



OAKVILLE  
Townhomes

*Create your world*



# Pure legacy

**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 the largest family-owned homebuilder in North America.

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.

Choose the pure comfort offered in Upper Joshua Creek by Mattamy Homes, where sustainable living, superior craftsmanship and thoughtful amenities weave together in celebration of the quintessential Oakville lifestyle.



# Pure 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.

Step inside a home and community seamlessly integrated with the sustainability features you want for your world. From the efficiency, quality and comfort standards of Energy Star® certified to the renewable geothermal heating and cooling, your home in Upper Joshua Creek will bring you clean air and quiet peace, while being kind to the planet.



## 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 Upper Joshua Creek, your home options include:

- Rear Lane Townhomes
- 2-Storey Townhomes
- 34' Detached Homes
- Corner Detached Homes
- 38' Detached Homes

Find the home that fits you with your choice of floorplans and Design Studio finishes, as well as select Architect's Choice Options available for Detached Homes.





Pure  
charm

## 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, Upper Joshua Creek is the ideal community in the right location for you.

- Get up close and personal with nature at Lyndhurst Park and Pinery Park
- Explore close to home on 150 km of trails, including the Joshua Creek Trail
- Find everything you need and want in downtown Oakville's upscale shopping district
- Plan your next lunch date at a local restaurant
- Take in the views on Oakville's stunning waterfront
- Enjoy breezy commutes and quaint day trips with easy access to Highways 407 and 403 and Oakville GO



Pure  
living



UPPER JOSHUA CREEK

REAR LANE TOWNHOMES

*The Bower*

1,769 sq. ft.

Elevation B



Elevation D



Elevation E



Elevation F





UPPER JOSHUA CREEK

REAR LANE TOWNHOMES

*The Eastwood*

2,037 sq. ft.

Elevation D



Elevation B



Elevation E

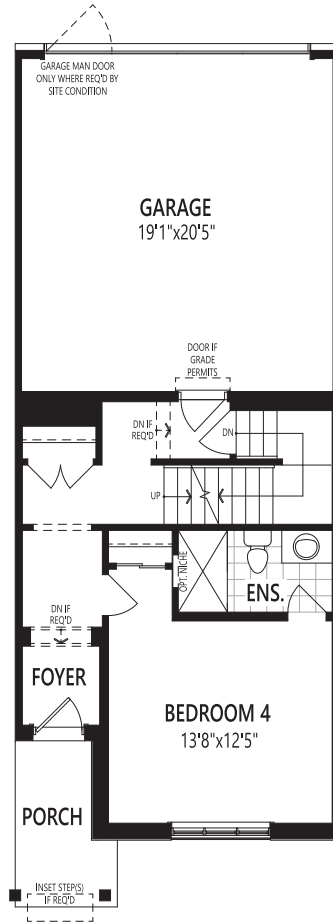


Elevation F

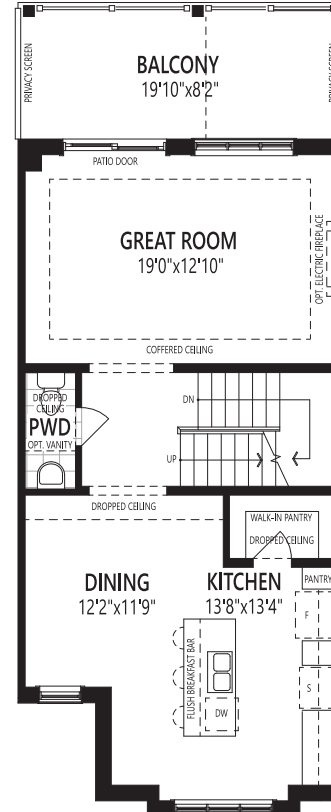


*The Eastwood*

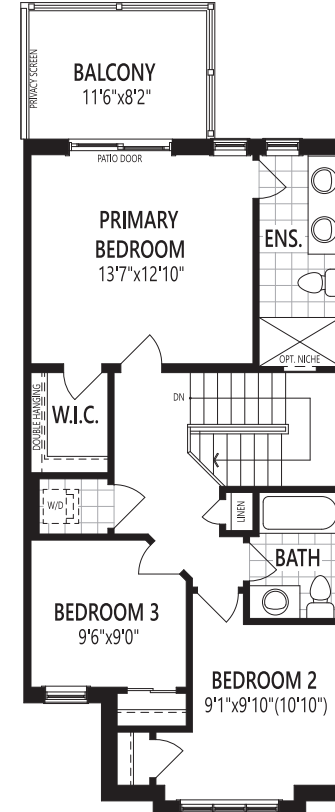
**2,037** sq. ft.



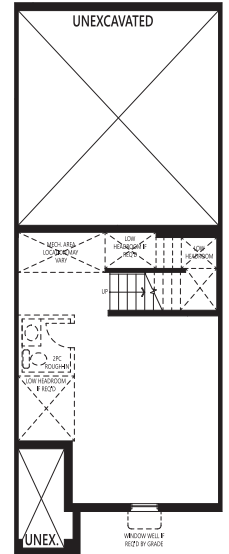
Ground Floor



Second Floor



Third Floor



Basement

ZRLB 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 'D' 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. November 2025 – Copyright 2025 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

REAR LANE TOWNHOMES

*The  
Renwick  
End*

2,151 sq. ft.

