

UPPER JOSHUA CREEK

*Create your world*



**OAKVILLE**  
Townhomes



# 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.





A scenic view of a rocky shoreline with a lighthouse in the distance. The foreground shows large, mossy rocks and driftwood in the water. The middle ground features a calm body of water with a small sailboat on the left and a red and white lighthouse on a pier to the right. The sky is a clear, light blue with a few wispy clouds.

*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

## 2-STOREY TOWNHOMES

*The  
Abbeywood*

**1,463** sq. ft.  
(incl. 12 sq. ft. open to below)

Contemporary (CN)



English Manor (EM)



French Chateau (FR)

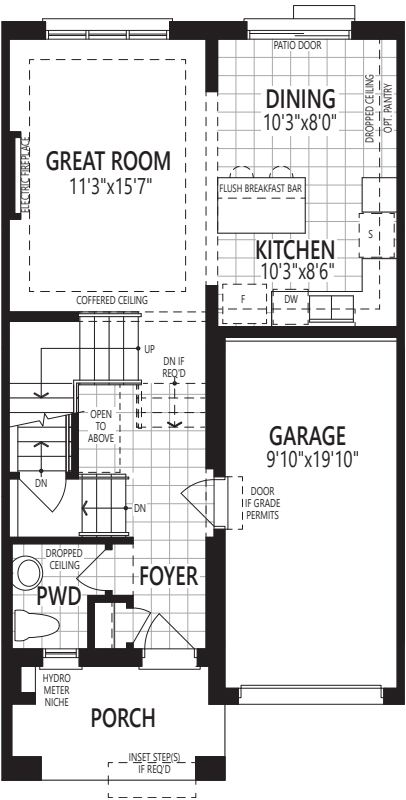




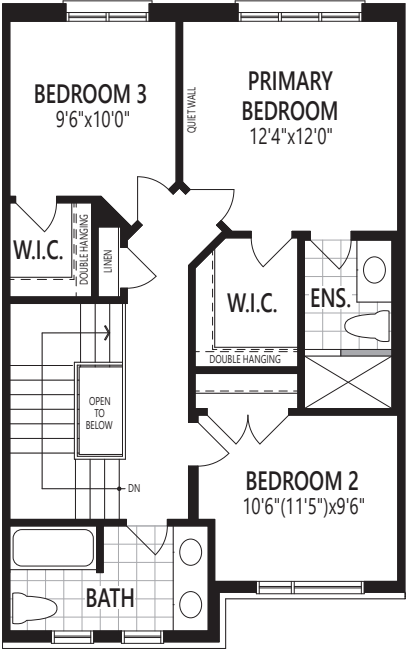
2-STOREY TOWNHOMES

The  
Abbeywood

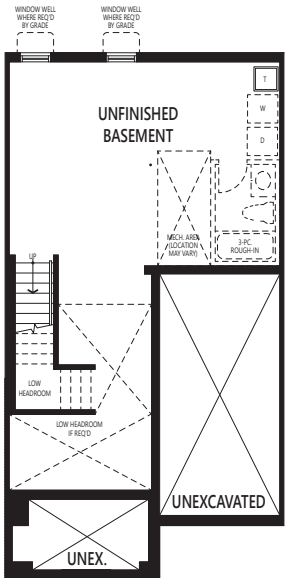
1,463 sq. ft.  
(incl. 12 sq. ft. open to below)



Ground Floor



Second Floor



Basement

LTHA 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

French Chateau (FR)

## 2-STOREY TOWNHOMES

*The Bellwood*

1,682 sq. ft.



Contemporary (CN)



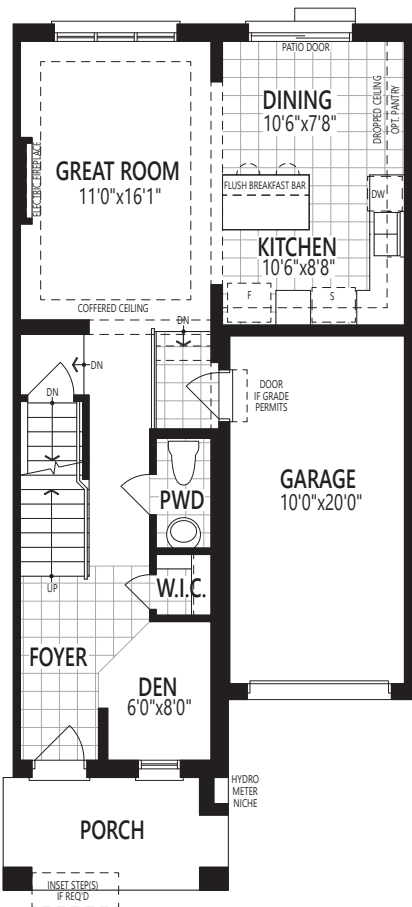
English Manor (EM)



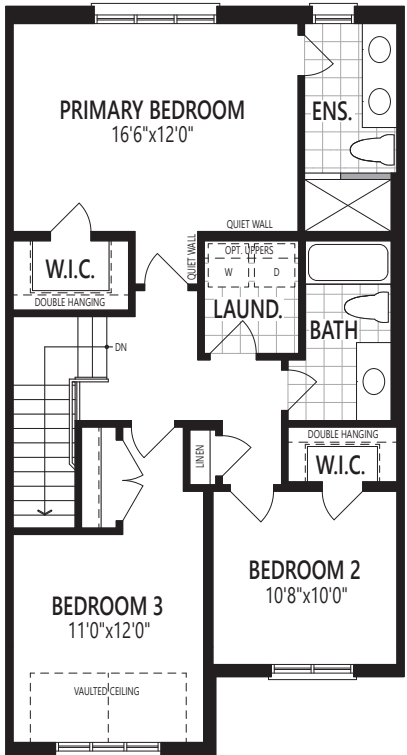
2-STOREY TOWNHOMES

*The Bellwood*  
1,682 sq. ft.

