

WHERE LIFE SYNC'S | CONDO SUITES

mattamyHOMES



CLOCKWORK
AT UPPER JOSHUA CREEK



IT'S YOUR TIME.

Illustration is artist's impression. E. & O.E.

A MATTAMY MILESTONE

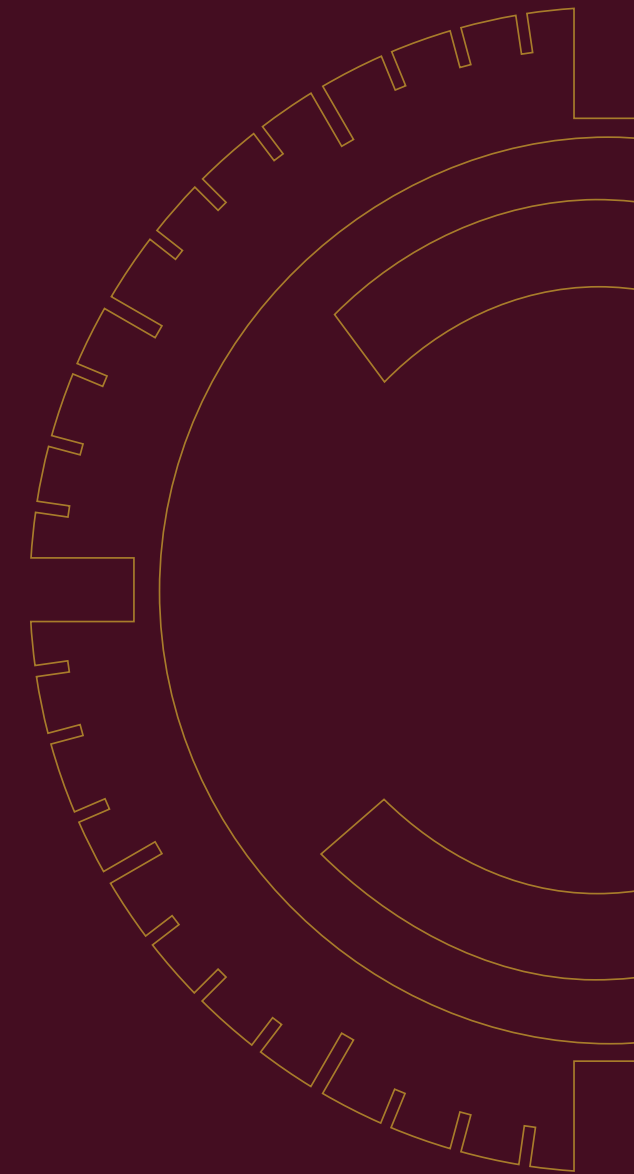
Since 1978, we've been building homes and designing communities where people love to live.

Today, we're celebrating the privilege of welcoming more than 100,000 families to our communities, proudly becoming North America's largest privately owned homebuilder along the way.

It seems only fitting that we follow up such an extraordinary occasion with another memorable moment: the opening of ClockWork at Upper Joshua Creek.

This historic area of Oakville was specially chosen as the backdrop for ClockWork, a new concept neighbourhood designed to inspire a vivid lifestyle of meaningful connections, rich experiences, and an abundance of culture.

Everything is in its right place at ClockWork.



LIVE LARGER

Welcome to ClockWork, the true definition of being in the right place at the right time.

It all begins from its prime location in Oakville at the edge of Mississauga, where you're close to everything both cities have to offer, but still far enough away from the busyness to enjoy green space and scenic lake views.

From here, a 15 to 20-minute car ride gets you to more places than a 45-minute streetcar trip. And you'll love how easy it is to hop on public transportation or hit the highways into Toronto.

Life at ClockWork means never having to miss a beat of what's happening in the GTA.



Illustration is artist's impression. Some items shown are upgrades. E. & O.E.



IN A PLACE WHERE LIFE FITS TOGETHER.

THE FACE OF CLOCKWORK

A condo community designed
with precision.

Looking up at ClockWork's well-crafted exterior, the extent of the community's thoughtful design becomes apparent.

As a sundial reports time by the position of the sun in the sky, the shape and form of ClockWork's buildings are deliberately arranged to maximize the amount of light that shines into its interiors, while limiting the shadows that cast across the landscape below.

