



Move forward



PH 4 DETACHED HOMES

At Mattamy, we understand the challenges you face while navigating today's market – interest rates, pricing, timing and more. That's why we're committed to providing support, solutions and incentives to empower your homebuying journey. Explore limited-time discounts and incentives below, and let's get started on finding your new home.

MOVE IN NOW: BY MAY 2025

5% Deposits

Double Car Garage Detached: **\$200,000 Off the Purchase Price**

THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE

- FREE Assignment Fee*** (\$5000 Value)
\$500 Admin + \$500 Legal Fee Applicable
- 10' Smooth Ceilings on Main Floor &
9' Smooth Ceilings on Second Floor
(As per plan)
- Hardwood Flooring Throughout (Excluding
tiled areas as per plan & any finished
basement areas as per plan)
- Oak Stairs with Square Oak Pickets
- Quartz Countertops Throughout
- Triple Glazed Windows
- Frameless Glass Showers in Primary
Ensuite
- Freestanding Tub in Primary Ensuite
- Upgraded Moen Faucet Package
- Hot Water Heater Ownership
- Free Rogers Ignite Internet for 1 year
- ENERGY STAR® Certified

Double Car Detached Homes

Features are as per plan and as per schedule A. Subject to change without notice. Move-in dates are predetermined and associated with specific lots. For availability and further details, please speak with a sales consultant. Incentives subject to change without notice. Limited time offer. Vendor has the right to reserve and limit the number of incentive offerings.*Free Assignment Fee. \$500 + HST Administration & \$500 + HST Legal Fees are applicable. For details on fees and conditions please visit our Sales Centre. Limited time offer. In the event of any discrepancies on this incentive sheet, the terms outlined in Schedule A shall take precedence E.&O.E. January 23, 2025



UPPER JOSHUA CREEK

Quick Move-In Homes

PH 4 DOUBLE CAR GARAGE DETACHED HOMES

Lot #	Model	Sq.ft.	Elevation	Closing Date	Original Price	Selling Price
4070	The Windfield C38G	3127	French Chateau	March 26, 2025 - May 15, 2025 Speak to your Sales Consultant for Details	\$2,235,990	\$2,035,990
Includes \$72,000 in upgrades. Raised Basement Ceiling w/ Next Step, Third Bath & design upgrades included. Speak to your sales consultant for details!						
4071	The Kingsley C38C	3179	English Manor	March 26, 2025 - May 15, 2025 Speak to your Sales Consultant for Details	\$2,227,990	\$2,027,990
Includes \$52,000 in upgrades. Entertainment Kitchen, 4 Bedroom Plan & design upgrades included. Speak to your sales consultant for details!.						
4072	The Thorncliffe C38E	3039	French Chateau	March 26, 2025 - May 15, 2025 Speak to your Sales Consultant for Details	\$2,186,990	\$1,986,990
Includes \$73,000 in upgrades. Raised Basement Ceiling w/ Next Step, Third Bath & design upgrades included. Speak to your sales consultant for details!						
4188	The Windfield C38G	3127	French Chateau	March 26, 2025 - May 15, 2025 Speak to your Sales Consultant for Details	\$2,137,990	\$1,937,990
Includes \$74,000 in upgrades. Raised Basement Ceiling w/ Next Step, Third Bath & design upgrades included. Speak to your sales consultant for details!						
4190	The Windfield C38G	3127	English Manor	March 26, 2025 - May 15, 2025 Speak to your Sales Consultant for Details	\$2,131,990	\$1,931,990
Includes \$73,000 in upgrades. Raised Basement Ceiling w/ Next Step, Third Bath & design upgrades included. Speak to your sales consultant for details!						

Deposits

\$100,000 with offer

Sales Representatives

Nicolette Modica &
Brandon Sheehan
Sales Office Tel: (905) 469-6238

Contact

sls_oakville@mattamycorp.com

Prices include applicable taxes. Price shown includes the promotional discount. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area. E. & O. E. January 16, 2025

Bank Draft Payment or Credit Card
Required for First Deposit
Deposits payable to:
Mattamy (Joshua Creek) Limited

Schedule A (Home Features)
Upper Joshua Creek - Detached Homes

EXTERIOR

1. MATTAMY'S Upper Joshua Creek is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include clay brick and low maintenance, pre-finished cement board siding, stone veneer and EIFS stucco system with architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia, and eavestrough.
5. Architectural styled laminate fiberglass shingles with a 30-year Manufacturer's Limited Lifetime Warranty.
6. Fibreglass painted or stained insulated entry exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows, simulated single-hung casement or fixed windows throughout, either white or colour as per applicable elevation and as per plan. Basement windows to be 30"x24" deep white vinyl sliders, if applicable.
8. Sliding patio door or garden door(s), as per plan.
9. All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and patio sliding doors, where applicable, to be classified as Zone 3 windows with Low E coating and argon gas.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
13. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
14. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
15. Two exterior water taps, one in front (or garage), and one at rear of home.
16. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
17. Weiser front door entry set finished in Satin Nickel, prefinished individual house numbers to complement exteriors, coach light(s) on front as per elevation on all elevations as per plan.
18. Vendor will install a two-coat asphalt driveway and concrete apron for single car driveway and double car driveway.