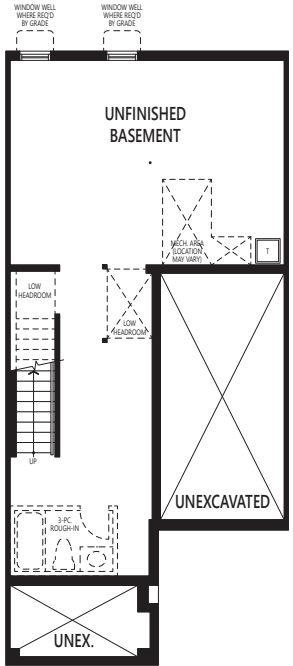
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

LTHB 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

English Manor (EM)

## 2-STOREY TOWNHOMES

*The  
Horswell*

1,823 sq. ft.



Contemporary (CN)



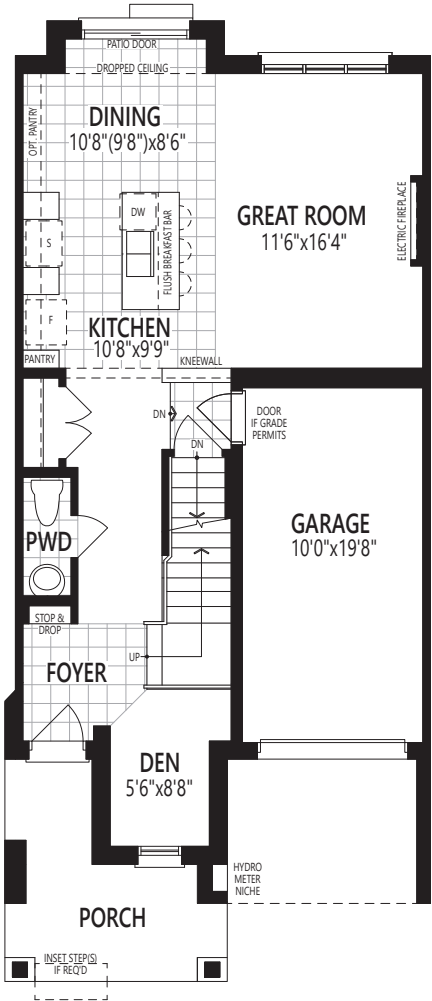
French Chateau (FR)



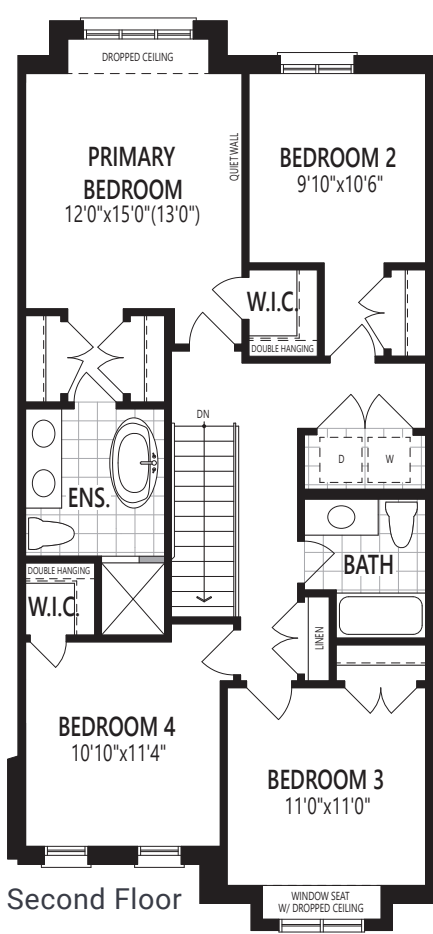
2-STOREY TOWNHOMES

*The Hopewell*  
1,823 sq. ft.

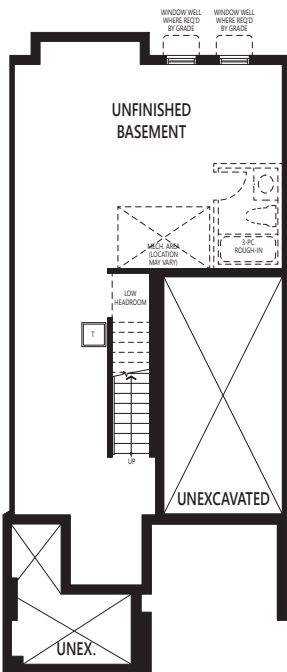
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

LTHC 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

French Chateau (FR)

## 2-STOREY TOWNHOMES

*The  
Rosegate  
End*

1,872 sq. ft.



