



 **BLOOM**  
I N S E A T O N

Awaken a New Life

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Townhomes

**mattamy**HOMES



## **A New Chapter Begins**

The history of Mattamy Homes is deeply rooted in the Pickering area. Known for its green space and natural trail systems, Seaton has been a favourite spot for us to build communities for more than a decade.

Continuing in this tradition, we're thrilled to bring you a remarkable new community called Bloom in Seaton, built to inspire fresh beginnings and welcome new homeowners.



## A Home That's True to You

Life is special at Bloom, and that extends to the design of your home too, where you have every opportunity to let your personal style shine.

In our Design Studio, your personal Design Consultant is with you every step of the way, helping to guide you through our wide range of on-trend features, fixtures, and finishes to achieve the vision of a home that's unmistakably you.

## We Build More Than Homes

At Mattamy Homes, we value the trust you place in us to help you realize your dream home. A home is where memories are made and where you can connect with loved ones in a beautiful space.

It's where you can expect a friendly neighbourhood, with everything you need to live a well-rounded life.

Since our humble beginnings in 1978, we've had the privilege of building more than 100,000 homes for families. It's this appreciation of a home designed for how you live and over 40 years of experience that has made us the largest privately owned home builder in North America. Simply put, we live to build homes you love coming home to.



## A Way of Life That's Yours

Offering a beautiful collection of Townhomes, Bloom in Seaton connects you to the wonders of nature, the goodness of neighbours, and the promise of a sustainable way of life.

Take in a breath of fresh air during a walk around the fully landscaped community. Enjoy the sound of children's laughter in our neighbourhood playground. Explore more than 220 hectares of protected green space, including some of the best hiking, natural trails, and heritage systems in all of Ontario.

Life in Bloom delivers all of this serenity, plus the added benefit of easy access to the GO Train and highways 407 and 401.



# Inspired by Nature. Enriched by You.

An innovative community of energy-efficient homes, Bloom empowers the elevated, eco-friendly lifestyle you aspire to.

Enjoy the beauty and harmony of the community's colourful butterfly sanctuary, rain gardens promoting natural water drainage, and bee enclosures supplying homeowners with year-round harvested honey.

Parking stalls are built using special interlocking pavers that eliminate the need for storm sewer systems. A solar-powered EV charging station makes owning an electric vehicle a practical option for staying mobile while lowering your carbon footprint. Select homes in Bloom feature a grey water recycling system, minimizing your impact on water resources.\*

At Bloom in Seaton, sustainability is built right into your day-to-day life, which makes doing right by the planet easy.

*\*Available in Urban Townhomes only*



## A Home Invested in You

Living in Bloom reduces your carbon footprint by 86%\*, as all homes are heated and cooled with a renewable geothermal energy called GeoExchange, which replaces a typical furnace and AC unit.

The GeoExchange system harnesses thermal energy stored in the ground to bring you evenly distributed air throughout your home with the help of a quiet and compact ground source heat pump.

Since Bloom's GeoExchange system requires no fossil fuels to run, your heating and cooling monthly bills will not fluctuate or be impacted by rising carbon taxes.\*\* Plus, your heat pump and GeoExchange system will be professionally managed and maintained throughout its useful life.

## Low-Carbon Living You Can Count On

GeoExchange is an incredibly efficient technology, having been used for decades to supply reliable heating and cooling to buildings. Using buried pipes carrying water and food-grade glycol, GeoExchange works by harnessing an exchange of thermal energy with the consistent temperature of the ground beneath the community.