KITCHEN

1. Purchaser's choice of cabinets and quartz countertops from vendor's standard selection.
2. Colour co-ordinated kick plates to compliment kitchen cabinets.
3. Stainless steel undermount double compartment kitchen sink with spillway. Includes single lever pull down Moen faucet, as per Vendor's standard specifications.
4. Kitchen inclusive of package upgrade including bank of drawers adjacent to stove opening or sink cabinet, valence under upper cabinets, stacked cabinets above uppers, deep fridge upper and fridge gable.
5. Coldwater line roughed into fridge location for future refrigerator.
6. Shut-off valve to the kitchen sink.
7. Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
8. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
9. Split receptacle(s) at counter level for future small appliances.
10. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).

BATHS

1. Separate shower to receive water resistant board to approximately 60" high with rain head type showerhead and a separate handheld shower head on a bracket from Vendor's standard samples.
2. Frameless glass shower enclosures with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and frameless glass enclosure in Primary Ensuite as per plan with aluminum channel as required, from Vendors' standard selection.
3. Purchaser's choice of cabinets and quartz countertops from Vendor's included selection (excluding Powder Room).
4. Colour co-ordinated kick-plate to compliment vanity cabinets.
5. Decorative lighting in all bathrooms and Powder Room.
6. Beveled mirrors approx. 42" high in all bathroom(s) and powder room.
7. White bathroom fixtures from Vendor's standard selection including efficient 4.8L elongated toilet.
8. White acrylic bathtubs in all main and secondary bathrooms with ledge as per plan.
9. Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
10. Privacy locks on all bathroom and powder room doors.
11. Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
12. Pedestal sink in Powder Room, as per plan.
13. 8x10 ceramic wall tile from Vendors' standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
14. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
15. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
16. Pressure balance valves to all shower stalls and tub/showers as per plan.
17. Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers to finished areas as per plan, with choice of stained or natural finish from Vendor's standard colour selection. Includes oak handrail with square oak post and pickets.
2. Standard kneewalls, ledges and window seats to be capped with white painted MDF (medium density fibreboard) trim detailing.
3. Riverside moulded panel interior passage doors throughout finished areas (per trim package selected; one style throughout), excluding sliding closet doors if applicable.
4. Interior passage doors are 8ft tall throughout (where possible).
5. 5 ¼" Step baseboard and 2 ¾" Step casing in all detached houses. 3/8" profiled door stop trim in all tiled areas, on all elevations. Trim casing on all swing doors and flat archways up to approx. 12" deep, on ground floor and hallway of 2nd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 2nd floor bedrooms and bathrooms).
6. All drywall applied with screws using a minimum number of nails.
7. Satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
8. Wire shelving installed in all closets.
9. Mirrored sliding doors as per plan.

LAUNDRY

1. Purchaser's choice of laundry base cabinet(s) & quartz countertops from Vendor's included selection.
2. Stainless steel undermount sink with single lever Moen faucet, as per Vendor's included specifications.
3. Colour co-ordinated kick-plate to compliment base cabinet(s).
4. Shut-off valves in finished laundry room.
5. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.
6. White laundry tub with chrome finish dual knob faucet, as per Vendor's standard specifications, installed in unfinished Basement or unfinished Storage/Utility room, as per plan.

ELECTRICAL

1. Decora style switches and receptacles throughout finished areas
2. 200 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. Monitoring device at Hydro Panel.
5. One electrical outlet under electrical panel if located in unfinished area.
6. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
7. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
8. Electrical box with conduit from garage to basement electrical panel for future Electric Vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
9. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
10. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
11. Switch controlled receptacle in living room.
12. 2 capped ceiling boxes for future pendant lights above kitchen island or peninsula, as per plan.
13. Decora style dimmer control in primary bedroom and dining room as per plan.
14. Deeper electrical boxes for future smart switches (smart switches not included)
15. One (1) brushed nickel finished smart door lock for front door entry.
16. One (1) outlet in 2nd floor closet for future provision for wifi extension (wifi extension not included).
17. Smoke Detector with visual signaling component installed as per Ontario Building Code.
18. Carbon Monoxide Detector on all floors where a finished bedroom is located.
19. Electronic door chime at front door.
20. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas (one colour throughout) from Vendor's standard selection.
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on main and 2nd floor.

