

SPRINGWATER

*Open your world*



**MARKHAM**  
Detached Homes





*Live your moment*



# A rich history

## 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 family-owned homebuilder.

Unlock the life you want in a home to make your own, a community that inspires you every day and a future that shines bright.

The moment is yours. Take hold of it in Springwater, a Mattamy community immersed in Markham and elevated for your life.





## COMMUNITIES THAT INSPIRE THE LIFE YOU WANT TO LIVE

Our communities 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, Springwater is the ideal community in the right location for you.

- Enroll your little ones at notable, well-established schools nearby
- Enjoy connected Markham living with easy access to major highways
- Find exactly what you're looking for at nearby malls like King Square Shopping Centre
- Look forward to a variety of fun events at the Markham Fairgrounds
- Open the door to abundant green spaces like the Rouge Valley Trail
- Move and play at the Victoria Square Community Centre, just a short drive away
- Perfect your swing at the Angus Glen and Meadowbrook Golf Clubs



*Live more*



*effortlessly*



## 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 Springwater, your home options include:

- Village Homes
- Rear Lane Townhomes
- 2-Storey Townhomes
- Detached Homes

Find the home that fits you with your choice of floorplans and Design Studio finishes.

*Everything is yours*

# Step into sustainability

## 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 community are ready for a brighter tomorrow.

Following Markham's lead as one of Canada's Best Recyclers, this future-forward community offers Net Zero Ready\* and ENERGY STAR® options.

\*According to the standards for Net Zero Ready as adopted by the Canadian Home Builders' Association.



SPRINGWATER

SINGLE CAR GARAGE  
DETACHED HOMES

*The  
Navy*

1,830 sq. ft.

(incl. 16 sq. ft. open to below)

English Manor (EM)



Modern (MO)



Traditional (TA)

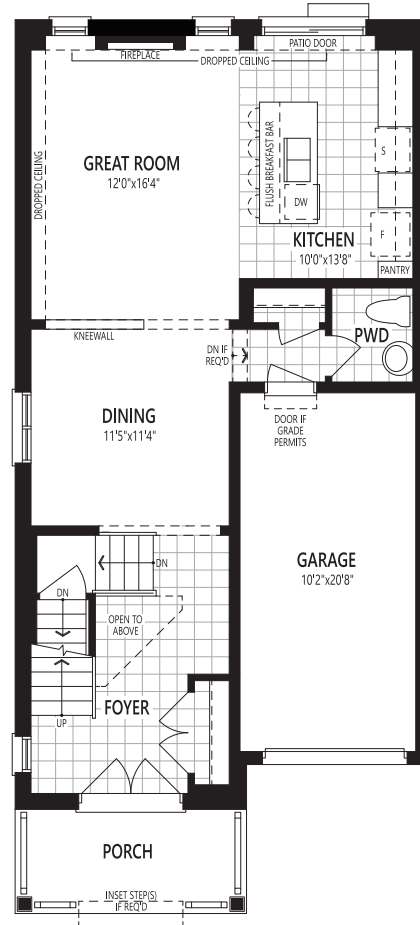


SINGLE CAR GARAGE  
DETACHED HOMES

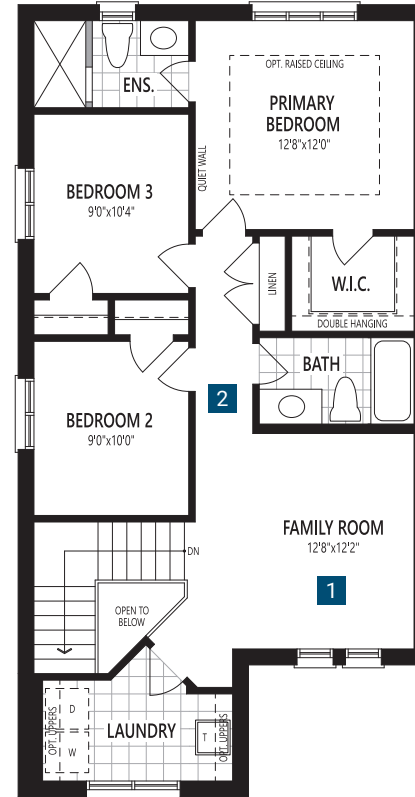
*The Navy*

1,830 sq. ft.

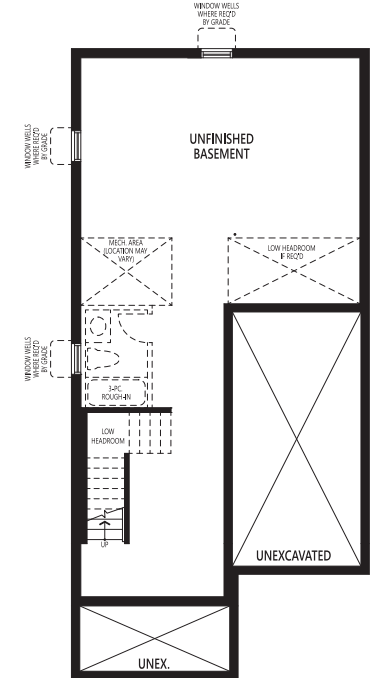
(incl. 16 sq. ft. open to below)



Ground Floor



Second Floor



Basement

G30H 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

SINGLE CAR GARAGE  
DETACHED HOMES

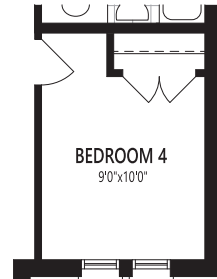
*The Navy*

1,830 sq. ft.

