

mattamyHOMES

CLOCK
W@RK

THIS IS OAKVILLE
STANDARD TIME



YOUR MOMENT IN TIME

Time, like a place, has a ripple effect on our lives, harnessing the moments that define our days.

01

8 AM is me time, meandering along the Joshua Creek Trail, with a podcast synced and coffee ready to be sipped. 11 AM stretches into noon at the fitness studio, where movement flows on the mat. And 5 PM never stands still, connecting you to great restaurants and entertainment nearby.

This is ClockWork living. Located in Upper Joshua Creek, in the coveted heart of North Oakville, ClockWork 4 offers a rhythmic beat that you can set your lifestyle to - where the passing of time is measured by the moments that truly matter, along with the ones waiting to be discovered.

Here, every hour is yours.

A WORLD YOUR OWN



For 45 years and counting, we've been building for how people truly live, hitting a milestone of over 125,000 homes as North America's largest privately owned homebuilder.

Committed to delivering high quality homes across North America, we've launched 9 buildings for sale in the GTA over the last 24 months, all of which are currently under construction or approved to begin. Our continued investment in the GTA real estate market reflects our confidence in this vibrant region.

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.

Step into the extraordinary at ClockWork 4 by Mattamy Homes, where a meticulously planned neighbourhood blends urban vibrancy with the embrace of suburbia in Oakville.

03



Mile & Creek, Milton



Carding House, Oakville



Westbend, Toronto

*Step into
exceptional*

L I F E I N A N O A K V I L L E M I N U T E



**Timing is everything,
so too is location.**

Oakville is where preservation and progress live in sync with one another, crafting a community that captures your attention at any time of day.

Nestled along the scenic shores of Lake Ontario, Oakville is both lakefront and front and centre to all the urban action. Restaurants, shopping, fitness studios, and coffee shops ready to become part of your routine.

For moments of tranquillity, Oakville offers a natural abundance of parks and trails, providing a serene escape. And, when you're ready to speed things up, convenient access to public transportation and highways allows you to escape at any moment.



ALL AROUND OAKVILLE

SHOP

- 01 Oakville Place
240 Leighland Ave
- 02 Upper Oakville Shopping Centre
1011 Upper Middle Rd E
- 03 Trafalgar Village
125 Cross Ave
- 04 Ren's Pet Depot
4002 Trafalgar Rd
- 05 Shoppers Drug Mart
2525 Prince Michael Dr
- 06 Costco
3180 Laird Rd
- 07 Chapters
3050 Vega Blvd
- 08 LCBO
251 Oak Walk Dr
- 09 Longo's North Oakville
338 Dundas St E
- 10 Canadian Tire
400 Dundas St E
- 11 Winners/ HomeSense
2431 Trafalgar Rd
- 12 Walmart
234 Hays Blvd
- 13 Real Canadian Superstore
201 Oak Park Blvd

DINE

- 14 The Pipes and Taps Pub
231 Oak Park Blvd
- 15 Piano Piano
120 Thomas St
- 16 Spoon & Fork
2345 Trafalgar Road
- 17 7 Enoteca
216 Lakeshore Rd E
- 18 Pilot Coffee
251 Lakeshore Rd E
- 19 Starbucks
2509 Prince Michael Dr
- 20 State & Main
301 Hays Blvd

STRETCH

- 21 Goodlife
2395 Trafalgar Rd
- 22 SpinCo
229 Lakeshore Rd E
- 23 Inye Yoga
2640 Bristol Circ

ENTERTAINMENT

- 24 5 Drive-In Theatres
2332 Ninth Line
- 25 Ninth Line Sports Park
3115 Ninth Line
- 26 Mattamy Sports Park
5320 Ninth Line
- 27 Bronte Creek Disc Golf Course
1219 Burloak Dr
- 28 River Oaks Park Multi-Lined
Pickleball and Tennis Court
2400 Sixth Line
- 29 Cineplex
2081 Winston Park Dr
- 30 Joshua Creek Arena
1663 North Service Rd E

TREK

- 31 Joshua's Creek Trail
Dundas St E
- 32 Craigeith Park
1326 Craigeith Rd
- 33 Glenashton Park
1051 Glenashton Dr
- 34 Lion's Valley Park
1227 Lions Valley Park Rd
- 35 Buttonbush Woods Park
3295 Meadow Marsh Cres