Elevation E



Elevation B



Elevation D

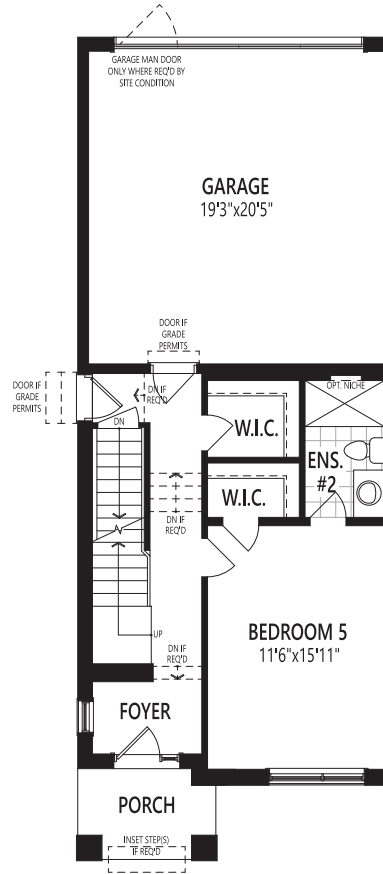


Elevation F

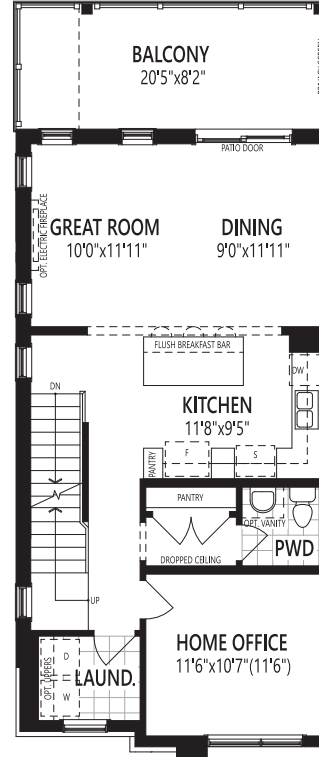


*The Renwick End*

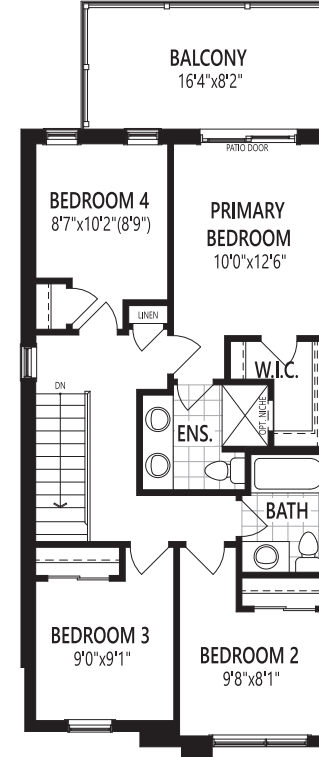
2,151 sq. ft.



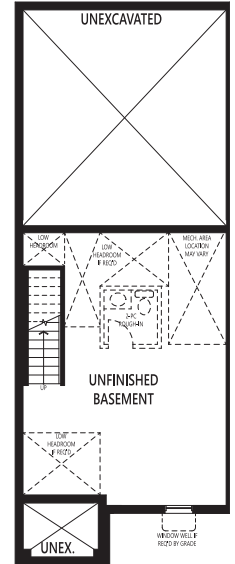
Ground Floor



Second Floor



Third Floor



Basement

ZRLC 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 'E' 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. November 2025 – Copyright 2025 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

REAR LANE TOWNHOMES

*The  
Vinton  
Corner*

**2,177** sq. ft.

Elevation F



Elevation B



Elevation D



Elevation E





UPPER JOSHUA CREEK

French Chateau (FR)

2-STOREY TOWNHOMES

*The  
Laurel*

1,717 sq. ft.

(Incl. 18 sq. ft. Open to Below)



English Manor (EM)



Traditional (TA)

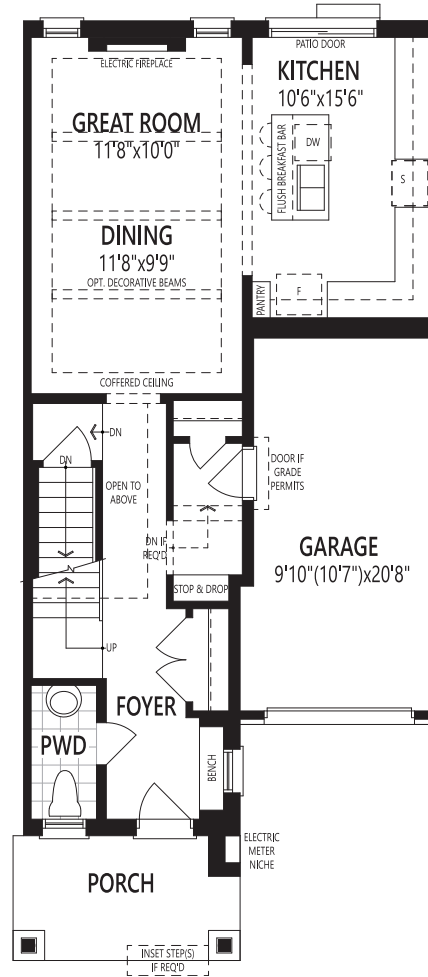


2-STOREY TOWNHOMES

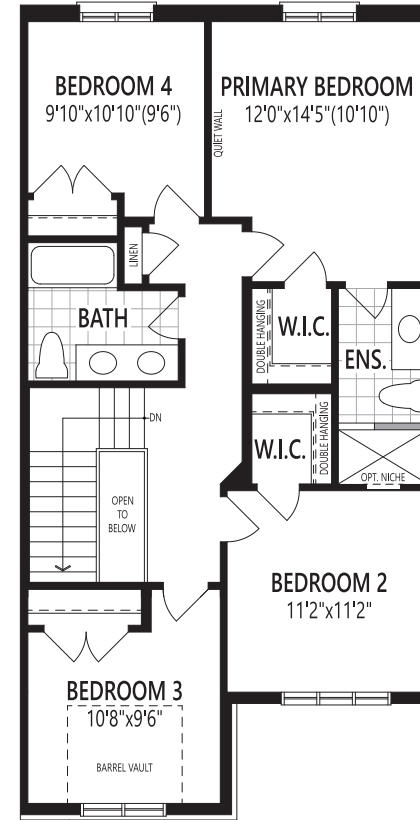
*The Laurel*

1,717 sq. ft.