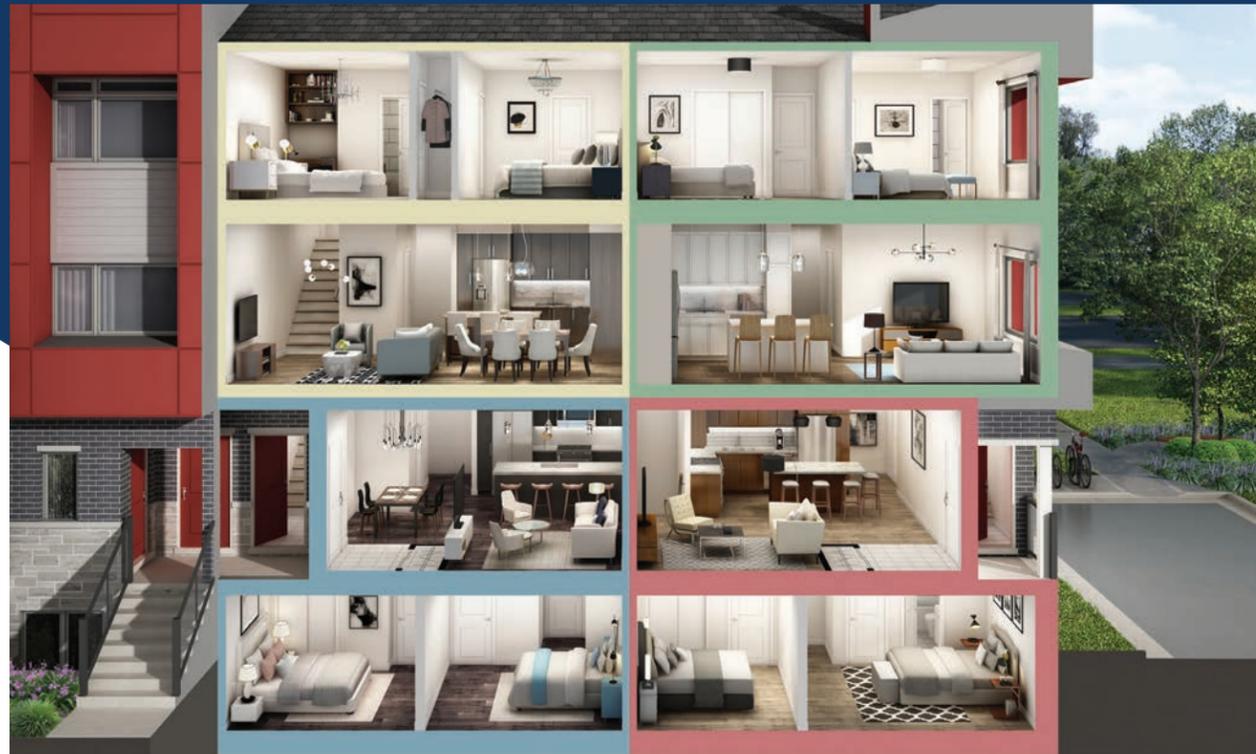
In winter, the community pipes absorb heat from the ground, concentrate it, and send it to your heat pump to heat your home. In summer, the reverse happens: your heat pump cools the hot air in your home with the cooler temperatures from the ground.

\*These projections are the result of modelling exercises by a third-party engineering consultant comparing geothermally heated and cooled homes with those using a typical natural gas furnace and air conditioner. There can be no assurance that such projections will prove accurate and actual results could differ materially from such projections.

\*\*Per the Government of Canada's Carbon Tax, which is subject to change.

# Eco-Friendly Townhome Living in Bloom in Seaton

Our new Bloom in Seaton Townhomes are available in two different designs: Urban Townhomes and Terrace Townhomes.



## Urban Townhomes

- All units include one surface level parking spot.

### Ground Floor Units

- Access your unit from the Ground Floor where you'll enjoy your Kitchen and Living/Dining Room, with 2 Bedrooms and 2 Baths on the Lower Level.
- Your unit features a balcony off the Ground Floor.

### Second Floor Units

- Access your unit from the Ground Floor.
- Enjoy your Kitchen and Living/Dining Room on the Second Floor, with 2 Bedrooms and 2 Baths on the Third Floor.
- Your unit features a balcony off the Second Floor.



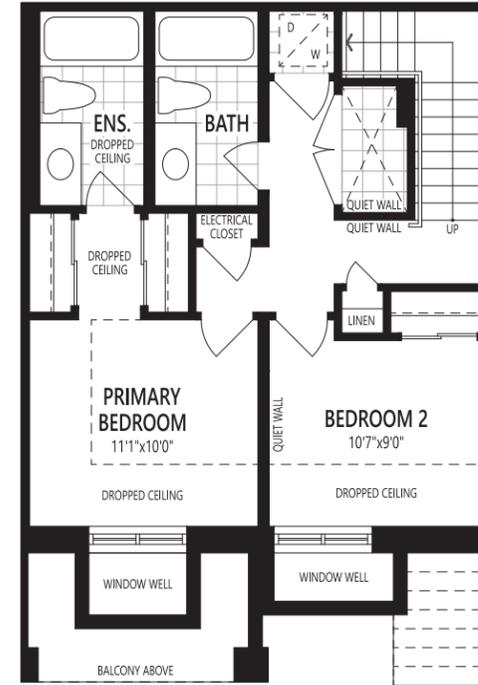
## Terrace Townhomes

- Each home has garage access from the rear of the building.
- Depending on your unit, you will walk up from the Ground Floor either to the front or back-side of the building. The Second Floor, Third Floor, and Rooftop Terrace levels of each home occupy either the front or back of the building.
- Each home has a private front door at the front of the building (side for corner plans).
- Every home features a Rooftop Terrace with stunning views.
- 3 bedrooms and 2 bathrooms are located on the Third Floor.