Contemporary (CN)



English Manor (EM)

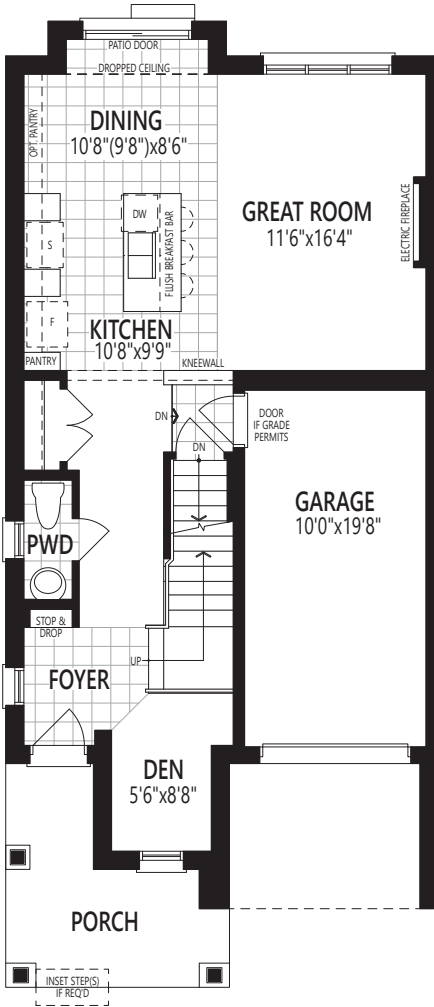


2-STOREY TOWNHOMES

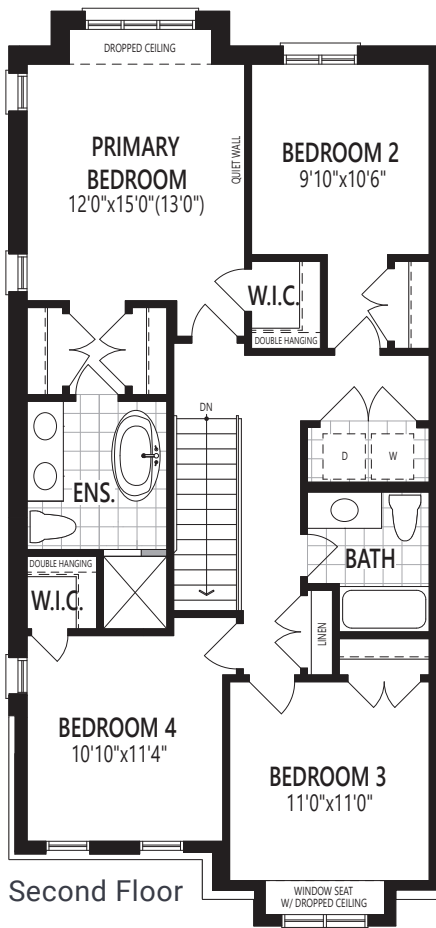
*The  
Rosegate  
End*

1,872 sq. ft.

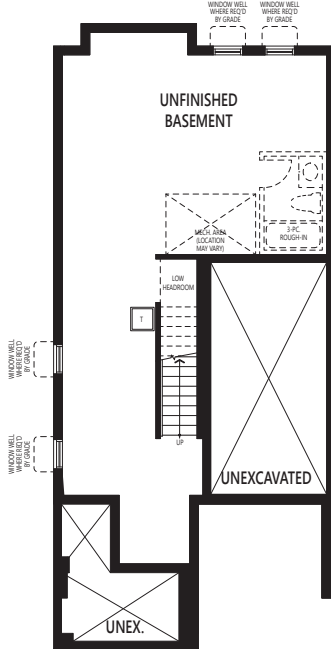
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

LTHD 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

Contemporary (CN)

## 2-STOREY TOWNHOMES

*The  
Sanford  
Corner*

**1,996** sq. ft.  
(incl. 20 sq. ft. open to below)



English Manor (EM)



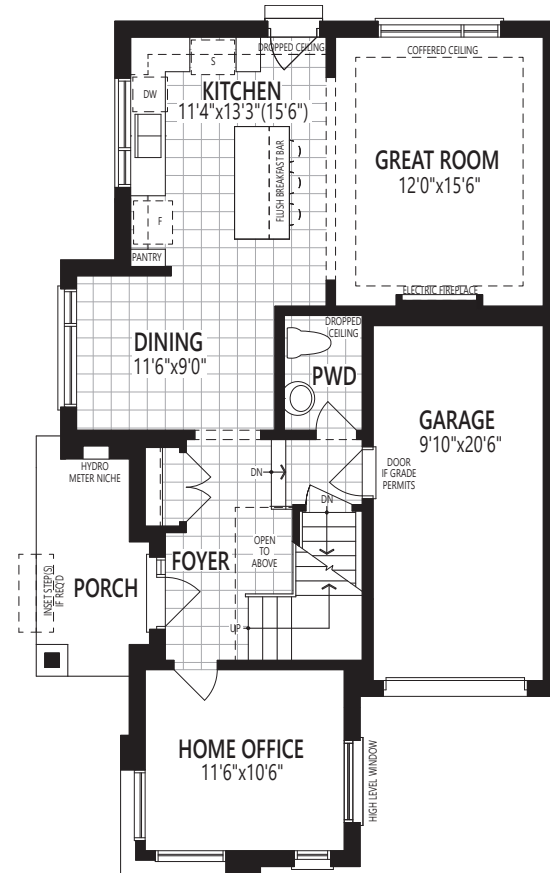
French Chateau (FR)