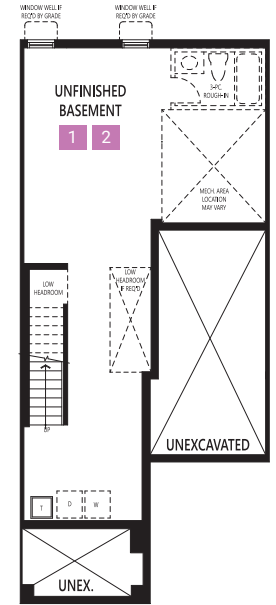
(Incl. 18 sq. ft. Open to Below)



Ground Floor



Second Floor



Basement

KTHC 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 'French Chateau' 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. January 2026 - Copyright 2026 - Mattamy Homes Limited.

2-STOREY TOWNHOMES

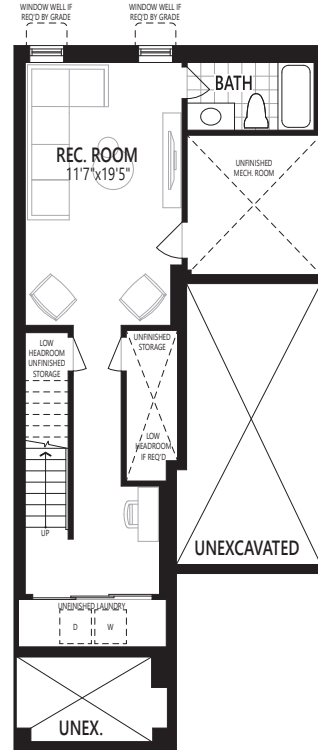
*The Laurel*

1,717 sq. ft.

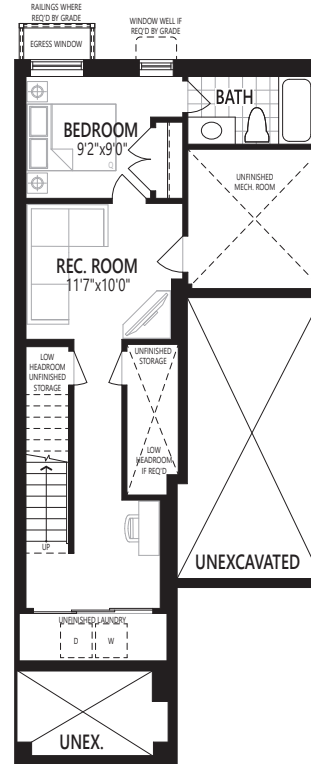
(Incl. 18 sq. ft. Open to Below)

**BASEMENT OPTIONS**

**1 FINISHED BASEMENT W/REC. ROOM & BATH**  
(ADDITIONAL 562 SQ.FT.)



**2 FINISHED BASEMENT W/REC. ROOM, BEDROOM & BATH**  
(ADDITIONAL 562 SQ.FT.)



KTHC 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 'French Chateau' 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. January 2026 – Copyright 2026 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

Traditional (TA)

2-STOREY TOWNHOMES

*The Mint*

1,897 sq. ft.



English Manor (EM)



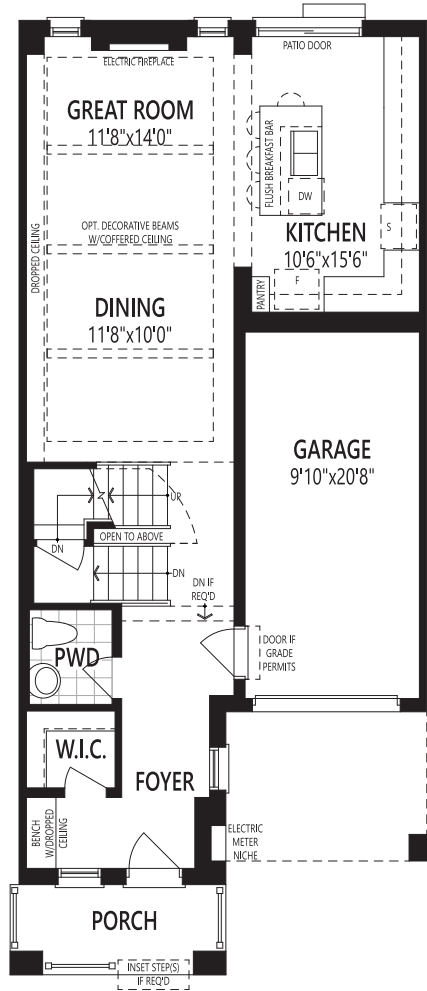
French Chateau (FR)



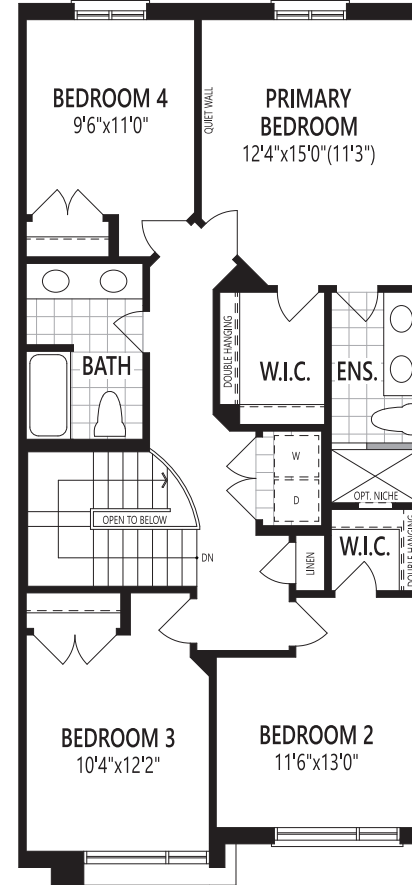
2-STOREY TOWNHOMES

*The Mint*

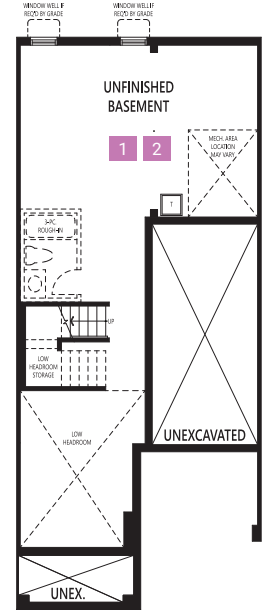
1,897 sq. ft.



