

# The Courts of South Rouge has it all

## CLOSE TO THE LAKE AND CONSERVATION LANDS

For their idyllic South Pickering neighbourhood, Geranium Homes has designed a sensational collection of executive homes at The Courts of South Rouge that are “just right” for the active modern family. Of the 26 infill lots, only eight remain available for purchase.

When creating the plans for these homes, Geranium took a fresh look at how families really live. Spacious kitchens adjoin the breakfast room and include a chef's island, a feature purchasers Patricia and Marc Fritsche truly

appreciate. “When I am in the kitchen and we have guests in the family room, I'll still be a part of the conversation,” Patricia says of the openness to the Great Room. Most of the designs have eliminated a formal living room and put all of this space into providing a large open Great Room/kitchen configuration that still allows for an elegant dining room. In many plans, a main floor library/home office is also accommodated. “I've always thought the living room was such a waste of space,” says Patricia who will be moving

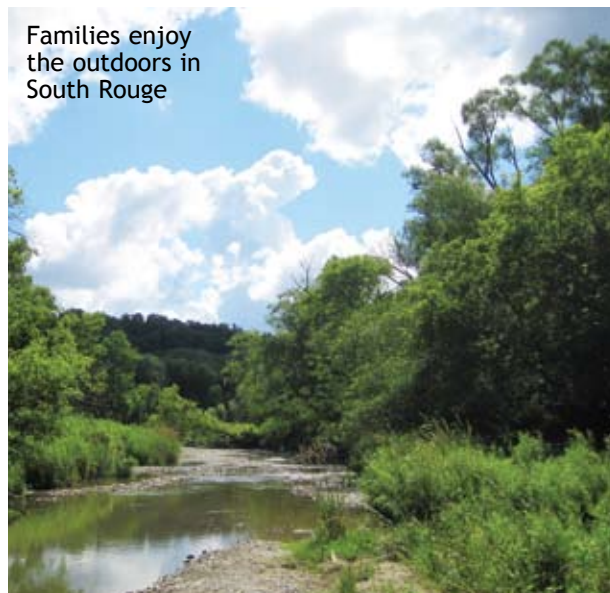


Designs offered in  
three distinctive  
exterior elevations

## GERANIUM HOMES the courts of south rouge



Just steps to  
the Lake



Families enjoy  
the outdoors in  
South Rouge

with her family from a home where they've resided for 15 years in Brampton.

In each of the eight designs, master bedrooms are grand, have plentiful closet space and a sumptuous ensuite bathroom. Ensuite baths are provided for all secondary bedrooms.

The Courts floorplans have separate mud and laundry rooms resulting in a spacious main floor family centre/hobby room with storage and desk/bench provided, and access from the garage. And the laundry room is conveniently located on the second level. Plus, a larger two-car garage will accommodate an area designated for recycling, a work bench or storage. Geranium has also paid attention to creating outdoor space that homeowners can easily enjoy and offers an optional covered back porch for all homes.

Attractive exterior architecture influenced by traditional English, Craftsman and French Country, utilizes high quality, maintenance free materials such as clay brick, Hardie Board, stone veneer, stucco and decorative detailing. Each home at The Courts of South Rouge will be built to the company's own Geranium Green exacting construction standards and will be Energy Star for New Homes performance tested and third-party verified.

Deluxe interior finishes include nine-ft. main floor ceilings, oak stairs and railings, stained oak hardwood

flooring on main floor and upper hallway, gas fireplace, upgraded cabinetry throughout, granite kitchen countertop and undermount sink and ceramic tile flooring (all as per plan).

The Courts is nestled within a mature community on a quiet court in South Rouge, one of Pickering's most desirable locations south of Hwy. 401. Residences are steps to the Lake and minutes to the Rouge Valley. Nearby are two upscale malls, dining, boutiques, quality schools, and the Pickering Recreational Complex. Pickering GO Transit is located just minutes away.

The Courts offers a choice of executive family homes on 45- and 50-ft. lots from 2,743 to 3,818 sq. ft. Priced from \$699,900 to the mid-\$800,000s, lot premiums may apply.

Geranium Homes is the Residential Division of Geranium Corp., one of Ontario's few fully integrated land development and building companies. Geranium has been creating family communities across Southern Ontario for more than 30 years and has built more than 7,000 homes to date.

**The sales centre is located at 375 Kingston Rd., Unit #3 in Pickering. Open Monday to Wednesday from 1 to 7 p.m.; Thursday and Friday closed; Saturday and Sunday from 11 a.m. to 6 p.m. Call 905.509.1088 or visit [geraniumhomes.com](http://geraniumhomes.com)**

LOCATION	HOUSING TYPE	SALES CENTRE
Pickering	collection of executive homes on 45- and 50-ft. lots from 2,743 to 3,818 sq. ft.	375 Kingston Rd., Unit #3 in Pickering, open Monday to Wednesday from 1 to 7 p.m., Thursday and Friday closed, Saturday and Sunday from 11 a.m. to 6 p.m.

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