



**CARDING
HOUSE**





Welcome to Carding House.

Nestled in Oakville's sought-after Preserve community, Carding House offers a perfect canvas for living. Its thoughtfully designed suites, inspired amenities, and convenient retail bring a new level of liveable excellence. A celebration of contemporary design, fused with modern comforts, and the promise of a vibrant lifestyle, this is the home you deserve.



CARDING MILL TRAIL

NORTH PARK BLVD

WISTERIA WAY

IRONSIDE DR.

BUILDING A
5 STOREY
MIXED-USE BUILDING
157 UNITS

BUILDING C
3 STOREY TOWNS
COMING SOON

BUILDING B
3 STOREY TOWNS
COMING SOON

ENTRANCE

ENTRANCE

BIKE RACKS

BIKE RACKS

GARAGE DOOR

RAMP TO UNDERGROUND PARKING

WASTE COLLECTION

BIKE RACKS

CARDING MILL TRAIL

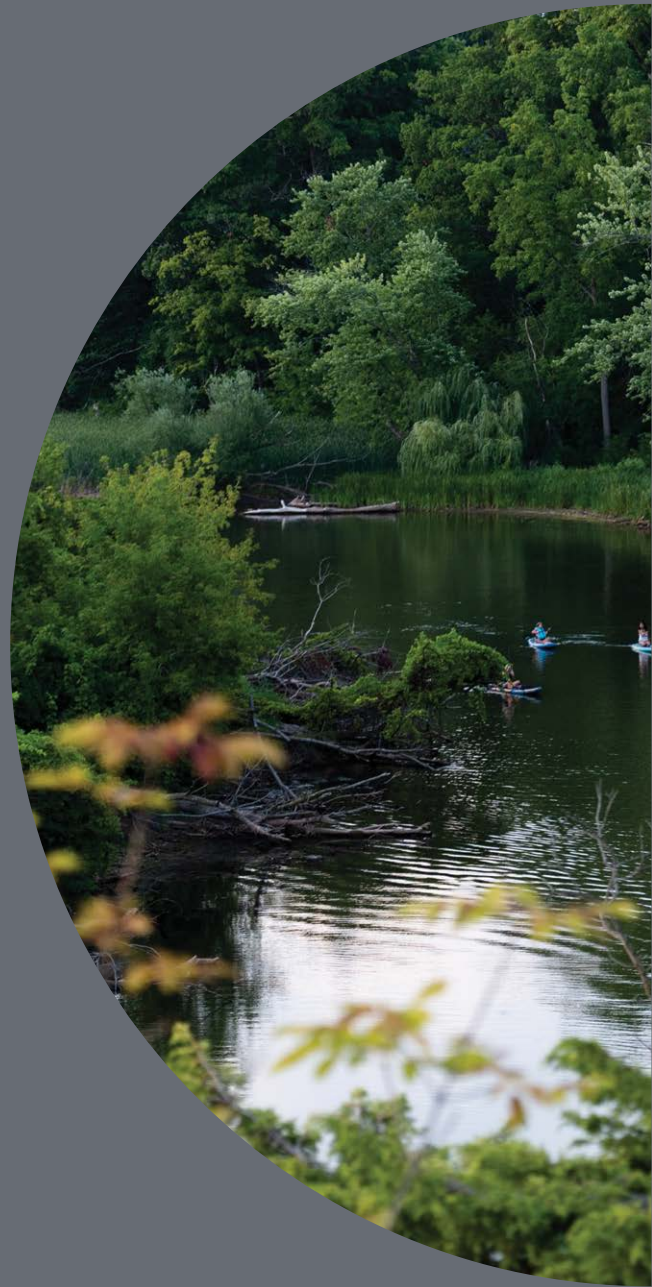


The charm of Oakville.

From its picturesque harbours, lush parks and trails to its acclaimed dining scene, lively shopping districts, top-rated schools and recreational amenities, everything the town is famous for is just minutes from Carding House. The community's proximity to highways 403, 407, and QEW, allows for easy connectivity to Mississauga, Toronto, and Niagara Region.



In every direction,
there is a place of discovery.