Ground Floor



Second Floor



Basement

KTHD 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. January 2026 – Copyright 2026 – Mattamy Homes Limited.

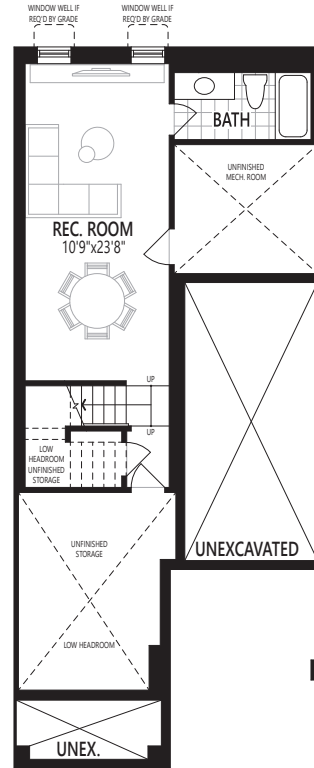
2-STOREY TOWNHOMES

*The Mint*

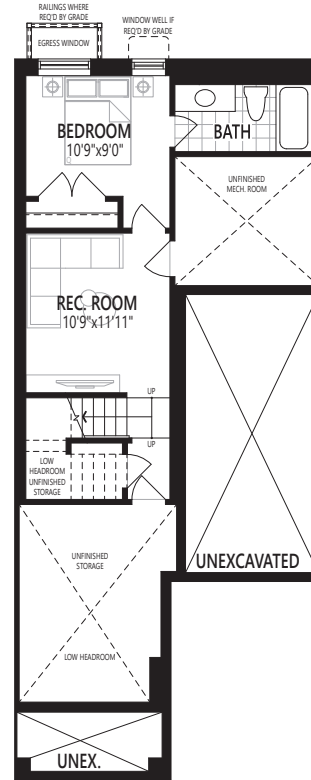
1,897 sq. ft.

**BASEMENT OPTIONS**

**1 FINISHED BASEMENT W/REC. ROOM & BATH**  
(ADDITIONAL 456 SQ.FT.)



**2 FINISHED BASEMENT W/REC. ROOM, BEDROOM & BATH**  
(ADDITIONAL 456 SQ.FT.)



KTHD 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. January 2026 – Copyright 2026 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

English Manor (EM)

2-STOREY TOWNHOMES

*The  
Mint End*

1,938 sq. ft.



French Chateau (FR)



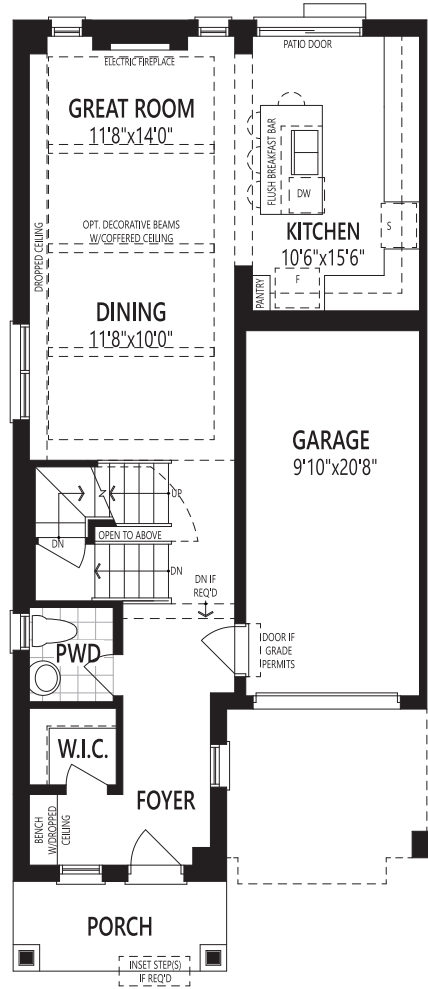
Traditional (TA)



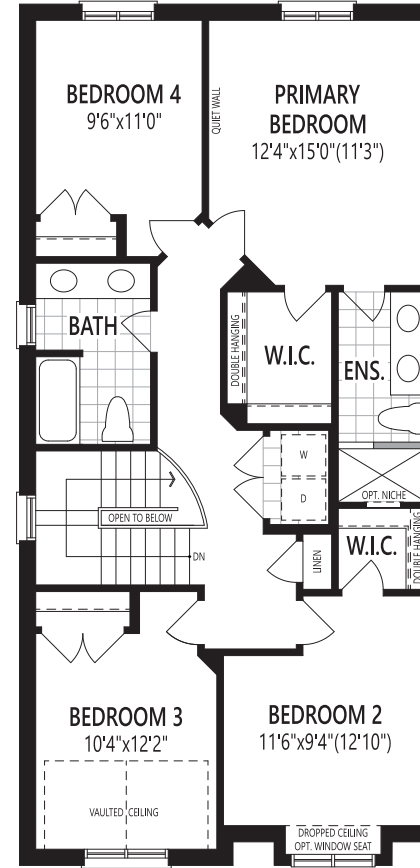
2-STOREY TOWNHOMES

*The Mint End*

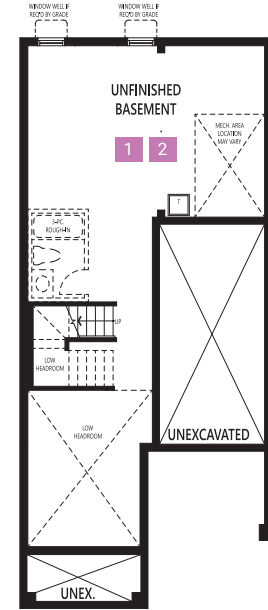
1,938 sq. ft.