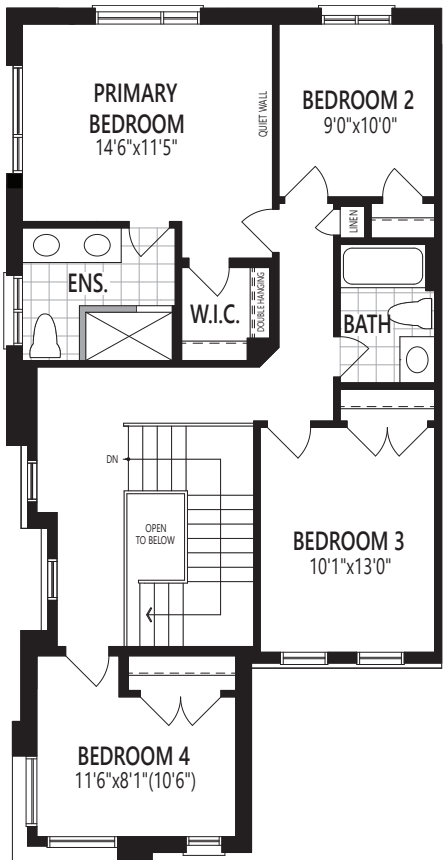
2-STOREY TOWNHOMES

*The Sanford Corner*

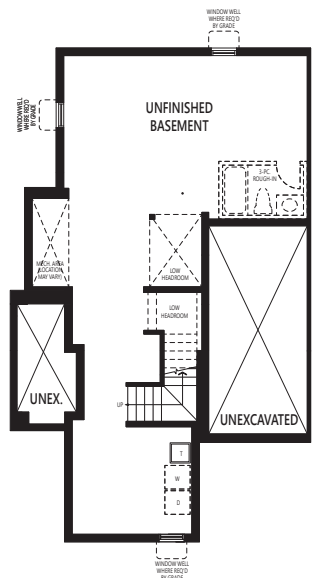
1,996 sq. ft.  
(incl. 20 sq. ft. open to below)



Ground Floor



Second Floor



Basement

LTHE 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

French Chateau (FR)

## 2-STOREY TOWNHOMES

*The  
Laurel*

1,717 sq. ft.  
(incl. 18 sq. ft. open to below)



Contemporary (CN)



English Manor (EM)



Traditional (TA)



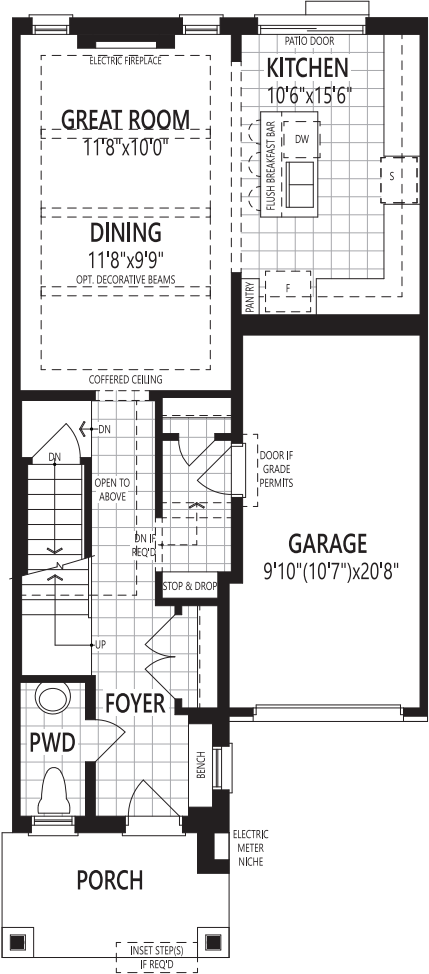
2-STOREY TOWNHOMES

The  
Laurel

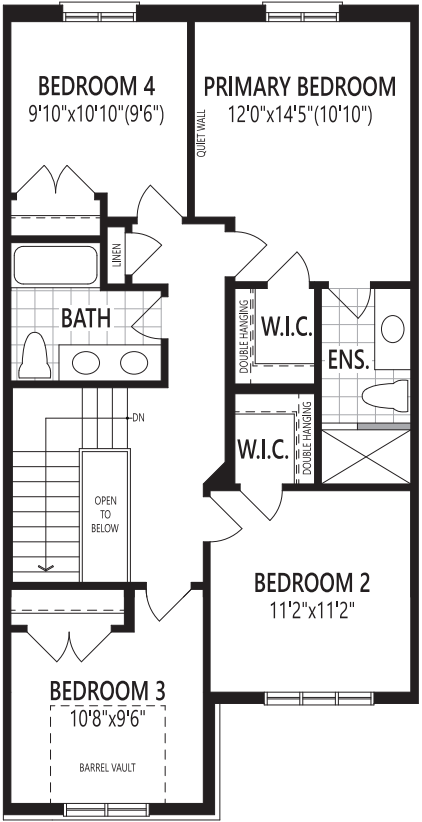
1,717 sq. ft.

(incl. 18 sq. ft. open to below)

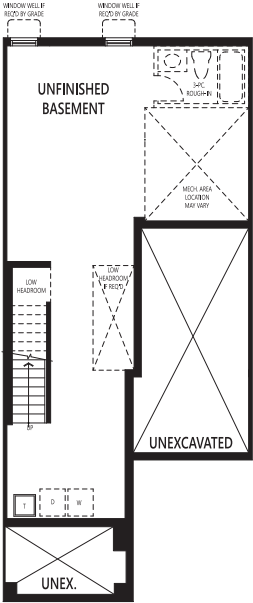
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

KTHC 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

Contemporary (CN)

## 2-STOREY TOWNHOMES

*The  
Mint*

1,897 sq. ft.