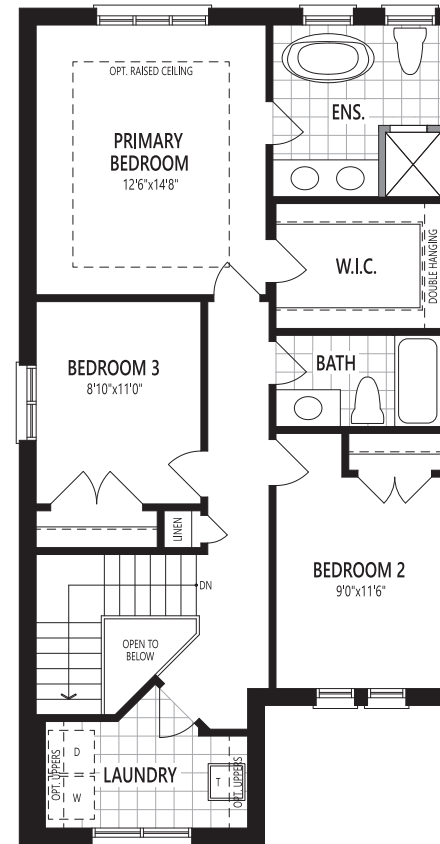
(incl. 16 sq. ft. open to below)

SECOND FLOOR OPTIONS

1 4TH BEDROOM  
IN LIEU OF FAMILY ROOM



2 ALTERNATE SECOND FLOOR  
WITH BATH OASIS



G30H 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 "Transitional" 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

SPRINGWATER

SINGLE CAR GARAGE  
DETACHED HOMES

*The  
Ocean*

2,096 sq. ft.

(incl. 10 sq. ft. open to below)

English Manor (EM)



Traditional (TA)



Modern (MO)





SINGLE CAR GARAGE  
DETACHED HOMES

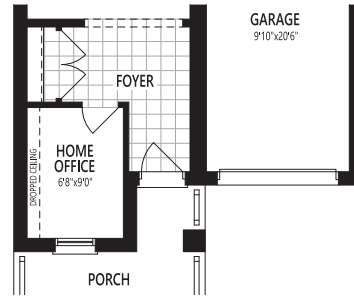
*The Ocean*

2,096 sq. ft.

(incl. 10 sq. ft. open to below)

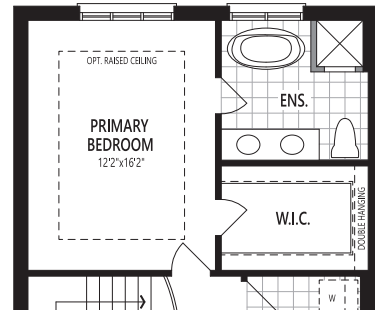
GROUND FLOOR OPTION

1 ENCLOSED HOME OFFICE

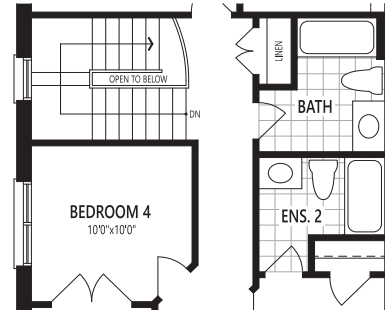


SECOND FLOOR OPTIONS

2 BATH OASIS



3 THIRD BATH  
(LAUNDRY RELOCATED TO BASEMENT)



G301 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

SPRINGWATER

SINGLE CAR GARAGE  
DETACHED HOMES

*The  
Sky*

2,170 sq. ft.

English Manor (EM)



Modern (MO)



Traditional (TA)

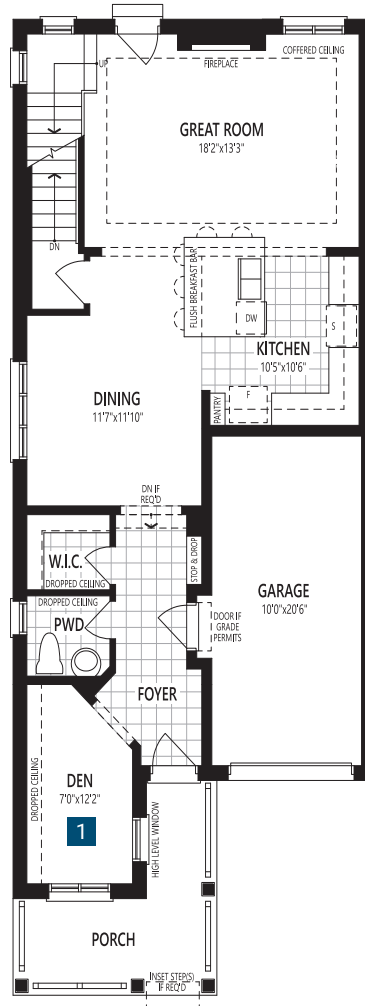


SINGLE CAR GARAGE  
DETACHED HOMES

*The Sky*

2,170 sq. ft.

