

UPPER JOSHUA CREEK



OAKVILLE

Detached



Pure legacy

**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.

Choose the pure comfort offered in Upper Joshua Creek by Mattamy Homes, where sustainable living, superior craftsmanship and thoughtful amenities weave together in celebration of the quintessential Oakville lifestyle.



Pure sustainability

FUTURE-BUILT FOR LIFE.

We use forward-thinking technology and innovative design to create homes that are great for your today and built sustainably, so your home and neighbourhood are ready for a brighter tomorrow.

Step inside a home and neighbourhood seamlessly integrated with the sustainability features you want for your world. From the efficiency, quality and comfort standards of either Energy Star® certified or Net Zero Ready* to the renewable geothermal heating and cooling, your home in Upper Joshua Creek will bring you clean air and quiet peace, while being kind to the planet.

*According to the standards for Net Zero Ready as adopted by the Canadian Home Builders' Association.



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.

At Upper Joshua Creek, your home options include:

- Rear Lane Townhomes
- 2-Storey Townhomes
- Single Car Garage Detached Homes
- Double Car Garage Detached Homes
- Deluxe Double Car Garage Detached Homes

Find the home that fits you with your choice of floorplans and Design Studio finishes, as well as select Architect's Choice Options available for Detached Homes.





Pure
charm

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 settling into your next chapter or searching for a place to plant roots, Upper Joshua Creek is the ideal neighbourhood in the right location for you.

- Get up close and personal with nature at Lyndhurst Park and Pinery Park
- Explore close to home on 150 km of trails, including the Joshua Creek Trail
- Find everything you need and want in downtown Oakville's upscale shopping district
- Plan your next lunch date at a local restaurant
- Take in the views on Oakville's stunning waterfront
- Enjoy breezy commutes and quaint day trips with easy access to Highways 407 and 403 and Oakville GO



Pure
living



UPPER JOSHUA CREEK

SINGLE CAR GARAGE

*The
Barnett*

2,010 sq. ft.

(incl. 10 sq. ft. open to below)

Craftsman (CR)



English Manor (EM)



French Chateau (FR)



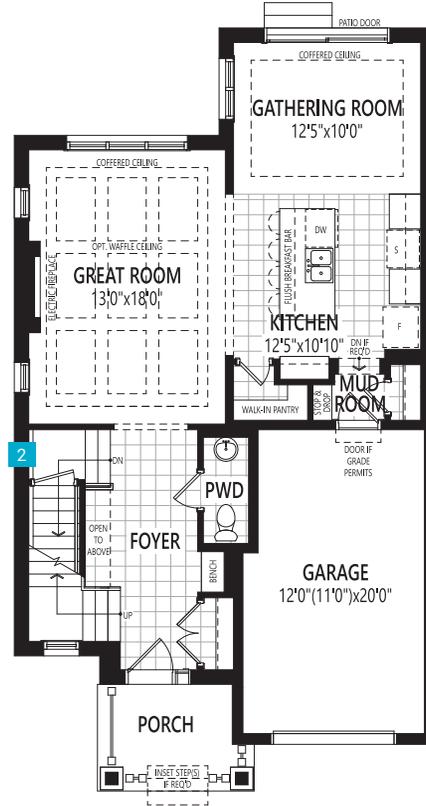
Traditional (TA)



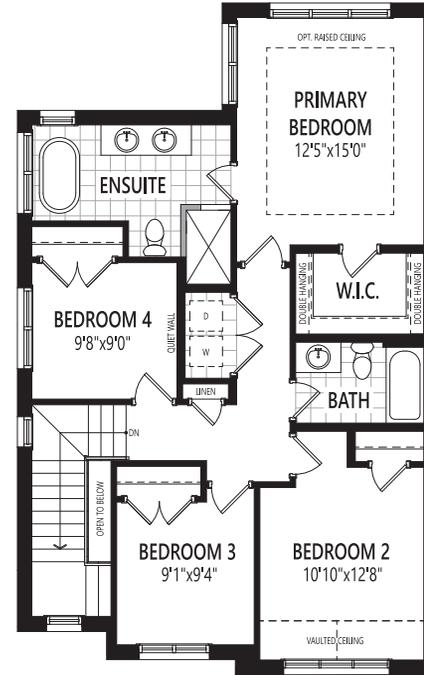
SINGLE CAR GARAGE

The Barnett

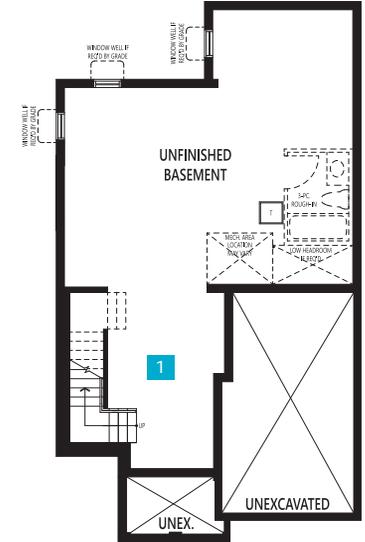
2,010 sq. ft.
(incl. 10 sq. ft. open to below)



Ground Floor



Second Floor



Basement

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

F34A 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. June 2024 – Copyright 2024 – Mattamy Homes Limited.

SINGLE CAR GARAGE

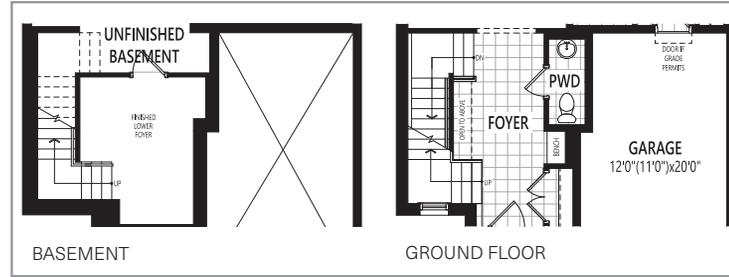
The Barnett

2,010 sq. ft.

(incl. 10 sq. ft. open to below)

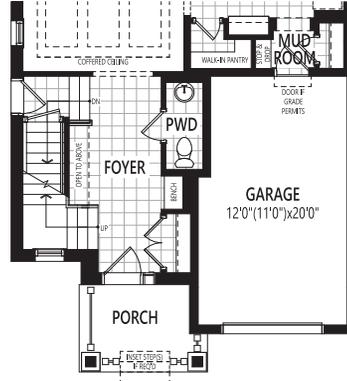
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 164 SQ. FT.)



GROUND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



F34A 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. June 2024 – Copyright 2024 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

SINGLE CAR GARAGE

*The
Coxland*

2,393 sq. ft.

Contemporary (CN)



English Manor (EM)



French Chateau (FR)



Traditional (TA)



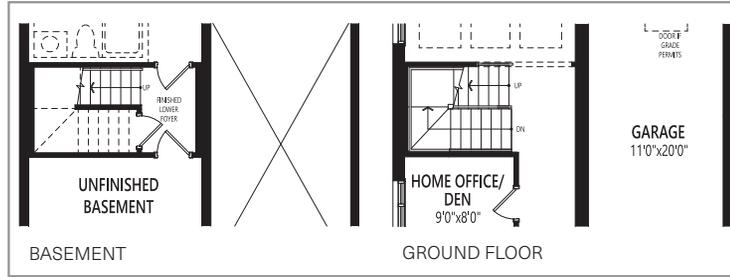
SINGLE CAR GARAGE

*The
Coxland*

2,393 sq. ft.

BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 31 SQ. FT.)



F34B 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. June 2024 – Copyright 2024 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

SINGLE CAR GARAGE

The Giddings

2,537 sq. ft.

