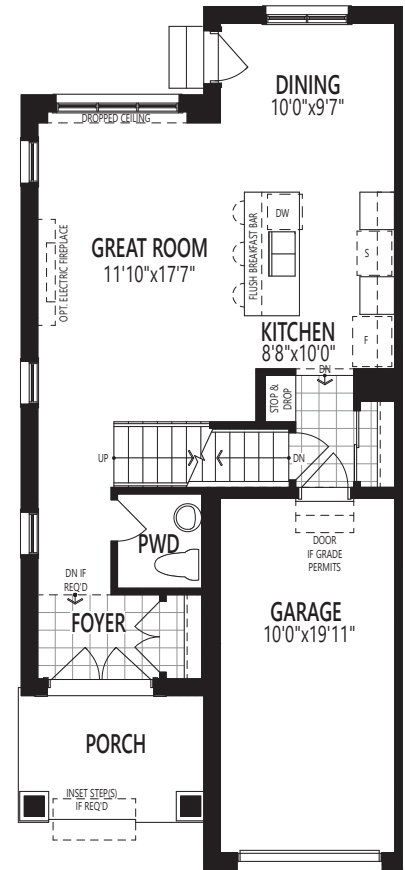
Transitional 1 (TN1)



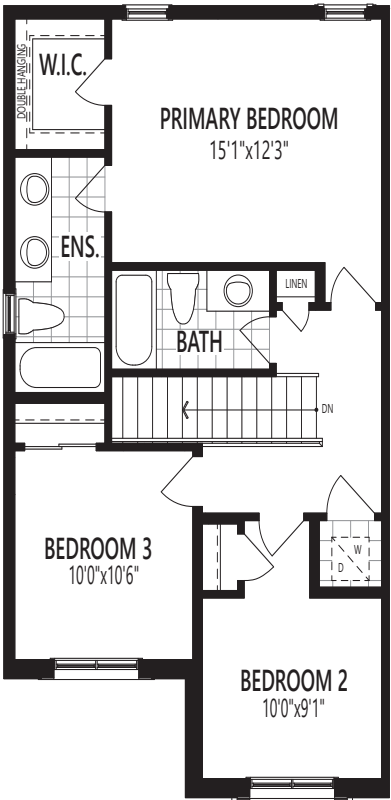
2-STOREY TOWNHOMES

The Millbank End
1,474 sq. ft.

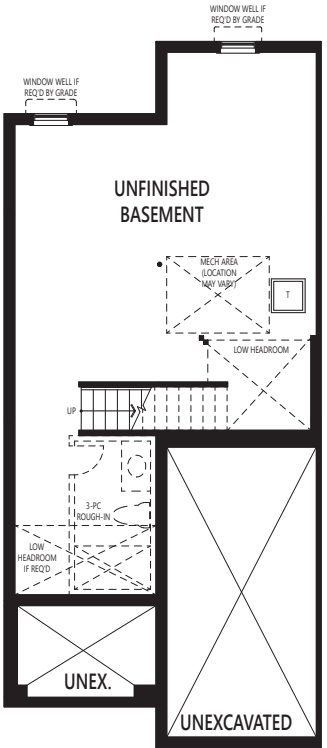
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Ground Floor



Second Floor



Basement

ITHC 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 1" 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

Transitional (TN)

2-STOREY TOWNHOMES

*The
Princeton*

1,583 sq. ft.



Craftsman (CR)



Farmhouse (FH)



Traditional (TA)