English Manor (EM)



French Chateau (FR)



Traditional (TA)

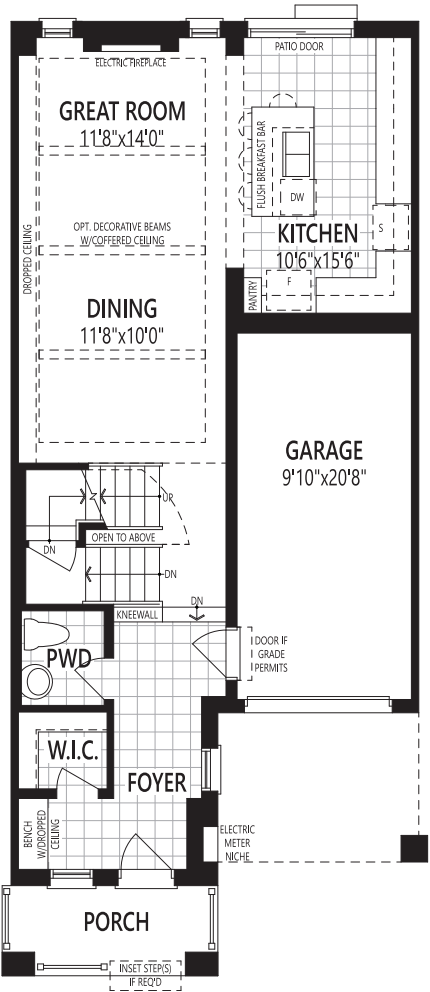


2-STOREY TOWNHOMES

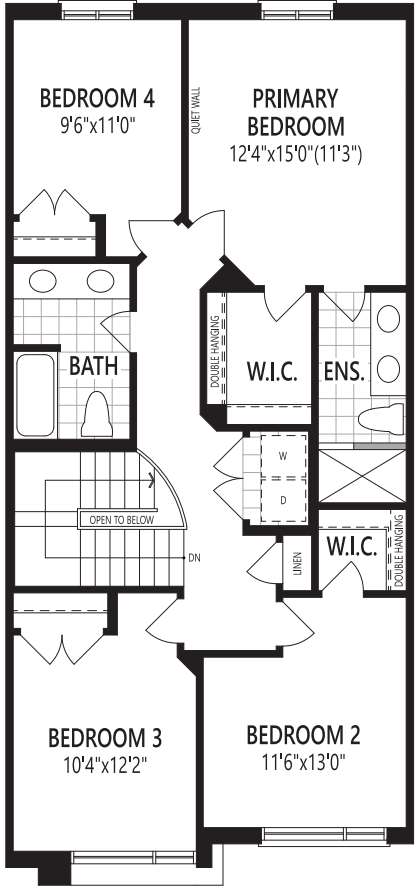
The Mint

1,897 sq. ft.

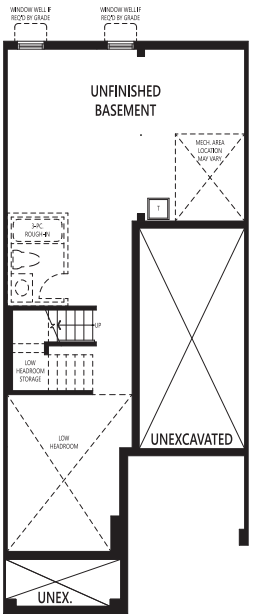
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

KT HD 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

English Manor (EM)

## 2-STOREY TOWNHOMES

*The  
Mint End*

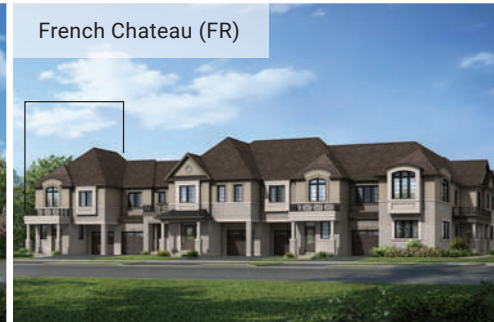
1,938 sq. ft.



Contemporary (CN)



French Chateau (FR)



Traditional (TA)