(incl. 29 sq. ft. open to below)

Contemporary (CN)



English Manor (EM)



Traditional (TA)



French Chateau (FR)

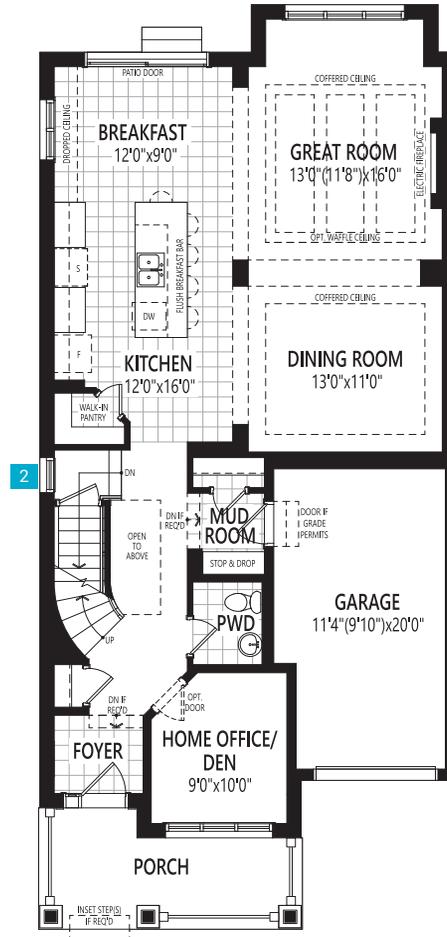


SINGLE CAR GARAGE

The Giddings

2,537 sq. ft.

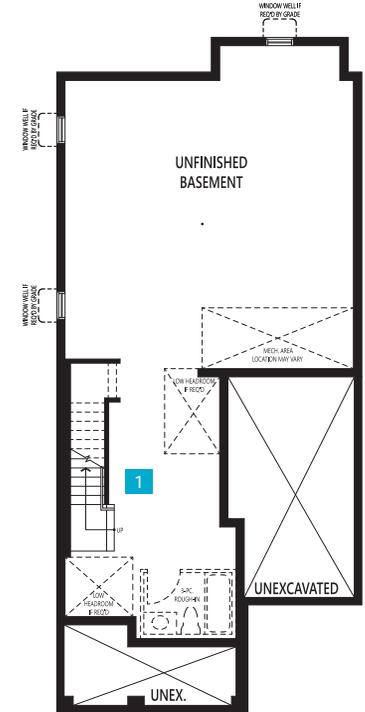
(incl. 29 sq. ft. open to below)



Ground Floor



Second Floor



Basement

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

F34C 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

SINGLE CAR GARAGE

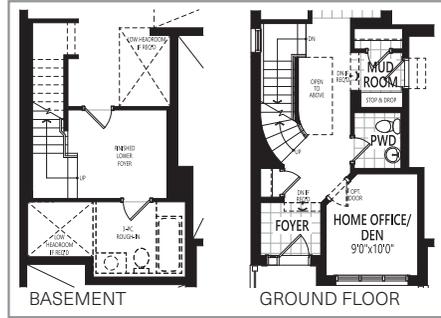
The Giddings

2,537 sq. ft.

(incl. 29 sq. ft. open to below)

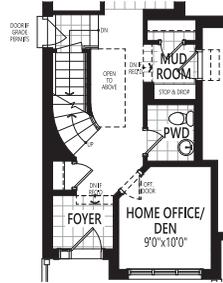
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 92 SQ. FT.)



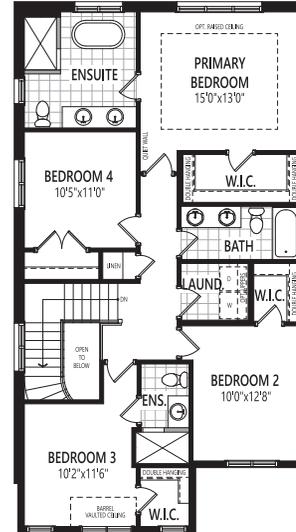
GROUND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



SECOND FLOOR OPTION

3 THIRD BATH



F34C 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

SINGLE CAR GARAGE

*The
Rosebank*

2,555 sq. ft.

(incl. 50 sq. ft. open to below)

English Manor (EM)



Farmhouse (FH)



French Chateau (FR)



Contemporary (CN)

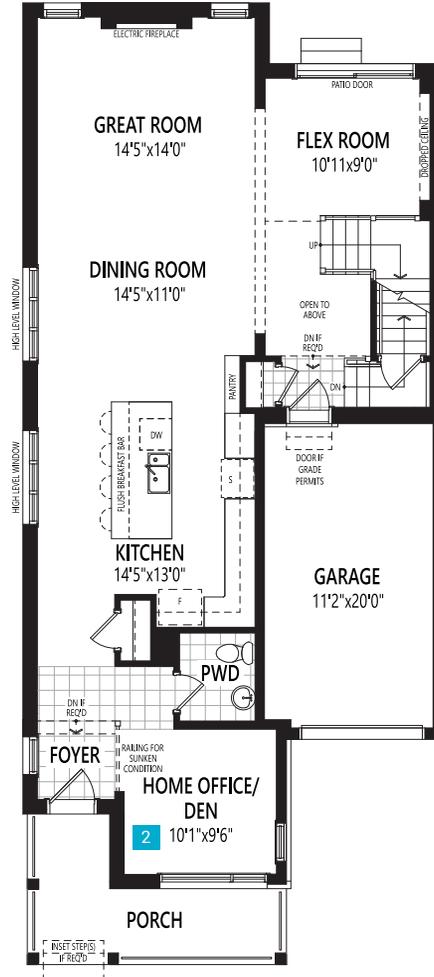


SINGLE CAR GARAGE

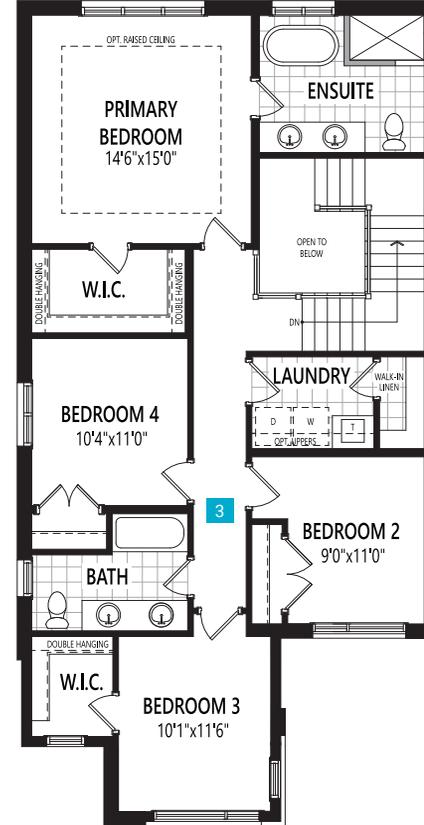
The Rosebank

2,555 sq. ft.
(incl. 50 sq. ft. open to below)

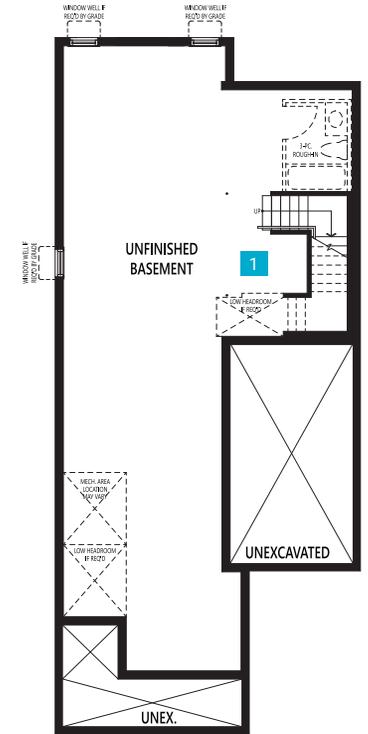
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

F34E 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

SINGLE CAR GARAGE

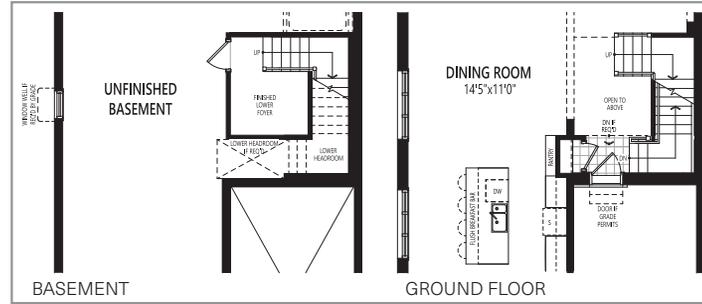
The Rosebank

2,555 sq. ft.

