

GERANIUM HOMES — cardinal point



EXCITEMENT BUILDS AT CARDINAL POINT IN STOUFFVILLE

Excitement is building at Geranium Homes' hugely successful Cardinal Point community in Stouffville, where the company is now offering the final few executive two-storey townhomes and semi-town bungalow lofts within the existing neighbourhoods. And, coming soon, a brand new release of freehold townhomes and spectacular detached bungalow homes will be previewing in Phase 4 South – priority registration has begun!

In just 18 months, 250 families have chosen Cardinal Point for their home, making this growing community one of the most successful in the area. For new-home seekers wanting to move in 2010, Cardinal Point has a few ravine lot freehold condominium townhomes remaining, and only 16 of The Promenade collection of semi-town bungalow lofts are still available, attractively priced from the \$360's. Nestled into a quiet landscaped cul-de-sac, backing onto

LOCATION:
Stouffville

HOUSING TYPES:
two-storey townhomes, semi-town bungalow lofts
from the \$320's

HOURS:
Monday to Thursday from 1 to 7 p.m.;
weekends and holidays from 11 a.m. to 6 p.m.

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existing single-family homes, these spacious residences offer a choice of layouts that include main-floor master suites. Each home has a two-storey vaulted ceiling that creates a loft retreat, as well as luxurious features and finishes. A fully decorated Promenade model showcases these unique homes.

The final remaining few of Geranium's popular executive two-storey townhomes back onto the ravine and are priced from the \$320's. Professionally decorated and furnished models demonstrate the many quality finishes and options available to buyers. The low monthly maintenance fee for all Cardinal Point freehold condominium townhomes is less than \$70. See a sales representative for availability and full details.

INCREDIBLE LIFESTYLE

The Town of Whitchurch-Stouffville provides residents the ideal blend of urban and country. From Cardinal Point, Stouffville's downtown is just a short walk away, with its GO station, many shops, restaurants and services – all cradled in a village ambience. The community is also close to schools, golf courses, Hwys. 404 and 407, as well as Markham Stouffville Hospital. Three-quarters of Whitchurch-Stouffville is located on the beautiful Oak Ridges Moraine.

Before the first families moved in, Geranium Homes completed the large neighbourhood park with arbour seating, pond and playground, grand stone entry gates, traditional street lighting and treed boulevards and sidewalks. Trails link directly from neighbourhood streets to the adjacent ravine.

Cardinal Point townhomes feature heritage-style architecture with clay brick exteriors that fit in seamlessly with their surroundings. Accent materials are stone and pre-finished Hardie Board cladding, high-peaked roofs, gables and welcoming front

porches. Interior finishes include Smart Home high-speed data/voice cabling, rich ceramic floor tiles, 35-oz. broadloom, furniture-finish cabinetry, oak pickets and railings and much more.

Geranium Homes is building today to standards above current Ontario Building Code and in many instances to specifications not required until 2012. Geranium Green, the company's exacting construction program, employs techniques, materials and sustainable building practices that produce attractive durable homes of lasting value. Value-added energy-saving features include raised heel trusses (creating a more attractive elevation and allowing for better insulation), clay brick and upgraded exterior Hardie Board cladding, Low-E argon ENERGY STAR-qualified casement windows on all sides of the home, a high-efficiency furnace, sprayed-in-place foam insulation and 40-year premium roof shingles.

MEET YOUR NEIGHBOURS

Throughout the year, Geranium hosts many different opportunities for buyers and existing residents to come together.

"In 2009, we hosted the official Phase 2 groundbreaking celebration; held our barbecue in the park and first annual Neighbourhoods in Bloom landscaping event; collected truckloads of food for the local food bank including donations from our homeowners; held a private sneak preview of the Promenade model home; and celebrated the holiday season with carollers, Santa Claus and festive treats," says Sue Webb Smith, Geranium's marketing director.

To register for the upcoming Phase 4 South priority preview, visit geraniumhomes.com

Geranium Homes has been developing and building family communities across Southern Ontario for over 30 years. The company has built more than 6,000 homes that meet the needs of today's discerning purchasers.