Ground Floor



Second Floor



Basement

KTHE 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 'English Manor' 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. January 2026 - Copyright 2026 - Mattamy Homes Limited.

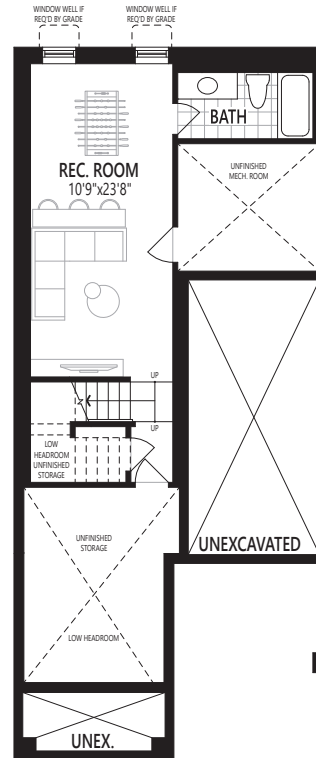
2-STOREY TOWNHOMES

*The Mint End*

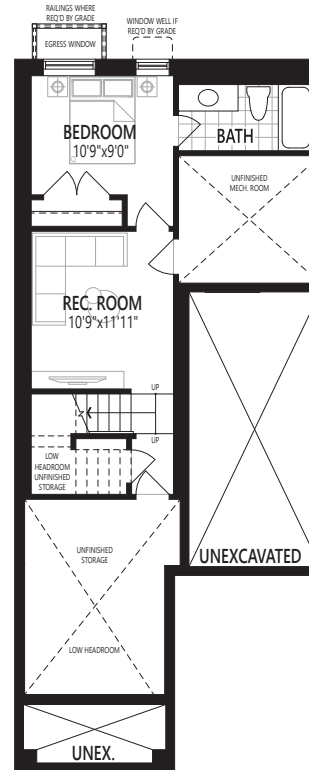
1,938 sq. ft.

**BASEMENT OPTIONS**

**1 FINISHED BASEMENT W/REC. ROOM & BATH**  
(ADDITIONAL 469 SQ.FT.)



**2 FINISHED BASEMENT W/REC. ROOM, BEDROOM & BATH**  
(ADDITIONAL 469 SQ.FT.)



KTHE 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 'English Manor' 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. January 2026 – Copyright 2026 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

Traditional (TA)

2-STOREY TOWNHOMES

*The Sage Corner*

2,218 sq. ft.

(Incl. 18 sq. ft. Open to Below)



English Manor (EM)



French Chateau (FR)





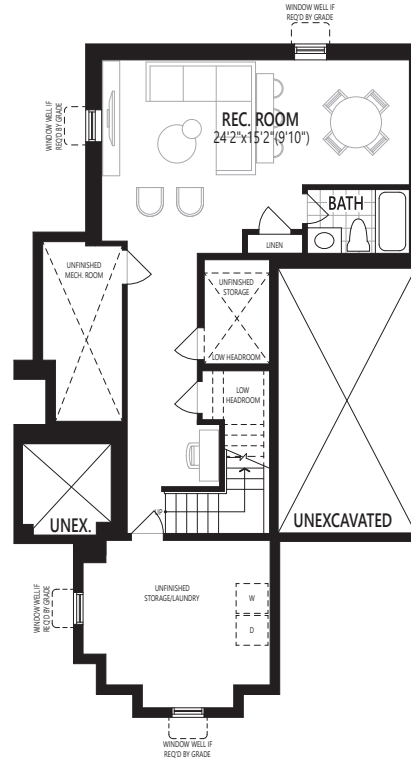
2-STOREY TOWNHOMES

*The Sage Corner*

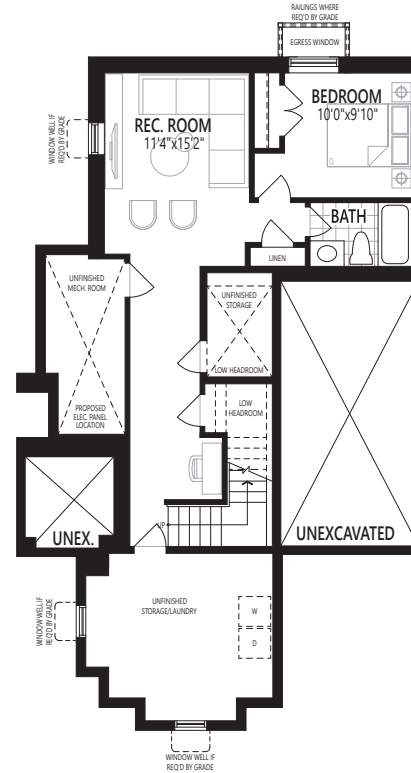
2,218 sq. ft.  
(Incl. 18 sq. ft. Open to Below)

**BASEMENT OPTIONS**

**1 FINISHED BASEMENT W/REC. ROOM & BATH**  
(ADDITIONAL 647 SQ.FT.)



**2 FINISHED BASEMENT W/REC. ROOM, BEDROOM & BATH**  
(ADDITIONAL 647 SQ.FT.)



KTHF 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. January 2026 – Copyright 2026 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

English Manor (EM)

2-STOREY TOWNHOMES

*The Shamrock*

2,269 sq. ft.  
(Incl. 11 sq. ft. Open to Below)



French Chateau (FR)