(incl. 50 sq. ft. open to below)

BASEMENT OPTION

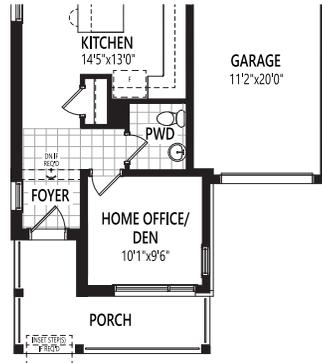
1 THE NEXT STEP (ADDITIONAL 66 SQ. FT.)



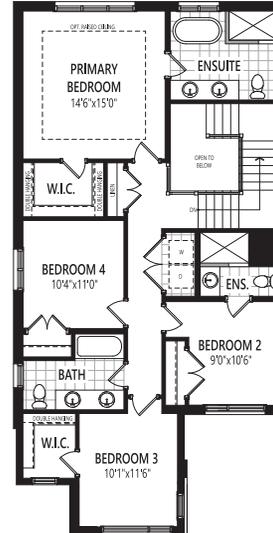
GROUND FLOOR OPTION

SECOND FLOOR OPTION

2 ENCLOSED HOME OFFICE / DEN



3 THIRD BATH (LAUNDRY TUB RELOCATED TO BASEMENT)



F34E 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

SINGLE CAR GARAGE

The Shaw Wood

2,749 sq. ft.

(incl. 12 sq. ft. open to below)

English Manor (EM)



Farmhouse (FH)



French Chateau (FR)



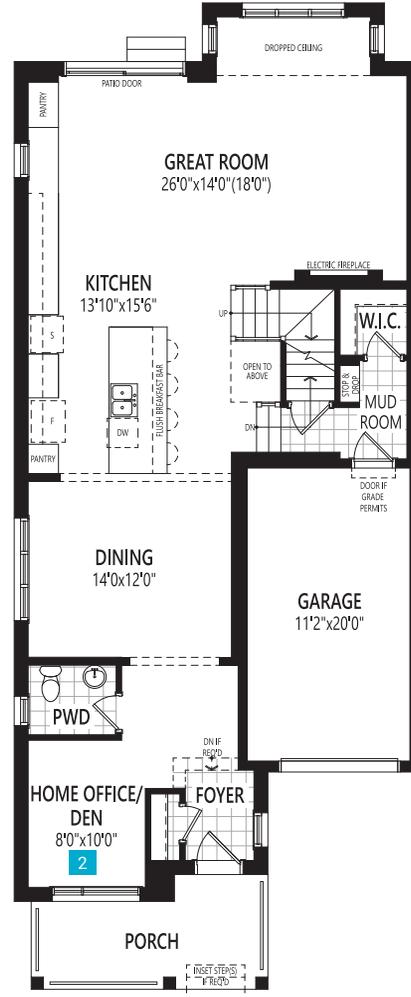
Contemporary (CN)



SINGLE CAR GARAGE

The Shaw Wood

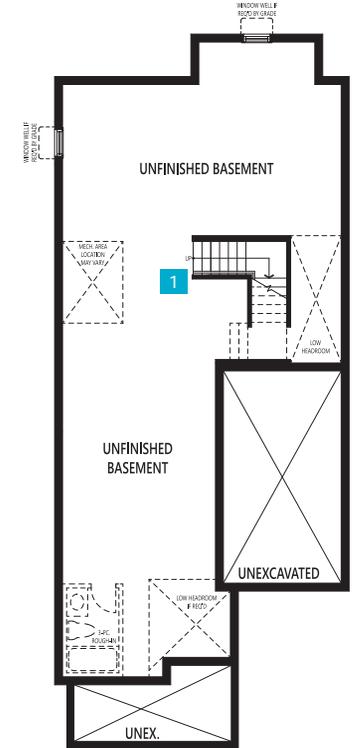
2,749 sq. ft.
(incl. 12 sq. ft. open to below)



Ground Floor



Second Floor



Basement

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

F34F 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

SINGLE CAR GARAGE

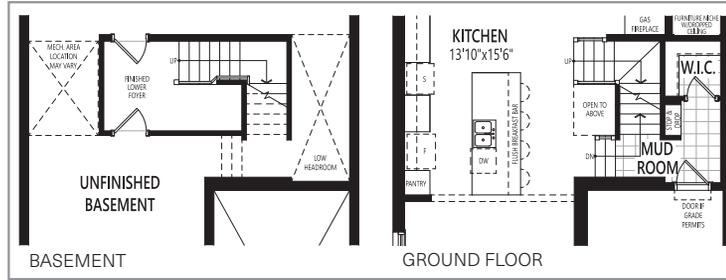
The Shaw Wood

2,749 sq. ft.

(incl. 12 sq. ft. open to below)

BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 82 SQ. FT.)

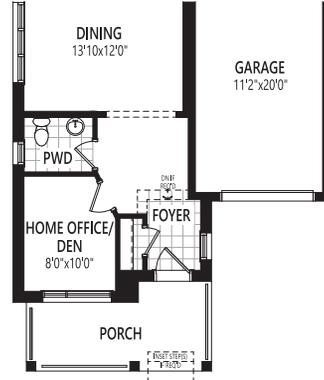


GROUND FLOOR OPTION

SECOND FLOOR OPTION

2 ENCLOSED HOME OFFICE / DEN

3 THIRD BATH (LAUNDRY TUB RELOCATED TO BASEMENT)



F34F 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

SINGLE CAR GARAGE

*The
Reign*

2,758 sq. ft.
(incl. 70 sq. ft. open to below)

Contemporary (CN)



English Manor (EM)



Farmhouse (FH)



French Chateau (FR)

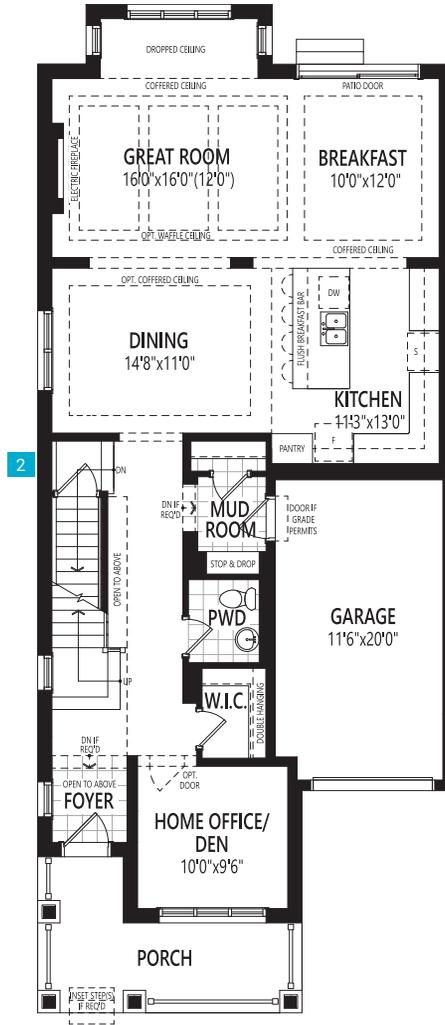


SINGLE CAR GARAGE

The Reign

2,758 sq. ft.
(incl. 70 sq. ft. open to below)

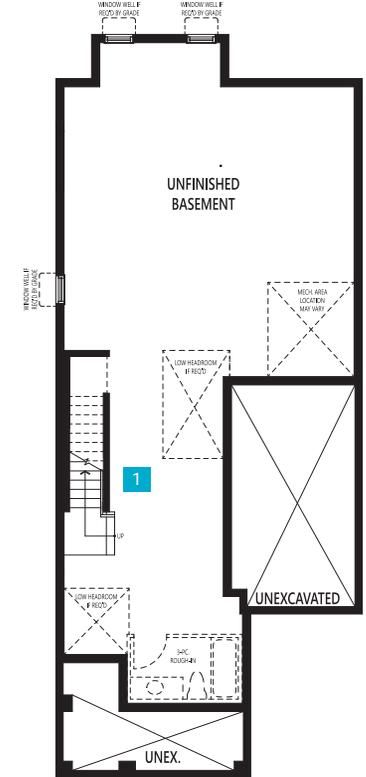
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

F34D 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

SINGLE CAR GARAGE

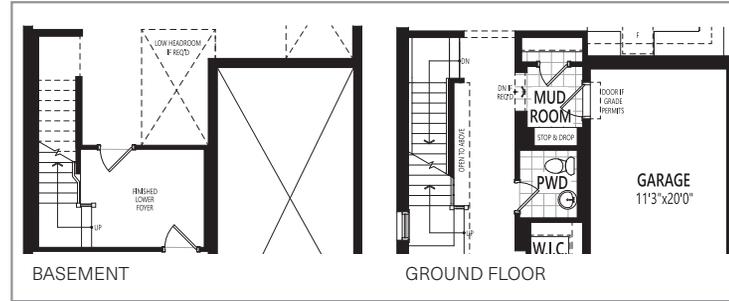
The Reign

2,758 sq. ft.

