

**PICKERING** Detached Homes





# 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.

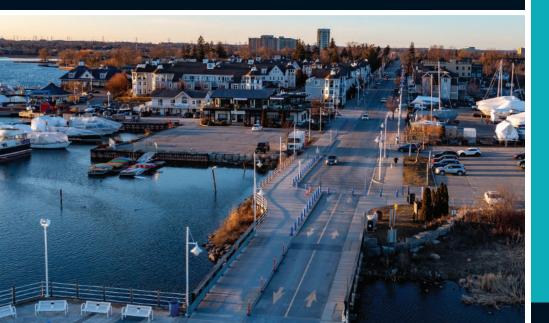
" A place [we] can truly

- Homeowner in Seaton Whitevale



# It The location was chosen

beautifully" meowner 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

## **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.



# 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, Design Studio finishes and select Architect's Choice Options.

"The finishes & colours...were so elegant"

Homeowner in Seaton Whitevale



## SINGLE CAR GARAGE

The Belmont 1,716 sq. ft.

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



#### SINGLE CAR GARAGE

The Belmont 1,716 sq. ft.

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

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



L30A 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 reduction will vary depending upon various factors including, 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.

## **GROUND FLOOR OPTION**

#### SINGLE CAR GARAGE

The Belmont 1,716 sq. ft.

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

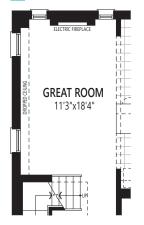
## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

· Stair configuration and/or minor design changes may be required to accommodate

#### **1** ELECTRIC FIREPLACE



#### SECOND FLOOR OPTION





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## SINGLE CAR GARAGE

The Elgin Elgin 1,829 sq. ft.

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



#### SINGLE CAR GARAGE

The Elgin Elgin 1,829 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.



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## **GROUND FLOOR OPTION**

#### SINGLE CAR GARAGE



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

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

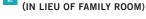
· Stair configuration and/or minor design changes may be required to accommodate

#### **1** ELECTRIC FIREPLACE



#### SECOND FLOOR OPTION

BEDROOM 4





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## SINGLE CAR GARAGE

The Sherwood 2,102 sq. ft.

(incl. 11 sq. ft. open to below)

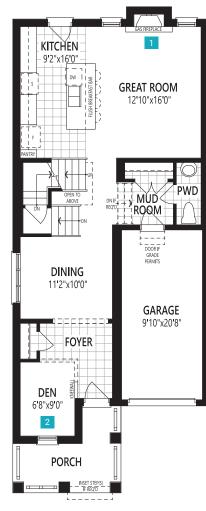


#### SINGLE CAR GARAGE

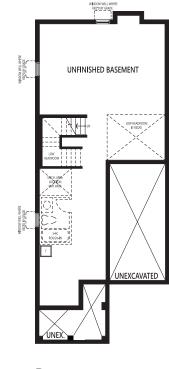
The Sherwood 2,102 sq. ft.

(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

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## SINGLE CAR GARAGE

The Sherwood 2,102 sq. ft.

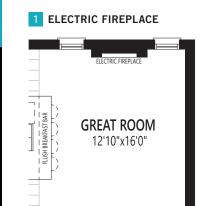
(incl. 11 sq. ft. open to below)

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

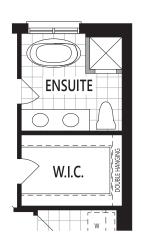
· Stair configuration and/or minor design changes may be required to accommodate

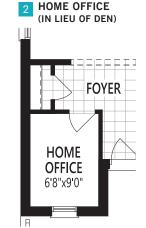


**GROUND FLOOR OPTIONS** 



#### 3 BATH OASIS







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## SINGLE CAR GARAGE

The Willowdale **2,170** sq. ft.



