

GERANIUM HOMES – cardinal point



Now previewing, innovative Promenade Collection Semi-Loft townhomes on a quiet cul-de-sac

**BUYERS  
CAN NOW  
AFFORD  
LARGER  
HOMES**  
THANKS TO VALUE,  
PRICING AND  
HISTORIC LOW  
MORTGAGE RATES

In just over three months, more than 50 new buyers have chosen Cardinal Point in Stouffville as their home. At Geranium Homes' master-planned ravine community, the variety of attractive freehold condominium townhome styles appeals to a broad spectrum of purchasers and many are finding they can afford more than they originally thought.

"With our new group of buyers, we have seen a trend toward buying up," says Sue Webb Smith, Geranium's Marketing Director. "Initially, they are attracted by the great prices we advertise. But upon visiting the sales

centre where they are shown the full scope of choices, they quickly discover with today's low mortgage rates, in many cases, they can actually afford a larger townhome with more features than they expected for as little as \$30 to \$70 more per month."

Another draw to this community is its excellent location, within walking distance to Stouffville's Main Street for shops, restaurants, services and GO Transit. There are schools close by, and it's a short drive to Hwys. 404 and 407, golf courses and the Markham Stouffville Hospital.

Before any of the first families moved into Phase 1, Geranium completed

<p><b>LOCATION:</b> Stouffville</p>	<p><b>HOUSING TYPE:</b> freehold condominium two- and three-storey townhomes from \$256,900; innovative Semi-Loft townhomes on a cul-de-sac from \$329,900</p>	<p><b>SALES CENTRE:</b> Millard Street, just east of Hwy. 48 and one block north of Stouffville Road (Main Street)</p>	<p><b>HOURS:</b> Monday to Thursday from 1 to 7 p.m.; Friday closed; Saturday and Sunday from 11 a.m. to 6 p.m.</p>	
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Cardinal Point's striking stone entry gates, landscaped the boulevards, installed sidewalks and elegant streetlights, and created the large neighbourhood park with a playground, bench seating, greenspace and pond.

#### CURRENTLY AVAILABLE

Geranium's deluxe 2000 Series two-storey homes offer three distinct plans featuring open-concept living/dining areas, generous eat-in kitchens and three bedrooms. Sizes range from 1,461 to 1,525 sq. ft. and are priced from \$304,900.

The classic 1800 Series townhomes offer new-home seekers Stouffville's best value. Now under construction, the current selection of three-bedroom homes ranges in size from 1,233 to 1,869 sq. ft. (with a finished basement area) and is priced from \$256,900. Some ravine locations and deck lots remain.

Buyers who desire a more urban form of townhome will be thrilled with the 1900 Series three-storey plans, which have a rear lane two-car garage that forms a base for the extensive deck off the second-level living area. Bright and spacious, these homes range from 1,751 to 2,473 sq. ft. and are priced from \$329,900.

Exteriors are Heritage-style brick

with accents in stone or pre-finished Hardie Board siding. Inside, these townhomes are well equipped to take today's families into the future with Smart Home high-speed data/voice cabling. Interior finishes include: ceramic floor tiles, 35-oz. broadloom, furniture-finish Frenel cabinetry in the kitchens and bathrooms, oak pickets and railings, and much more.

#### PREVIEW APPOINTMENTS NOW AVAILABLE

The Promenade Collection at Cardinal Point is a private enclave of just 29 Semi-Town Loft townhomes with superb lifestyle choices. The unique loft design creates spectacular interior main-floor living spaces with signature soaring vaulted ceilings, which are overlooked from the loft retreat or gallery above. All six of the brand new designs feature access to both the home's interior and the rear yard from the garage.

Design Style 1 is a bungalow-loft layout which incorporates the master bedroom on the main floor with family bedrooms and retreat at loft level. Design Style 2 is a two-storey loft plan that has an ultra-spacious, open-concept main floor with the master suite and family bedrooms on the upper floor.

Promenade Collection Semi-Loft townhomes range from 1,709 to 2,338 sq. ft., and start from \$329,900. Occupancies are slated for spring and fall 2010.

At Cardinal Point, there's something for everyone, from first-time buyers and professional couples, to young families and empty nesters. Ask about the Bonus Upgrade Package for each townhome series. Plus, you can take advantage of Royal Bank mortgage financing (ask a sales representative for details). Occupancies are fall 2009 and spring 2010. Monthly maintenance fees are below \$70.

#### DESIGNER-DECORATED MODEL HOMES

To see for yourself just how well Geranium's homes live, tour the two new designer-decorated (main floor furnished) model townhomes, plus the two stunning fully furnished designer models.

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

For more information on any of Geranium Homes' communities, visit [www.geraniumhomes.com](http://www.geraniumhomes.com).



Geranium Homes offers a wide variety of townhome styles at their master-planned ravine community in Stouffville