MODEL HOME FEATURES



The Kingsley

ENGLISH MANOR

38' Double Car Garage Detached Home

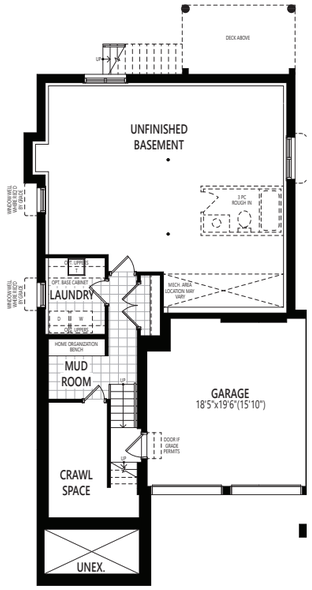
3,179 SQ. FT.

UPPER JOSHUA CREEK

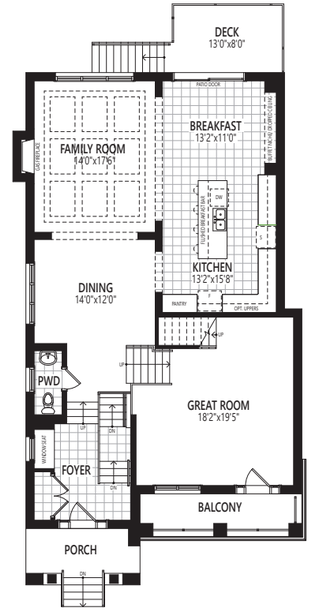
LEARN MORE

Register at mattamyhomes.com
or speak with a Sales Representative
to continue exploring your options.

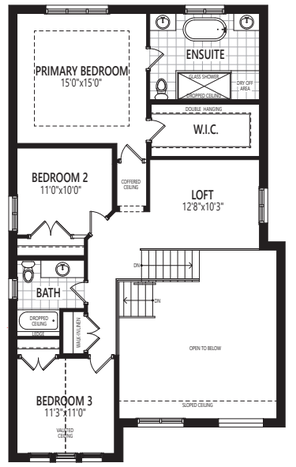
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ARCHITECT'S CHOICE OPTIONS

1. Entertainment Kitchen (Laundry Relocated to Basement)
2. Tray Ceiling in Master Bedroom

mattamyHOMES

C38C

*Pricing varies based on model type and is subject to change without notice. E.&O.E. April 2026. *Specifications subject to change without notice. Structural changes may have been made, but not noted. *California closet organizers are not standard or available for purchase at the Design Studio. *All appliances have been upgraded and are not standard. *Furniture, draperies, window coverings, millwork on walls (where applicable), lighting fixtures, frosted windows, glass shelves, ceiling speakers and other electronic items, appliances, wall mirrors, accessories, and wallpaper are for display purposes only. Custom paint finishes and colours as displayed are not available for purchase at Design Studio. Some Architect's Choice Options and Design Studio options may no longer be available for purchase. *Redesigned and upgraded kitchen, bath and additional built-in cabinetry throughout. *Upgraded electrical layout with upper and under valance lighting, puck lights and pot lights throughout. *Cabinetry supplier and availability of cabinet design is subject to change without notice. Epoxy flooring in garage & basement, garage organizing slat walls and car charger are for display purposes only and not available for purchase. All exterior materials including light fixtures, house/suite number, front entry door handle, porch, deck & balcony size and layout, railings & materials, furniture & props are for display purposes. Smart technology hardware & options may not be available for purchase through Mattamy, rather a buyer personal purchase after closing. Modifications to the exterior & interior home may apply. See Sales Consultants for more details.

EXPLORE OUR FINISHES

Foyer

FLOORING (TILE)
Optional: Nolita 12"x24" Bianco Honed (Stacked Installation)

Main Hallway

FLOORING (HARDWOOD)
Optional: 3-½"x½" Abode Brushed Oak – Tea Leaf

Garage Entry

FLOORING (TILE)
Optional: Nolita 12"x24" Bianco Honed (Stacked Installation)

Kitchen

PERIMETER CABINETS (UPPER)
Optional: Kingston MDF – Macadamia

PERIMETER CABINETS (BASE)
Optional: Kingston MDF – Navy Blue

ISLAND CABINETS
Optional: Kingston MDF – Navy Blue

HUTCH CABINETS
Optional: Kingston MDF – Macadamia

CABINET HARDWARE
Optional: 12805BN

FLOORING (TILE)
Optional: Nolita 12"x24" Bianco Honed (Stacked Installation)

BACKSPLASH
Optional: La Riviera 2.5"x8" Blanc (50/50 Horizontal Installation)

COUNTERTOP
Optional: Blanc Élysée, 3 cm Quartz

KITCHEN FAUCET
Optional: Align Pre-Rinse Single Handle with Pulldown Spout – Brushed Gold

