

SEATON WHITEVALE

Create your world

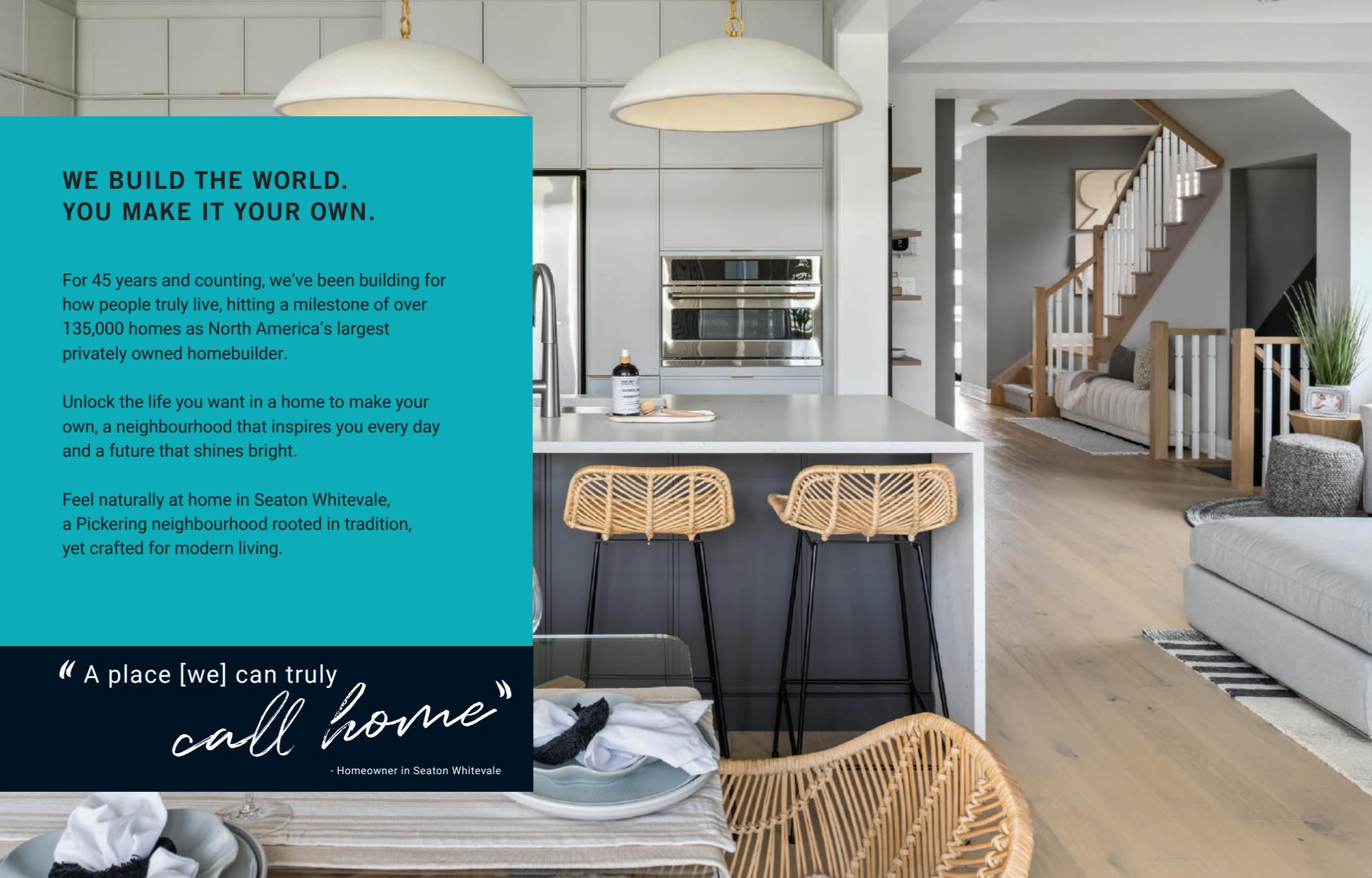


PICKERING
Townhomes





Naturally
at
home



**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.

Feel naturally at home in Seaton Whitevale, a Pickering neighbourhood rooted in tradition, yet crafted for modern living.