There is a rhythm to the terracotta masonry and glazed gold accents that trim the timeless concrete façade, giving the building a polished gleam.

On the ground, the landscaping mirrors the synchronous beauty of the architecture, with plantings, benches and a distinctive gathering pavilion following the design beats of the building to impressive effect.



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THE AXIS OF THE NEIGHBOURHOOD

Feel the energy of ClockWork Common.

At the heart of ClockWork at Upper Joshua Creek is a communal plaza designed to invite activity and connection.

This public square, which will link up to future buildings in the community, is the essential centrepiece to making ClockWork an energetic, fully walkable neighbourhood.



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MAKE AN ENTRANCE

Inside and outside, ClockWork keeps you moving. Entrances to the lobby are conveniently located on both the north and south ends of the building, with a breezeway that connects you to the east and west sides of the building.

Step into the lobby and feel welcomed by well-appointed fixtures and finishes that communicate elegance and prestige. Like a luxury timepiece, the curved contours and delicate details evoke an atmosphere of warmth, refinement and sophistication.

Like every other detail of ClockWork at Upper Joshua Creek, there is an efficiency of design that wastes no space. The rhythm of life, optimized.

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BALANCE IS THE KEY TO CLOCKWORK

One of the most important elements to ClockWork is the spaces and amenities that help you maintain a healthy balance.

Start by taking a trip up to the show-stopping rooftop terrace, with breathtaking views of the lake and the Niagara Escarpment that reaffirm the heightened lifestyle of all who live here.

Fire up one of the BBQs to craft up a great meal on the grill, then tuck into one of many seating areas, sectioned out for intimate gathering spaces and surrounded by lush rooftop gardens, trees and greenery.

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GET YOUR PULSE RACING

Stay in tune with your body in the well-equipped fitness studio, designed to encourage wellness and seamlessly complement your active lifestyle.

Dramatic floor-to-ceiling windows give the fitness studio an airy openness that actually inspires a better workout, as it gives you the feeling of being free and relaxed.

If a good stretch is integral to your routine, there's also the convenience of an adjacent yoga/movement room.

At ClockWork, you have the everyday amenities you need to unlock your full potential and enhance your life.

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GATHER HERE

The spacious warmth of the social lounge is perfect for gathering with family and friends when it's your turn to host.

The sophisticated aesthetic, a mix of natural stone textures and metal finishes, creates a contemporary yet charming space. Thoughtful design touches, such as suspended light fixtures and curved entryways, are incorporated throughout for a truly elevated look.

The highlight of any event, though, will be stepping out to the breathtaking views of the rooftop terrace, which is directly connected to the social lounge.

At ClockWork, little details are vital to leaving a big impression.

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WHERE MY HOME IS A SPACE TO DWELL.



1 BEDROOM SUITES

To walk into a 1 Bedroom suite at ClockWork is to arrive at the intersection of function and flair.

In-suite laundry, large windows for natural light, a balcony off the living room, and a kitchen island with breakfast bar are just a few of the features that define these ultramodern, sleekly designed units.

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2 BEDROOM SUITES

Move up to a 2 Bedroom suite at ClockWork and get acquainted with the epitome of spacious luxury.

The combined living/dining area exploits the open-concept layout, giving you one large, expansive space that's perfect for entertaining. Step out to your private balcony to relax and unwind. Then retreat to the comforts of your sizeable primary bedroom for some rest and relaxation.