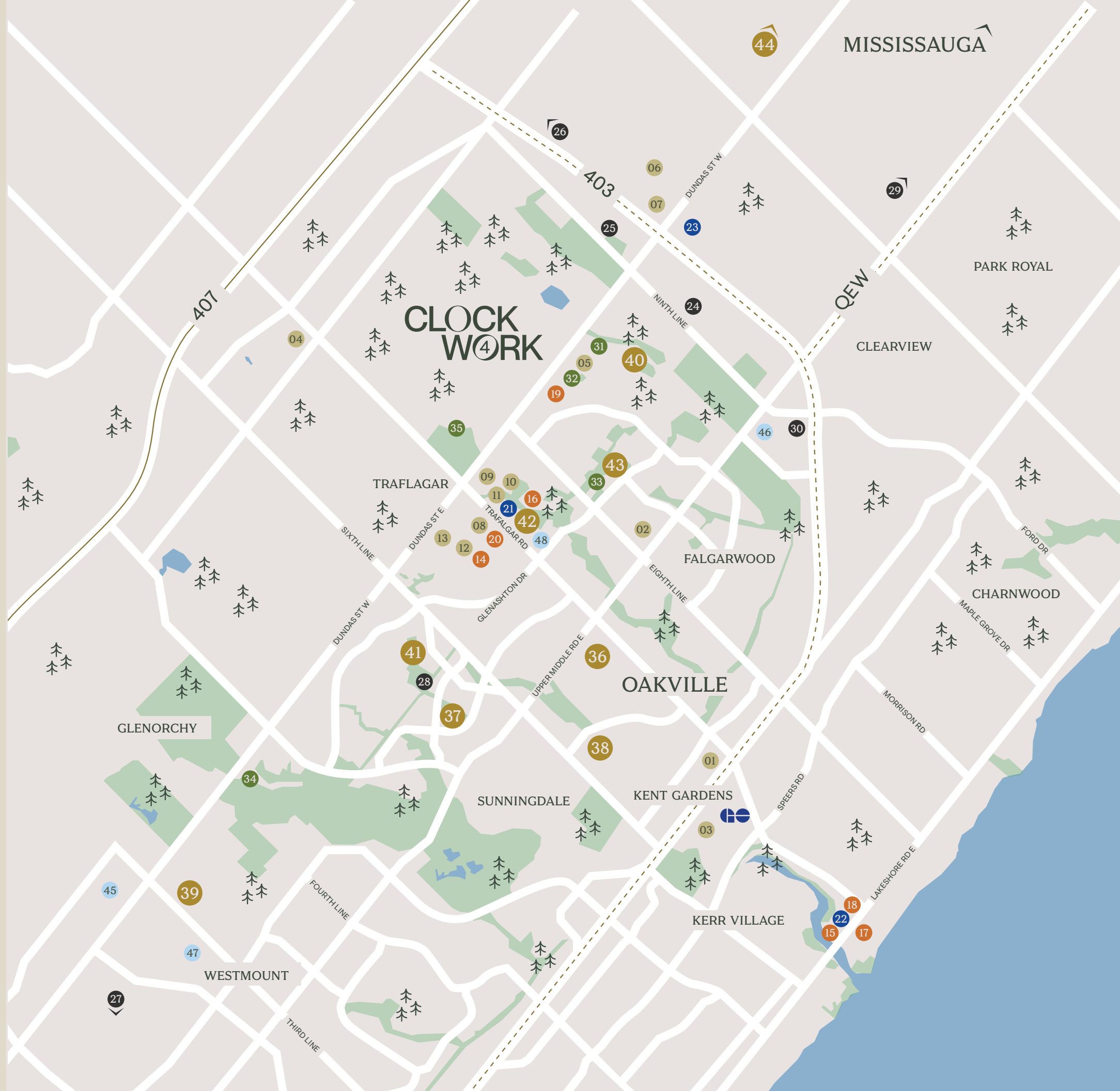
LEARN

- 36 Sheridan College
(Trafalgar Road Campus)
1430 Trafalgar Rd
- 37 River Oaks Public School
2173 Munn's Ave
- 38 White Oaks Secondary School
(South Campus)
1330 Montclair Dr
- 39 Forest Trail Public School
1406 Pine Glen Rd
- 40 Joshua Creek Public School
1450 Arrowhead Rd
- 41 Holy Trinity Catholic Secondary School
2420 Sixth Line
- 42 Trafalgar Ridge Montessori School
2379 Trafalgar Rd
- 43 Iroquois Ridge High School
1123 Glenashton Dr
- 44 University of Toronto Mississauga
3359 Mississauga Rd

CARE

- 45 Oakville Trafalgar Memorial Hospital
3001 Hospital Gate
- 46 Joshua Creek Medical
1915 Ironoak Wy
- 47 Kingridge Medical Clinic & Walk In
2015 Kingridge Dr
- 48 Glenashton Medical Clinic
333 Glenashton Dr

Parks & Greenspace	Oakville GO Station	407 QEW / 403



YOUR UPPER JOSHUA CREEK E R A

Welcome to a community that's set to your lifestyle. Welcome to Upper Joshua Creek.