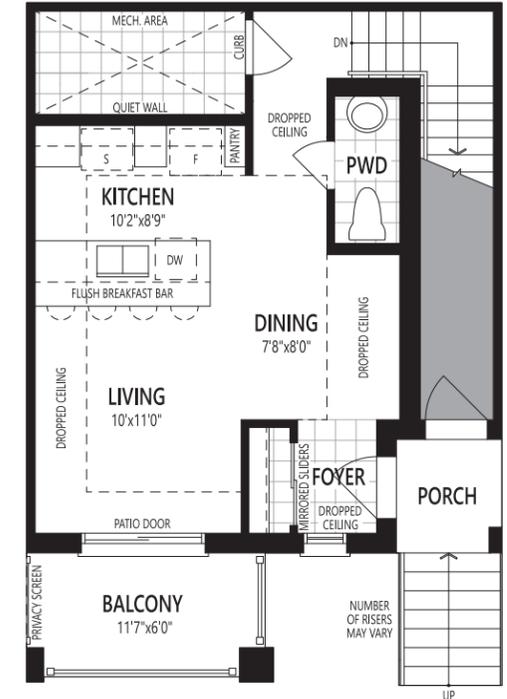
URBAN TOWN

# THE BLOSSOM

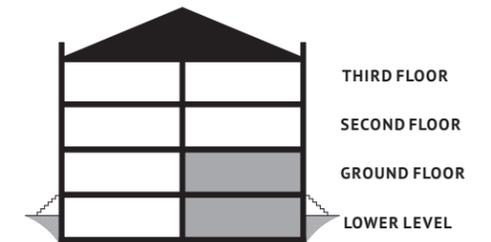
1,151 SQ. FT.



Lower Level



Ground Floor



CROSS SECTION

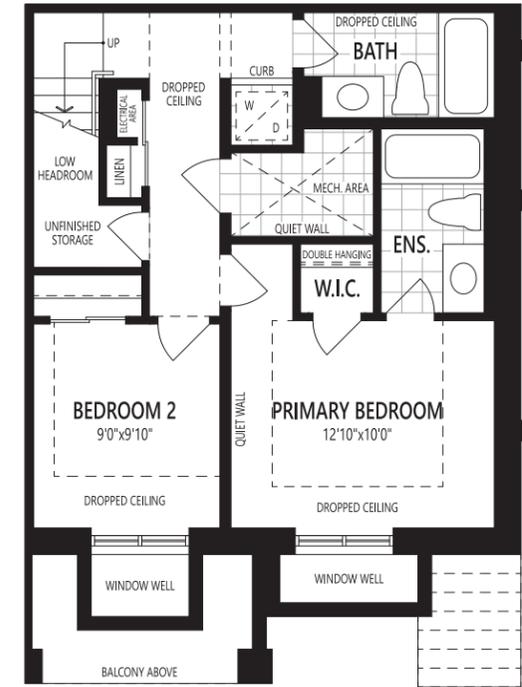
CSTA All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the 'Modern' elevation of this model type. Note: Actual usable floor space may vary from the stated floor area. Plans and room dimensions 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. May 2021. Copyright 2021 - Mattamy Homes Limited.