FLOORING

1. Choice of ceramic floor tile in Foyer, Kitchen, Breakfast Area, Powder Room, bathroom(s) and finished Laundry Room, where applicable as per plan, from Vendor's standard selection.
2. Engineered Oak Hardwood 3 1/2" wide flooring in choice of colour from vendor's standard selection throughout finished areas (excluding tiled areas) on ground and 2nd floor as per plan.
3. SPC (Stone Product Composite) Flooring approx. flooring in choice of colour from Vendor's standard selection on slab areas in basement as per plan.
4. Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
5. Concrete basement floor with drain.

FAMILY ROOM / GREAT ROOM

1. Direct vent gas fireplace as per plan with painted MDF mantle surround as per plan, from Vendor's standard selection.

ADDITIONAL FEATURES

1. 10' high ceilings on ground floor and 9' ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. 2"x6" exterior wall construction
3. Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
4. Garage drywalled and primed.
5. Mortgage survey provided with closing documents at no additional cost.
6. Garage floor and driveway sloped for drainage.
7. Concrete garage floor where applicable with reinforced grade beams.
8. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
9. Poured concrete basement walls with drainage membrane and weeping tile.
10. Poured concrete front porch as per plan.
11. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
12. 1 1/4" gas supply lines throughout.
13. Ducts Professionally Cleaned.
14. Rough in 3-piece washroom in unfinished area in Basement.

ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. High efficiency gas fired heating system.
6. EnergyStar qualified water heater is included, as located in unfinished basement.
7. Energy Star certified Smart Thermostat, centrally located on Ground Floor.
8. LED lighting in all standard interior and exterior light fixtures as per plan.
9. Heat Recovery Ventilation (HRV) installed, interlocked with furnace.
10. Independent third-party inspection and air tightness test.
11. Gas Fireplace includes electronic pilot.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement, or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):
A major structural defect is defined by TARION as: - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., Aug 30, 2024

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor's samples subject to their timely availability from the Vendor's normal supplier and provided that the same have not already been ordered for the Purchaser's house. Variations from the Vendor's samples may include but not be limited to variations in bricks, finishing materials, kitchen and vanity cabinets, and floor and wall finishes due to normal production process. The Purchaser is hereby notified that the laundry room may be lowered to accommodate side yard drainage, and in extraordinary cases, door(s) from laundry room will be eliminated at Vendor's discretion. Steps, where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the applicable lot shall contain the features listed above. The floor plan shall be the plan that is illustrated in the Vendor's latest sales display or in any electronic or digital brochures for the model type purchased. The Purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans or digital renderings that are available at the Vendor's sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. The Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor's discretion to comply with Architectural Control Guidelines. The Vendor reserves the right to use visual representations of the home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and the undersigned hereby consents to the same.

Initials...../.....

PHASE 4

UPPER JOSHUA CREEK

OAKVILLE



LEGEND

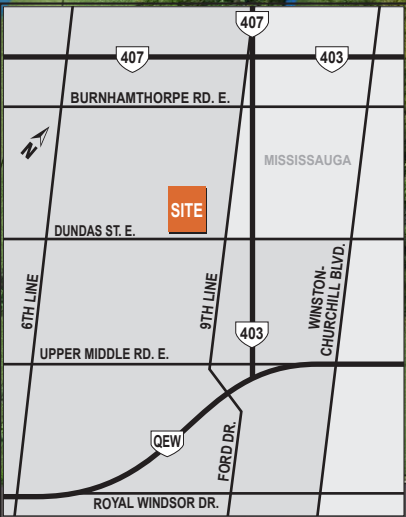
34' Detached

38' Detached

45' Detached

Urban Rear Lane Towns
Double Car Garage

All renderings, landscaping and images are Artist's Concept Only. Images depicted in Site Plan including schools, future residential, parks, and such other specifications are subject to change based on final approval from Government Authorities. Dimensions and locations not to scale. Mattamy Homes assumes no liability for inaccuracies, errors or omissions in the Site Plan as depicted. E. & O.E. July 2024.



FUTURE MIDRISE BLOCK
MIXED-USE/COMMERCIAL/TOWNHOUSES
(POTENTIAL FOR 12 STOREY APARTMENT,
POSSIBLE FUTURE SALES OFFICE COMPLEX)