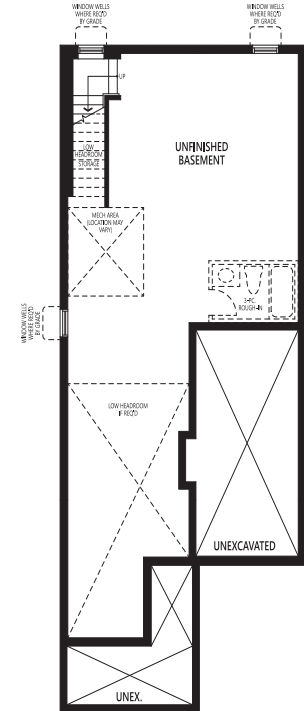
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

G30K 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

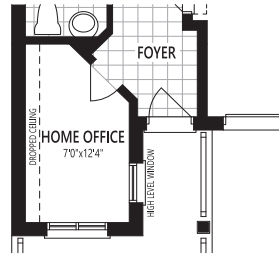
SINGLE CAR GARAGE  
DETACHED HOMES

*The Sky*

2,170 sq. ft.

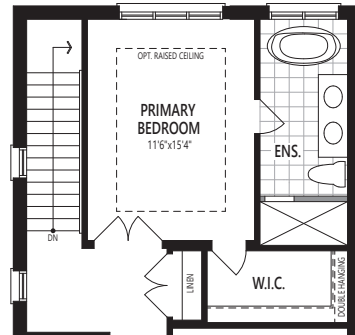
GROUND FLOOR OPTION

1 ENCLOSED HOME OFFICE

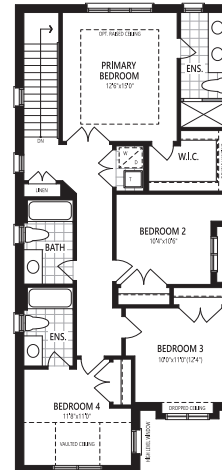


SECOND FLOOR OPTIONS

2 BATH OASIS



3 THIRD BATH



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SPRINGWATER

DOUBLE CAR GARAGE  
DETACHED HOMES

*The  
Iris*

2,363 sq. ft.

English Manor (EM)



Modern (MO)



Traditional (TA)

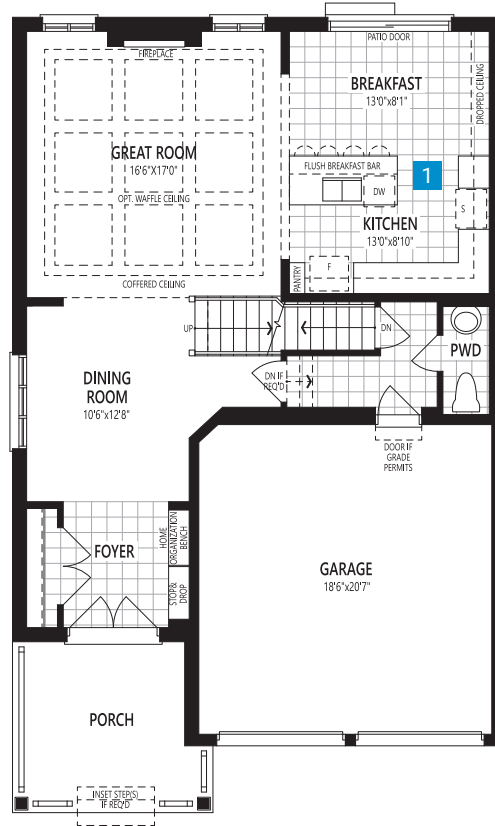


DOUBLE CAR GARAGE  
DETACHED HOMES

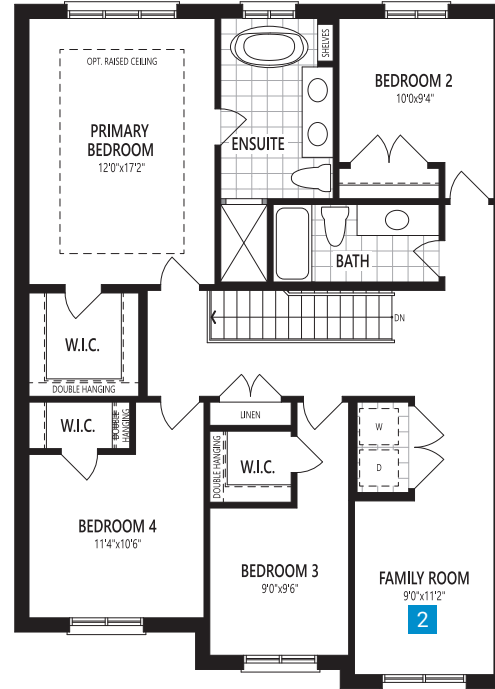
*The Iris*

2,363 sq. ft.