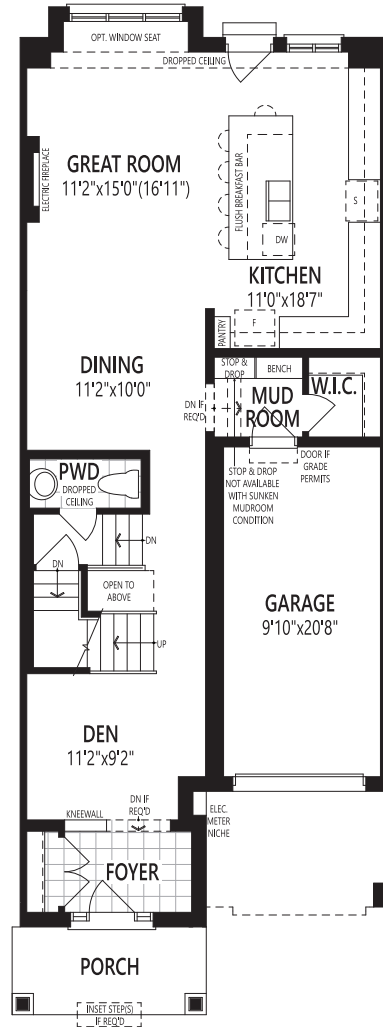
Traditional (TA)



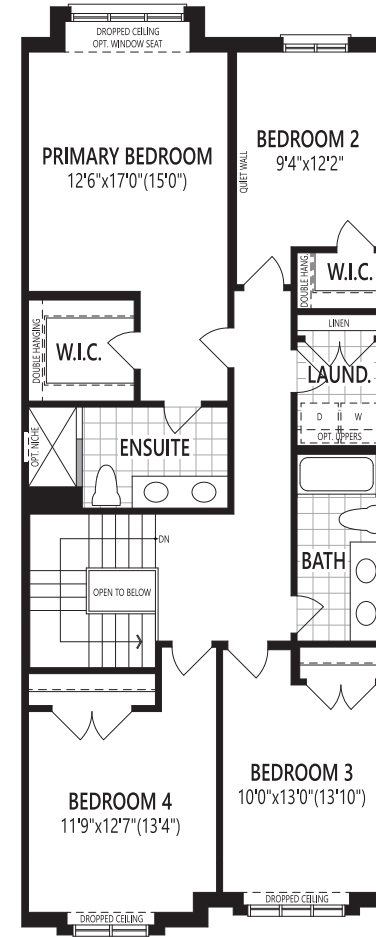
2-STOREY TOWNHOMES

*The Shamrock*

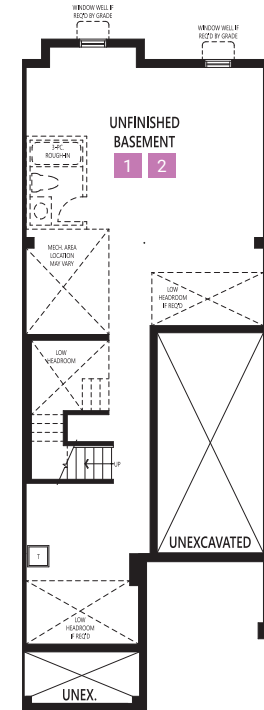
2,269 sq. ft.  
(Incl. 11 sq. ft. Open to Below)



Ground Floor



Second Floor



Basement

KTHG 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 'English Manor' 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. January 2026 - Copyright 2026 - Mattamy Homes Limited.

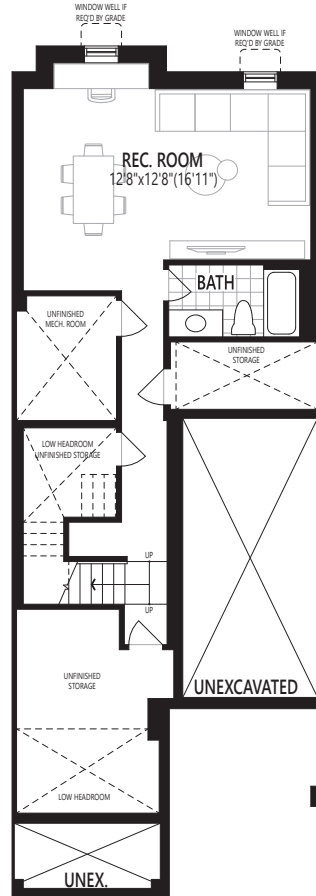
2-STOREY TOWNHOMES

*The Shamrock*

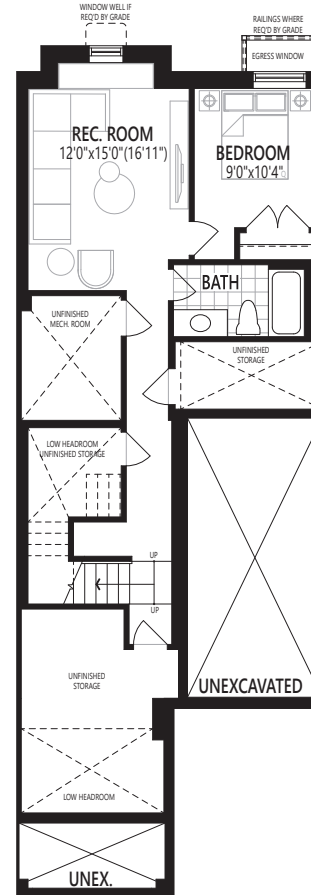
2,269 sq. ft.  
(Incl. 11 sq. ft. Open to Below)

**BASEMENT OPTIONS**

**1 FINISHED BASEMENT W/REC. ROOM & BATH**  
(ADDITIONAL 609 SQ.FT.)



**2 FINISHED BASEMENT W/REC. ROOM, BEDROOM & BATH**  
(ADDITIONAL 609 SQ.FT.)



KTHG 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 'English Manor' 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. January 2026 – Copyright 2026 – Mattamy Homes Limited.