“ A place [we] can truly
call home”

- Homeowner in Seaton Whitevale



“ The location was chosen

beautifully”

- Homeowner in Seaton Whitevale



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, Seaton Whitevale is the ideal neighbourhood in the right location for you.

- Explore the Greenwood Conservation Area and Grand Valley Park
- Enjoy green space and parks close to home
- Schools nearby for your growing family
- Just a short drive from Highways 401 and 407
- Easy commutes with the nearby Pickering and Ajax GO stations
- Practise your swing at local golf courses
- Family fun at the Audley Recreation Centre
- Near waterfront trails with restaurants and marinas
- Find all your essentials at Pickering Town Centre or SmartCentres Pickering
- Hiking trails and dog parks nearby

Sustainable serenity

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.

Mattamy has partnered with ENERGY STAR® to build certified homes in Seaton Whitevale. Focusing on sustainable initiatives that enhance your life and contribute to the environment, you can enjoy better indoor living* with reduced drafts and balanced temperatures, significant energy savings and a positive environmental impact.

*As compared to a minimum Ontario/National Building Code Home.



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 Seaton Whitevale, your home options include:

- 2-Storey Townhomes
- Single Car Garage Detached Homes
- Double Car Garage Detached Homes

Find the home that fits you with your choice of floorplans and Design Studio finishes.

“ The finishes & colours...were so
elegant ”

- Homeowner in Seaton Whitevale



SEATON WHITEVALE

Traditional (TA)

2-STOREY TOWNHOMES

*The
Abbeyford*

1,555 sq. ft.



English Manor (EM)



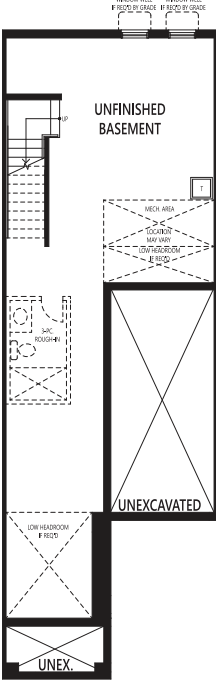
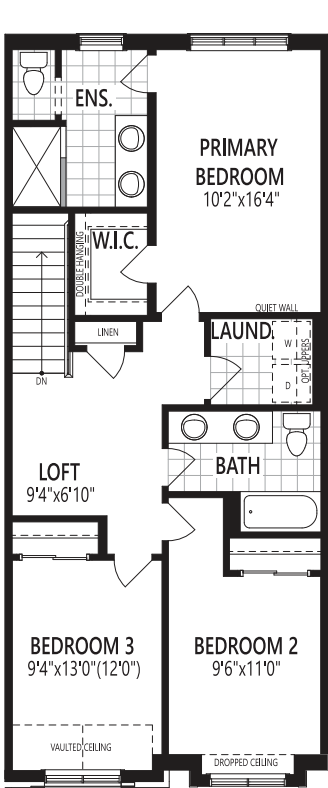
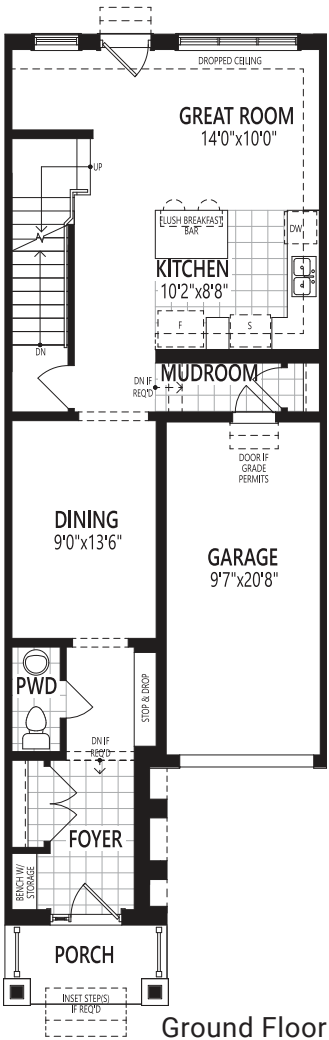
Modern (MO)



2-STOREY TOWNHOMES

The Abbeyford
1,555 sq. ft.