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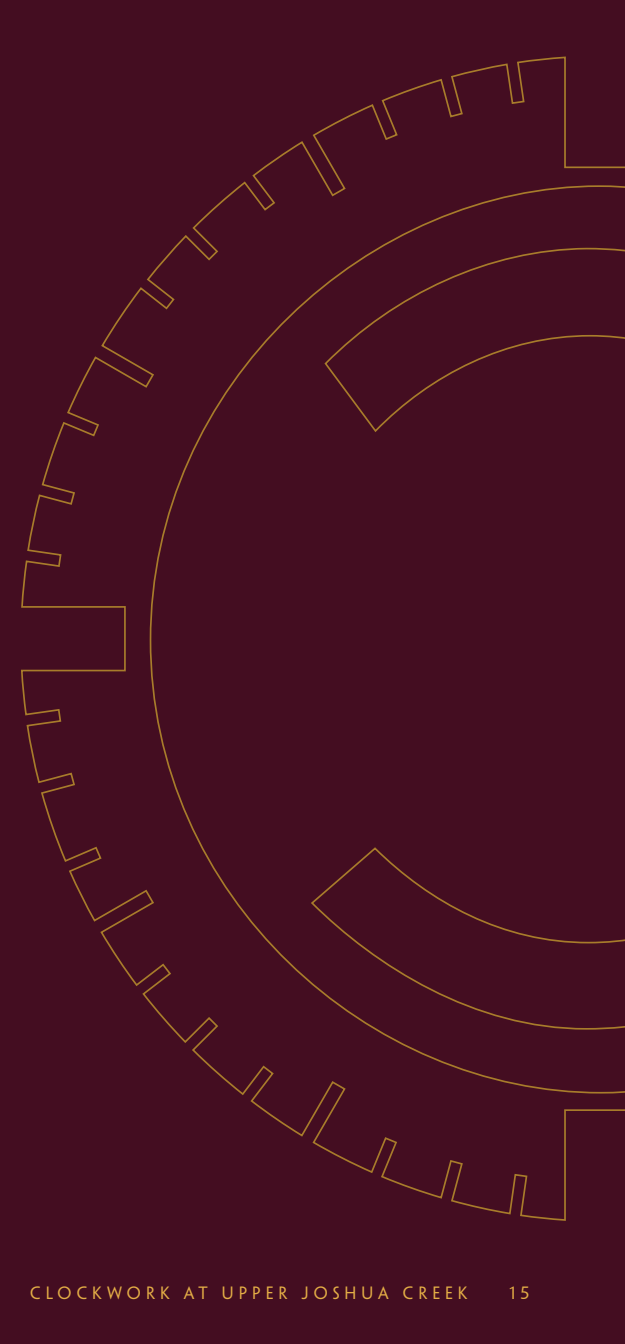
A MEASURE OF DESIGN ELEGANCE

It's time to make it yours.

Our state-of-the-art Design Studio experience includes your own dedicated Design Consultant to help guide you through our nearly endless range of contemporary features and timeless finishes.

Airy 9' ceilings throughout serve as the elegant bones of your suite, with stone composite flooring, granite kitchen countertops, and stainless steel appliances adding a sleek, classic look to the open-concept living and dining space.

Right from your front door, a ClockWork home is a statement.





LIVE IN THE NOW

A dynamic lifestyle where the future meets the present.

Get ready to experience the convenience of leading-edge smart technology seamlessly integrated into your suite.

From biometric keyless entry to remote access & security, automated vehicle entry for seamless access to underground parking, smart thermostat control, real-time parcel notifications, and video calling to see who's arrived before letting them in, you can feel safe and secure knowing you're connected to your home around the clock.



ELEVATE YOUR LIFESTYLE. LOWER YOUR CARBON FOOTPRINT.

Every suite is heated and cooled with renewable geothermal energy.

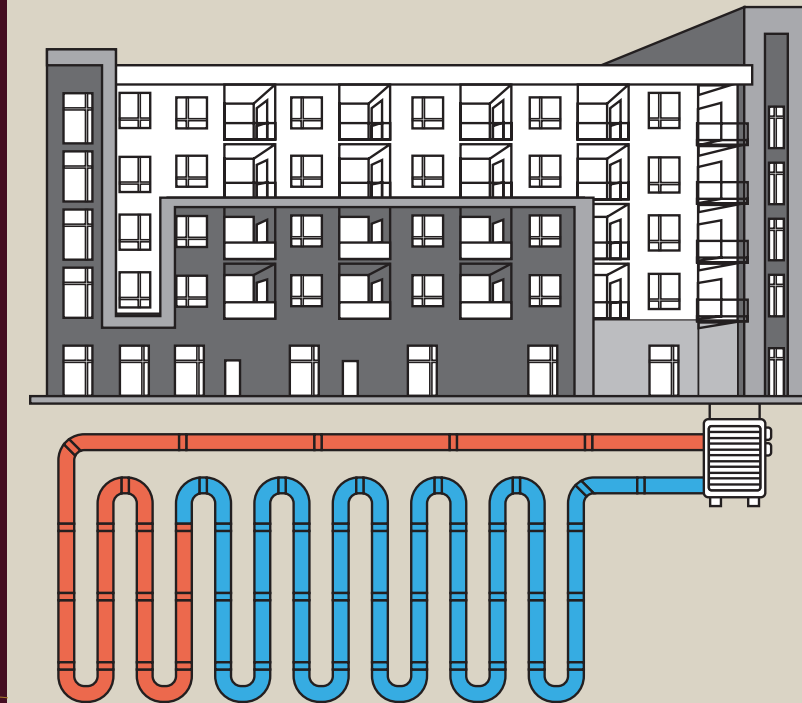
The ingenuity behind the design of ClockWork includes the additional benefit of reducing your carbon footprint by 87% or more, courtesy of the community's geothermal technology, which heats and cools your unit.