(incl. 70 sq. ft. open to below)

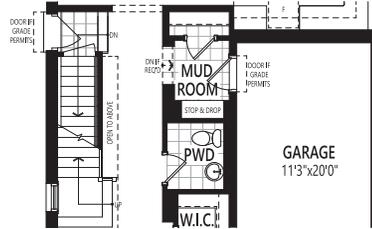
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 81 SQ. FT.)



GROUND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



SECOND FLOOR OPTION

3 THIRD BATH



F34D 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

DOUBLE CAR GARAGE

The Brookdale Corner

2,546 sq. ft.
(incl. 46 sq. ft. open to below)

Craftsman (CR)



French Chateau (FR)



Traditional (TA)



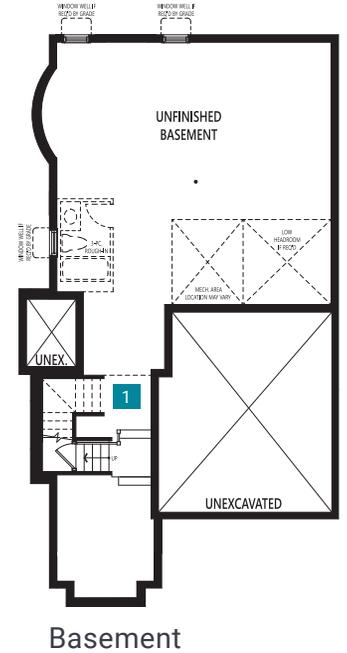
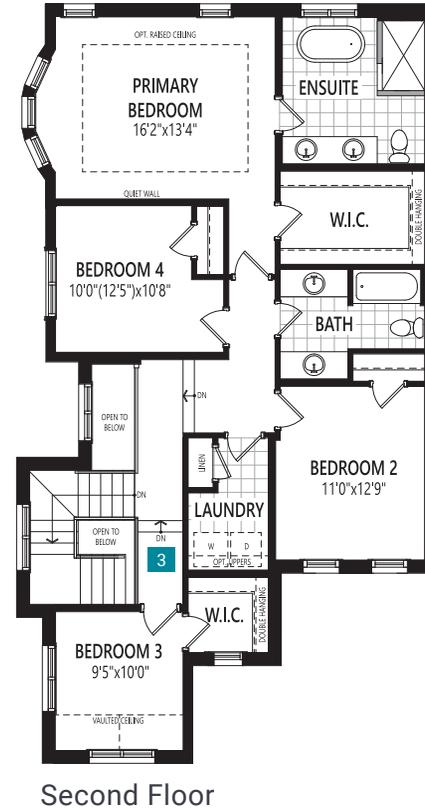
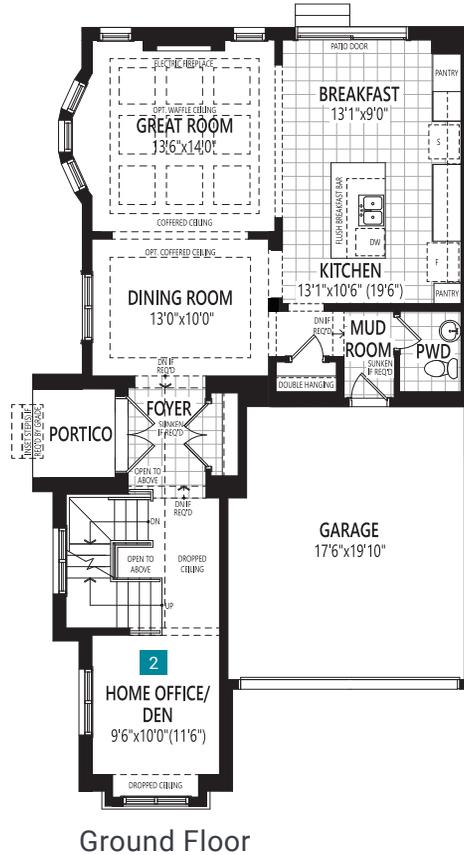
English Manor (EM)



DOUBLE CAR GARAGE

The Brookdale Corner

2,546 sq. ft.
(incl. 46 sq. ft. open to below)



C38A 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 'English Manor' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

DOUBLE CAR GARAGE

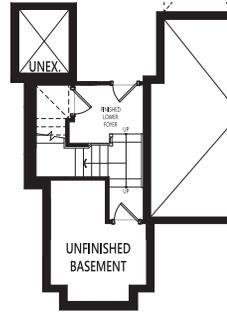
The Brookdale Corner

2,546 sq. ft.

(incl. 46 sq. ft. open to below)

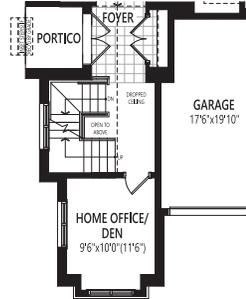
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 54 SQ. FT.)



GROUND FLOOR OPTION

2 ENCLOSED HOME OFFICE / DEN



SECOND FLOOR OPTION

3 THIRD BATH (LAUNDRY TUB RELOCATED TO BASEMENT)



C38A 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 'English Manor' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

DOUBLE CAR GARAGE

The Chisholm

2,626 sq. ft.

(incl. 17 sq. ft. open to below)

Contemporary (CN)



English Manor (EM)



Farmhouse (FH)



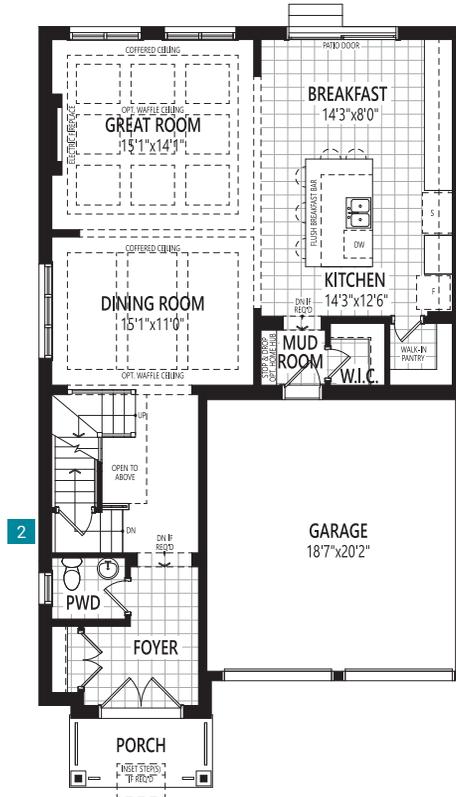
French Chateau (FR)



DOUBLE CAR GARAGE

The Chisholm

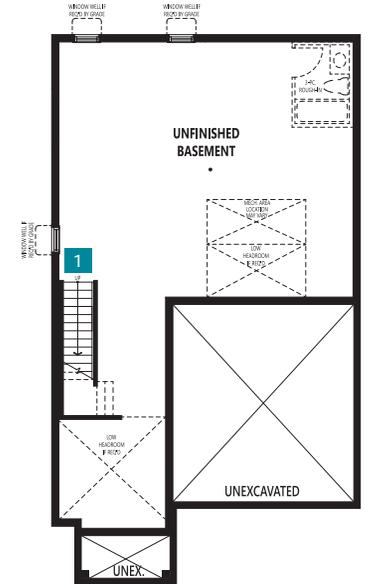
2,626 sq. ft.
(incl. 17 sq. ft. open to below)



Ground Floor



Second Floor



Basement

C38B 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

DOUBLE CAR GARAGE

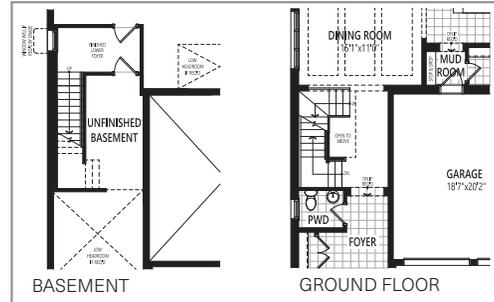
The Chisholm

2,626 sq. ft.