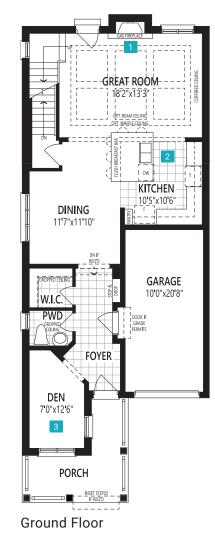
French Chateau (FR)



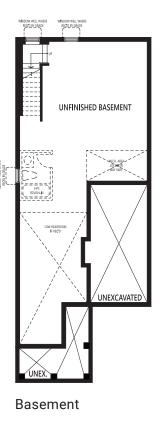
## SINGLE CAR GARAGE

The Willowdale **2,170** sq. ft.

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







L30D 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.

#### **GROUND FLOOR OPTIONS**



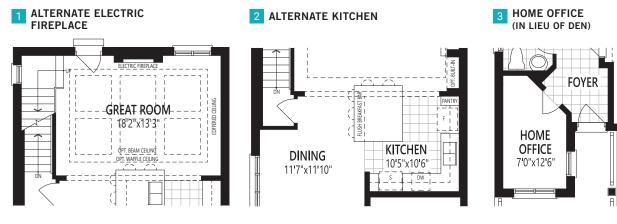
The Willowdale **2,170** sq. ft.

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

· Stair configuration and/or minor design changes may be required to accommodate



5 THIRD BATH

PRIMARY BEDROOM

12'6'x15'0

BEDROOM

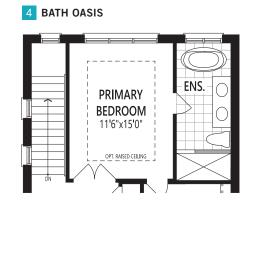
RANGED CRIME

wic

BEDROOM 2 10'4"x10'6

> BEDROOM 3 10'0'x11'0

SECOND FLOOR OPTIONS



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## SINGLE CAR GARAGE

The Windermere 2,446 sq. ft.

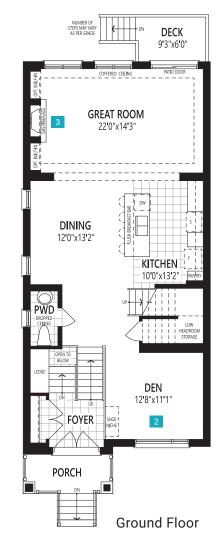




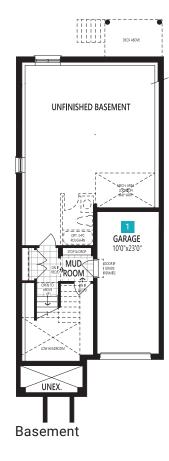
#### SINGLE CAR GARAGE

The Windermere 2,446 sq. ft.

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



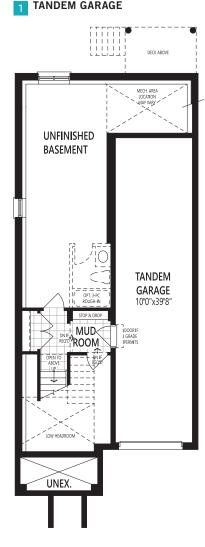




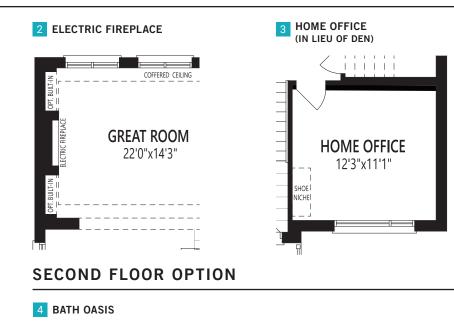
L30E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Modern' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions 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 reduction will vary depending upon various factors including, 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.

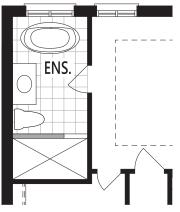
#### SINGLE CAR GARAGE

The Windermere 2,446 sq. ft.



**GROUND FLOOR OPTIONS** 





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## SINGLE CAR GARAGE

The Jorkshire Comer 2,575 sq. ft.