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



A20B 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.

2-STOREY TOWNHOMES

The Fairthorne

1,594 sq. ft.
(INCL. 13 SQ.FT. OPEN TO BELOW)



English Manor (EM)



Traditional (TA)

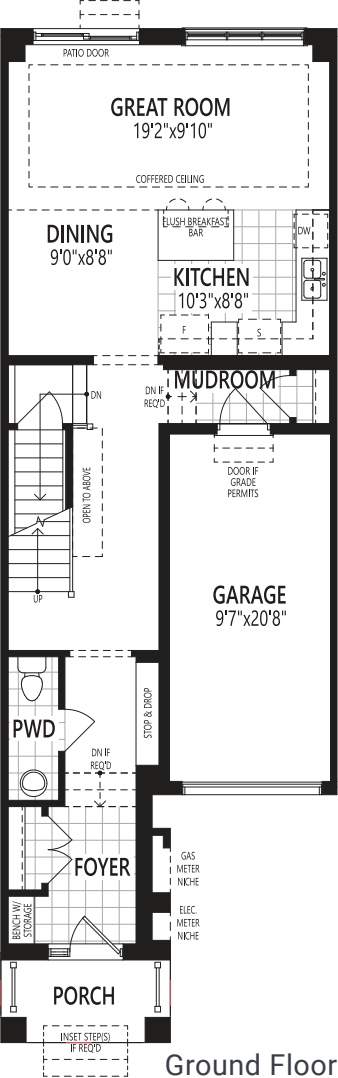


2-STOREY TOWNHOMES

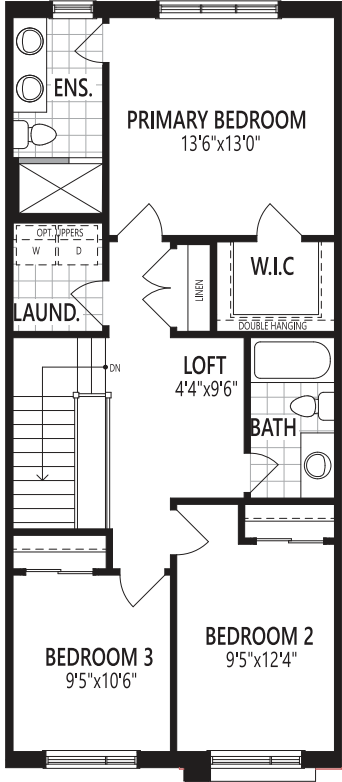
The Fairthorne

1,594 sq. ft.
(INCL. 13 SQ.FT. OPEN TO BELOW)

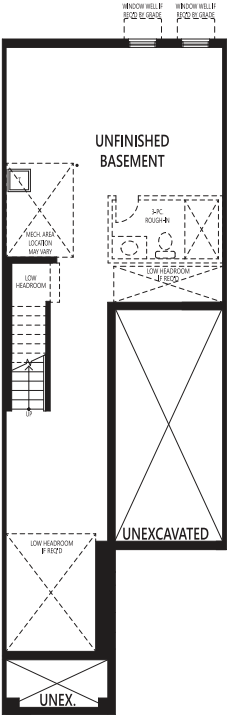
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

A20A 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 'Modern' 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.

SEATON WHITEVALE

English Manor (EM)

2-STOREY TOWNHOMES

*The
Hartwell End*

1,755 sq. ft.