In fact, it's four times as efficient in heating and twice as efficient in cooling compared to traditional units*.

Here's how it works: a quiet and compact heat pump in your home connects to an underground geothermal system for the whole building. Natural heat stored in the ground is collected and supplied to your suite, providing steadier temperature moderation and humidity control.

As it requires no direct use of fossil fuels to run, what it also means for you is stable and predictable monthly heating and cooling costs, not to mention a sustainable lifestyle that fits effortlessly into your day-to-day.

*The above projections are the result of modelling exercises by a third-party engineering consultant comparing geothermally heated and cooled suites with those using a typical natural gas boiler and chiller system. There can be no assurance that such projections will prove accurate and actual results could differ materially from such projections.





WHERE EVERY DAY, A NEW DISCOVERY AWAITS.

THE TIMELESS APPEAL OF UPPER JOSHUA CREEK

Upper Joshua Creek is a sprawling ravine community that epitomizes Oakville's upscale reputation, making it the perfect foundation for ClockWork.

Located along Dundas Street East, Upper Joshua Creek is a relatively new area, but well-established enough to feature mature trees, highly respected schools, and a wealth of urban amenities.

The proximity of the area to downtown Oakville and the cities of Mississauga and Toronto makes it very popular among homebuyers looking to find their dream home in a neighbourhood designed to deliver an exciting, versatile lifestyle.

THE PROMISE OF OAKVILLE

Consistently named one of Canada's Best Places to Live.

Oakville was recently named the best place to live in Canada by MoneySense Magazine*, a financial publication devoted to helping Canadians make informed choices related to their finances and investments.

In addition to placing first among 415 cities, towns and villages ranked across the country, Oakville also received top marks for the best place to raise a family, the best place to retire, and the best place for new Canadians.

There's a reason why an address in Oakville comes with a certain prestige and why we've been building here since 1980.

This extraordinary area puts everything you need to live a fulfilling, well-rounded life right on your doorstep, making it the perfect foundation for ClockWork.



OUR LOVE AFFAIR WITH OAKVILLE

Over 40 years of building forever homes.

From its historic landscapes and abundant parkland, to its great schools, vibrant shopping district and urban amenities, it's no wonder Oakville has been one of our favourite places to build for more than 40 years.

Today, many of the first Oakville settlers' estates still stand on their original land, showcasing the long history of this stunning town. We strive to build on this legacy, by forwarding our tradition of creating sought-after communities like ClockWork at Upper Joshua Creek in the Golden Horseshoe.



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AROUND THE CLOCK

Amenities are close at hand from your home in ClockWork at Upper Joshua Creek. Here are just a few highlights in the immediate area. Keep in mind, Mississauga and Toronto are also just a short drive away.