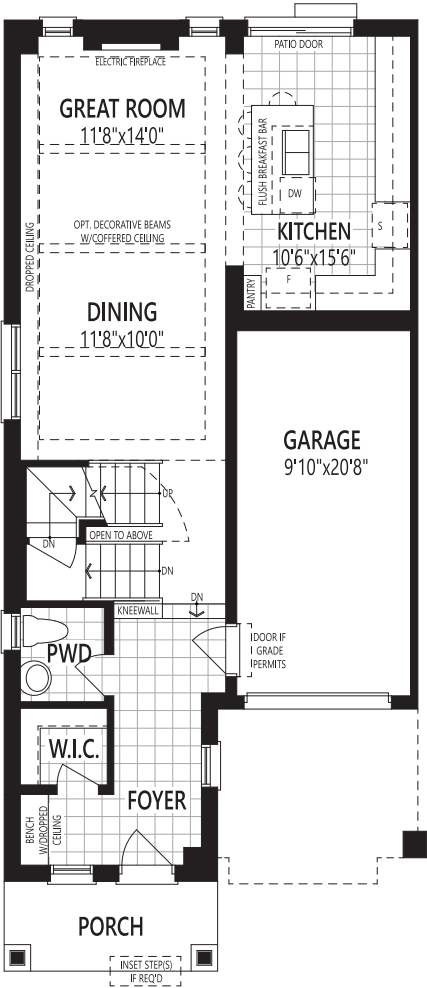


2-STOREY TOWNHOMES

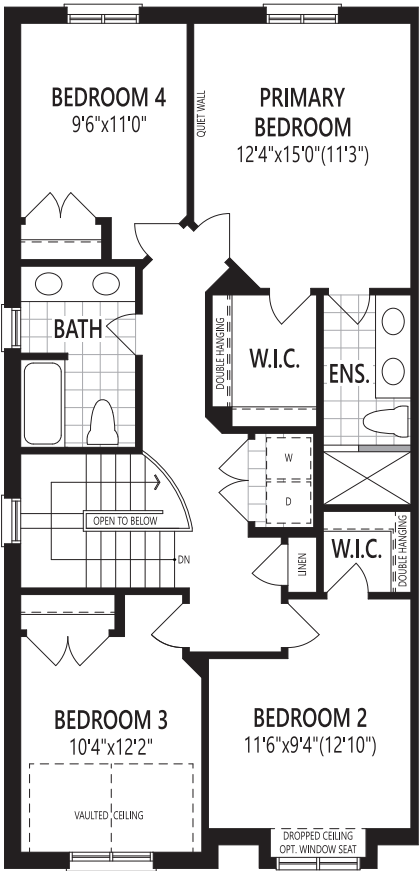
The Mint End

1,938 sq. ft.

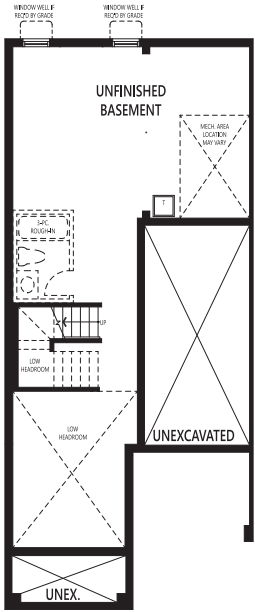
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

KTHE 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

Traditional (TA)

## 2-STOREY TOWNHOMES

*The Sage Corner*

2,218 sq. ft.  
(incl. 18 sq. ft. open to below)



Contemporary (CN)



English Manor (EM)



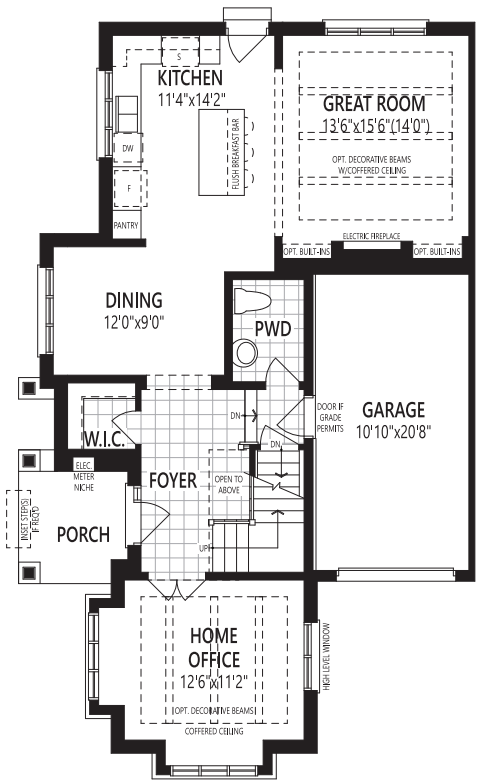
French Chateau (FR)



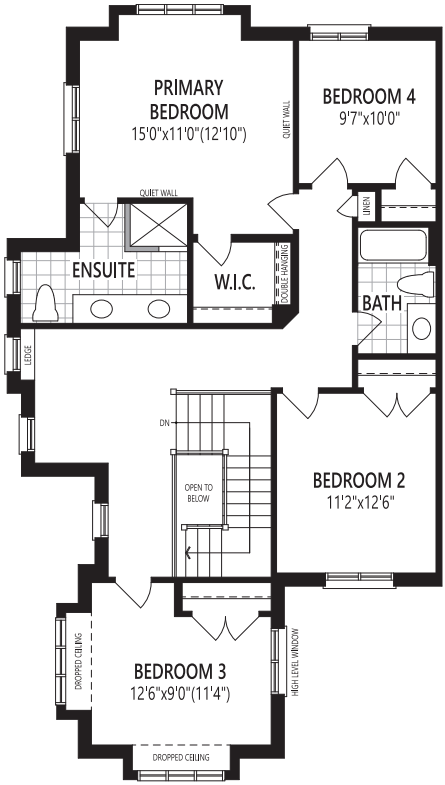
2-STOREY TOWNHOMES

*The Sage Corner*

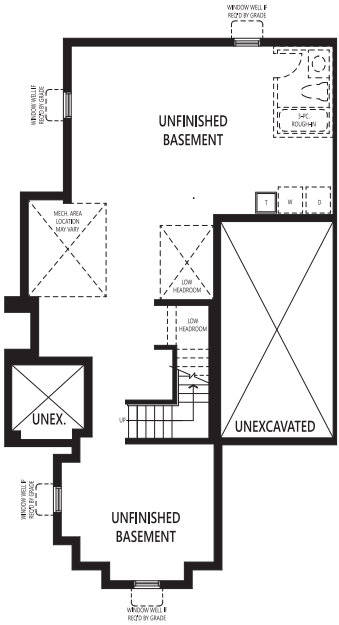
2,218 sq. ft.  
(incl. 18 sq. ft. open to below)



Ground Floor



Second Floor



Basement

KTHF 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

English Manor (EM)

## 2-STOREY TOWNHOMES

*The Shamrock*

2,269 sq. ft.  
(incl. 11 sq. ft. open to below)



Contemporary (CN)



French Chateau (FR)



Traditional (TA)