UPPER JOSHUA CREEK

2-STOREY TOWNHOMES

*The Shamrock End*

2,316 sq. ft.  
(Incl. 11 sq. ft. Open to Below)

French Chateau (FR)



English Manor (EM)



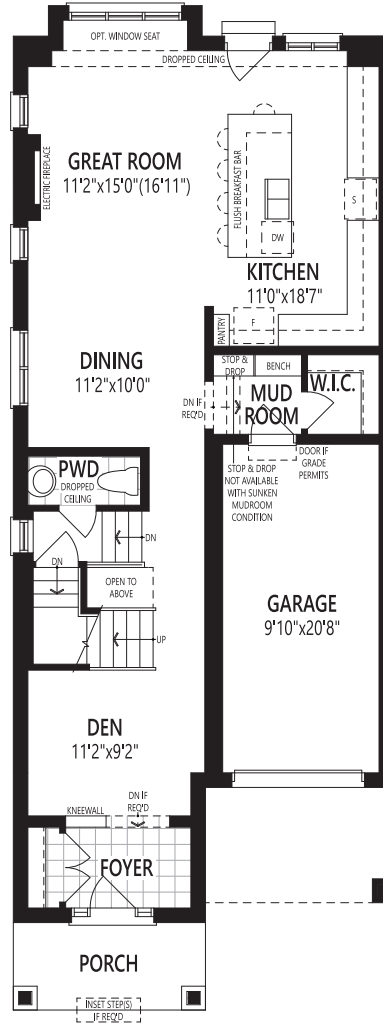
Traditional (TA)



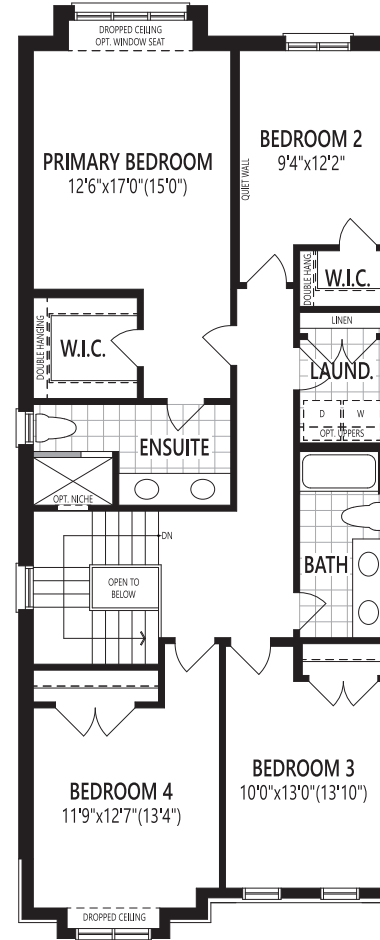
2-STOREY TOWNHOMES

*The Shamrock End*

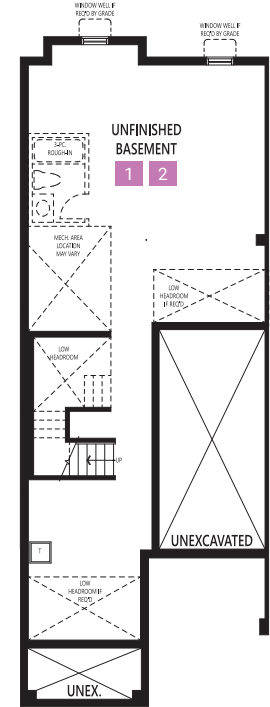
**2,316** sq. ft.  
(Incl. 11 sq. ft. Open to Below)



Ground Floor



Second Floor



Basement

KTHH 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 'French Chateau' 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. January 2026 - Copyright 2026 - Mattamy Homes Limited.

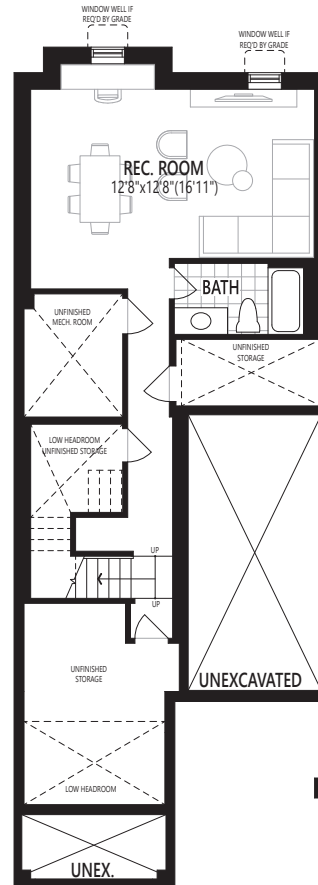
2-STOREY TOWNHOMES

*The Shamrock End*

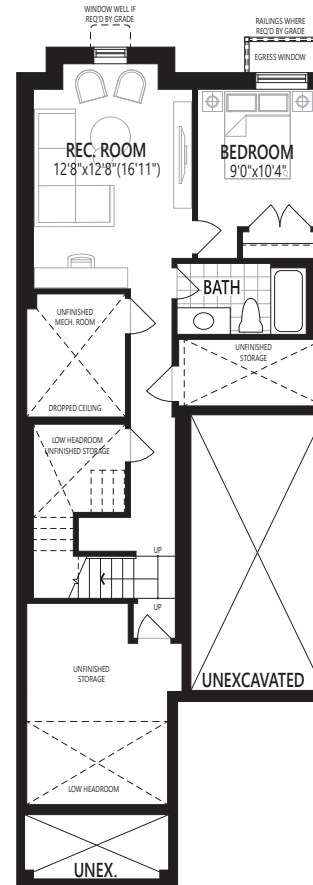
2,316 sq. ft.  
(Incl. 11 sq. ft. Open to Below)