Modern (MO)



Traditional (TA)

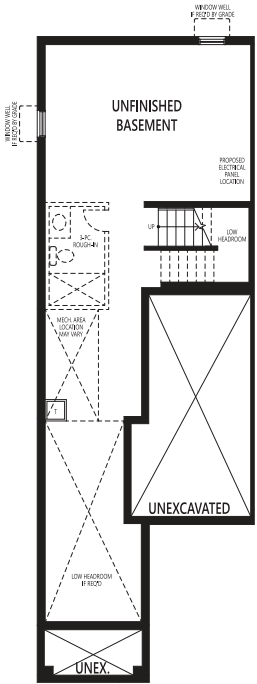
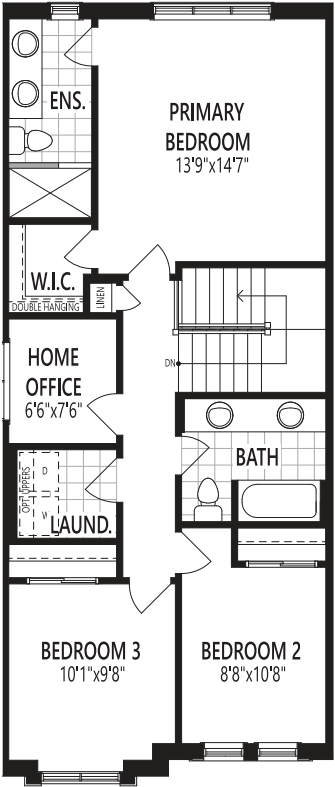
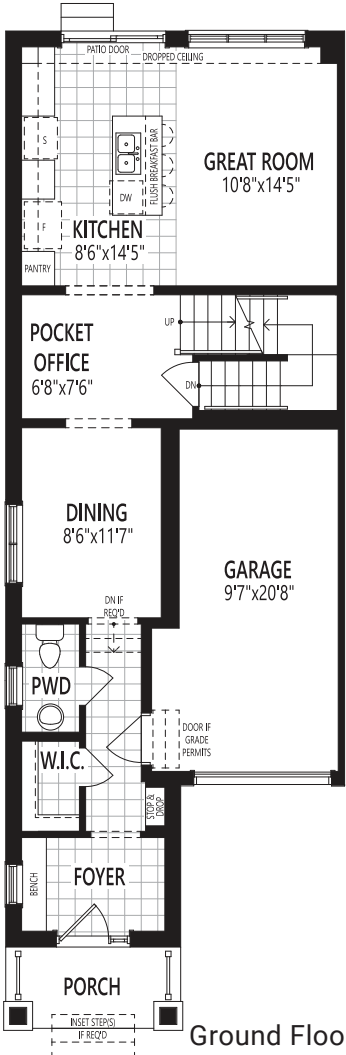


2-STOREY TOWNHOMES

The
Hartwell End

1,755 sq. ft.

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



Basement

A20C 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.

2-STOREY TOWNHOMES

*The
Murphy*

1,812 sq. ft.

Modern (MO)



English Manor (EM)



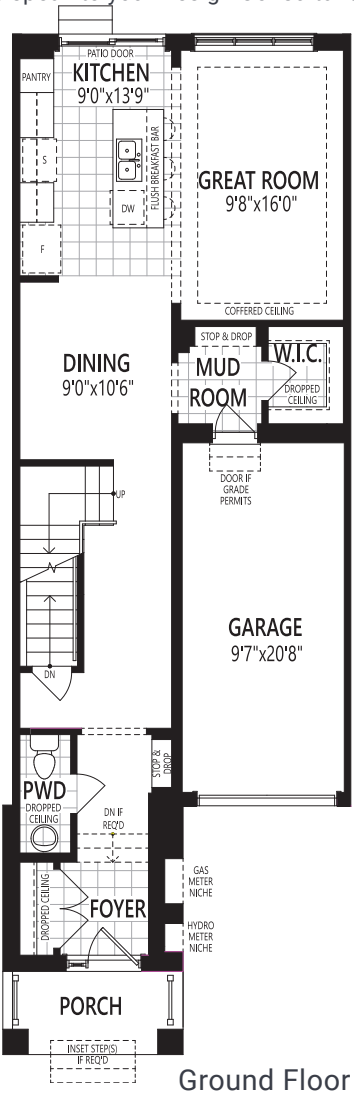
Traditional (TA)