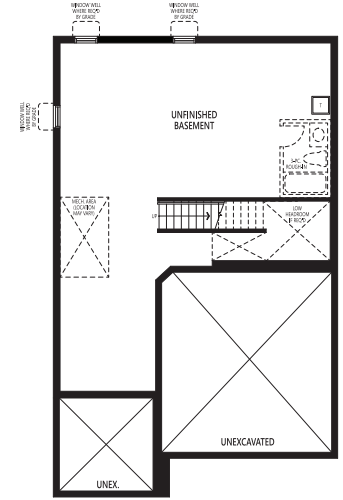
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

B38G 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

DOUBLE CAR GARAGE  
DETACHED HOMES

*The Iris*

2,363 sq. ft.

ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

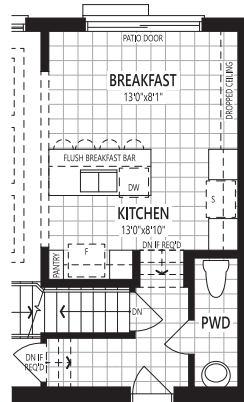
GROUND FLOOR OPTION

10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

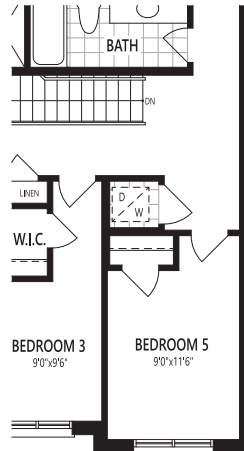
GROUND FLOOR OPTION

1 ALTERNATE KITCHEN



SECOND FLOOR OPTION

2 BEDROOM 5 IN LIEU OF FAMILY ROOM



B38G 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

SPRINGWATER

DOUBLE CAR GARAGE  
DETACHED HOMES

*The Lilac*

2,600 sq. ft.

(incl. 26 sq. ft. open to below)

English Manor (EM)



Traditional (TA)



Modern (MO)





DOUBLE CAR GARAGE  
DETACHED HOMES

*The Lilac*

2,600 sq. ft.

(incl. 26 sq. ft. open to below)

ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

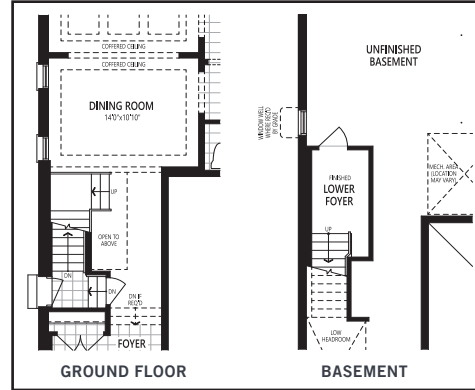
GROUND FLOOR OPTIONS

10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

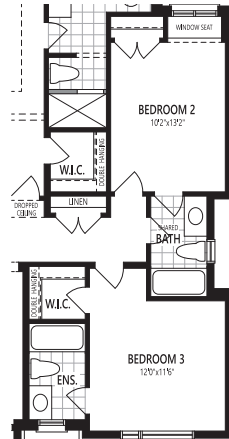
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY  
(ADDITIONAL 38 SQ. FT.)

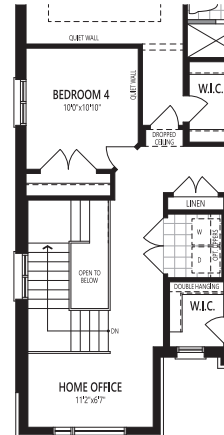


SECOND FLOOR OPTIONS

2 THIRD BATH



3 HOME OFFICE  
(LAUNDRY TUB RELOCATED TO BASEMENT)



B381 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

SPRINGWATER

DOUBLE CAR GARAGE  
DETACHED HOMES

*The  
Mulberry*

2,878 sq. ft.