Just fifteen minutes north of downtown Oakville and at the border of Mississauga, is Upper Joshua Creek, a coveted enclave home to ClockWork and truly connected living. Here, mature foliage, endless outdoor trails and everyday amenities line the path to a more enriched and vibrant way of life.

With convenient access to major highways, Upper Joshua Creek is the ideal community for those on the go. It seamlessly aligns with the cadence of your life, offering a diverse array of shops and restaurants along Trafalgar Road and Dundas Street, with major shopping centres and plazas just minutes from your doorstep.

When it's time to hit the books, you're positioned around highly ranked public and independent schools.



MEASURE THE MOMENTS



THAT
MATTER

EVERY DAY IS AN OCCASION



Time is of your essence at ClockWork 4.

As part of this community, ClockWork 4 surrounds you with a harmonious blend of endless outdoor adventure and exceptional everyday amenities to enrich your experience from dusk until dawn.

Nestled at the centre of the community lies a courtyard, providing residents with a versatile space to traverse or simply indulge in moments of relaxation and serenity.

From laid-back morning walks along the Joshua Creek Trail to an afternoon amp at SpinCo, there's something to keep you dialled in every minute of the day. Hit the 9 iron at the Tee Zone Driving Range, head to Farm Boy for fresh picks and produce, or even catch a flick at the 5-Drive In.



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MATTAMY LOW-RISE

RAMP

STORMWATER
MANAGEMENT POND

WILLIAM CUTMORE BOULEVARD

BUILDING 5
7 STOREYS
COMING SOON

BUILDING 3
7 STOREYS
163 SUITES

BUILDING 2
12 STOREYS
174 SUITES

BUILDING 1
12 STOREYS
152 SUITES

BUILDING 4
12 STOREYS
143 SUITES

BUILDING 6
12 STOREYS
COMING SOON

**FUTURE
MATTAMY HOMES
HIGH-RISE**

DUNDAS STREET EAST

DUNDAS STREET EAST

15

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A PLACE DESIGNED FOR YOUR PLACE

Life never stands still at ClockWork 4, a building where every moment is designed to inspire the next.

With timeless architectural design, dark brick exterior merges seamlessly with white, grey, and wood accents, creating a façade that embraces the natural beauty of its surroundings.

Select suites at ClockWork 4 feature an innovative retractable glass balcony, allowing you to enjoy your outdoor space in every season.* Benefits* include increased livability, year-round comfort, extra space, protection from outdoor elements, reduction in outside noise, and enhanced resale value.

In addition, you'll discover a curated collection of amenities to elevate every moment of your day. From the state-of-the-art fitness centre to serene outdoor spaces, ClockWork 4 offers the perfect balance of comfort and style.

*Retractable glass balcony feature is available on select suites, as per plan. There can be no assurance that such benefits will prove accurate and actual results could differ materially from such projections. Subject to change without notice, E. & O.E. All renderings, landscaping and images are Artist's Concept Only. Illustration is artist's concept. E.&O.E.



CLOCK WORK



LOBBY*
* Located in Building 5

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A VIEW FROM ABOVE

BUILDING 4

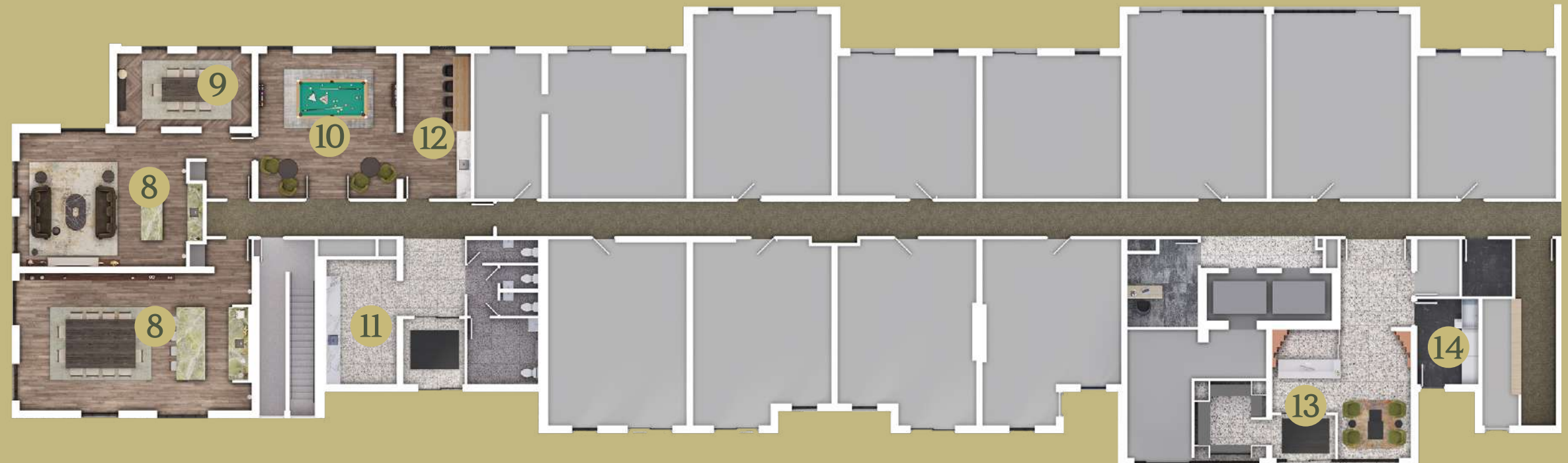
- 1. YOGA STUDIO
- 2. FITNESS CENTRE
- 3. CANTINA
- 4. PET WASH
- 5. LOBBY
- 6. ZOOM ROOMS
- 7. CO-WORKING LOUNGE



