

# GERANIUM

New and natural detached living in Pickering and Aurora



Edgewood offers desirable family-sized homes.



Allegro has a fabulous downtown location with preserved green space and walking trails.

**F**all signals a resurgence of movement in the new home market. When school starts, and summer holidays are now memories, people find time to absorb change and plan for the future.

Geranium has been delivering quality new homes and communities for more than 40 years. Today, two remarkable lifestyle opportunities are ready for discovery.

## ALLEGRO

Allegro is nestled in Aurora's downtown core on a rare former golf course property, minutes from Yonge Street and bordering Bathurst Street. New cul-de-sac streets, and homes on gracious 52-foot and 61-foot lots, are woven into an established neighbourhood where existing trees reach above the rooftops. Almost half of the community is preserved as a park and greenspace for residents of Allegro and all of Aurora to enjoy. Allegro presents a unique lifestyle opportunity where every store and restaurant you can imagine is at your doorstep.

Timeless architecture is combined with contemporary designs that reflect the way families live, with flexible open-concept areas, as well as private spaces,

which may include an office or a library, ideal for today's work-from-home culture.

Allegro offers four and five-bedroom layouts with two- and three-car garages, in two-storey and bungalow-loft configurations plus many options to personalize, such as an elevator and a dog wash. Homes have oversized patio doors opening onto a wonderful covered loggia, providing magnificent views and connection to mature treed backyards.

With striking exteriors, flexible designs and outstanding finishes in a sought-after locale, Allegro is perfect for purchasers seeking a luxury forever home. Floorplans range from approximately 3,100 to under 4,400 square feet with prices starting from \$2 million.

## EDGEWOOD

Discover a new collection of detached homes in a mature, family-friendly neighbourhood adjacent to preserved woods and close to everything in Pickering. Edgewood offers just 21 residences set on 43-foot and 50-foot lots on Woodview Avenue, west of Altona Road and north of Twyn Rivers Drive.

Edgewood has a peaceful residential setting, while close to Pickering Town Centre and the bustling Frenchman's

Bay waterfront. Nearby are two GO Transit stations and Highways 401 and 407. Just around the corner, Altona Forest is a 102-acre urban forest with a four-kilometre trail system.

Choose from seven model types; each has three levels of finished living areas with handsome brick and stone facades, recessed garages with space for up to three cars, front porches and backyard walk-outs. Edgewood plans range in size from 3,200 to 4,000 square feet with prices starting from \$1.3 million.

Geranium is an award-winning homebuilder with a reputation for quality construction. Homes are built better than Ontario's Building Code and constructed with the company's stringent building materials and methods for lasting value.

Just as you will shop around for the right home, also consider exploring the options for a mortgage provider; credit unions, for example, offer product alternatives to the big banks.

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Visit [Geranium.com](http://Geranium.com) to learn more about Allegro in Aurora and Edgewood in Pickering — and all of Geranium's communities.

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