



Simply perfect

THE MATTAMY WAY
QUALITY DETAILS YOU'LL LOVE

\$10,000 DESIGN STUDIO CREDIT

- FREE Assignment Fee* (\$5000 Value)
\$500Admin + \$500LegalFeeApplicable
- Approximately 9' High Ceilings on Ground & Second Floors
- Raised Basement Ceiling
- 3 Stainless Steel Appliances
(Fridge, Stove, Dishwasher)
- Hardwood Flooring Throughout *(Excluding Tiled Areas As Per Plan & Excluding Ground Floor on Rear Lane Townhomes)*
- Electric Fireplace *(2-StoreyTownhomes Only)*
- Oak Stairs with Square Oak Pickets
- Quartz Countertop in Kitchen & Bathrooms
- Triple Glazed Windows
- Frameless Glass Showers in Primary Ensuite *(As Per Plan)*
- Receptacle with USB Port
- Geothermal HVAC Equipment Included
- Hot Water Heater Ownership
- Net Zero Ready
- *(2-Storey Townhomes Only)*
- Free Rogers Xfinity Internet for 1 year
- ENERGY STAR® Certified

2-Storey Townhomes

Features are as per plan and as per schedule A. In the event of any discrepancies on this incentive sheet, the terms listed on Schedule A shall take precedence. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. * 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, subject to cancellation at any time by Mattamy Homes. E.&O.E. October 27, 2025



UPPER JOSHUA CREEK



UPPER JOSHUA CREEK PHASE 6B

FREEHOLD 2-STOREY TOWNHOMES (80')

Model	Sq. ft.	Plan	Elevation	Base Price	Proposed Government Rebate for First Time Home Buyers
The Abbeywood (LTHA)	1,463	3 Bedroom	English Manor	\$999,990	\$93,804
			French Chateau	\$1,004,990	\$94,379
			Contemporary	\$1,004,990	\$94,379
The Bellwood (LTHB)	1,682	3 Bedroom	English Manor	\$1,043,990	\$98,866
			French Chateau	\$1,048,990	\$99,441
			Contemporary	\$1,048,990	\$99,441
The Hopewell (LTHC)	1,823	4 Bedroom	English Manor	\$1,071,990	\$102,087
			French Chateau	\$1,076,990	\$102,663
			Contemporary	\$1,076,990	\$102,663
The Rosegate End (LTHD)	1,872	4 Bedroom	English Manor	\$1,116,990	\$103,471
			French Chateau	\$1,121,990	\$102,321
			Contemporary	\$1,121,990	\$102,321
The Samford Corner (LTHE)	1,996	4 Bedroom	English Manor	\$1,146,990	\$96,569
			French Chateau	\$1,151,990	\$95,418
			Contemporary	\$1,151,990	\$95,418

NO DEVELOPMENT CHARGES FOR CLOSINGS UP TO MAY 31, 2026.

First Time Home Buyers who are eligible may apply for the proposed GST/HST rebate directly with the Canada Revenue Agency once legislation is enacted. If you are a First Time Home Buyer, inquire with your Sales Consultant for more details.

Additional Deposits Required For Premium Lots:
For lots with Premiums \$30,000 and over: 25% is due in 30 days and 25% is due in 90 days

Deposits

- \$30,000 with Offer
- \$25,000 in 60 Days
- \$20,000 in 120 Days
- \$20,000 in 180 Days

Bank Draft and/or Credit Card Payment
Required for First Deposit

Deposits cheques payable to:
Mattamy (Joshua Creek) Limited

Prices include applicable taxes. All architect's choice options must be ordered at time of sale and will not be available at design centre. 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. The referenced federal and Ontario first time home buyer GST/HST rebate measures are proposed and not yet in effect. The availability of the rebate depends on enactment of the necessary legislation by the Government of Canada and/or the Government of Ontario (including receiving Royal Assent). Mattamy Homes has no control over whether these measures are enacted. The availability, eligibility criteria, rebate amounts, application forms, and timing will be determined by legislation and by administrative guidance issued by the applicable authorities. Mattamy Homes does not control whether, when, or in what form any such measures take effect. Application procedures (including any assignment of rebates, if permitted by law) and processing times are set by the applicable authorities, not by Mattamy Homes. Any price or incentive that references or assumes a GST/HST rebate (including any "net of rebate" pricing) is conditional on the applicable legislation being enacted as anticipated and on the purchaser's eligibility. If the legislation is not enacted, is enacted with different terms or timing, or the purchaser is ineligible, any assumed rebate will not apply, and the purchaser may be responsible for the full purchase price without the benefit of any such rebate. This material is provided for general information only, does not consider your specific circumstances, and does not constitute tax or legal advice. Purchasers should consult their own tax and legal advisors. References to an Ontario rebate relate to the provincial component of HST for homes in Ontario only. Other provinces and territories may have different rules. Information is current as of November 20, 2025, and is subject to change without notice. E.&O.E. January 24, 2026.