# THE DAHLIA END

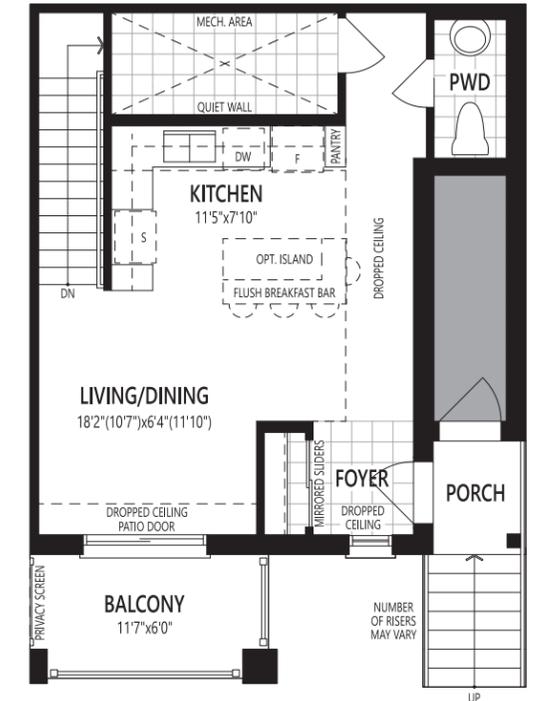
1,202 SQ. FT.



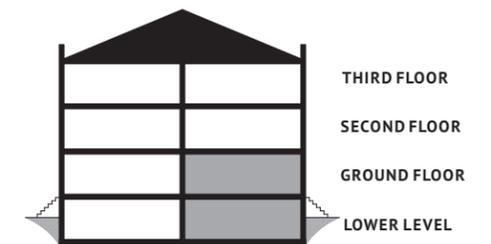
Modern (MO)



Lower Level



Ground Floor



CROSS SECTION

CSTB All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the 'Modern' elevation 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. May 2021. Copyright 2021 - Mattamy Homes Limited.



# THE LILY END

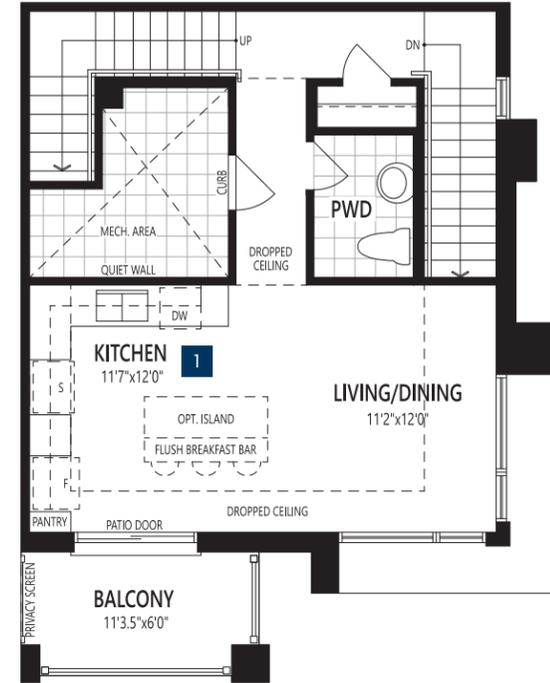
1,306 SQ. FT.



Modern (MO)

## ARCHITECT'S CHOICE OPTION

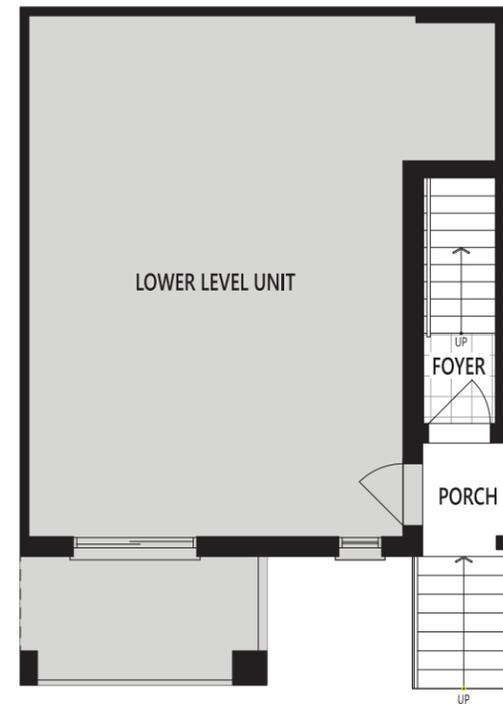
1 Alternate Kitchen



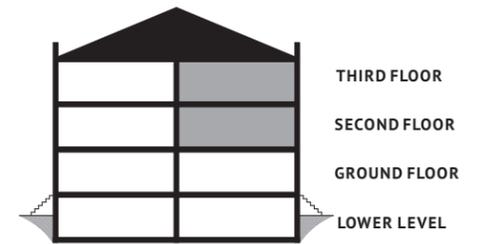
Second Floor



Third Floor



Ground Floor



CROSS SECTION

**CSTD** All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the 'Modern' elevation 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. May 2021. Copyright 2021 - Mattamy Homes Limited.