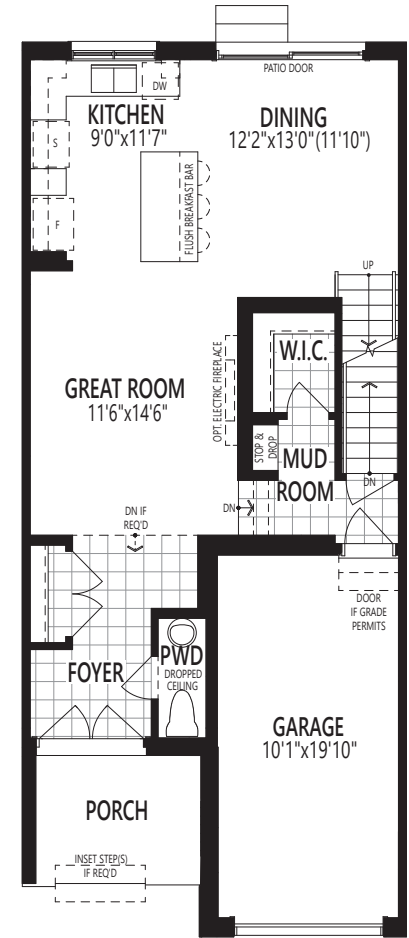


2-STOREY TOWNHOMES

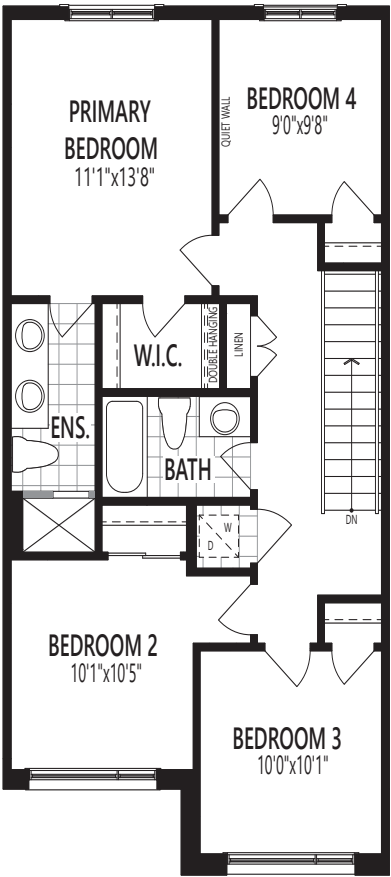
The Princeton

1,583 sq. ft.

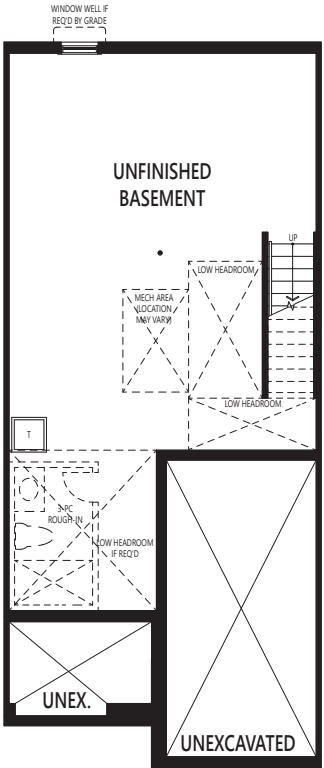
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Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

ITHD 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.

WILDFLOWERS

Farmhouse (FH)

2-STOREY TOWNHOMES

*The
Trussler
End*

1,829 sq. ft.
(Including 18 sq. ft. open to below)



Craftsman (CR)



Traditional 1 (TA1)



Transitional 1 (TN1)

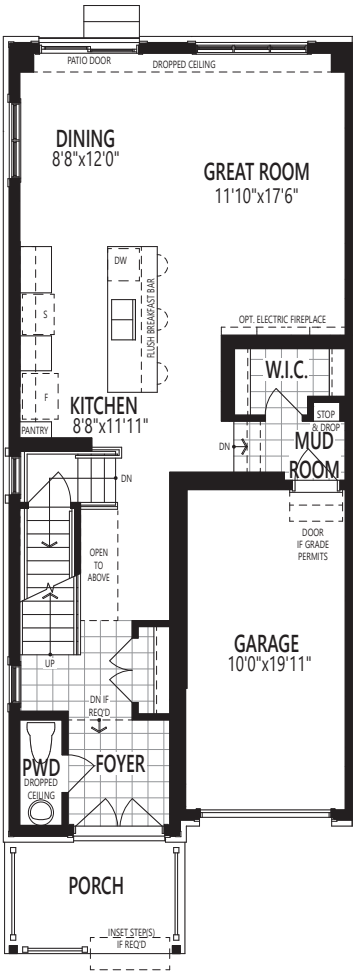


2-STOREY TOWNHOMES

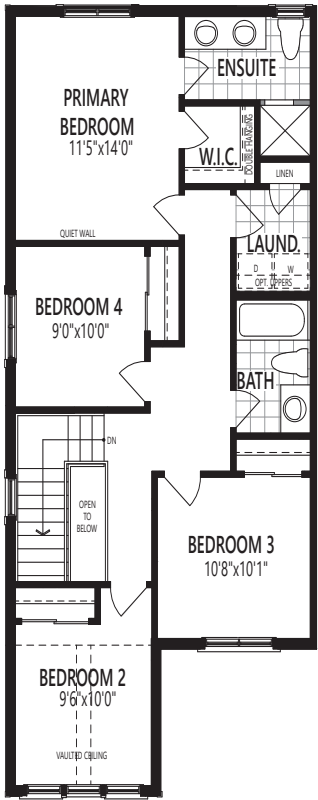
The Trussler End

1,829 sq. ft.
(Including 18 sq. ft. open to below)

