

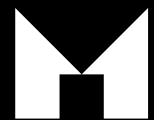
ASSIGNMENT SALE

Clockwork 2

917-1415 Dundas St E, Oakville



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property online
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SAM McDADI
REAL ESTATE BROKERAGE



*Property under construction. Photos of actual unit not yet available.

WELCOME

Welcome to 1415 Dundas St E Unit 917 located in one of the most sophisticated Upper Joshua Creek neighbourhoods of Vibrant Oakville. This 1 Bedroom, 1 Washroom Fully Upgraded Condo Built by Mattamy Homes is close to Nature, Trails & Major Hwy's and Amenities. Includes 1 Locker & 1 Parking!





*Images are for illustrative purposes only



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FEATURES

EXTERIOR

- Mattamy's Joshua Creek Phase 2 Condos is part of a master-planned neighbourhood inspired by the sense of urban community. Exterior colours for the building will be architecturally coordinated
- The concrete building construction includes terracotta and metal panel cladding with architectural features in other materials
- Flat roof waterproofing membrane system
- All exterior door(s) with locking system
- Aluminum curtain wall on the ground floor and aluminum window wall systems above, with casement windows or fixed windows throughout, as per plan
- Aluminum patio or swing door to balcony or terrace, as per plan
- All windows & patio doors to have Low E coating and Argon Gas
- Fire rated solid wood suite entry doors with door closer
- Balconies are precast with exposed concrete finish. All balconies include metal railing systems with tempered glass inserts
- Exterior waterproof electrical outlet with ground fault interrupter at balcony location

KITCHEN

- Purchaser's choice of cabinets from vendor's standard selection. Drawers have soft close hardware
- Purchasers choice of granite countertops and kitchen backsplash from vendors standard selection
- Colour coordinated kick plates to compliment kitchen cabinets
- Stainless steel under mount single compartment kitchen sink with spillway (as per plan). Includes single lever pull down faucet, as per vendor's standard specifications
- Shut-off valve to the kitchen sink
- Heavy duty receptacle for stove and dedicated electrical receptacle for refrigerator

- Split receptacle(s) at counter level for future small appliances
- Dishwasher installation including all necessary wiring, drains & water supply

BATHS

- Purchasers' choice of cabinets and plastic laminate countertops with 3/4" backsplash in main bath and ensuite, where applicable. All choices from vendor's standard selection
- Colour coordinated kick-plate to compliment vanity cabinets
- Decorative lighting in all bathrooms
- Bevelled mirrors approx. 36" high in all bathroom(s)
- White bathroom fixtures from vendor's standard selection including high efficiency elongated toilet
- White acrylic bathtubs in all main bathrooms as per plan
- Exhaust fans vented to exterior in all bathroom(s)
- Privacy locks on all bathroom doors
- Chrome finish washer-less faucets with water saving aerators in all bathroom sinks from vendor's standard samples
- Ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling as per plan, from vendors' standard selection
- Bathroom accessories to include chrome finish matching towel bar and toilet tissue holder
- Pressure balance valves to all shower stalls and tub/showers as per plan
- Shut off valves for all bathroom sinks

INTERIOR TRIM

- 7' Riverside Moulded panel interior passage doors throughout finished areas (per trim package selected one style throughout), excluding sliding and swing closet doors, where applicable. Where deeper bulkheads may be required for mechanicals, door heights may need to be adjusted to accommodate bulkhead

- 4" Chamfered baseboard and 2 3/4" Chamfered casing throughout interior of suite (excluding entry and sliding doors). 3/8" profiled door stop trim in all areas
- Satin chrome finish lever style handles with coordinated hinges on all interior doors, as per plan
- Wire shelving installed in all closets and pantry
- Mirror Slider/swing door for foyer closet and White Board slider closet in bedroom(s) as per plan
- Bulkheads installed where required, as per plan to accommodate mechanicals
- All drywall applied with screws using a minimum number of nails

LAUNDRY

- Heavy duty electrical outlet and exterior vent for dryer. Electrical outlet for washing machine
- Washing machine outlet box system installed in all laundry locations within suite

ELECTRICAL

- 100 Amp service with circuit breaker type panel
- All wiring in accordance with Electrical Safety Authority standards and Ontario Electrical Safety Code
- Tamper resistant receptacles installed, as per plan
- Electrical outlet(s) in all bathroom(s) include ground fault interrupter
- Ceiling mounted light fixture(s) in kitchen, den, halls, finished laundry room, dining / living room and all bedrooms where applicable, as per plan. 2 capped receptacles for future light fixtures will be included above island/peninsula, where applicable
- Switch controlled receptacle in living room
- Decora style switches throughout as per plan
- Smoke Alarm with visual signaling component installed as per Ontario Building Code
- Carbon Monoxide Detector in all suites
- Builder to provide (1) finished Cat6 Data line to Living Room to accommodate cable, telephone and internet connections

MECHANICAL

- Combination Heating/Cooling system with individual suite temperature controls and a central boiler/chiller

PAINTING

- Washable latex paint on interior walls throughout suite (one colour throughout, from vendor's standard selection)
- Interior trim and doors to be painted white
- Smooth painted ceilings throughout the suite

FLOORING

- Choice of ceramic floor tile in bathroom(s) and finished laundry room where applicable, as per plan from vendor's standard selection
- SPC (Stone Product Composite) Flooring approx. 5" wide in choice of colour from vendor's standard selection throughout suite living areas including bedroom(s)/closets except ceramic areas, where applicable as per plan