UPPER JOSHUA CREEK



UPPER JOSHUA CREEK PHASE 6B

FREEHOLD 2-STOREY TOWNHOMES (90')

Model	Sq. ft.	Plan	Elevation	Base Price	Proposed Government Rebate for First Time Home Buyers
The Laurel (KTHC)	1,717	4 Bedroom	Traditional	\$1,063,990	\$101,167
			English Manor	\$1,068,990	\$101,742
			French Chateau	\$1,073,990	\$102,317
			Contemporary	\$1,073,990	\$102,317
The Mint (KTHD)	1,897	4 Bedroom	Traditional	\$1,098,990	\$105,194
			English Manor	\$1,103,990	\$105,769
			French Chateau	\$1,108,990	\$105,312
			Contemporary	\$1,108,990	\$105,312
The Mint End (KTHE)	1,938	4 Bedroom	Traditional	\$1,145,990	\$96,799
			English Manor	\$1,150,990	\$95,648
			French Chateau	\$1,155,990	\$94,498
			Contemporary	\$1,155,990	\$94,498
The Sage Corner (KTHF)	2,218	4 Bedroom	Traditional	\$1,206,990	\$82,763
			English Manor	\$1,211,990	\$81,613
			French Chateau	\$1,216,990	\$80,462
			Contemporary	\$1,216,990	\$80,462
The Shamrock (KTHG)	2,269	4 Bedroom	Traditional	\$1,173,990	\$90,356
			English Manor	\$1,178,990	\$89,206
			French Chateau	\$1,183,990	\$88,055
			Contemporary	\$1,183,990	\$88,055
The Shamrock End (KTHH)	2,316	4 Bedroom	Traditional	\$1,222,990	\$79,082
			English Manor	\$1,227,990	\$77,932
			French Chateau	\$1,232,990	\$76,781
			Contemporary	\$1,232,990	\$76,781

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UPPER JOSHUA CREEK

Schedule A (Home Features)

Upper Joshua Creek Phase 6B –2 Storey Town Product

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 maintenance free Vinyl Siding, veneer stone, fibre cement rainscreen 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 eaves-trough.
5. Architectural styled Laminated Fibreglass shingles with a 30-year manufacturer's Limited Lifetime Warranty.
6. Steel clad insulated entry and 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 or simulated single-hung casement windows, or fixed windows throughout, excluding basement. Basement windows (30"x24") to be all-vinyl sliders. All windows as per vendor's specifications and caulked on exterior.
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 sliding patio door, where applicable, to be classified as Zone 3 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. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Two exterior water taps, one in front (or garage), and one at rear of home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18. Front door entry set finished in Satin Nickel. Individual house number. Black front coach lights at all exterior home entrances, as per elevation.
19. 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. Shut-off valve to the kitchen sink.
5. Stainless steel finish kitchen exhaust fan with 6" duct vented to exterior.
6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. 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.
2. Frameless glass shower enclosures with 2x2 white mosaic tile base, tiled walls (where required) and glass enclosure in Primary Ensuite as per plan with aluminum channel as required.
3. Purchaser's choice of cabinets & quartz 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 with choice of stained or natural finish from vendor's standard colour selection. Applies to stairs from ground to second floor.
2. Colonial moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
3. Colonial 4" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors, flat archways up to 12" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan. (Excluding bedroom closets with sliding doors).
5. All drywall applied with screws using a minimum number of nails.
6. Satin nickel finish hinges and lever-style handles on all interior doors, in finished areas as per plan.
7. Mirrored Sliders in Foyer closet, as per plan.
8. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished ground floor or unfinished storage / utility room, as per plan.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

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. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. 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.
8. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
9. 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).
10. Switch controlled receptacle in living room.
11. Decora style dimmer control in primary bedroom as per plan.
12. Deeper electrical boxes for future smart switches (smart switches not included)
13. One (1) brushed nickel finished front door entry.
14. Smoke Detector with visual signaling component installed as per Ontario Building Code.
15. Carbon Monoxide Detector on all floors where a finished bedroom is located.
16. Electronic door chime at front door.
17. 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) as per plan.
3. Tongue and groove, oriented strand board subflooring throughout (except Basement), screwed and glued on engineered floor joist system.
4. Concrete basement floor with drain.

FAMILY ROOM / GREAT ROOM

1. Contemporary Electric fireplace as per plan, from Vendor's standard selection.

ADDITIONAL FEATURES

1. Approximately 9' high ceilings on ground and approximately 9' high ceilings on the second floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8' high interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. Raised height basement ceiling, as per plan and if grade permits, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
3. 2"x6" exterior wall construction
4. Insulated door from house to garage (where grade permits, as per plan), with safety door closer and keyless entry hardware.
5. Garage drywalled and primed.
6. Mortgage survey provided with closing documents at no additional cost.
7. Garage floor and driveway sloped for drainage.
8. Concrete garage floor where applicable with reinforced grade beams.
9. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
10. Poured concrete basement walls with drainage membrane and weeping tile.
11. Poured concrete front porch as per plan.
12. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
13. Ducts Professionally Cleaned.
14. Rough in 3-piece washroom in unfinished area in Basement.
15. Stainless Steel Refrigerator, Dishwasher and Electric Stove, as per Vendor's standard selection.

ENERGY STAR / NET ZERO READY 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. R10 Styrofoam below basement slab.
6. Conduit from basement to attic for future solar panels. (Solar array not included)
7. Ground Source Heat Pumps for heating and cooling.
8. EnergyStar qualified electric water heater is included, as located in unfinished basement.
9. Geothermal Energy included for all homes.
10. Energy Star certified Smart Thermostat, centrally located on Ground Floor.
11. LED lighting in all standard interior and exterior light fixtures as per plan.
12. Energy Recovery Ventilation (ERV) installed, interlocked with hvac system.
13. Independent third-party inspection and air tightness test.

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 home's 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., April 24, 2025

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 this house. Variations from Vendor's samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, 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 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 above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales display 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 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. 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. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same.

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