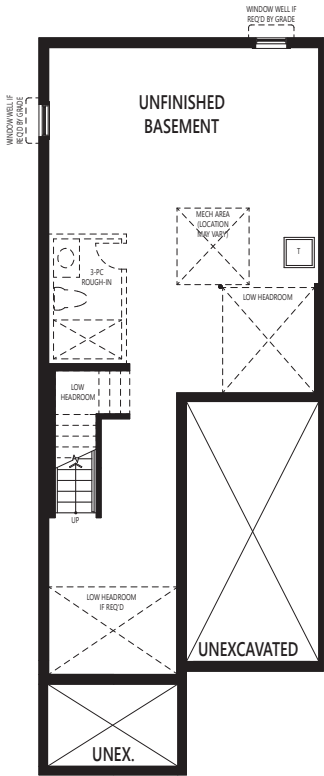
Home Office Package Available in Select Bedrooms & Dens.
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Ground Floor



Second Floor



Basement

ITHE 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.

WILDFLOWERS

2-STOREY TOWNHOMES

*The
Wellesley
Corner*
1,853 sq. ft.

Traditional 1 (TA1)



Craftsman (CR)



Farmhouse (FH)



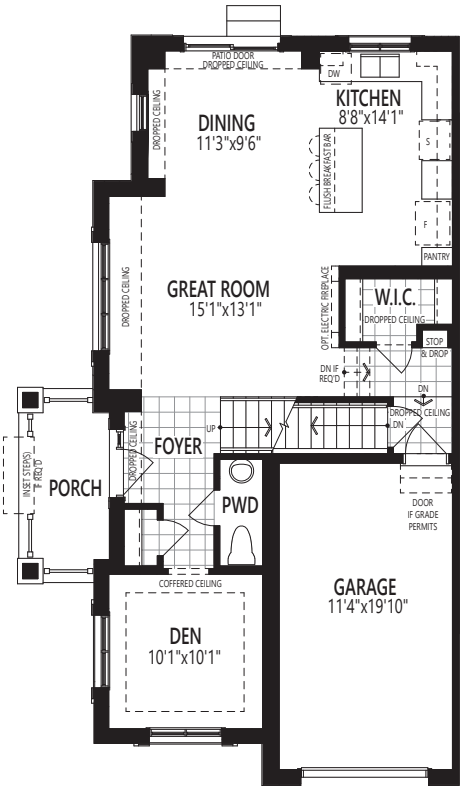
Transitional 1 (TN1)



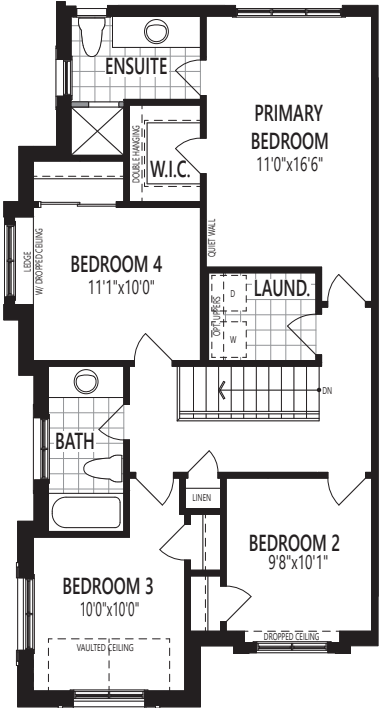
2-STOREY TOWNHOMES

The Wellesley Corner

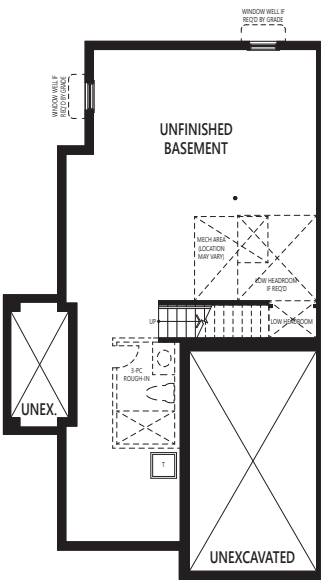
1,853 sq. ft.



