

**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 Dalton 1,444 sq. ft.

(INCL. 10 SQ.FT. OPEN TO BELOW)



#### SINGLE CAR GARAGE

The Dalton Dalton 1,444 sq. ft.

(INCL. 10 SQ.FT. OPEN TO BELOW)



WINDOW WELL I

WINDOW WELL I

#### **Ground Floor**

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#### SINGLE CAR GARAGE

The Dalton **1,444** sq. ft.

(INCL. 10 SQ.FT. OPEN TO BELOW)

#### 1 SIDE DOOR ENTRY

(IF GRADE PERMITS)



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## SINGLE CAR GARAGE

The Denore 1,580 sq. ft.



#### SINGLE CAR GARAGE

The Lenore 1,580 sq. ft.



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#### SINGLE CAR GARAGE

The Lenore 1,580 sq. ft.

#### 1 SIDE DOOR ENTRY

(IF GRADE PERMITS)



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## SINGLE CAR GARAGE

The Newman

**1,805** sq. ft. (INCL. 13 SQ.FT. OPEN TO BELOW)



#### SINGLE CAR GARAGE

The Newman 1,805 sq. ft.

(INCL. 13 SQ.FT. OPEN TO BELOW)



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## SINGLE CAR GARAGE

The Newman 1,805 sq. ft.

(INCL. 13 SQ.FT. OPEN TO BELOW)



SIDE DOOR ENTRY

#### SECOND FLOOR OPTION

**BEDROOM 4 IN LIEU OF LOFT** 



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## SINGLE CAR GARAGE

The Sherbrook 1,955 sq. ft.

(INCL. 19 SQ.FT. OPEN TO BELOW)



### SINGLE CAR GARAGE

The Sherbrook 1,955 sq. ft.

(INCL. 19 SQ.FT. OPEN TO BELOW)



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### SINGLE CAR GARAGE

The Sherbrook 1,955 sq. ft.

(INCL. 19 SQ.FT. OPEN TO BELOW)

#### SIDE DOOR ENTRY 1 (IF GRADE PERMITS)



## SECOND FLOOR OPTION

#### 7 THIRD BATH



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## SINGLE CAR GARAGE

The Thornfield 2,006 sq. ft.





## SINGLE CAR GARAGE

2,006 sq. ft.



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### SINGLE CAR GARAGE

The Thornfield 2,006 sq. ft.

1 SIDE DOOR ENTRY (IF GRADE PERMITS)



#### SECOND FLOOR OPTION

THIRD BATH 2



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## SINGLE CAR GARAGE

The Walker 2,120 sq. ft. (INCL. 13 SQ.FT. OPEN TO BELOW)



## SINGLE CAR GARAGE

**The** Walker **2,120** sq. ft.

(INCL. 13 SQ.FT. OPEN TO BELOW)



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### SINGLE CAR GARAGE

The Walker Valker 2,120 sq. ft.

(INCL. 13 SQ.FT. OPEN TO BELOW)

#### SIDE DOOR ENTRY (IF GRADE PERMITS)



#### SECOND FLOOR OPTION

THIRD BATH

(LAUNDRY TUB RELOCATED TO BASEMENT)



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## DOUBLE CAR GARAGE

The Benning 2,076 sq. ft.



#### **DOUBLE CAR GARAGE**

The Benning 2,076 sq. ft.



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### **DOUBLE CAR GARAGE**

The Benning **2,076** sq. ft.

#### SIDE DOOR ENTRY 1 (IF GRADE PERMITS)



#### SECOND FLOOR OPTION

**BEDROOM 4 IN LIEU OF LOFT** 



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### **DOUBLE CAR GARAGE**

Glenbrook 2,245 sq. ft.

(INCL. 18 SQ.FT. OPEN TO BELOW)



#### **DOUBLE CAR GARAGE**

Che Glenbrook 2,245 sq. ft.

(INCL. 18 SQ.FT. OPEN TO BELOW)



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#### **DOUBLE CAR GARAGE**

Jenbrook 2,245 sq. ft.

(INCL. 18 SQ.FT. OPEN TO BELOW)

#### SIDE DOOR ENTRY (IF GRADE PERMITS)



#### SECOND FLOOR OPTIONS



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## DOUBLE CAR GARAGE

The Maxwell 2,309 sq. ft.

(INCL. 18 SQ.FT. OPEN TO BELOW)



#### **DOUBLE CAR GARAGE**

The Maxwell 2,309 sq. ft.

(INCL. 18 SQ.FT. OPEN TO BELOW)



Z36C 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 'C' 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. May 2025 - Copyright 2025 - Mattamy Homes Limited.

