

GERANIUM HARD HAT TOUR

SHOWCASES **GREEN CONSTRUCTION** PRACTICES

At The Neighbourhoods of Cardinal Point in Stouffville, Geranium Homes is building today to standards above current Ontario Building Code (OBC) and in many instances on a par with practices that will not be required by Code until 2012. Geranium Green embodies an energy-saving and sustainable building program that leads the way for what will soon be the industry norm.

On Saturday, August 15, Geranium hosted a series of Hard Hat Tours attended by both Cardinal Point homeowners and the public. The tours offered a behind-the-scenes look at how and why the company employs specific techniques and materials to produce attractive and durable homes that offer lasting value to their homeowners.

Attendees were outfitted with hard hats and a handout illustrating the many components of every home at Cardinal Point built to the Geranium Green exacting standard. Construction management experts explained numerous items of note, from outside to in and bottom to top. One of the tour highlights was the raised heel trusses that create additional space between the tops of windows and the roofline for a more appealing elevation and for better insulation, thus reducing heat loss and ice-damming that can be caused by the freeze-thaw cycle of Canadian winters.

People were also impressed by the durable, aesthetically pleasing and maintenance-free stone window sills found on Cardinal Point's front and rear elevations, plus the attractive and eco-friendly Hardie Board used on these homes. Geranium uses kiln-dried lumber for framing major structural components, which results in minimal warping, bowing and twisting once in place. This means walls are straighter and floors are more level. Other key features were a look at the foundation drainage membrane that helps keep the basement dry and leak proof (now an OBC requirement, but utilized by Geranium for the past 25 years) and the fact that Geranium laundry room floors are constructed the same way as a shower floor for flood-proofing. After the tour, participants enjoyed refreshments during a question-and-answer period.

Cardinal Point is Geranium Homes' established master-planned ravine community within walking distance to amenities. Several styles of townhomes are available, including: semi-loft towns, three-storey designs with two-car garages and executive two-storey semi-end designs that come with \$25,000 in bonus upgrades. Registration is now



Pictured left to right: Stevie Joy, Neil Bhasin, Jessica Wainberg, Marv Wainberg, Bill Jewell (Geranium Homes), Eric Reisman (Geranium Homes), Javier Meneses, Monica Meneses and Amelia Meneses



Attendees were outfitted with hard hats, a handout illustrating the many components of every home at Cardinal Point built to the Geranium Green exacting standard, and clipboards and pens.

under way for a new phase of popular ravine lot two-storey townhomes, which will be released in early September with prices starting from the low-\$200's.

The sales office and two designer-decorated, fully furnished model homes are located on Millard Street, just east of Hwy. 48, one street north of Stouffville Road (Main Street) – access off Main Street, north on Bakerhill Street and right onto Millard. For hours and information, call 905-640-9999 or visit www.geraniumhomes.com.