(incl. 17 sq. ft. open to below)

BASEMENT OPTION

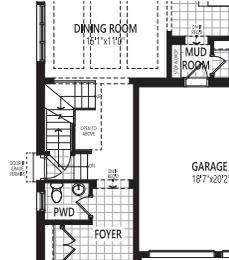
1 THE NEXT STEP (ADDITIONAL 81 SQ. FT.)



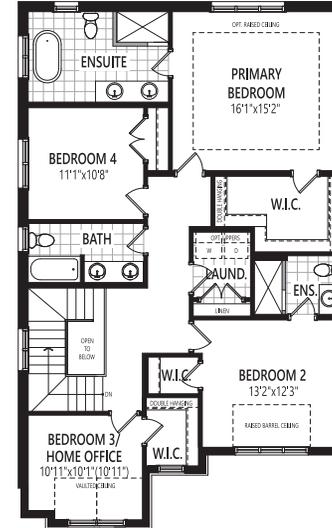
GROUND FLOOR OPTION

SECOND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



3 THIRD BATH (LAUNDRY TUB RELOCATED TO BASEMENT)



C38B 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 'French Chateau' 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. June 2024 – Copyright 2024 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

DOUBLE CAR GARAGE

The Thorncliffe

3,039 sq. ft.

Contemporary (CN)



English Manor (EM)



Traditional (TA)



French Chateau (FR)



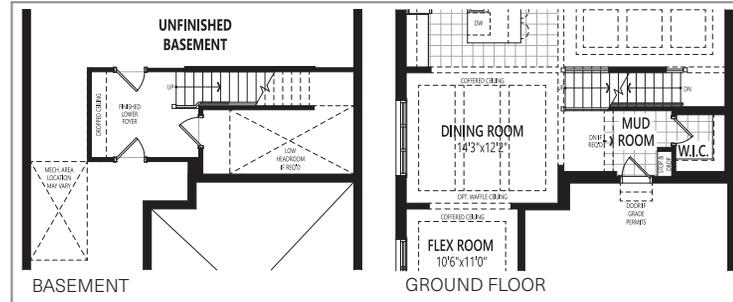
DOUBLE CAR GARAGE

The Thorncliffe

3,039 sq. ft.

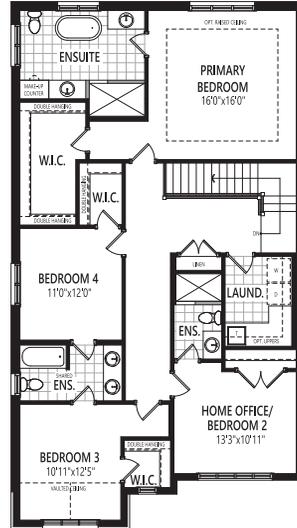
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 85 SQ. FT.)

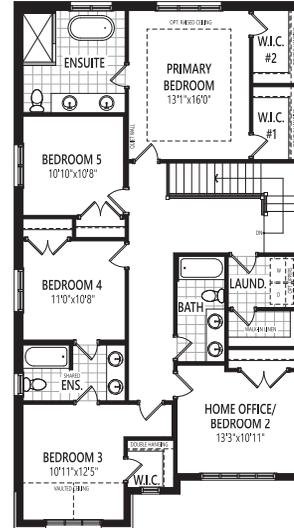


SECOND FLOOR OPTIONS

2 THIRD BATH



3 5-BEDROOM PLAN (LAUNDRY RELOCATED TO BASEMENT)



C38E 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 'French Chateau' 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. June 2024 – Copyright 2024 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

DOUBLE CAR GARAGE

*The
Windfield*

3,127 sq. ft.

(incl. 268 sq. ft. open to below)

English Manor (EM)



French Chateau (FR)



Traditional (TA)



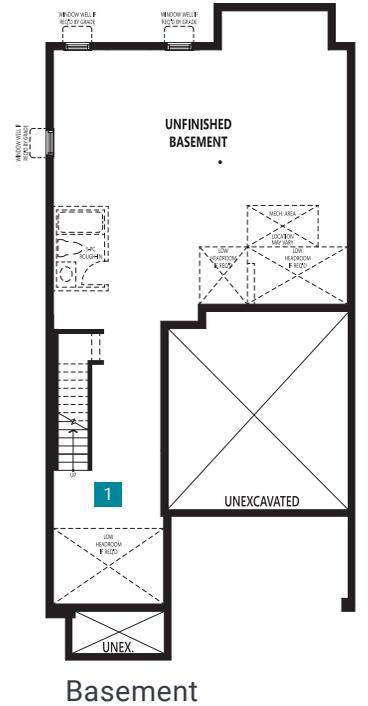
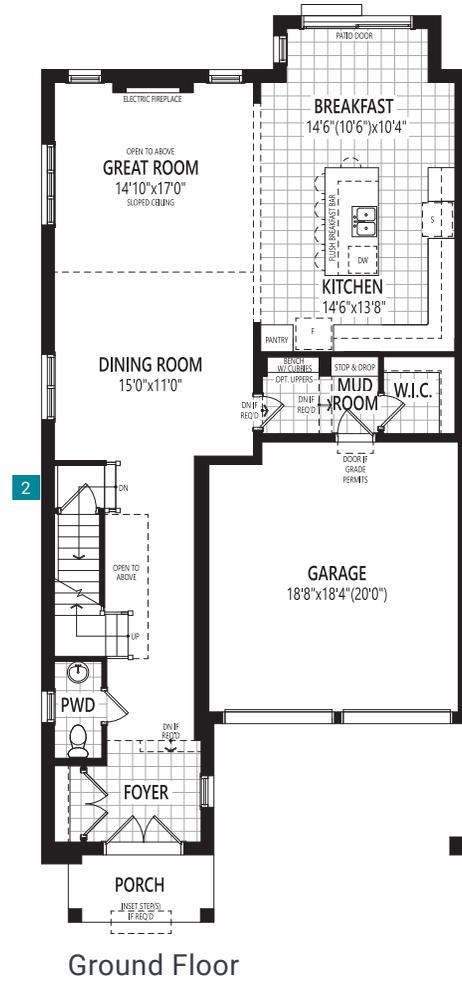
Contemporary (CN)



DOUBLE CAR GARAGE

The Windfield

3,127 sq. ft.
(incl. 268 sq. ft. open to below)



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

C38G 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

DOUBLE CAR GARAGE

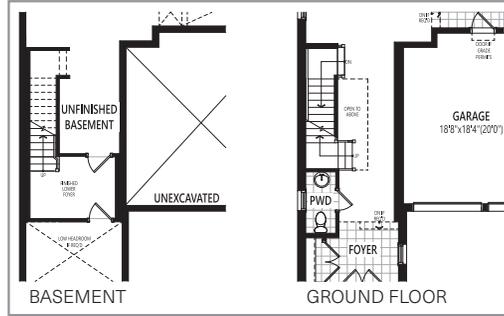
The Windfield

3,127 sq. ft.

(incl. 268 sq. ft. open to below)

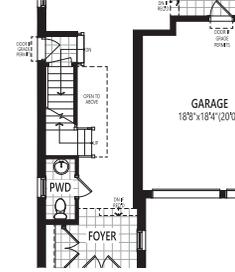
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 86.5 SQ. FT.)