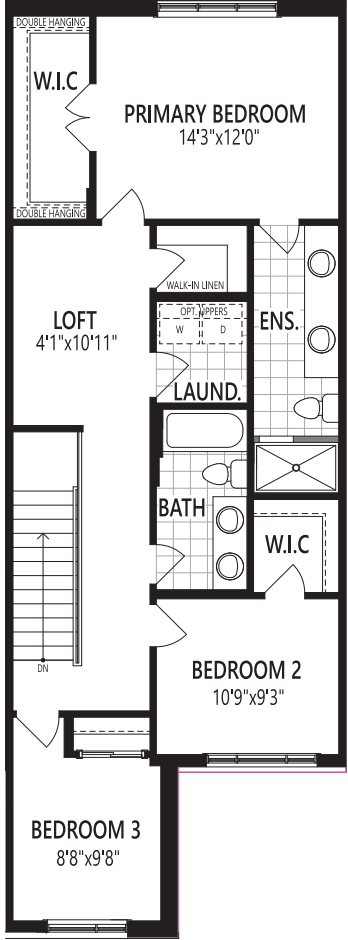
2-STOREY TOWNHOMES

*The
Murphy*
1,812 sq. ft.

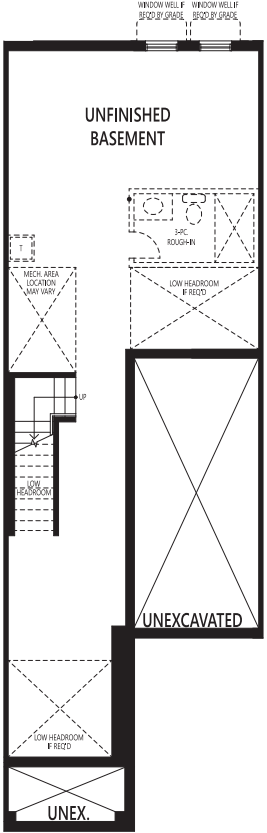
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

A20G 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 'Modern' 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.

SEATON WHITEVALE

Modern (MO)

2-STOREY TOWNHOMES

The Thomson End

1,865 sq. ft.



English Manor (EM)



Traditional (TA)