Minutes from everything.

DINING + SHOPPING

1. Winners & HomeSense
2. LCBO
3. The Beer Store
4. Canadian Tire
5. Walmart Supercentre
6. Upper Oakville Shopping Centre
7. Starbucks
8. Tribeca Coffee Co.
9. Piano Piano Restaurant
10. Ristorante Sotto Sotto
11. Hexagon Restaurant
12. The Keg Steakhouse + Bar
13. The Olive Press
14. Ritorno

PARKS + RECREATION

15. Bronte Creek Provincial Park
16. Lions Valley Park
17. Oakville Soccer Club
18. GoodLife Fitness
19. YMCA of Oakville
20. Sixteen Mile Sports Complex
21. Memorial Park
22. Glen Abbey Golf Club
23. RattleSnake Point Golf Club
24. Lakeside Park
25. Tannery Park

SERVICES

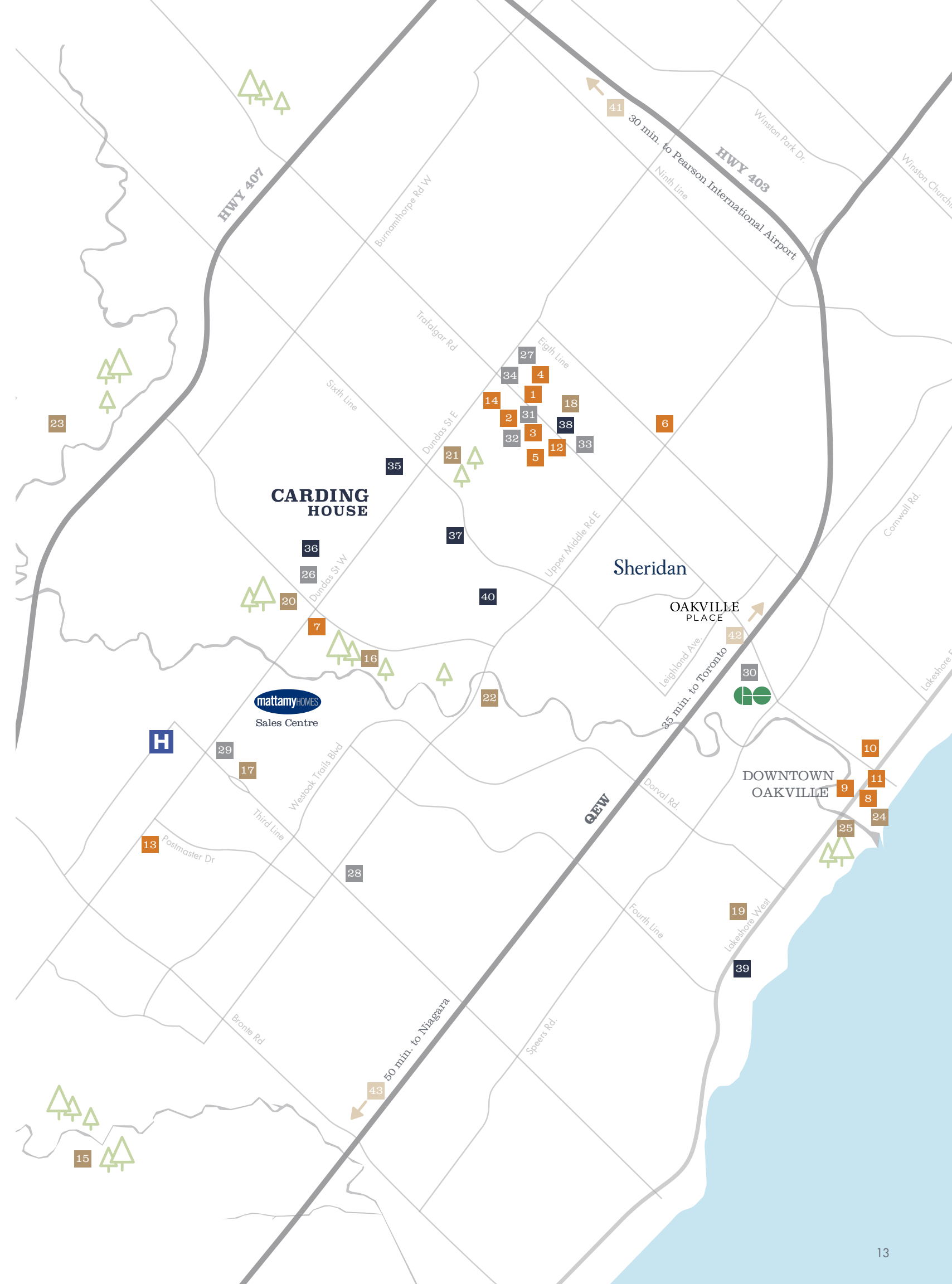
26. Fortinos
27. Longo's
28. Sobeys
29. FreshCo
30. Oakville GO Station
31. RBC Royal Bank
32. CIBC
33. TD Canada Trust
34. BMO Bank of Montreal