ADDITIONAL FEATURES

- 9' high ceilings throughout all suites. This is excluding bulkheads and areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered
- 30" wide stainless steel fridge, 30" wide ceran top stainless steel electric stove, 24" wide stainless steel dishwasher and 30" wide over-the-range stainless steel microwave hood fan from standard vendor selection, including installation
- White stackable washer/dryer from standard vendor selection, including installation
- In suite and common area fire sprinkler system as per Ontario Building Code
- Mattamy Hub features include mobile integration with Heating & Cooling and Smoke Alarm system, one smart switch included in Dining/Living Room, smart suite door lock, and integrated lobby camera
- Automated garage entry with license plate recognition

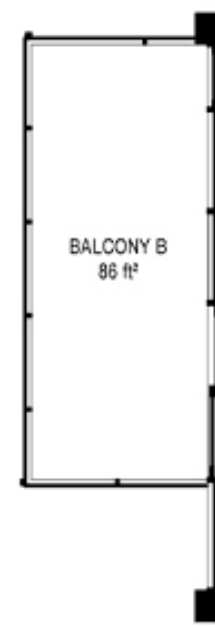
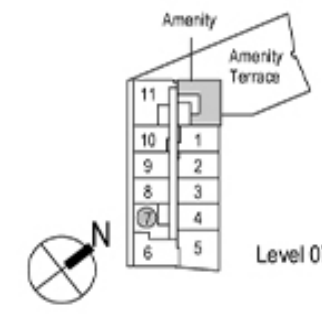
Specifications and Terms subject to change, E. & O.E., March, 2022

FLOORPLAN

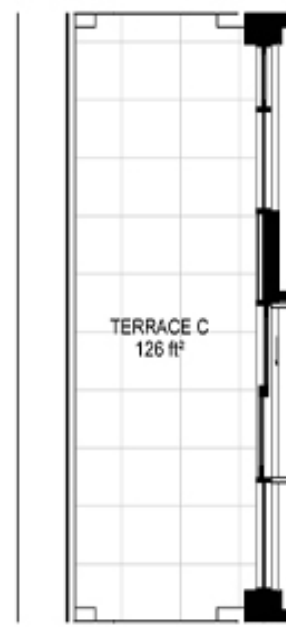
1 Bed, 1 Bath



BALCONY A: SUITE
807/ 1007/ 1207



BALCONY B:
SUITE 907/ 1107



TERRACE C:
SUITE 707



1 OPTIONAL SUPER SHOWER
ORDERED
P: _____
STL: _____

* UNIT PROVIDED WITH 18" DISHWASHER

BUILDING AMENITIES



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Schools

Joshua Creek Public School
1450 Arrowhead Rd, Oakville

Fern Hill School
3300 Ninth Line, Oakville

Iroquois Ridge High School
1123 Glenashton Dr, Oakville

St. Marguerite d'Youville Catholic School
1359 Bayshire Dr, Oakville

Trafalgar Ridge Montessori School
2379 Trafalgar Rd, Oakville

Sheridan College
1410 Trafalgar Rd, Oakville

Amenities

TD Canada Trust
2517 Prince Michael Dr, Oakville

Scotiabank
1919 Ironoak Wy, Oakville

Petro-Canada & Car Wash
450 Dundas St E, Oakville

M&M Food Market
2525 Prince Michael Dr Unit 2B, Oakville

Walmart Supercentre
234 Hays Blvd, Oakville

Joshua Creek Golf
1330 Burnhamthorpe Rd E, Oakville

LA Fitness
3055 Vega Blvd, Mississauga

Iroquois Ridge Community Centre
1051 Glenashton Dr, Oakville

Shoppers Drug Mart
2525 Prince Michael Dr, Oakville

Credit Valley Hospital
2200 Eglinton Ave W, Mississauga

Oakville Place
240 Leighland Ave, Oakville

Upper Oakville Shopping Centre
1011 Upper Middle Rd E, Oakville

Oakville GO
214 Cross Ave, Oakville

Everest Parkette
1501 Everest Cres, Oakville

Joshua Creek Trail
Oakville

Do you know what your home
is worth in today's market?
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Dolores Hansen

Sales Representative

416 710 0825

dolores@mcdadi.com

When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ Hoops for Her
- ▶ Mississauga Girls Hockey League
- ▶ Mississauga Santa Claus Parade
- ▶ Port Credit Buskerfest
- ▶ Princess Margaret Hospital Association
- ▶ Port Credit Skating Club
- ▶ Sick Kids
- ▶ Rouge Valley Health System Foundation and Club
- ▶ The Art of Giving
- ▶ Schizophrenia Society of Ontario
- ▶ Tennis Canada
- ▶ The Compass Food Bank
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

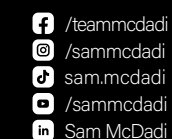


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



**Official Real Estate Brokerage
of the Toronto Raptors**

Sam McDadi BSc, M.B.A. Sales Representative.



Mississauga 5805 Whittle Rd #110	905 502 1500
N. Mississauga 1034 Clarkson Rd	905 823 1500
Milton 1264 Main St E.	905 876 1300
Oakville 78 Lakeshore Rd W.	905 845 1500
Toronto 3311 Yonge St	416 544 1500
Burlington 3-4130 Fairview Street	905 333 1100
Hamilton 110-442 Millen Rd	905 664 5100