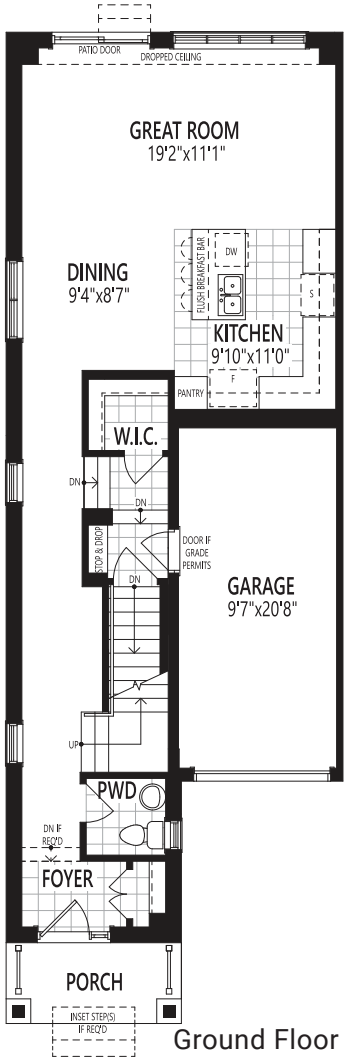


2-STOREY TOWNHOMES

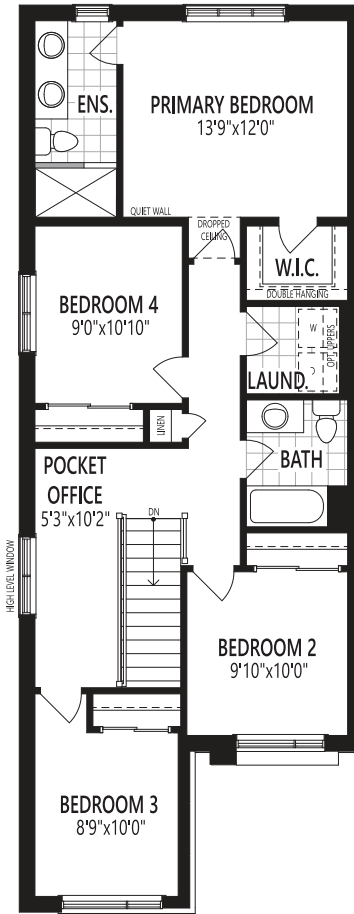
The Thomson End

1,865 sq. ft.

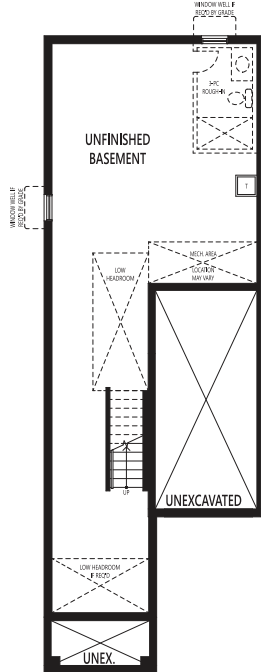
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

A20E 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 'Modern' 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.

SEATON WHITEVALE

English Manor (EM)

2-STOREY TOWNHOMES

The Westley Corner
1,975 sq. ft.



Modern (MO)



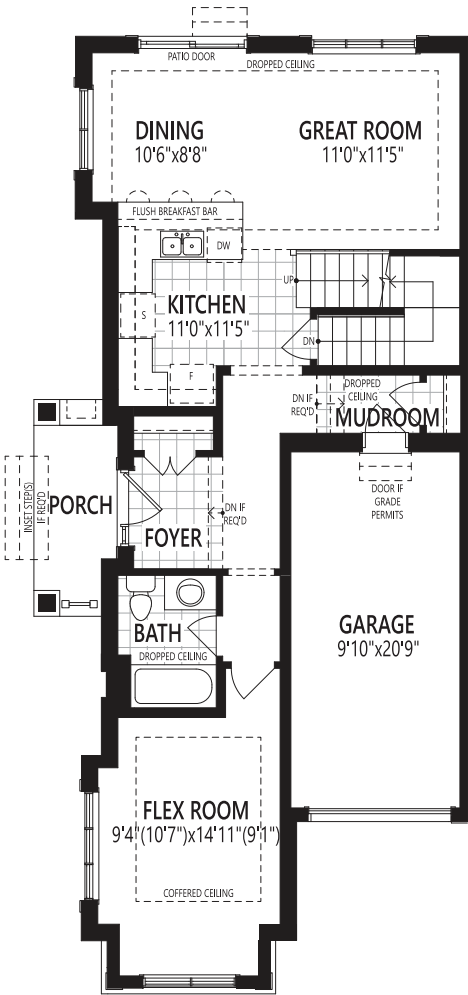
Traditional (TA)