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

English Manor (EM)



Modern (MO)



Traditional (TA)



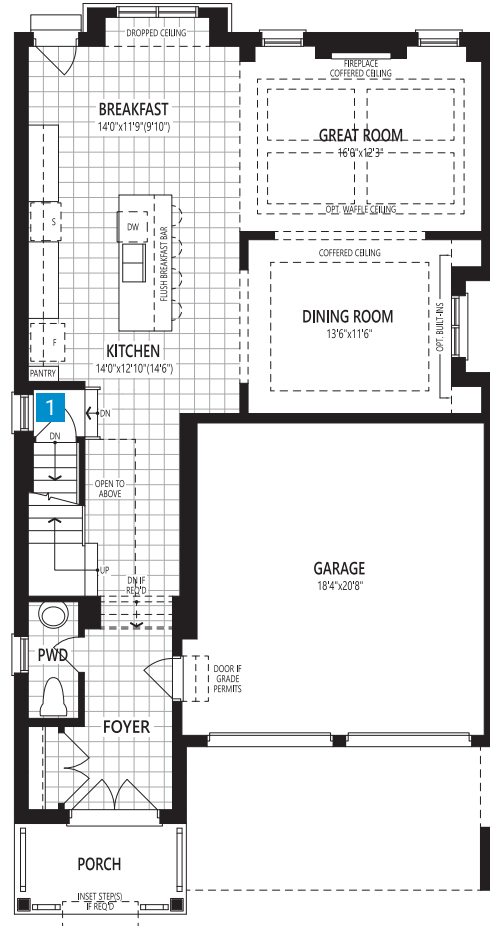
DOUBLE CAR GARAGE  
DETACHED HOMES

*The Mulberry*

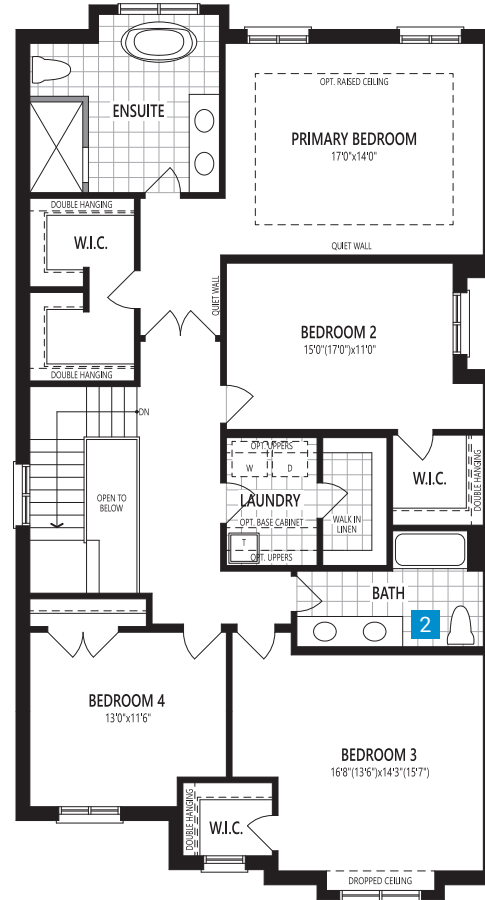
2,878 sq. ft.

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

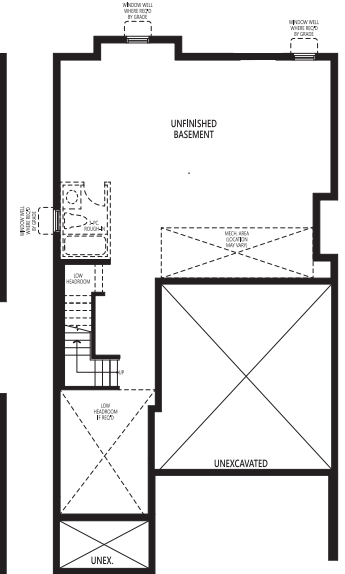
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

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DOUBLE CAR GARAGE  
DETACHED HOMES

*The Mulberry*

2,878 sq. ft.

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

ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

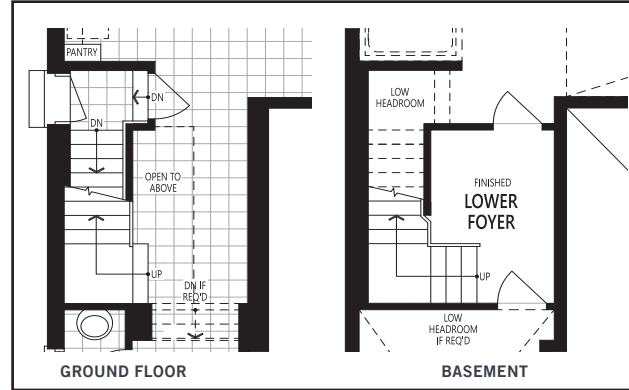
GROUND FLOOR OPTIONS

10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

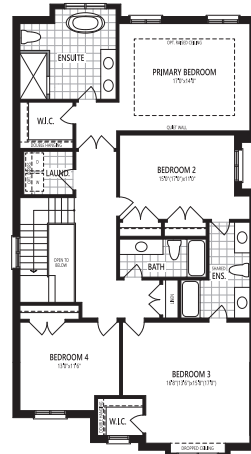
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY  
(ADDITIONAL 64 SQ. FT.)



SECOND FLOOR OPTION

2 THIRD BATH  
(LAUNDRY TUB RELOCATED TO BASEMENT)



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SPRINGWATER

DOUBLE CAR GARAGE  
DETACHED HOMES

*The  
Violet*

3,100 sq. ft.