BUILDING 4

BUILDING 5

- 8. SOCIAL LOUNGE 1 & 2
- 9. DINING ROOM
- 10. GAMES LOUNGE
- 11. CANTINA
- 12. MAKERS SPACE
- 13. CONCIERGE/LOBBY
- 14. PET WASH



BUILDING 5



CO-WORKING LOUNGE*

* Located in Building 4

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EXTERIOR SOCIAL LOUNGE*

* Located in Building 5

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EVERY HOUR IS YOURS



Experience the seamless rhythm of ClockWork's amenities, perfectly set to your schedule from morning until night.

Embrace an energizing sunrise at the fitness studio lifting free weights or enjoy an afternoon of Crossfit for a dynamic challenge. If evening workouts are preferred, wind down the day with a calming session on the Pilates reformer machine.

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PUT TODAY IN



MOTION



SOCIAL LOUNGE*
* Located in Building 5

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AN ATTENTION TO EVERY DETAIL



Explore an array of designer-selected features and finishes.

Commanding 9' or 10' ceilings that complement luxurious quartz kitchen countertops, and stainless-steel appliances add a sleek, classic look to the open concept living and dining space.

Suite items shown in render may include upgrades.

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Timeless features and modern finishes seamlessly weave one room into the next, crafting a sense of connectedness throughout your home.

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SUITE INTERIOR

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DEDICATED TO A SUSTAINABLE* TOMORROW



At ClockWork 4, our commitment to sustainability* is shown through various initiatives to minimize our carbon footprint.

SUSTAINABLE AND SMART*** HOME FEATURES.

GEOHERMAL HEATING & COOLING.

A renewable technology that uses thermal energy from the ground to provide sustainable* heating and cooling to homes and buildings.

IN-SUITE ERV & HEAT PUMPS.

The ERV transfers heat from exhaust air to incoming fresh air, while the heat pump primarily regulates temperature to match the thermostat setting. The ERV indirectly affects relative humidity, which is temperature-dependent. Heat pump systems have better energy performance than a conventional system**.

EV SMART CHARGING.

EV charging available at select parking spots at ClockWork 4.

SMART THERMOSTAT.

Easily control your home's heating and cooling.

SMART BUILDING FEATURES.



RESIDENT COMMUNICATIONS APP.

ClockWork 4 also integrates modern smart building technology to enhance daily comfort and convenience for residents.



DIGITAL ACCESS CONTROL.

ClockWork 4 offers modern conveniences including mobile access to the lobby and amenities, smart locks for digital suite entry, a resident guest registration system, and secure courier delivery access.



AUTOMATED PARCEL LOCKERS.

Smart parcel lockers provide a secure place for postal workers to drop off deliveries and automatically send a notification to the resident when their package arrives.

* Sustainability/Sustainable in the context of this display, refers to designing to a higher energy efficiency and lower carbon emissions of a building compared to the Ontario Building Code SB-10 (2017) baseline set by the Toronto Zero Emissions Building Framework. ClockWork 4 has an estimated energy use reduction of 31% and carbon reduction of 50%. Source for this data was provided by EQ Building Performance in collaboration with Mattamy Homes. Source data are projections only and the parties are not liable if actual amounts differ. This data is based on what EQ Building Performance and Mattamy Homes believe are reasonable assumptions. There can be no assurance that such projections will prove accurate and actual results could differ from such projections. **"Conventional" system refers to in-suite 4-pipe Fan Coil Units. Using in-suite heat pumps shows a 5% energy efficiency improvement, based on historical Mattamy average. ***"Smart" home features in this context refers to features that improve accessibility and security as it pertains to buildings elements.



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