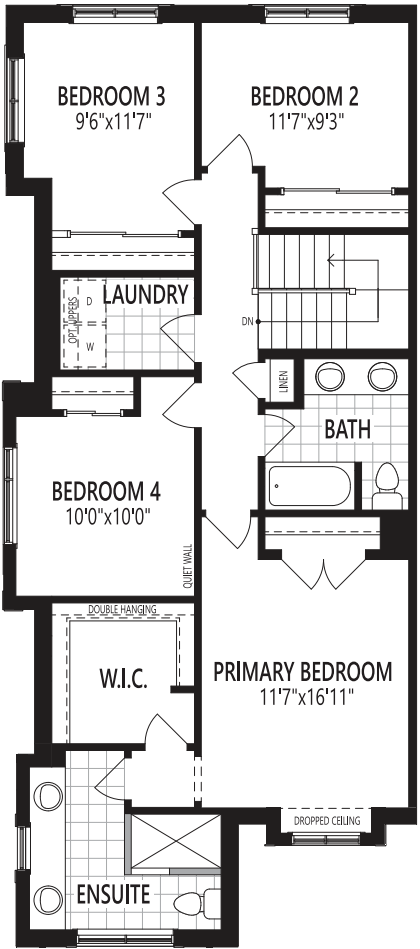
2-STOREY TOWNHOMES

The Westley Corner
1,975 sq. ft.

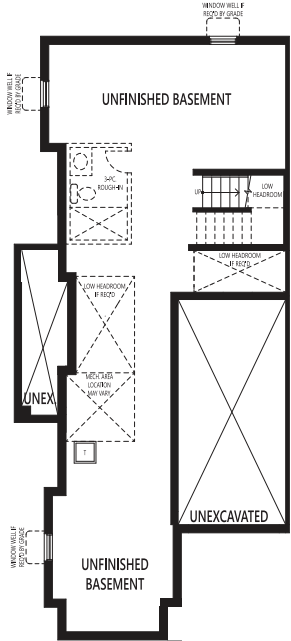
Home Office Package Available in Select Bedrooms & Dens.
Please speak to your Design Consultant for more information.



