

# GERANIUM HOMES

Inspired custom plans now available for final lots in Stouffville



Every Trails home has beautiful finishes with 10-foot main floor ceiling heights.

**H**omebuyers with a keen eye for innovative design were delighted with Geranium's new single-family layouts at Trails at Cardinal Point in Stouffville. The collection of two-storey homes on 38- and 42-foot lots sold quickly during the opening week. This month, Geranium is releasing the three final lots. Each is a corner location with new custom plans designed for the way today's families live.

Situated just east of Highway 48 and north of Stouffville Road, The Neighbourhoods of Cardinal Point is Stouffville's "have it all" master-planned community. A place where neighbours greet each other as they walk or cycle along the 30 kilometres of trails within the natural ravine. The peal of children's laughter is heard coming from the parkettes and playgrounds, which cater to younger residents and where you'll often find an impromptu game of soccer being played in the

large central park.

A stroll through Cardinal Point's tree-lined streets unveils a wonderful mix of family-sized detached homes, two- and three-level townhomes and bungalows, all featuring the distinctive urban heritage architecture popularized by Geranium Homes over the past eight years. Inviting front porches, verandas and second-floor balconies create a welcoming streetscape offering homeowners a sheltered respite to enjoy the outdoors.

Trails' designs incorporate many of the sought after features identified by past purchasers – spaces such as convenient mudrooms, open-concept main living areas that offer greater flexibility for furnishing, voluminous 10-foot ceiling heights and lots of large windows. Second floors include four spacious family bedrooms, two with a private ensuite and two that have ensuite access to a shared bathroom. All layouts have a laundry room on the main or second floor. The new custom

plans are approximately 3,300 to 3,500 square feet, priced from over \$1 million.

A handful of new buyers at Trails are already living in Geranium's earlier phases of Cardinal Point making this a move-up purchase; they are thrilled to have found a new home that suits their needs in the neighbourhood they love. The final three custom homes will be equally desirable and unlikely to last long.

"We focused on designing these homes to accommodate the way people want to live today, with some very exciting results," explains Stephanie Lane, Geranium's marketing and sales manager. "The layouts offer useable spaces that make everyday living simpler."

Expansive open-concept great rooms adjoin kitchens that have a large multi-purpose island.

"Parents will particularly appreciate this area as they'll be able to keep young children within sight while preparing snacks and meals," Lane says. "In every



Steps away from Trails is the large park and playground.

model, the kitchen is the heart of the home, with amazing opportunities for entertaining and relaxing as well,” she adds.

The inclusion of large windows will add light to interiors and bring the outdoors inside.

Geranium Homes has a solid reputation for quality construction and the homes at Trails will be built to the company’s own Geranium Green Plus exacting standards, utilizing top-notch materials resulting in homes with high energy efficiency. Trails homes also include an array of desirable interior finishes providing even more built-in value. Quality kitchen cabinetry with

extended height uppers and decorative crown moulding is paired with granite counters, undermount sink and tile backsplash.

Large format 12-inch by 12-inch ceramic tiles provide a warm welcome in the foyer area with beautiful hardwood flooring throughout the rest of the main floor. Second floors feature hardwood in the hallways and comfortable Berber carpet in the four spacious bedrooms. A complete air conditioning system is also included.

A full range of options and upgrades allows purchasers to personalize their living space with the assistance of professional design consultants.

Trails at Cardinal Point is close to all of life’s desired amenities and minutes from Stouffville’s vibrant Main Street, where there are a variety of shops, dining establishments, services, recreation and many annual events. There are elementary and high schools nearby, and bus service along Millard Street is a short walk from the homes. Frequent weekday morning and late afternoon GO Transit train service from Main Street into Union Station takes approximately one hour and the GO bus operates throughout the day. Trails is also close to Highways 404 and 407, and Markham Stouffville Hospital is a 10-minute drive away.

The Neighbourhoods of Cardinal Point won the home building industry’s 2014 Best Places to Grow Community of the Year Award.



The exquisite “urban heritage” architecture of Cardinal Point.

## GERANIUM HOMES

### Trails at Cardinal Point

Located at 3 Expedition Crescent (south off Millard Street, north of Main Street and east of Highway 48), Stouffville, the Sales Centre is open Monday to Wednesday from 1 to 6 p.m., Thursday and Friday by appointment, and Saturday, Sunday and holidays from noon to 5 p.m.

**905.640.9999**  
**GeraniumHomes.com/Trails**