EDUCATION

35. St. Gregory the Great Catholic Elementary School
36. Odenawi Public School
37. Holy Trinity Catholic Secondary School
38. Trafalgar Ridge Montessori School
39. Appleby College
40. River Oaks Public School

CONNECTIVITY

41. Pearson International Airport
42. Union Station/Downtown Toronto
43. Niagara Wine Country/U.S. Border



The amenities at Carding House suit all of life's adventures.

From moments of calm by the Social Lounge fireplace to focus time in the co-working space, peaceful reflections in the yoga studio to achieving your fitness goals in the Fitness Centre, these purposeful spaces infuse ease and address your needs.





Illustration is artist's impression.

Warm and welcoming, the multipurpose Social Lounge is waiting to greet you. This versatile space is both a comfortable co-working spot and an ideal location to host your next gathering. Outfitted with a dining area, prep kitchen and fireside seating, it is perfect for entertaining.

Made of a stunning four-season lounge and an open patio, the Outdoor Terrace is every bit a retreat, perfect in any weather. The outdoor patio, with its BBQs and dining area, lets you make the most of summer living. The fireside lounge, wrapped with retractable glass walls, allows you to embrace the infinite beauty of Canadian seasons. Imagine savouring a glass of wine amid a snowstorm. Rain or shine, it's a great place to relax and enjoy.



Equipped with cardio and weight training equipment, and a spacious yoga studio, the Fitness Centre makes wellness a priority.



Defined by open living spaces, expansive windows and contemporary features and finishes, your suite at Carding House is the perfect backdrop for your story.





Illustration is artist's impression.

From weekend brunches and blissful naps to the hectic rush of weekday mornings, the suites speak to the way you want to live and meet the demands of every pace of life.

Outfitted with sleek cabinetry, stainless steel appliances and quartz countertops, the modern kitchen is designed to complement your life.





A space for all seasons.

Imagine having a balcony that can be used 365 days. At Carding House, select suites feature an innovative retractable glass balcony system. A system that keeps the weather out and turns your balcony into a space that can be used all year round. So, if you want to host a book club in a snowstorm or play board games under thundering skies, you have a great place to do all that and more.*

Benefits:*

- + Livability & Extra Space
- + Year-Round Comfort & Enjoyment
- + Protection From Outdoor Elements
- + Outside Noise Reduction
- + Energy Efficient
- + Increased Resale Value

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.



Smart living.

At Carding House, your suite comes equipped with a smart home monitoring system, powered by 1Valet. From letting visitors into your home to locking your suite door or viewing your parcel delivery, this smart home technology allows you to control your condo from your smartphone.

Features:

Smart Door Lock

Digitally lock/unlock your suite

Smart Thermostat

Control temperature from anywhere

Smart Entry System

Allow guests in

Automated Delivery Notification

Receive alerts when packages arrive

Parcel Locker Integration

Securely deposit and store parcels

Live better with Geothermal.