(incl. 55 sq. ft. open to below)

English Manor (EM)



Traditional (TA)



Modern (MO)



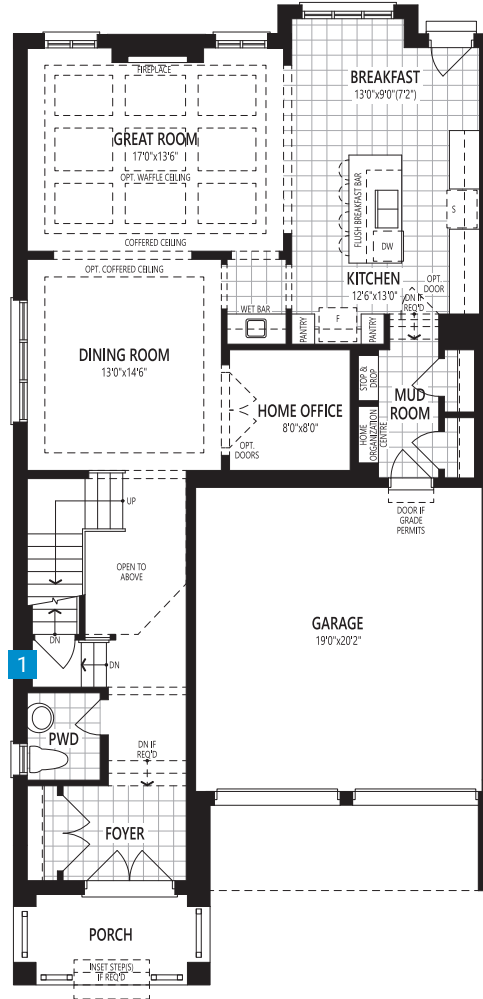
DOUBLE CAR GARAGE  
DETACHED HOMES

*The Violet*

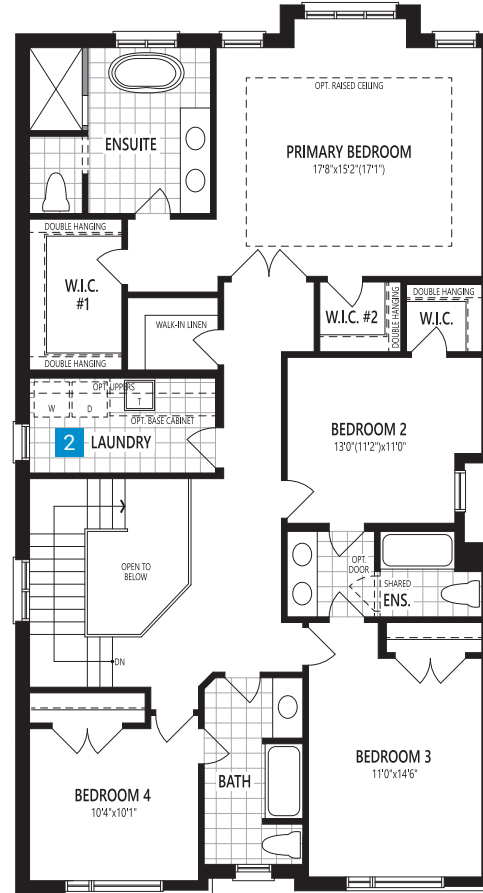
3,100 sq. ft.

(incl. 55 sq. ft. open to below)

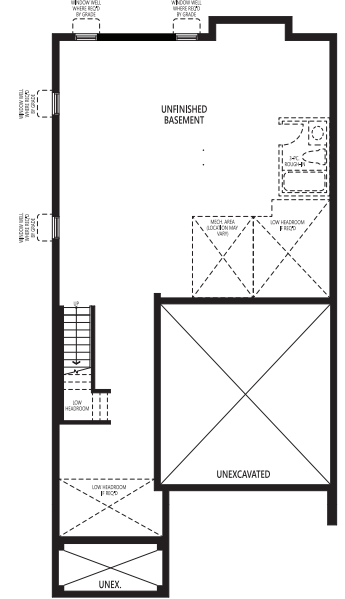
Home Office Package Available in Select Bedrooms & Dens.  
Please speak to your Design Consultant for more information.



Ground Floor



Second Floor



Basement

B38L 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 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. September 2024 - Copyright 2024 - Mattamy Homes Limited.

DOUBLE CAR GARAGE  
DETACHED HOMES

*The Violet*

3,100 sq. ft.