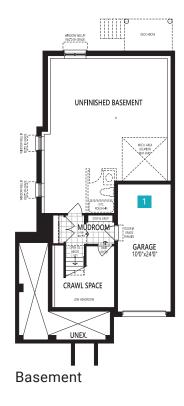
#### SINGLE CAR GARAGE

The Joneshire Corner 2,575 sq. ft.

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







L30G 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.

#### SINGLE CAR GARAGE

The Jorkshire Corner 2,575 sq. ft.

## ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

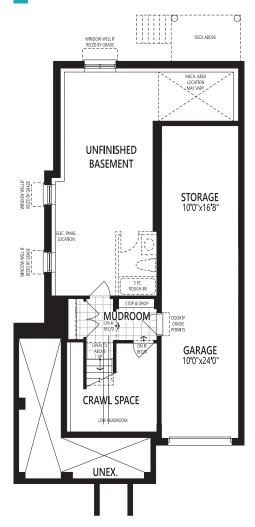
BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

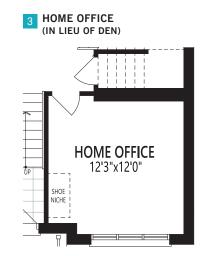
 Stair configuration and/or minor design changes may be required to accommodate

## **GROUND FLOOR OPTIONS**

#### 1 TANDEM GARAGE







SECOND FLOOR OPTION

# 4 BATH OASIS

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## DOUBLE CAR GARAGE

The Greenfield 2,270 sq. ft.





#### **DOUBLE CAR GARAGE**

The Greenfield 2,270 sq. ft.

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



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## DOUBLE CAR GARAGE

The Greenfield 2,270 sq. ft.

#### ARCHITECT'S CHOICE OPTIONS AVAILABLE FOR THIS HOME

BASEMENT OPTIONS

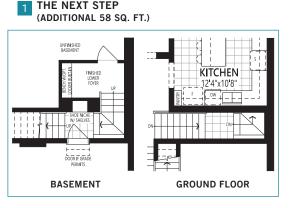
Raised Basement Ceiling

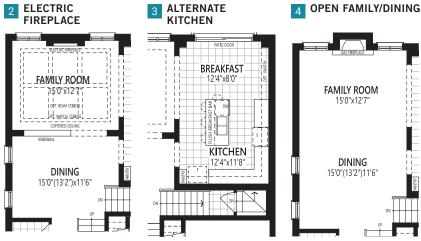
Approx. 12" higher ceilings

Stair configuration and/or minor design changes
may be required to accommodate

#### **BASEMENT OPTION**

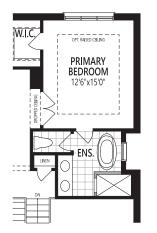
#### **GROUND FLOOR OPTIONS**





#### SECOND FLOOR OPTION

#### 5 BATH OASIS



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## DOUBLE CAR GARAGE

The Jamington 2,308 sq. ft.



#### **DOUBLE CAR GARAGE**

The Jannington 2,308 sq. ft.

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



D36D All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation '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 reduction will vary depending upon various factors including, 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 Jarrington 2,308 sq. ft.

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

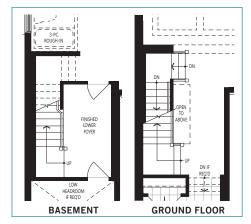
BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

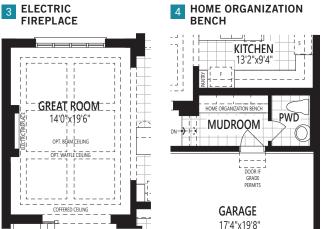
· Stair configuration and/or minor design changes may be required to accommodate

## **BASEMENT OPTION**

#### THE NEXT STEP (ADDITIONAL 65 SQ. FT.)

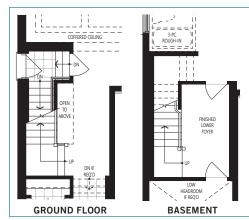


## **GROUND FLOOR OPTIONS**



#### **GROUND FLOOR OPTION**

2 SIDE DOOR ENTRY (IF GRADE PERMITS)



#### SECOND FLOOR OPTIONS



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## DOUBLE CAR GARAGE

The Kelwood 2,422 sq. ft.