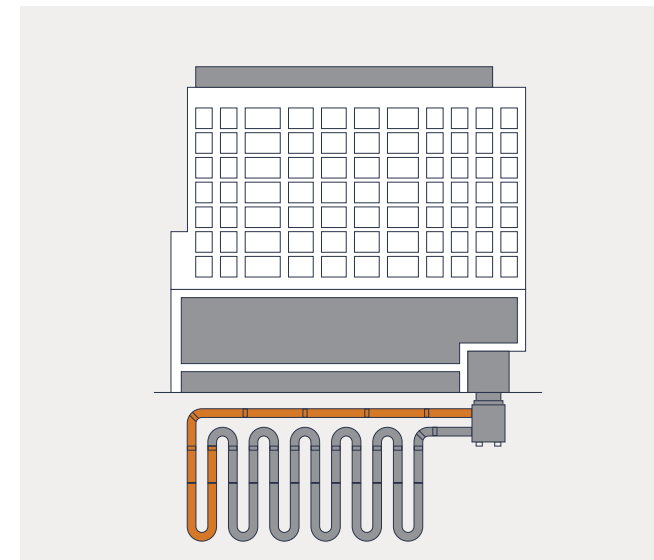
Elevate your lifestyle, lower your carbon footprint.*

Mattamy is dedicated to bringing leading-edge wellness and sustainability solutions into your home, and as part of our commitment to reducing the carbon footprint of our communities, Carding House features cutting-edge Geothermal Technology. Every suite and common area at Carding House is heated and cooled with renewable geothermal energy.

How does Geothermal Technology work?*

While temperatures above the ground fluctuate daily and seasonally, the temperature below the ground remains consistent. The geothermal system works by harnessing the constant temperature just below the earth's surface using buried pipes filled with a mixture of water and heat-transferring fluids.

In winter, the soil below the ground is warmer than above, so the geothermal system pulls from the earth's natural temperature to help warm your suite. In summer, the underground is cooler than above ground, so the reverse happens to cool your suite. By leveraging the earth's natural temperature for heating and cooling, the geothermal system eliminates the need for large, carbon intensive systems.



What are the benefits of Geothermal Technology?*

RELIABILITY

The science behind geothermal technology is tried and tested. Over the past 30+ years, geothermal technology has been installed and used in hospitals, universities, high-rise commercial buildings, airports and sustainable residential communities across North America. The infrastructure is built with high-quality, high-density polyethylene piping, making it a highly reliable system.

AFFORDABILITY

Geothermal technology reduces reliance on natural gas, providing a fixed monthly heating and cooling cost*. Since geothermal draws from the earth's natural temperature, you're shielded against changes in natural gas supply, fluctuations in pricing and potential carbon taxes, realizing the true cost benefits of geothermal heating and cooling over the lifetime of the system!

SUSTAINABILITY*

You will operate the system the same as a traditional system, where you have control over the temperature in your suite year round. However, a Geothermal system has the added benefit of reducing your energy consumption by up to 40% and household heating and cooling-related carbon emissions by up to 72% without changing your lifestyle!

*The above projections are the result of modelling exercises conducted by a third-party engineering consultant comparing geothermally heated and cooled buildings with those using traditional natural gas methods. Energy & emissions impacts are a result of the superior efficiency and electrification of the systems by using geothermal. There can be no assurance that such projections will prove accurate and actual results could differ materially from such projections.

Designed and built by Mattamy.

Excitement is building in the GTA. Mattamy Homes has honed its skills and refined its craft for over four decades. The company has had the privilege of building homes for over 100,000 families, while quietly growing its world-class condominium portfolio.

Now, Mattamy is expanding its focus and increasing its urban presence. It continues to evolve and grow the high-rise multi-family business while continually improving and applying the same customer-first thinking, passion, and attention to detail our homeowners expect from the Mattamy name.

Mattamy Homes builds responsibly, thoughtfully and innovatively, and changing the landscape of condominium buildings as we know. What started as a simple idea to design homes for how people live has made it the largest privately-owned homebuilder in North America, and the company genuinely believes that the best is yet to come.



Martha James, Burlington



Mile + Creek, Milton



Westbend Residences, Toronto



Vita on the Lake, Toronto



Views on The Preserve, Oakville



ClockWork, Oakville

cardinghouse.com

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