# THE BEGONIA

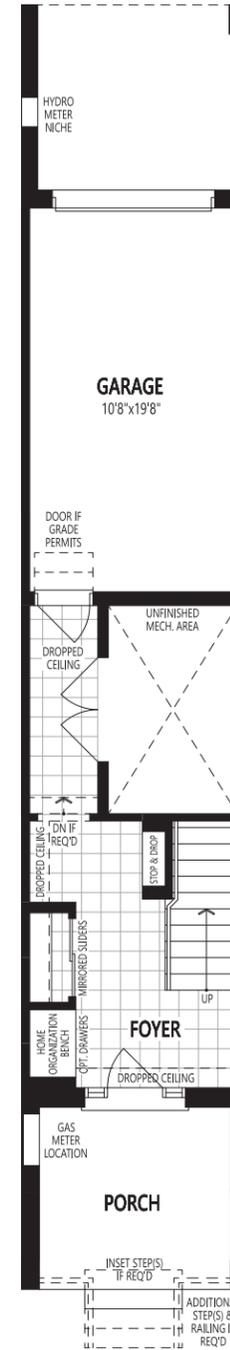
1,475 SQ. FT.



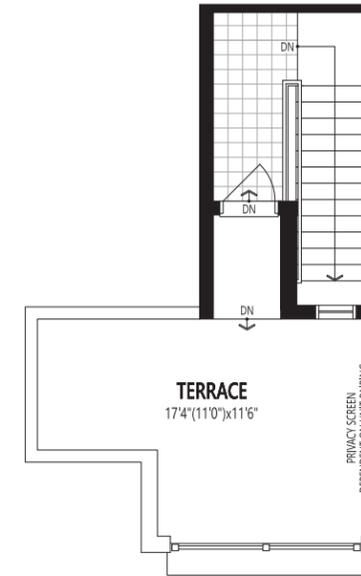
Modern (MO) - Front



Modern (MO) - Back



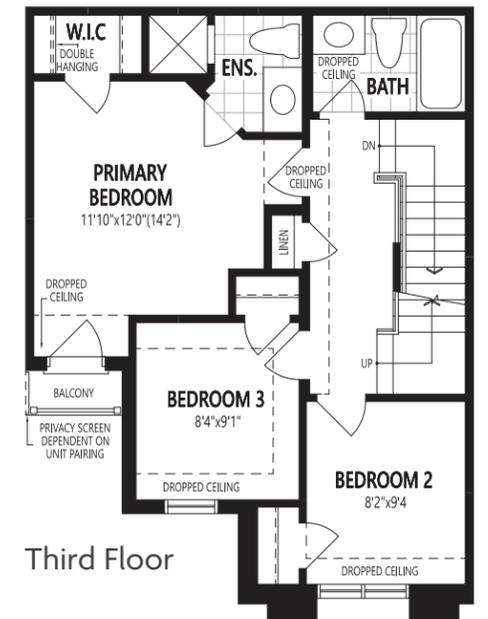
Ground Floor



Roof Top Terrace



Second Floor



Third Floor

**CDUA** All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the "Modern" elevation of this model type. Note: Actual usable floor space may vary from the stated floor area. Note that 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. May 2021. Copyright 2021 - Mattamy Homes Limited.

# THE DAISY

1,618 SQ. FT.