BASEMENT OPTIONS

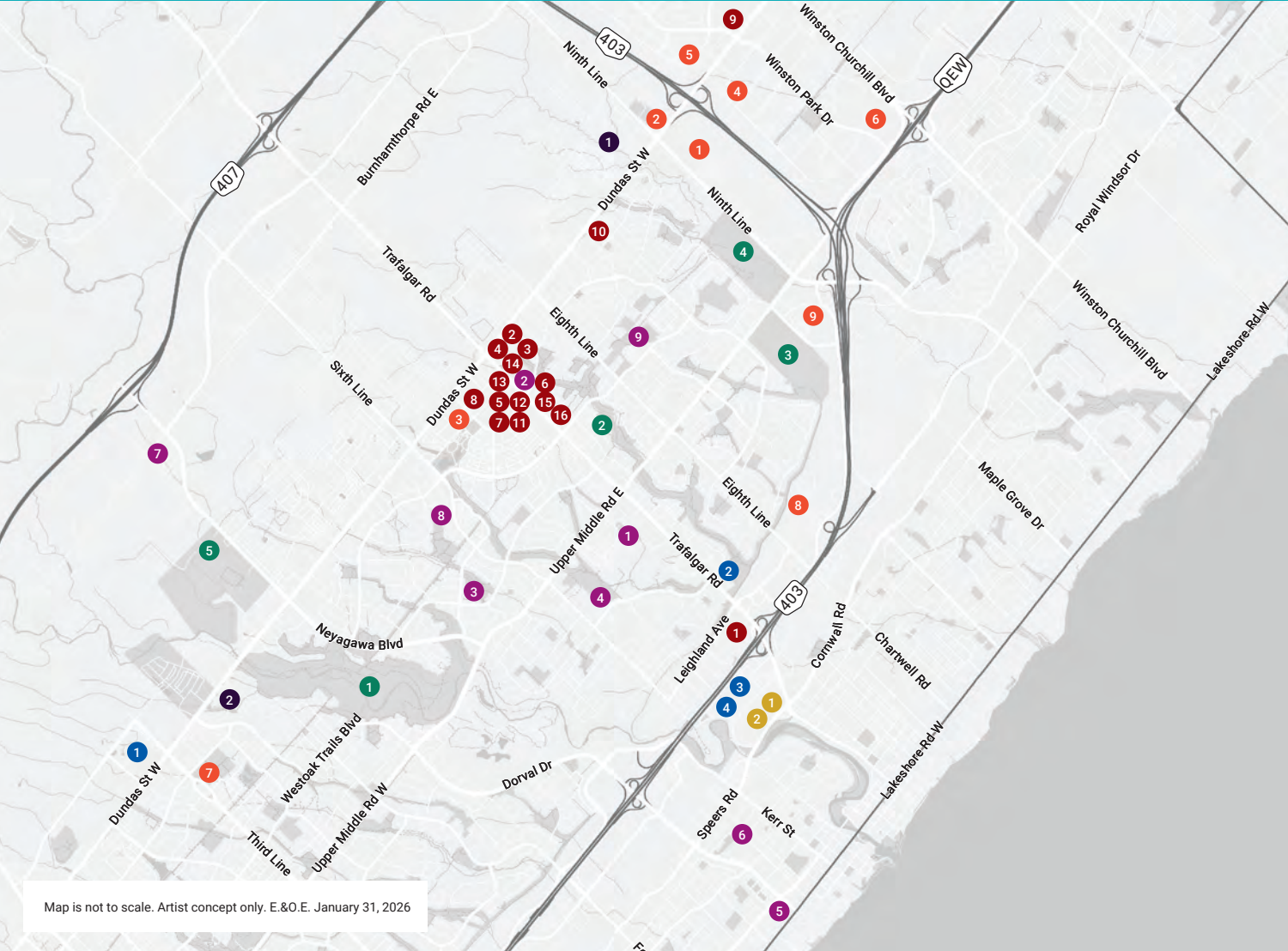
1 FINISHED BASEMENT W/REC. ROOM & BATH  
(ADDITIONAL 620 SQ.FT.)



2 FINISHED BASEMENT W/REC. ROOM, BEDROOM & BATH  
(ADDITIONAL 620 SQ.FT.)



KTHH 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 'French Chateau' 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. January 2026 - Copyright 2026 - Mattamy Homes Limited.



Map is not to scale. Artist concept only. E.&O.E. January 31, 2026

## SCHOOLS

1. Sheridan College
2. Trafalgar Ridge Montessori School
3. River Oaks Public School
4. White Oaks Secondary School
5. St. Thomas Aquinas Catholic Secondary School
6. St. Mary Catholic Elementary School
7. King's Christian Collegiate
8. Holy Trinity Catholic Secondary School
9. Iroquois Ridge High School

## NATURE

1. Lions Valley Park
2. Laurelwood Park
3. Iroquois Shoreline Woods Park
4. The Parkway
5. North Park

## ESTABLISHED COMMUNITIES

1. Upper Joshua Creek
2. Sales Centre

## RECREATION

1. 5 Drive-In Theatres
2. Ninth Line Sports Park
3. GoodLife Fitness
4. Inye Yoga Studio
5. LA Fitness
6. Cineplex Odeon
7. Oakville Soccer Club
8. Toronto Rock Lacrosse
9. Joshua's Creek Arena

## TRANSPORTATION

1. GO Transit
2. VIA Rail Oakville station

## AVG. DRIVE TIMES

- 7-minute drive to 407 (Toll Highway)
- 7-minute drive to QEW
- 11-minute drive to Oakville GO station
- 14-minute drive to 401
- 46-minute drive to downtown Toronto

## CITY SERVICES

1. Oakville Trafalgar Memorial Hospital
2. Oakville Town Hall
3. Oakville Service Canada Centre
4. Oakville ServiceOntario

## Discover additional local amenities

### a short walk or drive from home:

Starbucks, Longo's, Shoppers Drug Mart, Winners, LCBO, GoodLife Fitness, Sunset Grill, Pita Pit, Booster Juice, Canadian Tire, Real Canadian Superstore, The Beer Store, Boston Pizza, Hero Burgers, Subway, HomeSense, all major banks and more.

## BANKS, RESTAURANTS, SHOPPING

1. Oakville Place
2. Canadian Tire
3. Longo's
4. Wine Rack
5. LCBO
6. Winners/HomeSense
7. Walmart
8. Real Canadian Superstore
9. Costco
10. Shoppers Drug Mart
11. The Beer Store
12. The Keg Steakhouse
13. State & Main Kitchen & Bar
14. Starbucks Coffee
15. Tim Hortons
16. Spoon & Fork Thai