(incl. 22 sq. ft. open to below)



#### **DOUBLE CAR GARAGE**

The Kelwood 2,422 sq. ft.

(incl. 22 sq. ft. open to below)

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



#### Ground Floor

E36C 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 Kelwood **2,422** sq. ft.

(incl. 22 sq. ft. open to below)

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

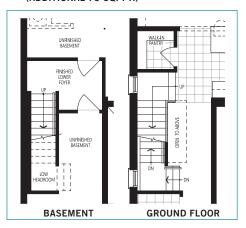
BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

· Stair configuration and/or minor design changes may be required to accommodate

## **BASEMENT OPTION**

#### THE NEXT STEP (ADDITIONAL 73 SQ. FT.)

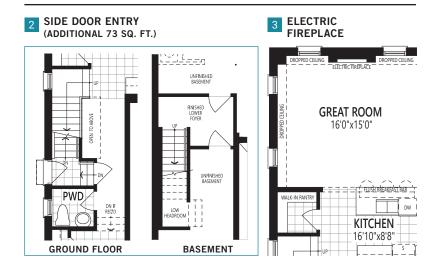


## SECOND FLOOR OPTIONS

#### 4 BATH OASIS



#### **GROUND FLOOR OPTIONS**



# 5 THIRD BATH DOUBLE HANGING LAUND. W.I.C. ENS. **BEDROOM 2** 13'4"x10'0" VAULTED CEILING

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## DOUBLE CAR GARAGE

The Robinson 2,570 sq. ft.

(incl. 35 sq. ft. open to below)



#### **DOUBLE CAR GARAGE**

The Robinson 2,570 sq. ft.

(incl. 35 sq. ft. open to below)

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



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W.I.C.

DOUBLE HANGING

OPT. RAISED CEILING

PRIMARY

BEDROOM

15'0"x15'3"

BATH OPT

DOOR. H.

**BEDROOM 2** 

11'6"x12'4"

W.I.C.

W.I.C.

OLIET WALL LAUNDRY UNFINISHED

BASEMENT

UNEXCAVATED

**Basement** 

## **GROUND FLOOR OPTIONS**

SIDE DOOR ENTRY

## **DOUBLE CAR GARAGE**



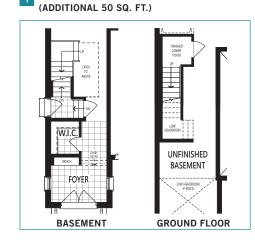
(incl. 35 sq. ft. open to below)

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

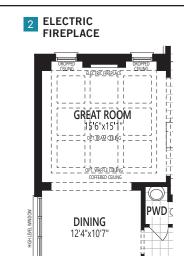
· Stair configuration and/or minor design changes may be required to accommodate



#### SECOND FLOOR OPTION



E36D 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 Marendale 2,589 sq. ft.

(incl. 13 sq. ft. open to below)

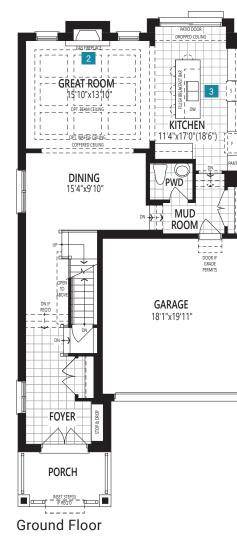


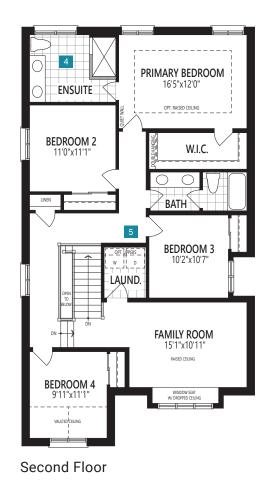
#### **DOUBLE CAR GARAGE**

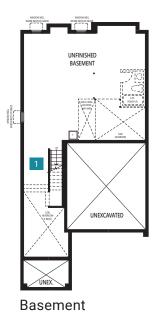
The Marendale 2,589 sq. ft.