Modern (MO) - Front



Modern (MO) - Back

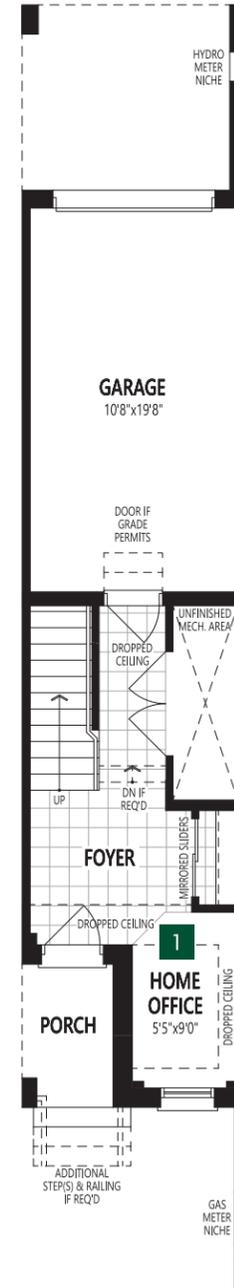
## ARCHITECT'S CHOICE OPTION

### GROUND FLOOR OPTION

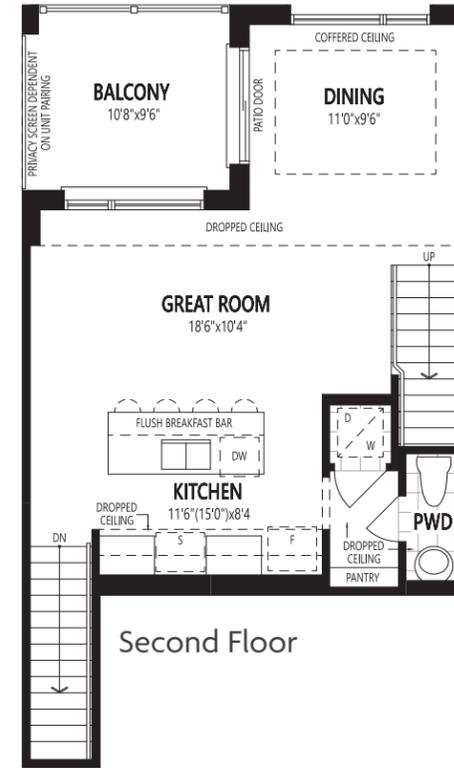
- 1 Enclosed Home Office



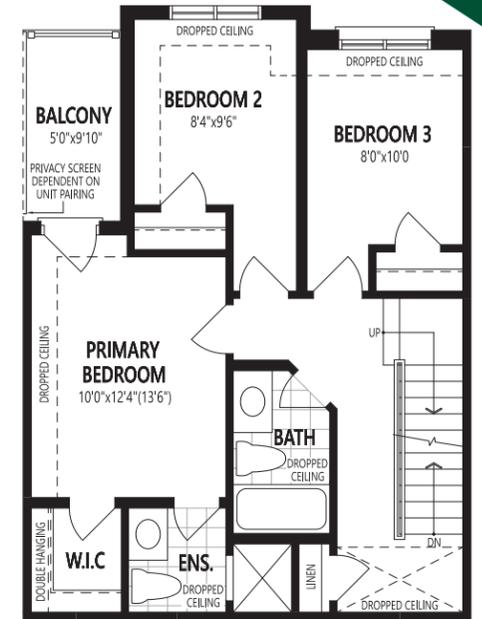
**CDUB** All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the "Modern" elevation of this model type. Note: Actual usable floor space may vary from the stated floor area. Note that plans and 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. May 2021. Copyright 2021 - Mattamy Homes Limited.



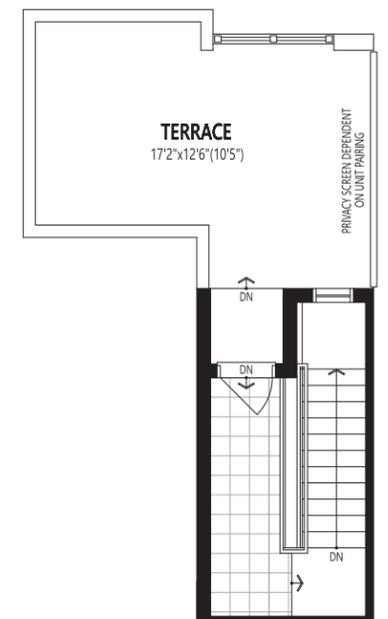
Ground Floor



Second Floor



Third Floor



Roof Top Terrace

# THE HIGHLAND END

1,664 SQ. FT.