SHOPPING

1) Oakville Place
240 Leighland Ave, Oakville, ON L6H 3H6

2) Canadian Tire
400 Dundas St E, Oakville, ON L6H 6Z9

3) Longo's
338 Dundas St E, Oakville, ON L6H 6Z9

4) Wine Rack
338 Dundas St E, Oakville, ON L6H 6Z9

5) LCBO
251 Oak Walk Dr, Oakville, ON L6H 6M3

6) Winners/HomeSense
2431 Trafalgar Rd, Oakville, ON L6H 6K7

7) Walmart
234 Hays Blvd, Oakville, ON L6H 6M4

8) Real Canadian Superstore
201 Oak Park Blvd, Oakville, ON L6H 6M3

9) Costco
3180 Laird Rd, Mississauga, ON L5L 6A5

10) Shoppers Drug Mart
2525 Prince Michael Dr, Oakville, ON L6H 0E9

11) The Beer Store
290 Hays Blvd, Oakville, ON L6H 7P3

12) Home Depot
2555 Bristol Cir, Oakville, ON L6H 5W9

13) Chapters – Vega
3050 Vega Blvd, Mississauga, ON L5L 5X8

RECREATION

14) 5 Drive-In Theatres
2332 Ninth Line, Oakville, ON L6H 7G9

15) Ninth Line Sports Park
3115 Ninth Line, Mississauga, ON

16) The Keg Steakhouse
300 Hays Blvd, Oakville, ON L6H 7P3

17) State and Main Kitchen and Bar
301 Hays Blvd, Oakville, ON L6H 6Z3

18) Starbucks Coffee
2509 Prince Michael Dr, Oakville, ON L6H 0E9

19) GoodLife Fitness
2395 Trafalgar Rd, Oakville, ON L6H 6K7

20) Tim Hortons
2355 Trafalgar Rd, Oakville, ON L6J 4N3

21) Spoon and Fork Thai
2345 Trafalgar Rd, Oakville, ON L6H 7K7

22) Inye Yoga
2640 Bristol Cir #300, Oakville, ON L6H 6Z7

23) LA Fitness
3055 Vega Blvd, Mississauga, ON L5L 5Y3

24) Cineplex
2081 Winston Park Dr, Oakville, ON L6H 6P5

25) Oakville Soccer Club
1520 Pine Glen Rd, Oakville, ON L6M 4P4

26) Toronto Rock Lacrosse
1132 Invicta Dr 2nd Floor, Oakville, ON L6H 6G1

27) Joshua's Creek Arena
1663 North Service Rd E, Oakville, ON L6H 7T1

28) Sixteen Mile Sports Complex
3070 Neyagawa Blvd, Oakville, ON L6M 4L6

29) Oakville Entertainment Centrum
2075 Winston Park Dr, Oakville, ON L6H 6P5

30) Dave and Busters
2021 Winston Park Dr Unit E, Oakville, ON L6H 6P5

SCHOOLS

31) Sheridan College
(Trafalgar Road Campus)
1430 Trafalgar Road, Oakville, ON L6H 2L1

32) Trafalgar Ridge Montessori School
2379 Trafalgar Rd, Oakville, ON L6H 6K7

33) River Oaks Public School
2173 Munn's Ave, Oakville, ON L6H 3S9

34) White Oaks Secondary School
1330 Montclair Dr, Oakville, ON L6H 1Z5

35) St. Thomas Aquinas Catholic Secondary School
124 Dorval Dr, Oakville, ON L6K 2W1

36) St. Mary's Catholic Elementary School
2175 Colonel William Pkwy, Oakville, ON L6M 0B7

37) King's Christian Collegiate
528 Burnhamthorpe Rd W, Oakville, ON L6M 4K6

38) Holy Trinity Catholic Secondary School
2420 Sixth Line, Oakville, ON L6H 5Z8

39) Iroquois Ridge High School
1123 Glenashton Dr, Oakville, ON L6H 5M1

ADDITIONAL LOCAL AMENITIES (short walk or drive from home):

40) Sunset Grill
266 Hays Blvd, Oakville, ON L6H 7P3

41) Pita Pit
266 Hays Blvd, Oakville, ON L6H 7P3

42) Booster Juice
330 Dundas St E Unit #2, Oakville, ON L6H 6Z9

43) Boston Pizza
2011 Winston Park Dr, Oakville, ON L6H 6P5

44) Hero Burgers
380 Dundas St E, Oakville, ON L6H 6Z9

45) Subway
2085 Winston Park Dr Building R, Oakville, ON L6H 6P5

BANKS

RBC
2460 Winston Churchill Blvd, Oakville, ON L6H 6J5

CIBC
271 Hays Blvd, Oakville, ON L6H 6Z3

TD Canada Trust
2517 Prince Michael Dr, Oakville, ON L6H 0E9

BMO
320 Dundas St E, Oakville, ON L6H 6Z9

PARKS/TRAILS

Joshua Creek Trail, Oakville, ON

Craigeith Park, Oakville, ON

Glenashton Park
1051 Glenashton Dr, Oakville, ON L6H 6Z4

CITY SERVICES

Service Ontario
220 North Service Rd W Suite P5030, Oakville, ON L6M 2Y3

Oakville Trafalgar Memorial Hospital
3001 Hospital Gate, Oakville, ON L6M 0L8

North Oakville Medical Centre
3075 Hospital Gate, Oakville, ON L6M 1M1

HIGHWAYS

- 4-min drive to 403
- 6-min drive to 407 (Toll Highway)
- 8-min drive to QEW
- 15-min drive to Oakville GO station
- 15-min drive to 401
- 35-min drive to downtown Toronto