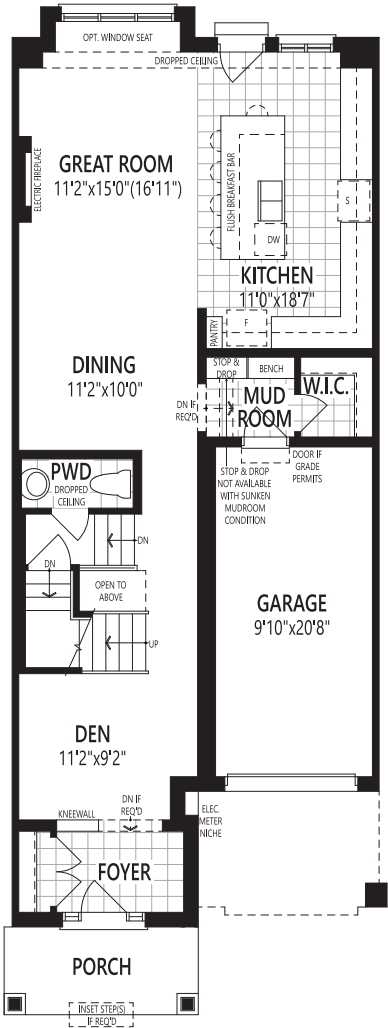


2-STOREY TOWNHOMES

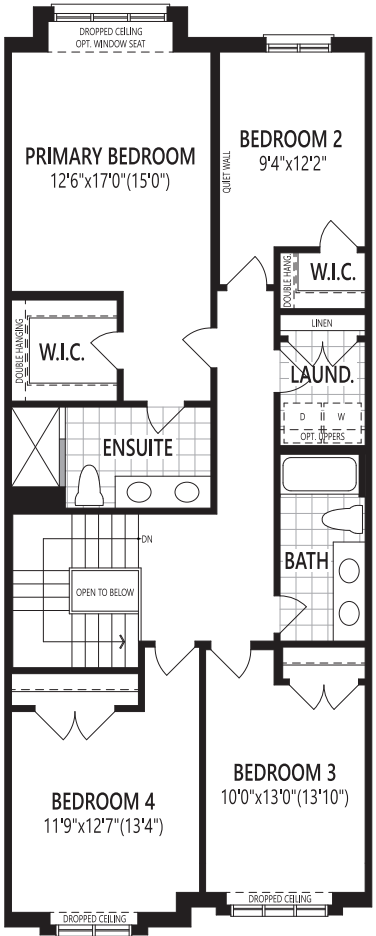
The Shamrock

2,269 sq. ft.  
(incl. 11 sq. ft. open to below)

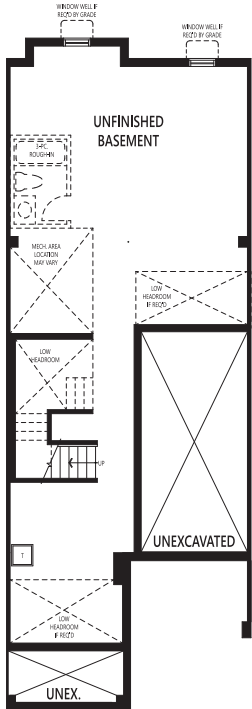
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

KTHG 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

## 2-STOREY TOWNHOMES

*The Shamrock End*

2,316 sq. ft.  
(incl. 11 sq. ft. open to below)

French Chateau (FR)



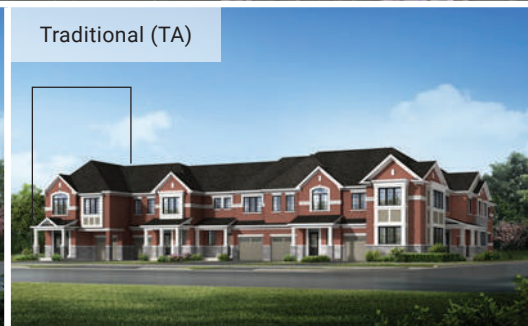
Contemporary (CN)



English Manor (EM)



Traditional (TA)