KITCHEN SOAP DISPENSER
Optional: Modern Soap Dispenser S3947 – Brushed Gold

SINK
Optional: Quatrus U2

KITCHEN FEATURES (OPTIONAL)
- Deep Fridge Upper and Gable
- Crown and Light Valance
- Base Pie Cut Corner w/Lazy Susan
- Angle Upper Corner
- Pot and Pan Drawers
- Waste Recycle Centre
- Clear Glass Inserts
- Premier Hood Cabinet
- Furniture Kick
- Roll Out Drawers

Great Room

FLOORING (HARDWOOD)
Optional: 3-½"x½" Abode Brushed Oak – Tea Leaf

Family Room

FLOORING (HARDWOOD)
Optional: 3-½"x½" Abode Brushed Oak – Tea Leaf

WAFFLE CEILING

FIREPLACE VENEER
Nolita 12"x24" Bianco Honed (Stacked Installation)

Dining Room

FLOORING (HARDWOOD)
Optional: 3-½"x½" Abode Brushed Oak – Tea Leaf

Powder Room

FLOORING (TILE)
Optional: Shine 24"x24" Bianco Matte (Stacked Installation)

PEDESTAL
Optional: Castlefield Pedestal

PEDESTAL FAUCET
Optional: Cia Single Handle Lavatory Faucet – Brushed Gold

TOILET
Optional: Eglinton Toilet

Mudroom

FLOORING (TILE)
Optional: Nolita 12"x24" Bianco Honed (Stacked Installation)

Laundry

Optional: Cabinet Uppers in Laundry Room

CABINETS (UPPER)
Optional: Kingston MDF – Orchid

CABINETS (BASE)
Optional: Kingston MDF – Navy Blue

CABINET HARDWARE
Optional: 105SB

FLOORING (TILE)
Nolita 12"x24" Bianco Honed (Stacked Installation)

BACKSPLASH
Optional: Village 5"x5" Silver Mist Glossy (Stacked Installation)

COUNTERTOP
Optional: Calacatta West, 3 cm Quartz

SINK
Optional: Brookmore U-Bar

LAUNDRY FAUCET
Optional: Align Bar Faucet – Spot-Resistant Stainless

Primary Bedroom

FLOORING (HARDWOOD)
Optional: 3-½"x½" Abode Brushed Oak – Tea Leaf

Home Office/Loft, Upper Hall, Bedrooms 2 & 3

FLOORING (HARDWOOD)
Optional: 3-½"x½" Abode Brushed Oak – Tea Leaf

Primary Ensuite

CABINETS
Optional: Kingston MDF – Navy Blue

CABINET HARDWARE
Optional: 12805BN

FLOORING (TILE)
Optional: Timeless 12"x24" White Polished (70/30 Offset Installation)

TILE WALL
Optional: Timeless 12"x24" White Polished (70/30 Vertical Offset Installation)

SHOWER FLOOR
Optional: Ontario 2"x2" Hexagon Snow White Matte

COUNTERTOP
Optional: Lagoon, 3 cm Quartz

FREESTANDING TUB
Included: Freestanding Tub

TUB FAUCET
Optional: Align 4-Piece Roman Tub Filler – Brushed Nickel

VANITY FAUCET
Optional: Cia Widespread Lavatory Faucet – Brushed Nickel

SHOWER FAUCET
Optional: Cia U Shower Vertical Spa with Controller, Slide Bar with Handheld, Rain Showerhead & 4 Flushmount Body Sprays – Brushed Nickel

SINK
Optional: Emery Undermount

TOILET
Optional: Eglinton Toilet

Main Bath

CABINETS
Optional: Kingston Maple – Shale Grey

CABINET HARDWARE
Optional: 12817BN

FLOORING (TILE)
Optional: Fray 12"x24" Grey Matte (70/30 Offset Installation)

TILE WALL
Optional: Soho 4"x16" Warm Grey Glossy (Horizontal 70/30 Offset Installation)

COUNTERTOP
Optional: Whistler, 3 cm Quartz

VANITY FAUCET
Optional: Align Vessel Lavatory Faucet – Brushed Nickel

TUB/SHOWER FAUCET
Optional: Align Posi-Temp with 3-Function Diverter Valve, Slide Bar with Handheld and Showerhead – Brushed Nickel

SINK
Optional: Madison Semi-Vessel Sink

TOILET
Optional: Eglinton Toilet

Stairs

Optional: Split Finish on Maple

RAIL
Optional: R3M

PICKETS
Optional: V-Groove – White

POSTS
Optional: 4"x4" Royal Post – White

STAIN
Included: Lake St. Clair

CARPET RUNNER
Optional: Escape to Maui – Hail Cloud – 89811

Trim & Ceiling Finishes

TRIM SELECTION
Included: 5-¼" Step Baseboard with 2-¾" Step Casing

CEILING FINISH (FIRST & SECOND FLOORS)
Smooth Ceilings Throughout

INTERIOR DOOR
Optional: Carrara

CEILING (MASTER BEDROOM)
Optional: Tray Ceiling (Model does not display the true representation of the tray ceiling)

CEILING (FAMILY ROOM)
Optional: Waffle Ceiling

INTERIOR DOOR HARDWARE
Optional: Cambie – Satin Nickel

EXTERIOR DOOR HARDWARE
Optional: San Clemente – Brushed Nickel