(incl. 55 sq. ft. open to below)

ARCHITECT'S CHOICE  
OPTIONS AVAILABLE  
FOR THIS HOME

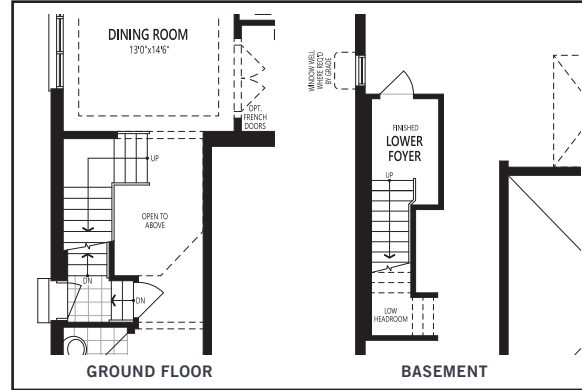
GROUND FLOOR OPTIONS

10' Ground Floor Ceiling Package

- Approx. 12" higher ceilings
- Taller ground floor windows
- Transom over garden/patio doors (where applicable)
- Stair configuration and/or minor design changes may be required to accommodate
- Approx. 8'0" doors (where applicable)

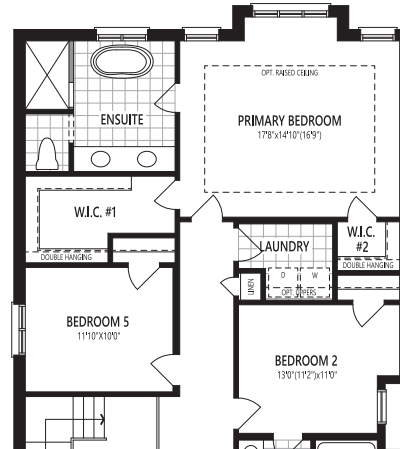
GROUND FLOOR OPTION

1 SIDE DOOR ENTRY  
(ADDITIONAL 52 SQ. FT.)

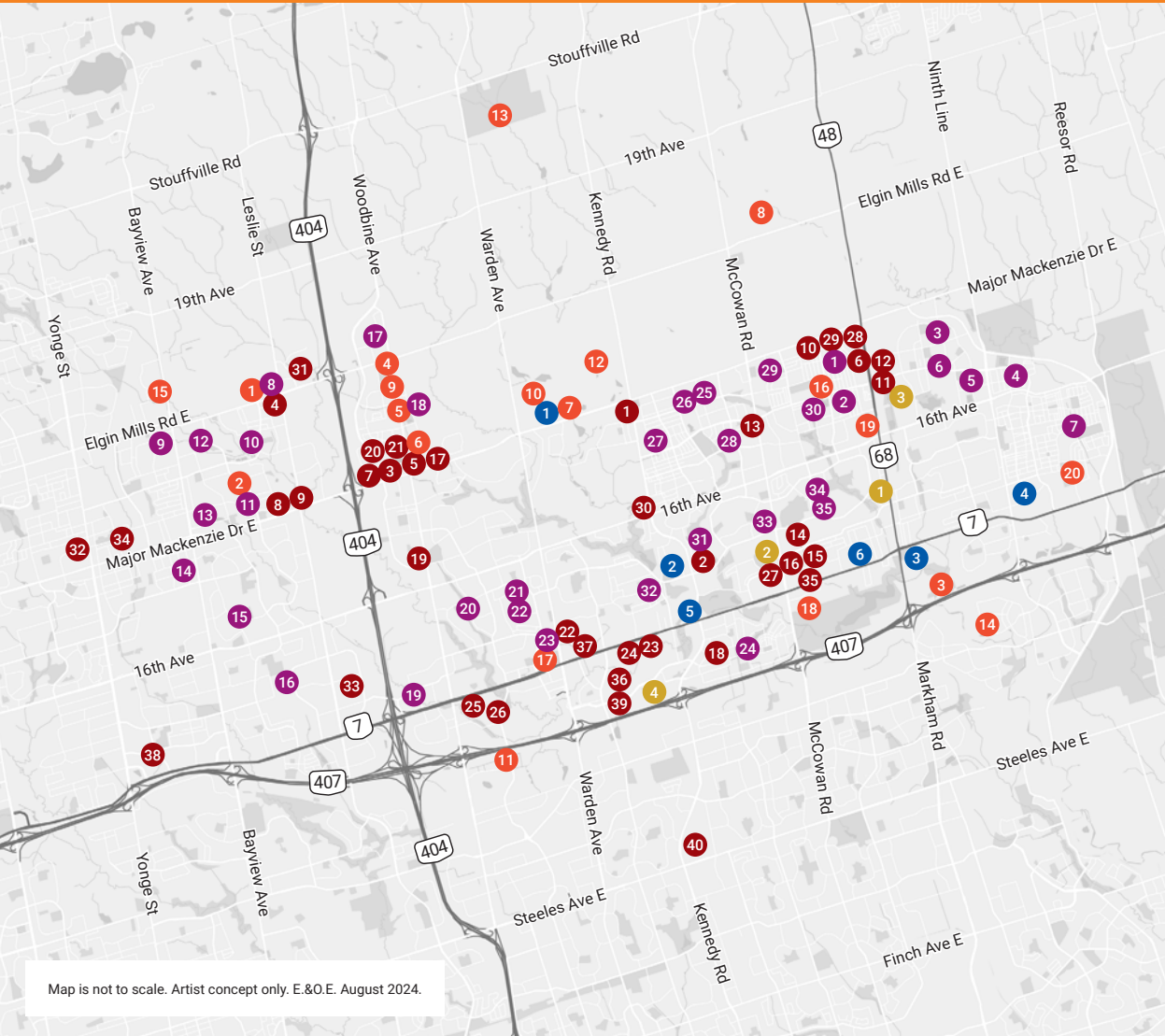


SECOND FLOOR OPTION

2 5TH BEDROOM PLAN  
(LAUNDRY TUB RELOCATED TO BASEMENT)



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Map is not to scale. Artist concept only. E.&O.E. August 2024.