(incl. 13 sq. ft. open to below)

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







D36E All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to elevation 'Traditional' of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions may vary according to elevation. Plan may be built as the mirror image. "Quiet wall" (where shown) means a wall in which additional insulation has been installed. This will assist in reduction will vary depending upon various factors including, 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 Marendale 2,589 sq. ft.

(incl. 13 sq. ft. open to below)

#### **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

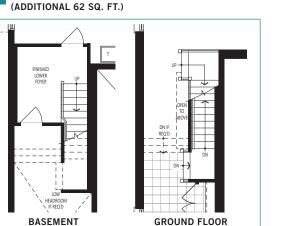
· Stair configuration and/or minor design changes may be required to accommodate

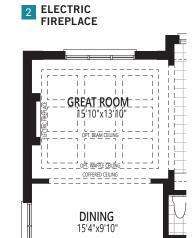
## **BASEMENT OPTION**

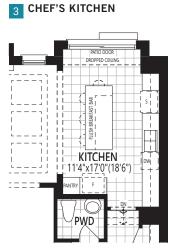
THE NEXT STEP

1

#### **GROUND FLOOR OPTIONS**







#### SECOND FLOOR OPTIONS

#### 4 BATH OASIS





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#### DOUBLE CAR GARAGE

The Valleyview 2,691 sq. ft.

(incl. 31 sq. ft. open to below)





#### **DOUBLE CAR GARAGE**

The Valleyview 2,691 sq. ft.

(incl. 31 sq. ft. open to below)

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





**Basement** 

#### Ground Floor

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## DOUBLE CAR GARAGE

The Valleyview **2,691** sq. ft.

(incl. 31 sq. ft. open to below)

## **ARCHITECT'S CHOICE OPTIONS AVAILABLE** FOR THIS HOME

BASEMENT OPTIONS Raised Basement Ceiling

· Approx. 12" higher ceilings

· Stair configuration and/or minor design changes may be required to accommodate

## **BASEMENT OPTION**

FINISHED

UNFINISHED

RASEMENT

BASEMENT

4 BATH OASIS

W.L

DOUBLE HANGING

.\_\_\_\_'

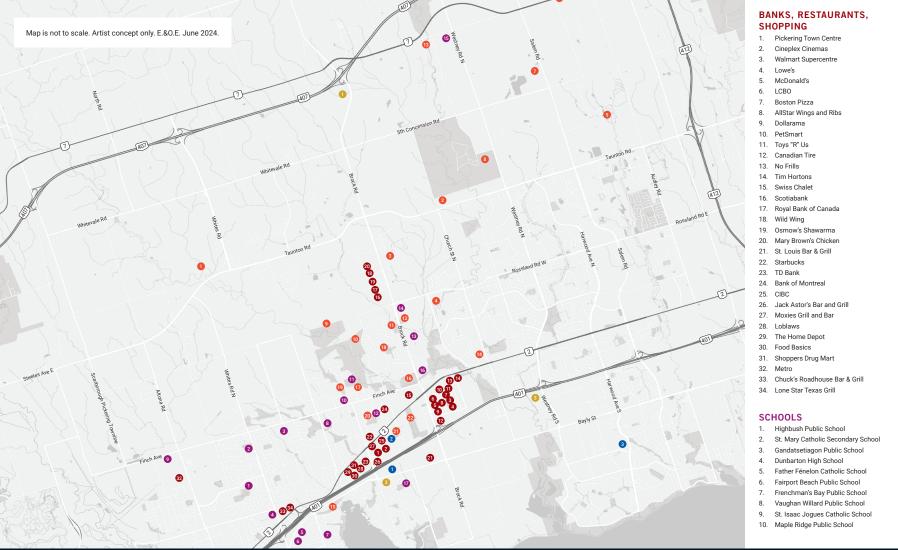
-F

#### **GROUND FLOOR OPTIONS**



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Amenities



#### ANTS, 11. Pine Ridge Secondary School 12. Glengrove Public School

- 13. Ronald-Marion French Public School
- 14. Saint Wilfrid Catholic 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
- S. Deer Greek 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