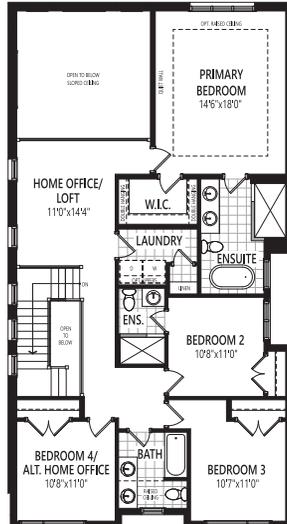
GROUND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)

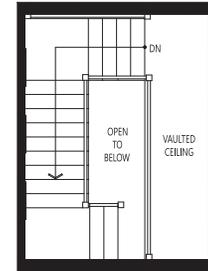


SECOND FLOOR OPTIONS

3 THIRD BATH (LAUNDRY TUB RELOCATED TO BASEMENT)



4 VAULTED CEILING WITH HIGH CEILING WINDOWS (ONLY AVAILABLE WITH CONTEMPORARY ELEVATION)



C38G 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

DOUBLE CAR GARAGE

The Kingsley

3,179 sq. ft.

(incl. 381 sq. ft. open to below)

Craftsman (CR)



English Manor (EM)



French Chateau (FR)



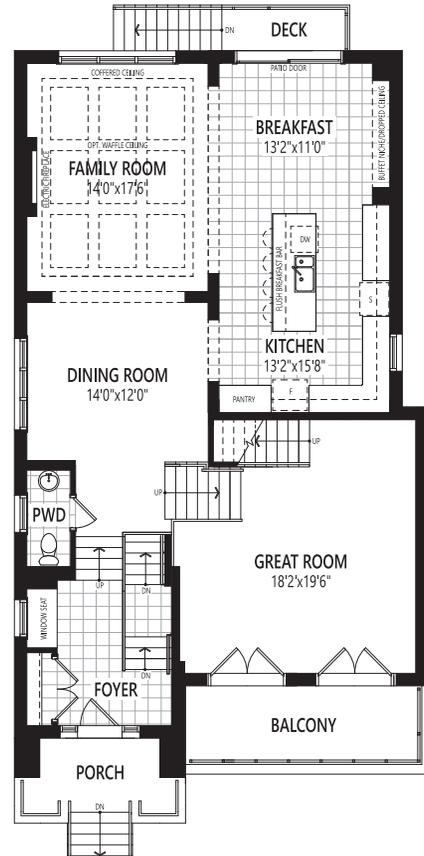
Contemporary (CN)



DOUBLE CAR GARAGE

The Kingsley

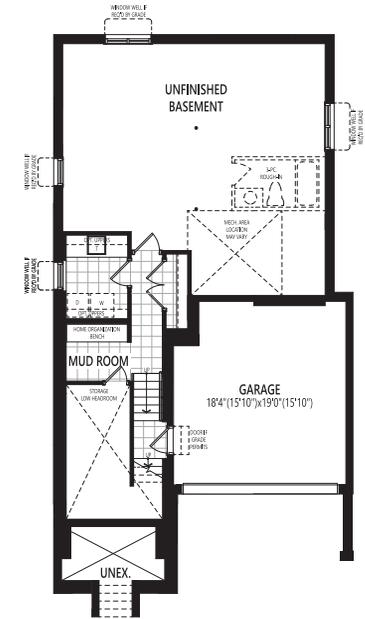
3,179 sq. ft.
(incl. 381 sq. ft. open to below)



Ground Floor



Second Floor



Basement

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

C38C 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

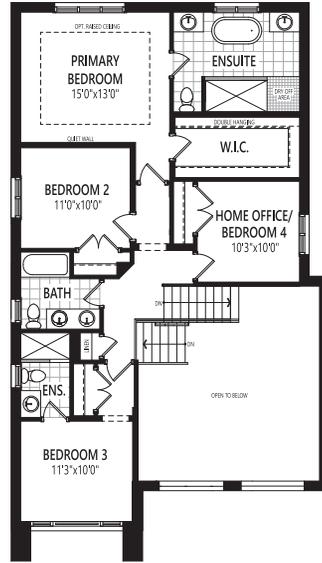
DOUBLE CAR GARAGE

The Kingsley

3,179 sq. ft.
(incl. 381 sq. ft. open to below)

SECOND FLOOR OPTION

1 4-BEDROOM PLAN



C38C 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 'Contemporary' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

DELUXE DOUBLE
CAR GARAGE

*The
Beauford*

3,334 sq. ft.

Craftsman (CR)



French Chateau (FR)



English Manor (EM)

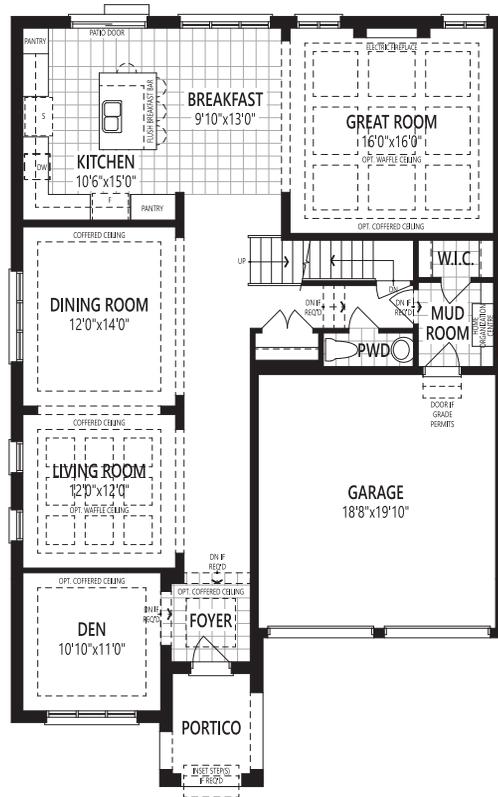


DELUXE DOUBLE
CAR GARAGE

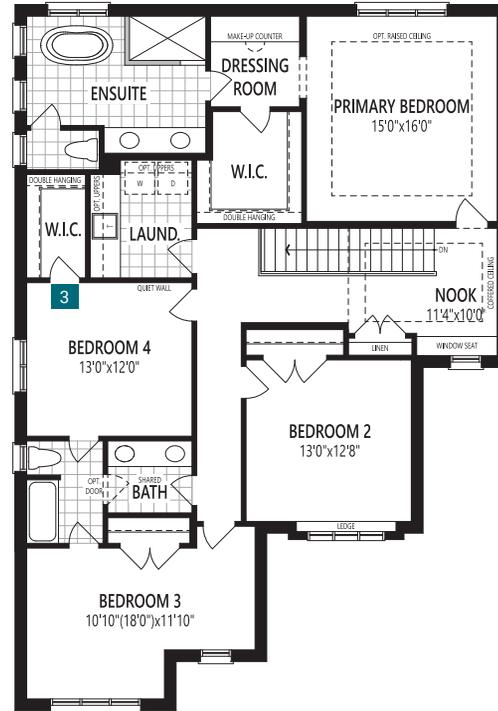
*The
Beauford*

3,334 sq. ft.

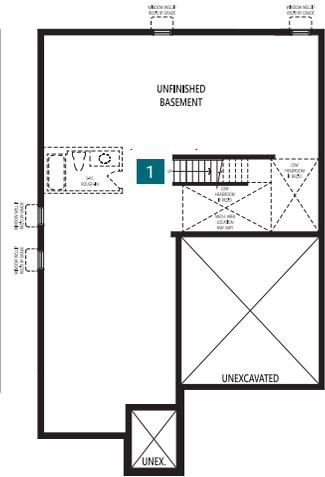
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

C45E 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 'English Manor' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

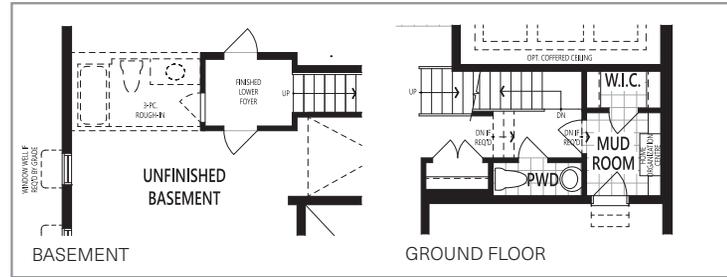
DELUXE DOUBLE CAR GARAGE

The Beaumont

3,334 sq. ft.