Ground Floor



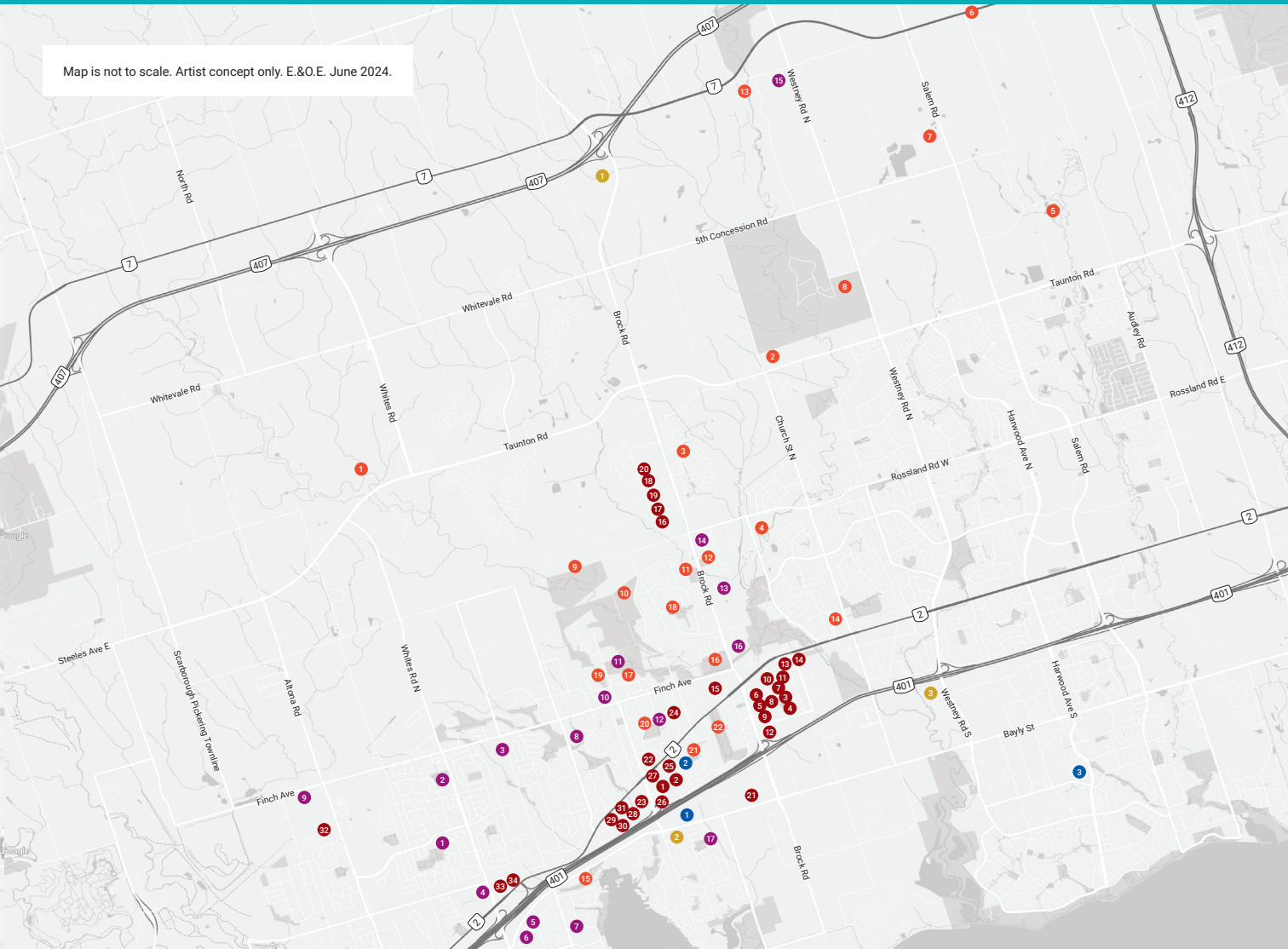
Second Floor



Basement

A20F 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. April 2024 – Copyright 2024 – Mattamy Homes Limited.

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



BANKS, RESTAURANTS, SHOPPING

1. Pickering Town Centre
2. Cineplex Cinemas
3. Walmart Supercentre
4. Lowe's
5. McDonald's
6. LCBO
7. Boston Pizza
8. AllStar Wings and Ribs
9. Dollarama
10. PetSmart
11. Toys "R" Us
12. Canadian Tire
13. No Frills
14. Tim Hortons
15. Swiss Chalet
16. Scotiabank
17. Royal Bank of Canada
18. Wild Wing
19. Osmow's Shawarma
20. Mary Brown's Chicken
21. St. Louis Bar & Grill
22. Starbucks
23. TD Bank
24. Bank of Montreal
25. CIBC
26. Jack Astor's Bar and Grill
27. Moxies Grill and Bar
28. Loblaws
29. The Home Depot
30. Food Basics
31. Shoppers Drug Mart
32. Metro
33. Chuck's Roadhouse Bar & Grill
34. Lone Star Texas Grill

SCHOOLS

1. Highbush Public School
2. St. Mary Catholic Secondary School
3. Gandatsetiagon Public School
4. Dunbarton High School
5. Father Fénelon Catholic School
6. Fairport Beach Public School
7. Frenchman's Bay Public School
8. Vaughan Willard Public School
9. St. Isaac Jogues Catholic School
10. Maple Ridge Public School

11. Pine Ridge Secondary School
12. Glengrove Public School
13. Ronald-Marion French Public School
14. Saint Wilfrid Catholic School
15. Valley Farm Public School
16. Brock Elementary School
17. Bayview Heights Public School

PARKS & RECREATION

1. Whitevale Golf Club
2. Fox Run Golf Centre
3. Pickering Golf Club
4. Riverside Golf Club
5. Deer Creek Golf
6. Bunker Hill Golf Club
7. Hawthorne Valley Golf Course
8. Greenwood Conservation Area
9. Grand Valley Park
10. Valley Farm Ravine
11. Centennial Park
12. Southcott Park
13. Pickering Museum Village
14. Village Arena
15. West Shore Community Centre
16. Brock Ridge Community Park
17. Beverley Morgan Park
18. Major Oaks Park
19. Maple Ridge Park
20. Glengrove Park
21. The Esplanade Park
22. Diana Princess of Wales Park

CITY SERVICES

1. ServiceOntario
2. Pickering Public Library
3. Lakeridge Health Ajax Pickering Hospital

TRANSPORTATION

1. Pickering Go Bus Carpool
2. Pickering GO Station
3. Ajax GO Station