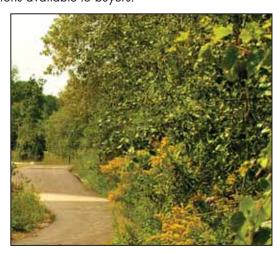
FINAL FEW RAVINE LOT TOWNHOMES AT CARDINAL POINT IN STOUFFVILLE

n just 12 months, 180 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 just a few executive two-storey freehold condominium townhomes remaining, with only five ravine lot towns available, ranging in size from 1,461 sq. ft. up to 1,800 sq. ft. and with prices from the low \$300,000's. These stunning threebedroom homes plus exquisite bungalow loft Semi-Towns are offered for move-in dates this year, all HST guaranteed! The low monthly maintenance fee for all Cardinal Point freehold condominium townhomes is less than \$70. Tour Geranium's three fully decorated and furnished model homes and see for yourself the many quality finishes and options available to buyers.



In addition, only 16 of The Promenade collection of priced from the \$360's. Nestled into a guiet landscaped spacious residences offer a choice of layouts that include link directly from neighbourhood streets to the adjacent collected truckloads of food for the local Food Bank main floor master bedroom with deluxe ensuite bath. Each natural ravine lands, which home has a two-storey vaulted ceiling that creates a loft bisect this new community from retreat, as well as luxurious features and finishes. The west to east. Tour Geranium's Promenade model showcases these highlights beautifully. three fully decorated and Created to appeal to professional couples and emptynesters, the model embraces eclectic elegance through the marriage of traditional and contemporary items mixed with elements of surprise. Throughout, a mix of old with to buyers. new achieves a comfortable yet luxurious home and invites visitors to linger.

Coming soon, Phase IV South - a brand new release of freehold townhomes and elegant fully detached bungalow exteriors and welcoming front homes - will be soon previewing in Phase IV South – priority web registration has started.

The Town of Whitchurch-Stouffville provides residents materials are stone and the ideal blend of urban and country. From Cardinal upgraded pre-finished Hardie Point, Stouffville's downtown is just a short walk away, Board cladding, Interior finishes with its GO Station, many shops, restaurants and services include Smart Home high-speed data/voice cabling, rich – all cradled in a village ambience. The community is ceramic floor tiles, quality broadloom, furniture-finish





407, and Markham Stouffville Hospital. Three-quarters of the home, a high-efficiency furnace, sprayed-in-place of Whitchurch-Stouffville is located on the beautiful Oak foam insulation, and 40-year premium roof shingles. Ridges Moraine.

Finished and ready to enjoy are Cardinal Point's large exquisite Bungalow Lofts are still available, attractively neighbourhood park with shaded arbour seating, pond and children's playground, grand stone entry gates, traditional cul-de-sac backing onto existing single family homes, these street lighting, and treed boulevards and sidewalks. Trails annual Neighbourhoods in Bloom landscaping event;

> furnished model homes and see for yourself the many quality finishes and options available

> Cardinal Point townhomes heritage-style feature architecture with clay brick porches, high peaked roofs, and gables that fit in seamlessly with their surroundings. Accent

cladding,

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, sustainable materials and 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 Hardie Board

Low-E

Argon

also close to schools, golf courses, Highways 404 and ENERGY STAR® qualified casement windows on all sides

Throughout the year, Geranium hosts many different opportunities for buyers and existing residents to come together. "In 2009, we hosted the official Phase 2 ground breaking celebration; held our BBQ in the Park and first



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. "These events are very popular with our homeowners and a great introduction to the community for newcomers," adds Sue.

To register for the upcoming Phase IV South priority preview, visit www.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.

Visit the Sales Centre and models on Millard Street, just east of Highway 48, one street north of Stouffville Road (Main Street). The Sales Office is open from 1 to 7 pm Monday to Thursday; and from 11 am to 6 pm weekends; closed Friday. Or call 905-640-9999 www.geraniumhomes.com.