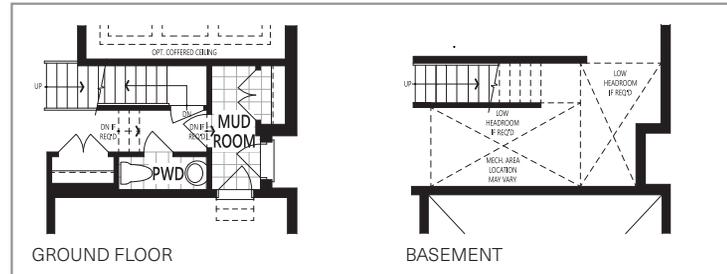
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 44 SQ. FT.)



GROUND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



SECOND FLOOR OPTION

3 THIRD BATH



C45E 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 'English Manor' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

DELUXE DOUBLE
CAR GARAGE

*The
Fairbank*

3,548 sq. ft.
(incl. 23 sq. ft. open to below)

English Manor (EM)



French Chateau (FR)



Traditional (TA)

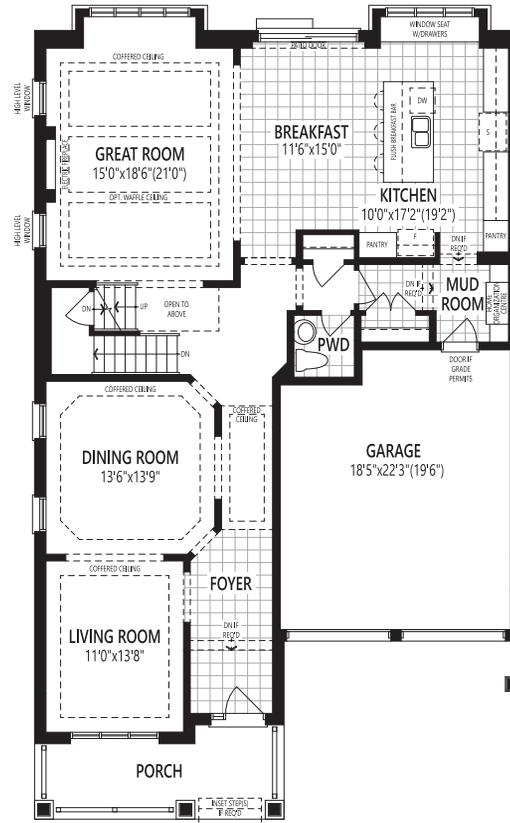


DELUXE DOUBLE CAR GARAGE

The Fairbank

3,548 sq. ft.
(incl. 23 sq. ft. open to below)

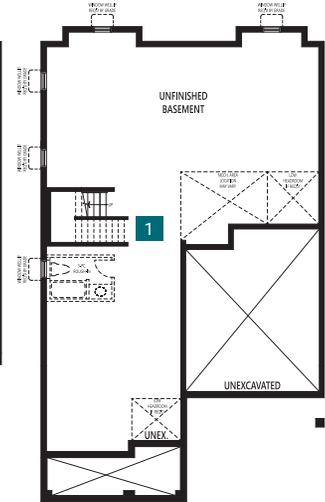
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

C45F 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

DELUXE DOUBLE
CAR GARAGE

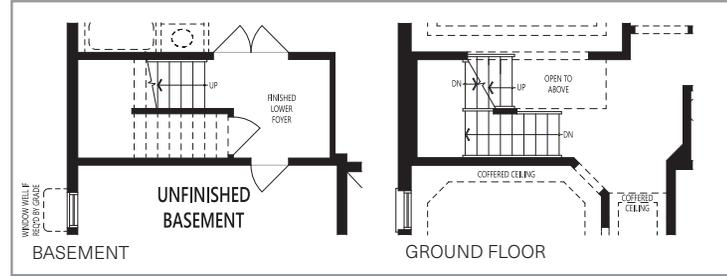
The Fairbank

3,548 sq. ft.

(incl. 23 sq. ft. open to below)

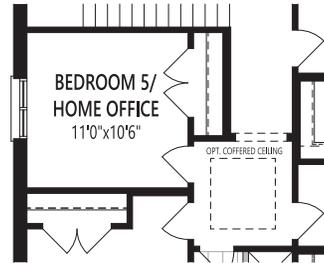
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 67 SQ. FT.)



SECOND FLOOR OPTION

2 BEDROOM 5 / HOME OFFICE (IN LIEU OF LOFT)



UPPER JOSHUA CREEK

DELUXE DOUBLE
CAR GARAGE

*The
Ryland*

3,728 sq. ft.

(incl. 14 sq. ft. open to below)

Contemporary (CN)



English Manor (EM)



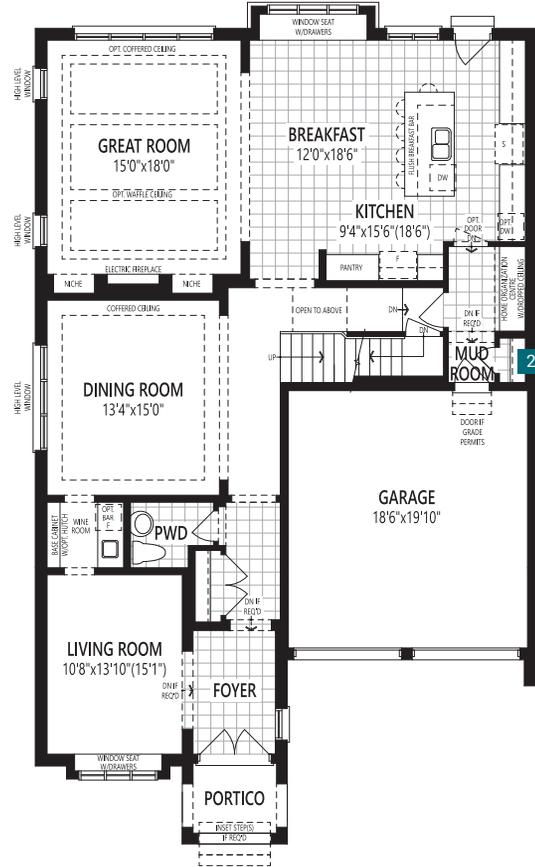
French Chateau (FR)



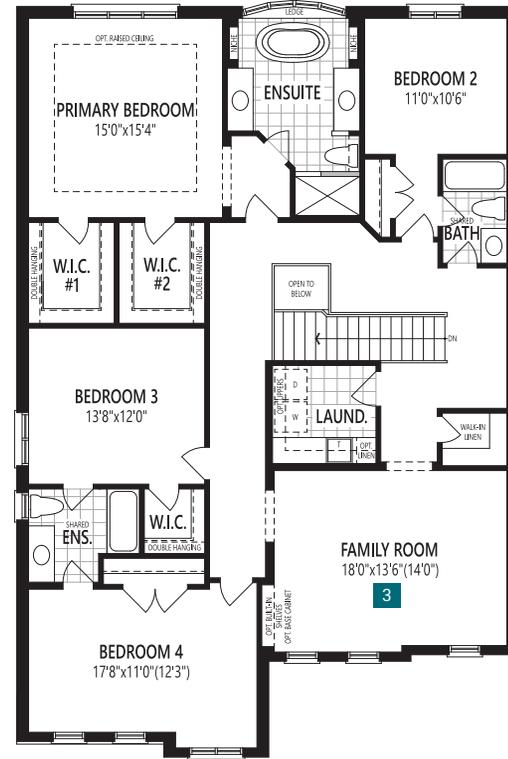
DELUXE DOUBLE CAR GARAGE

The Ryland

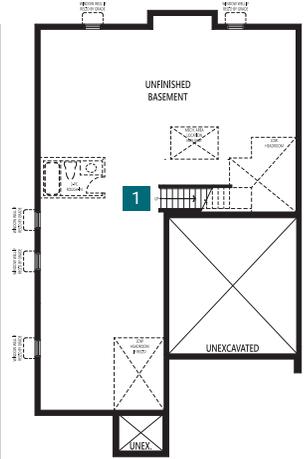
3,728 sq. ft.
(incl. 14 sq. ft. open to below)



Ground Floor



Second Floor



Basement

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

C45G 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

DELUXE DOUBLE CAR GARAGE

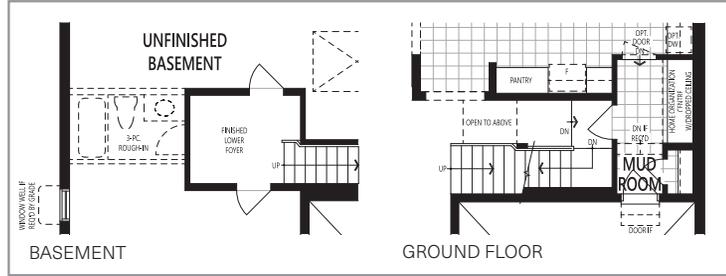
The Ryland

3,728 sq. ft.