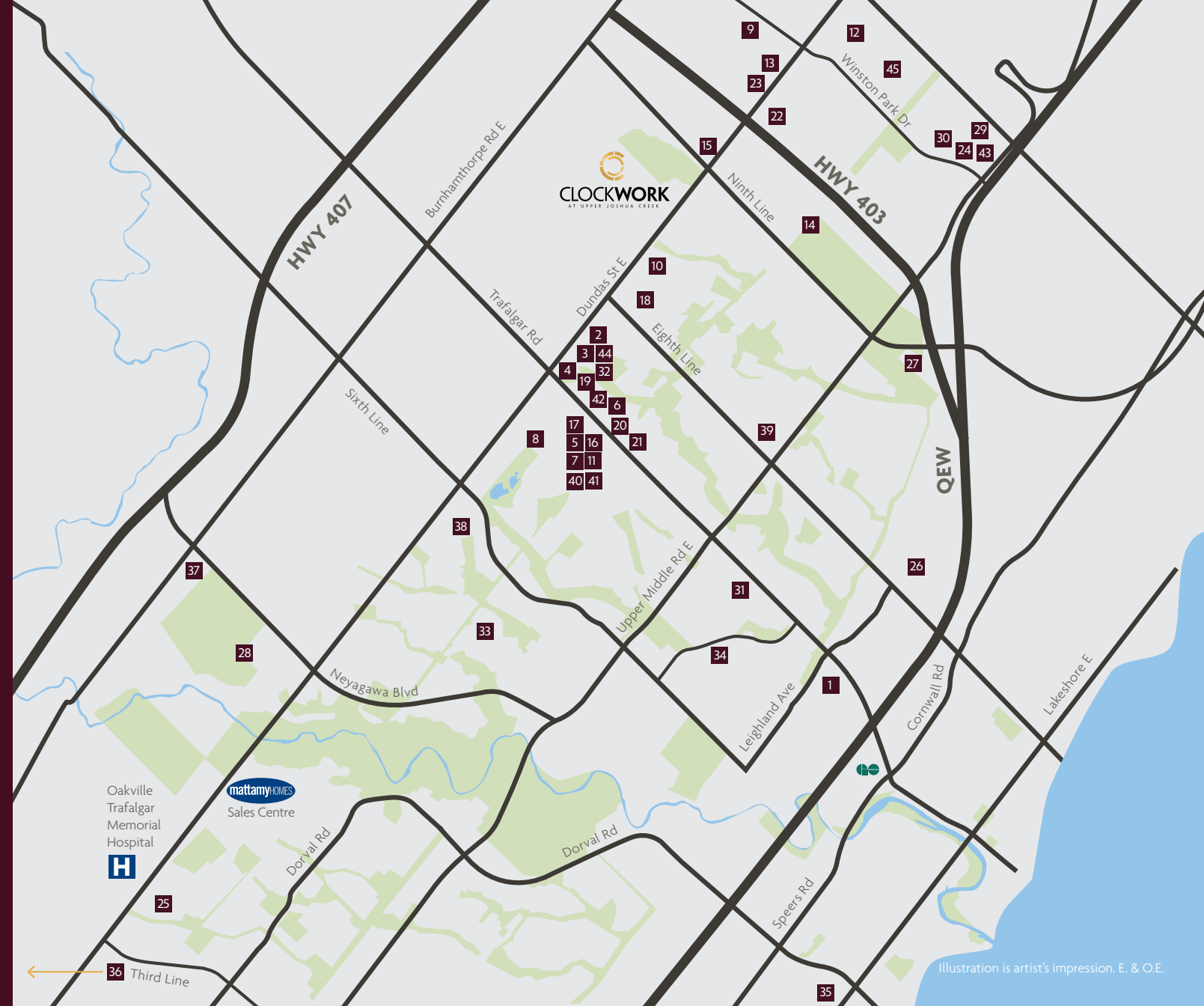


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