## SCHOOLS

1. Donald Cousens Public School
2. Wismer Public School
3. Sam Chapman Public School
4. Little Rouge Public School
5. Greensborough Public School
6. St. Julia Billiard Catholic School
7. Black Walnut Public School
8. Richmond Green Secondary School
9. Beverley Acres Public School
10. Redstone Public School
11. Silver Stream Public School
12. Mich elle Jean Public School
13. Bayview Secondary School
14. St. Joseph Catholic School
15. Bayview Hill Elementary School
16. Doncrest Public School
17. Victoria Square Public School
18. Sir Wilfrid Laurier Public School
19. Seneca Polytechnic College Markham Campus
20. Buttonville Public School
21. St. Justin Martyr Catholic Elementary School
22. Coledale Public School
23. Unionville High School
24. Unionville Meadows Public School
25. Castlemore Public School
26. All Saints Catholic Elementary School
27. Pierre Elliot Trudeau High School
28. Stonebridge Public School
29. John McCrae Public School
30. Bur Oak Secondary School
31. St. Matthew Catholic Elementary School
32. Parkview Public School
33. Markville Secondary School
34. St. Edward Catholic School
35. Ramer Wood Public School

## PARKS AND RECREATION

1. Richmond Green Skate Park
2. Rouge Woods Community Centre
3. Rouge Valley Trail
4. Victoria Square Park
5. Panorama Park
6. Frisby Park
7. Angus Glen Community Centre

8. Markham Fairgrounds
9. Victoria Square Community Centre
10. Angus Glen Tennis Centre
11. Off-Leash Dog Park
12. Angus Glen Golf Club
13. Meadowbrook Golf Club
14. Markham Green Golf Club
15. Leno Park
16. Wismer Park
17. Markham Civic Centre
18. Milne Dam Conservation Park
19. Markham Museum
20. Cornell Woodlot Park

## CITY SERVICES

1. Angus Glen Library
2. Unionville Library
3. Markham Village Library
4. Markham Stouffville Hospital
5. ServiceOntario Unionville
6. ServiceOntario Markham

## BANKS, RESTAURANTS, SHOPPING

1. TD Bank
2. National Bank
3. CIBC
4. CIBC
5. Scotiabank
6. BMO
7. BMO
8. RBC Bank
9. Leslie Centre: Tim Hortons • FreshCo • IDA • RBC Bank • Bing Hair Salon • BSO Beauty Supply Outlet • Pizza Hut • Baskin Robbins • Morning Caf  • Bayviewwoods Animal Hospital

10. Food Basics
11. The Garden Basket
12. No Frills
13. FreshCo
14. Loblaws
15. HomeSense
16. Rona
17. Starbucks
18. T&T Supermarket
19. King Square Shopping Centre

20. Canadian Tire
21. Shoppers Drug Mart
22. Markham Town Square: No Frills • Pizza Pizza • Canada Post • TD Bank • First Choice Haircutters • Markham Town Dental • Shoppers Drug Mart • Scotiabank • McDonald's • Cora's Breakfast • Booster Juice
23. Whole Foods Market
24. LCBO
25. SmartCentres Markham Woodside: The Home Depot • Longo's • LCBO • Winners • Kitchen Stuff Plus • La-Z-Boy Furniture • Reni's Pets • Kelsey's • Chapters • Staples

26. First Markham Place
27. CF Markville: Walmart • Joey Markville • Uniqlo • Zara • H&M • Hudson's Bay • Marshalls • Coach • Indigo • JD Sports • MAC • Lush • Muji • Starbucks • Telus • Tim Hortons • Winners

28. Holy Shakes
29. Dollarama
30. BMO
31. Costco
32. Allencourt Plaza: Dollarama • CIBC • Allencourt Pharmacy • Coffee Time • Beauty Hair Salon • Aryana Bakery
33. Splitsville Richmond Hill
34. SmartCentres Richmond Hill: Walmart • KFC • Wendy's • Food Basics • Great Clips • McDonald's • Shoppers Drug Mart • BMO • Rogers
35. Congee Queen
36. Demetres
37. Canada Computers & Electronics
38. SilverCity Richmond Hill Cinemas
39. Cineplex Cinemas Markham
40. Pacific Mall

## TRANSPORTATION

1. Markham GO
2. Centennial GO
3. Mount Joy GO
4. Unionville GO