(incl. 14 sq. ft. open to below)

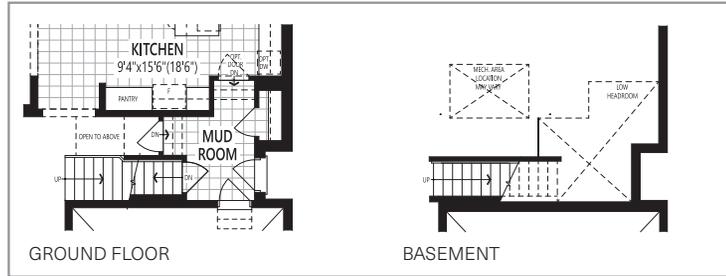
BASEMENT OPTION

1 THE NEXT STEP (ADDITIONAL 69 SQ. FT.)



GROUND FLOOR OPTION

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



SECOND FLOOR OPTION

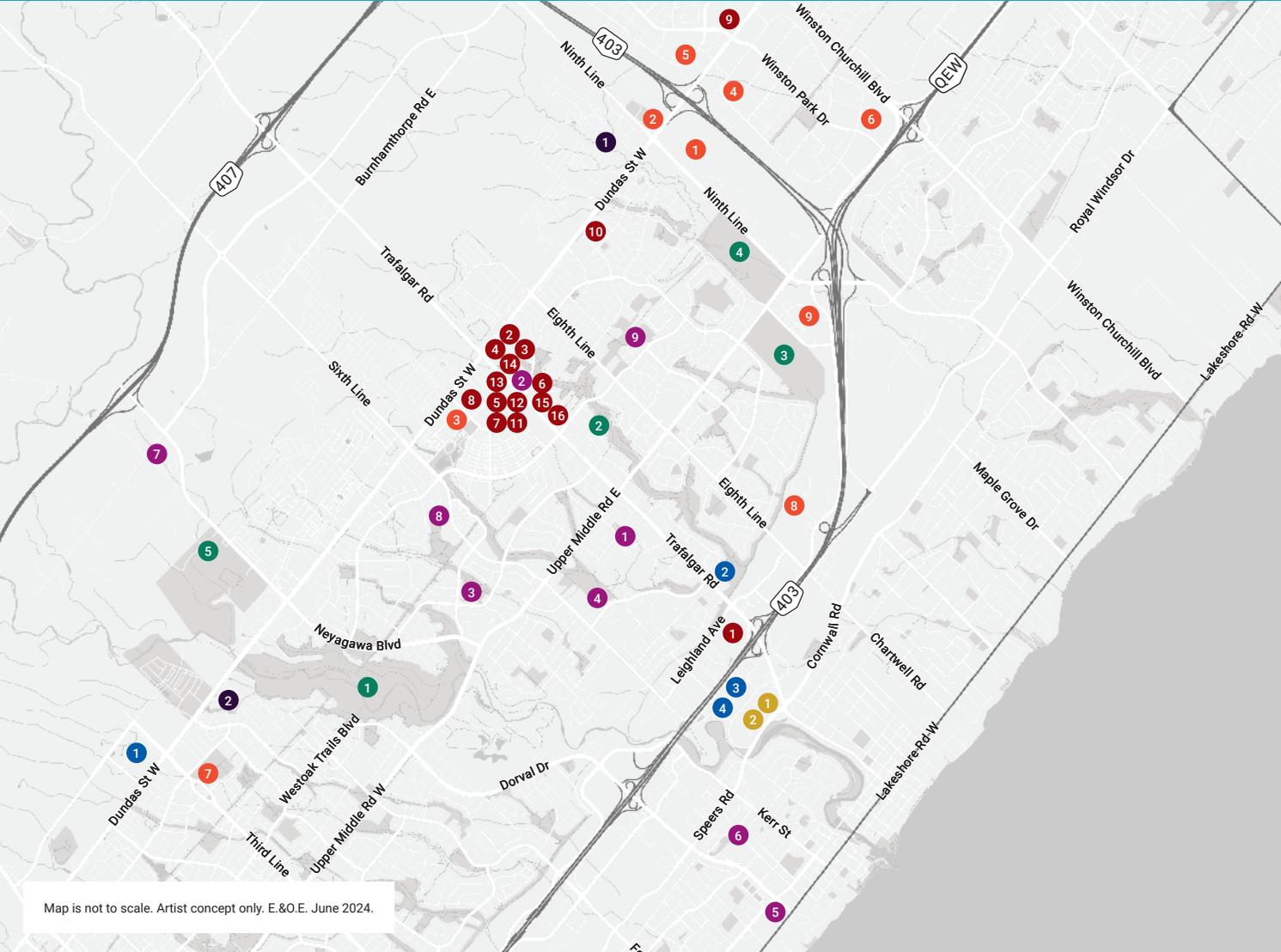
3 BEDROOM 5 (IN LIEU OF FAMILY ROOM)



C45G 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 'French Chateau' 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. June 2024 - Copyright 2024 - Mattamy Homes Limited.

UPPER JOSHUA CREEK

Amenities



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

SCHOOLS

1. Sheridan College
2. Trafalgar Ridge Montessori School
3. River Oaks Public School
4. White Oaks Secondary School
5. St. Thomas Aquinas Catholic Secondary School
6. St. Mary Catholic Elementary School
7. King's Christian Collegiate
8. Holy Trinity Catholic Secondary School
9. Iroquois Ridge High School

NATURE

1. Lions Valley Park
2. Laurelwood Park
3. Iroquois Shoreline Woods Park
4. The Parkway
5. North Park

ESTABLISHED COMMUNITIES

1. Upper Joshua Creek
2. Sales Centre

RECREATION

1. 5 Drive-In Theatres
2. Ninth Line Sports Park
3. GoodLife Fitness
4. Inye Yoga Studio
5. LA Fitness
6. Cineplex Odeon
7. Oakville Soccer Club
8. Toronto Rock Lacrosse
9. Joshua's Creek Arena

TRANSPORTATION

1. GO Transit
2. VIA Rail Oakville station

AVG. DRIVE TIMES

- 7-minute drive to 407 (Toll Highway)
- 7-minute drive to QEW
- 11-minute drive to Oakville GO station
- 14-minute drive to 401
- 46-minute drive to downtown Toronto

CITY SERVICES

1. Oakville Trafalgar Memorial Hospital
2. Oakville Town Hall
3. Oakville Service Canada Centre
4. Oakville ServiceOntario

Discover additional local amenities

a short walk or drive from home:

Starbucks, Longo's, Shoppers Drug Mart, Winners, LCBO, GoodLife Fitness, Sunset Grill, Pita Pit, Booster Juice, Canadian Tire, Real Canadian Superstore, The Beer Store, Boston Pizza, Hero Burgers, Subway, HomeSense, all major banks and more.

BANKS, RESTAURANTS, SHOPPING

1. Oakville Place
2. Canadian Tire
3. Longo's
4. Wine Rack
5. LCBO
6. Winners/HomeSense
7. Walmart
8. Real Canadian Superstore
9. Costco
10. Shoppers Drug Mart
11. The Beer Store
12. The Keg Steakhouse
13. State & Main Kitchen & Bar
14. Starbucks Coffee
15. Tim Hortons
16. Spoon & Fork Thai