Modern (MO) - Front

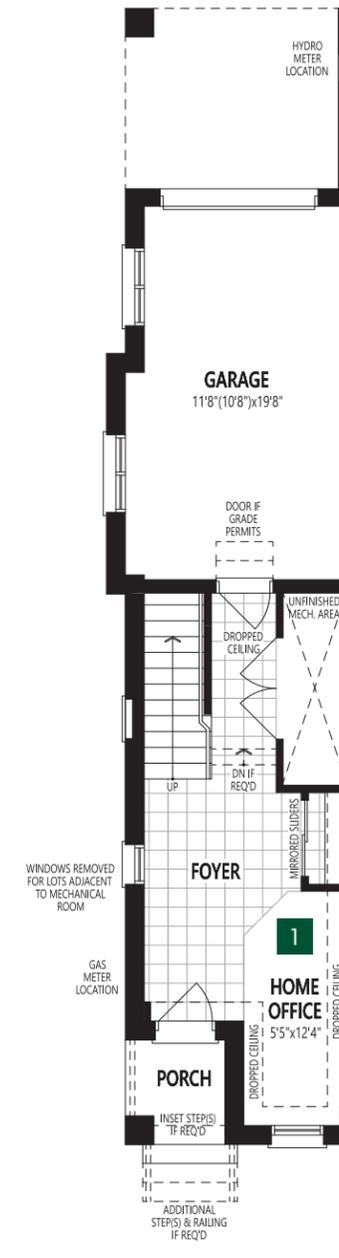


Modern (MO) - Back

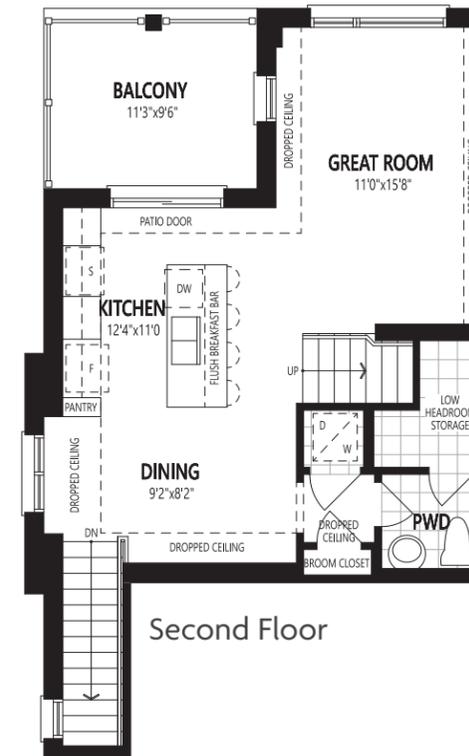
## ARCHITECT'S CHOICE OPTION

### GROUND FLOOR OPTION

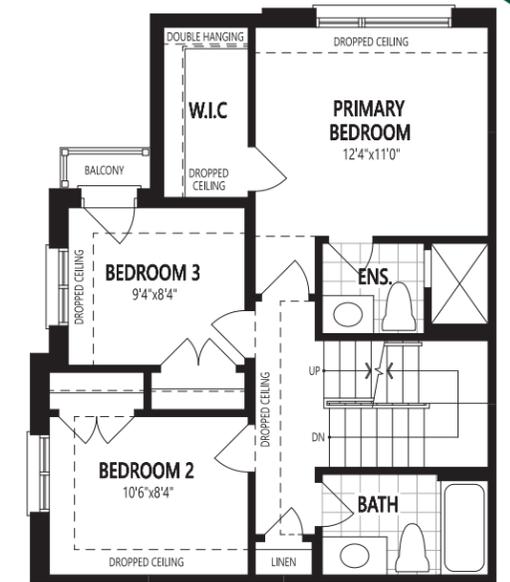
- 1 Enclosed Home Office



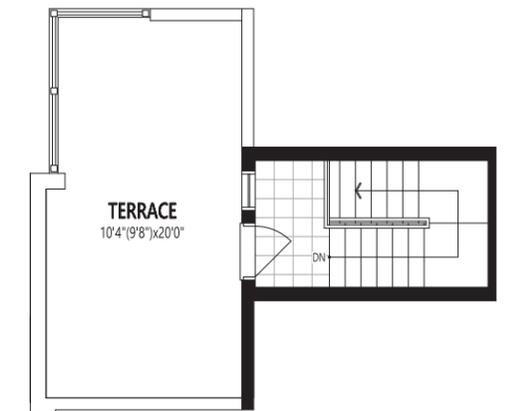
Ground Floor



Second Floor



Third Floor



Roof Top Terrace

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# THE MEADOW END

1,700 SQ. FT.