Ground Floor

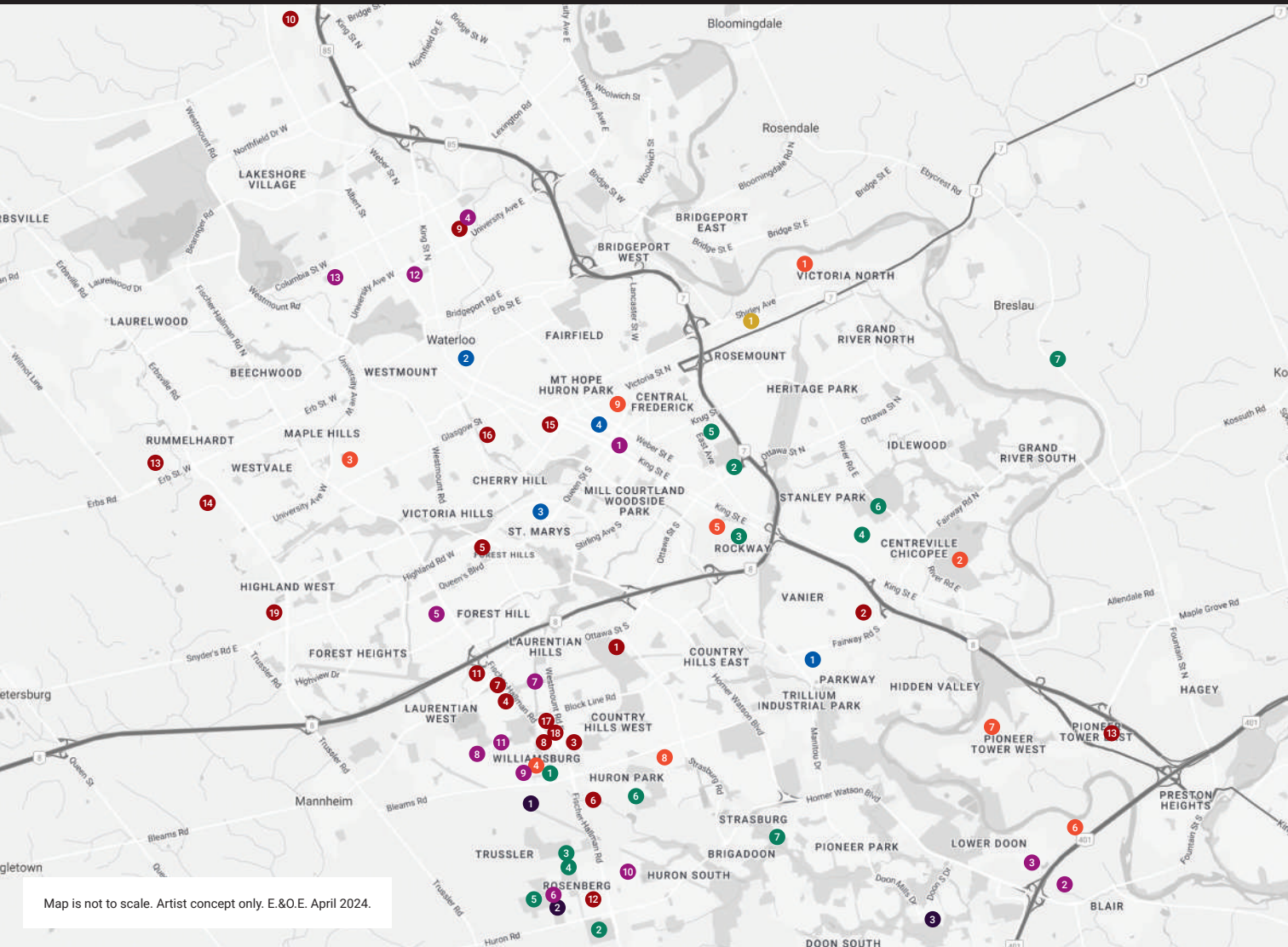


Second Floor



Basement

ITHF 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 1' 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.



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. Rockyards 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