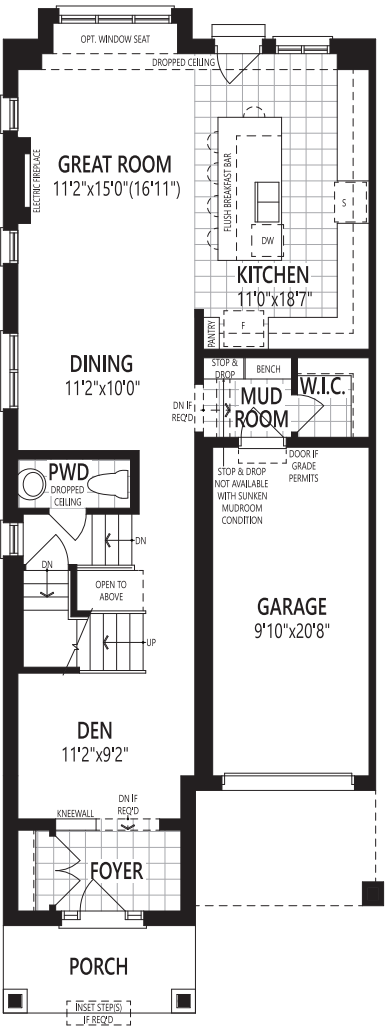


2-STOREY TOWNHOMES

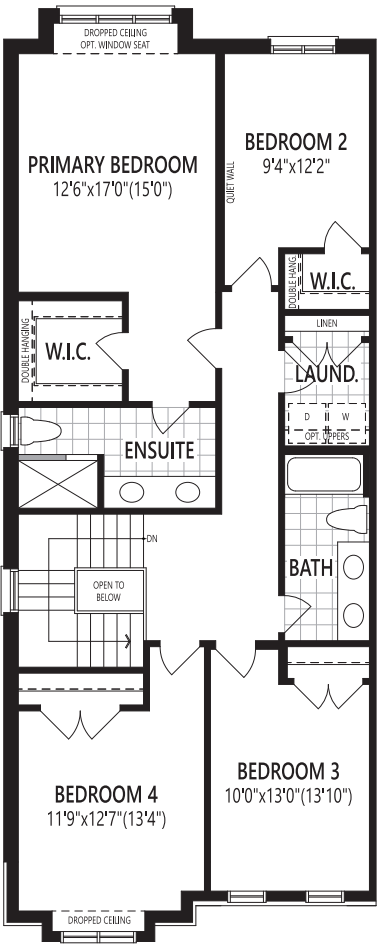
The Shamrock End

2,316 sq. ft.  
(incl. 11 sq. ft. open to below)

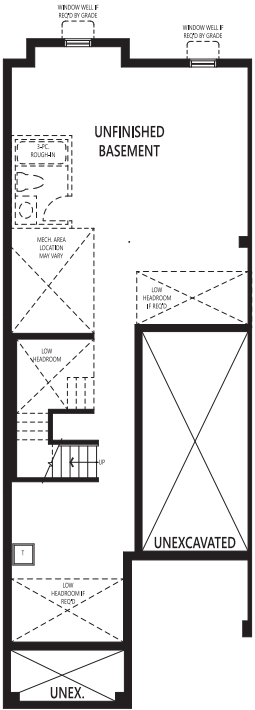
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor

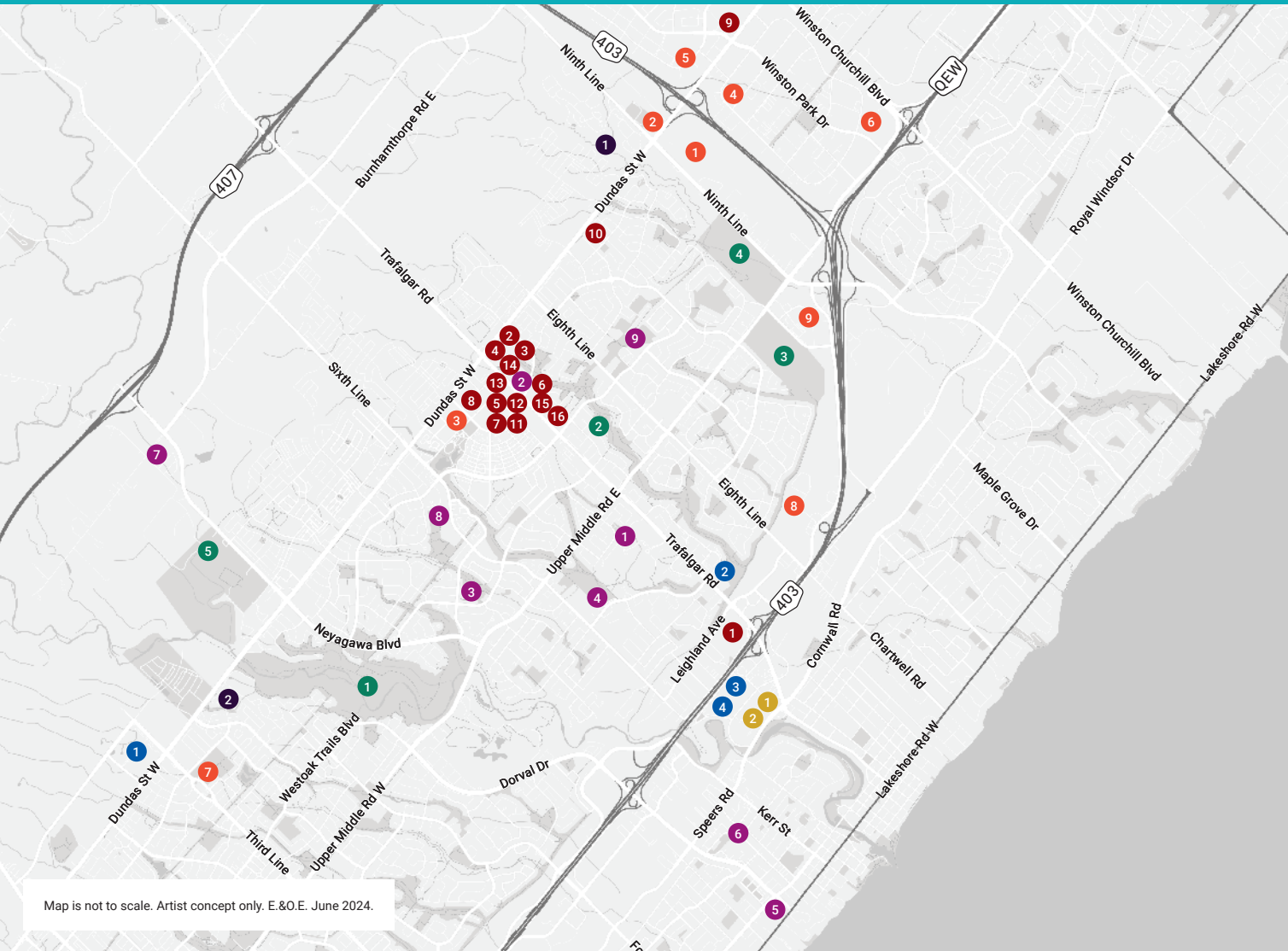


Basement

KTHH 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

## 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

## CITY SERVICES

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

## 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

## 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

## 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

## 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.