Modern (MO) - Front

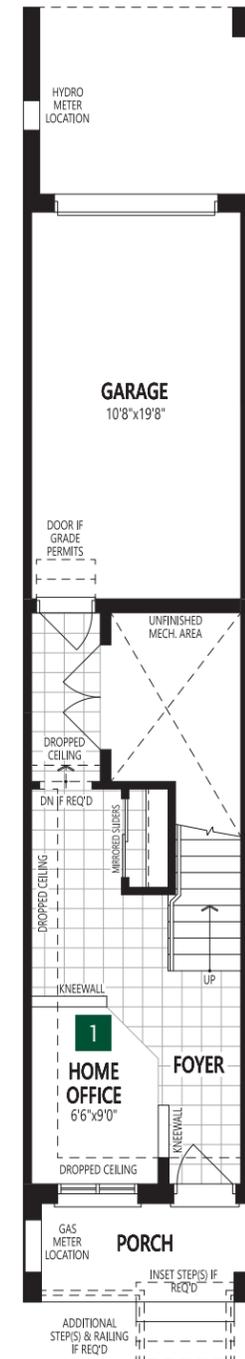


Modern (MO) - Back

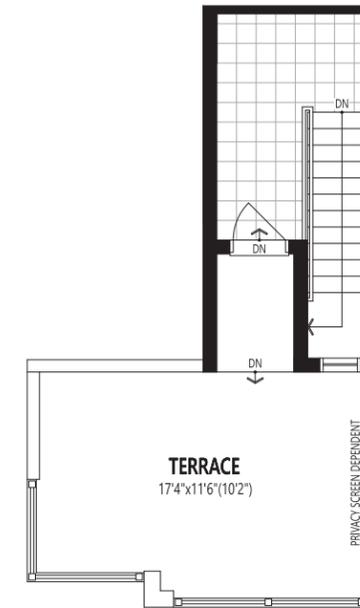
## ARCHITECT'S CHOICE OPTION

### GROUND FLOOR OPTION

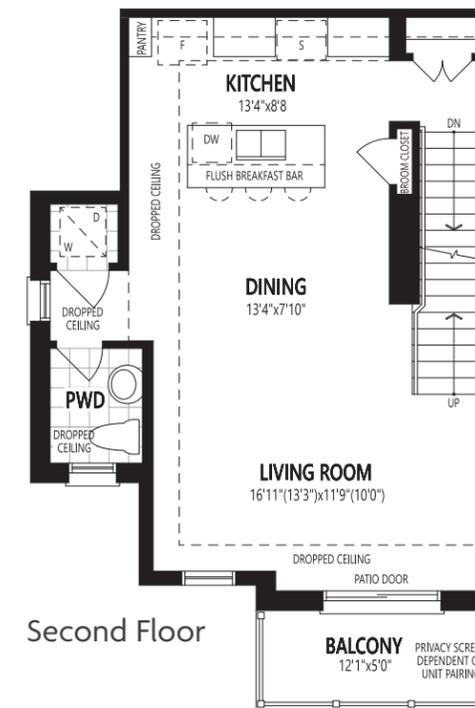
- 1 Enclosed Home Office



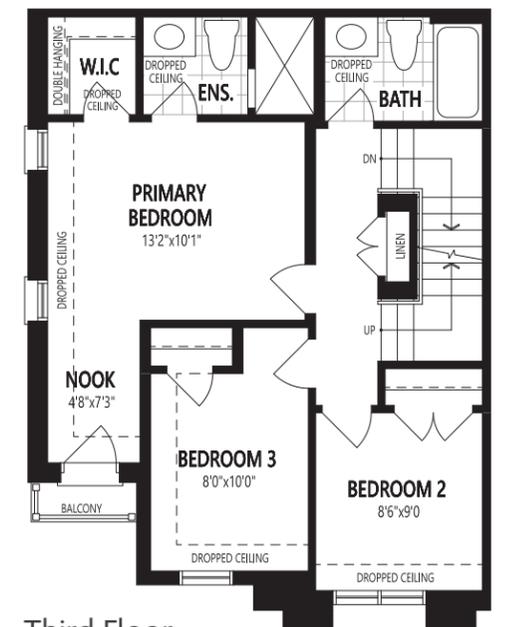
Ground Floor



Roof Top Terrace



Second Floor



Third Floor

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# THE PETAL END

1,818 SQ. FT.



Modern (MO) - Front (REV.)



Modern (MO) - Back (REV.)

## ARCHITECT'S CHOICE OPTION

### GROUND FLOOR OPTION

- 1 Enclosed Home Office



**CDUE** All illustrations are artist's concept. Specifications, terms and conditions are subject to change without notice. These floor plans and room dimensions apply to the 'Modern' elevation of this model type. Note: Actual usable floor space may vary from the stated floor area. Note that 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. May 2021. Copyright 2021 – Mattamy Homes Limited.





# BLOOM

IN SEATON



It's Good to Be Home