### **DOUBLE CAR GARAGE**



(INCL. 18 SQ.FT. OPEN TO BELOW)

#### SIDE DOOR ENTRY (IF GRADE PERMITS)



#### SECOND FLOOR OPTIONS

2 THIRD BATH

#### **BATH OASIS** 3





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## DOUBLE CAR GARAGE

The Quinton 2,502 sq. ft.



#### **DOUBLE CAR GARAGE**

2,502 sq. ft.



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### **DOUBLE CAR GARAGE**

The Quinton 2,502 sq. ft.

#### SIDE DOOR ENTRY (IF GRADE PERMITS)



## SECOND FLOOR OPTIONS





**BATH OASIS** 

3

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The Wilford 2,635 sq. ft. (INCL. 20 SQ.FT. OPEN TO BELOW)



Vilford 2,635 sq. ft.

(INCL. 20 SQ.FT. OPEN TO BELOW)



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### **GROUND FLOOR OPTION**

## **DOUBLE CAR GARAGE**

The Wilford 2,635 sq. ft.

(INCL. 20 SQ.FT. OPEN TO BELOW)

#### SIDE DOOR ENTRY (IF GRADE PERMITS)



## SECOND FLOOR OPTIONS

BATH OASIS

#### **BEDROOM 5 IN LIEU OF LOFT**





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The Yorkdale 2,729 sq. ft.



The Yorkdale 2,729 sq. ft.



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### **GROUND FLOOR OPTION**

## **DOUBLE CAR GARAGE**

Jorkdale 2,729 sq. ft.

#### SIDE DOOR ENTRY 1 (IF GRADE PERMITS)



## SECOND FLOOR OPTIONS

2 BATH OASIS







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The Vale Corner 2,113 sq. ft.



The Vale Corner 2,113 sq. ft.



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## SECOND FLOOR OPTION

1 THIRD BATH

## **DOUBLE CAR GARAGE**

The Vale Corner 2,113 sq. ft.



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DOUBLE CAR GARAGE DUAL LIVING

The Paxton Corner

Total Units A & B **2,390** sq. ft.

UNIT A: 3 Bdrm + 2.5 Bath **1,457** sq. ft.

UNIT B: 2 Bdrm + 1 Bath **933** sq. ft.



### DOUBLE CAR GARAGE DUAL LIVING

The Paxton Corner

Total Units A & B **2,390** sq. ft.

UNIT A: 3 Bdrm + 2.5 Bath **1,457** sq. ft.

UNIT B: 2 Bdrm + 1 Bath 933 sq. ft.



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### DOUBLE CAR GARAGE DUAL LIVING

The Paxton Corner

Total Units A & B **2,390** sq. ft.

UNIT A: 3 Bdrm + 2.5 Bath **1,457** sq. ft.

UNIT B: 2 Bdrm + 1 Bath 933 sq. ft.



What is a Dual Occupancy Detached Home?

This home offers versatile living options, making it ideal for rental purposes or multi-family arrangements. Whether you're looking to generate rental income or create a comfortable space for extended family, this property can accommodate your needs seamlessly.

#### Unit A Features (3 Bedrooms + 2.5 Bath):

- · Spacious Living: Enjoy a full ground floor (excluding unit B foyer), a partial second floor, and an unfinished basement.
- Private Entrance: Access your unit from porch A on the side of your home.
- Ground Floor Layout: Includes a generous great room, modern kitchen, dining area, powder room, maximizing the living space.
- · Second Floor Comfort: Features 3 spacious bedrooms, a second bathroom, a primary ensuite for added privacy and a stacked washer/dryer for convenience.
- · Basement Ready For Your Touch: Unfinished basement includes a standard 3-piece rough-in.
- · Parking Convenience: Double car garage with space for 2 additional vehicles on the driveway.

#### Unit B Features (2 Bedrooms + 1 Bath):

- · Convenient Access: Enter through Porch B at the front of your home.
- · Functional Ground Floor: Features a welcoming foyer with a closet.
- Second Floor Layout: Includes a well-appointed kitchen, great room, 2 bedrooms, a bathroom, and a stacked washer/dryer for easy living.
- · Storage Solutions: Unfinished basement with crawl space provides additional storage options.
- Outdoor Enjoyment: Spacious balcony for entertaining or relaxing.

The Oakwood Corner

**2,425** sq. ft.



The Oakwood Corner 2,425 sq. ft.



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# **GROUND FLOOR OPTION**

## **DOUBLE CAR GARAGE**

The Oakwood Corner 2,425 sq. ft.

#### **1** ENCLOSED HOME OFFICE



## SECOND FLOOR OPTIONS



#### BATH OASIS 3



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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