

PORT HOPE

Exceptional and affordable lifestyle at The Verandas



Three captivating Model Homes take the guess-work out of buying.



Homeowners enjoy a complimentary gardening event in Port Hope.

Whether it's an empty-nester couple looking to downsize from the family home to a more practical option, or a young, value-conscious family, Geranium Homes' well-designed bungalows at The Verandas in Port Hope appeal to both scenarios.

At this all-bungalow neighbourhood, Geranium Homes sees many buyers from Toronto, Scarborough, Whitby, Ajax and Oshawa who discover they can save thousands of dollars on the price of a home similar to one in their current neighbourhood. Conveniently, The Verandas is located minutes south of Highway 401, a 50-minute drive to Toronto, and 30 minutes to Oshawa and Peterborough.

"We've had such great interest in The Verandas that we recently released a second phase. It's clear to us that Port Hope's wide variety of outdoor pursuits, culture, recreation, clubs, dining, shopping and conveniences, truly offer an

exciting lifestyle," says Sue Webb Smith, Geranium's Marketing Director.

"Visitors to The Verandas Sales Centre can see the construction taking place. Our three beautifully furnished and decorated Model Homes give clients a better appreciation of how spacious and well-designed these homes are," says Sue. "They can imagine themselves living here quite comfortably. And, we've learned that annual community-building events, like the gardening event, are important to help our new neighbourhoods gel."

Located minutes from Port Hope's historic downtown, The Verandas will have a landscaped park, walking paths and gazebo, overlooking a pond. Homes feature welcoming exteriors with sizeable, covered front porches, double-car garages and heritage-influenced, low-maintenance materials.

Set on 42- and 48-foot lots, 10 bungalow floor plans of two and three bedrooms are available; many also have optional plans to include finished basement areas. Sizes range from 1,118 to 2,397 square feet (with optional finished basement plan). Prices range from \$277,900 to \$370,900. A bonus of \$10,000 towards upgrades is currently offered.

In addition to their excellent construction standards, Geranium's homes are ENERGY STAR® for New Homes qualified, featuring third-party verification and up to 20 per cent energy savings (over homes built to Ontario Building Code minimum standards) from the day you move in.

Shopping and the Port Hope Golf Club and Yacht Clubs is a short walk. And, it's only a 10-minute drive to the Northumberland Hills Hospital in Cobourg. Nearby, there are 200-plus acres of parkland, including trails, ball diamonds, gardens, naturalized areas and playgrounds. The Ganaraska River offers some of the best fishing around and the Waterfront Trail is one of many hiking, walking and cycling trails in Northumberland County.

Geranium Homes is BILD's 2012 Home Builder of The Year and Canadian Home Builder Association's Grand Sam Award Winner. The Housing Division of Geranium Corporation, one of Ontario's few, fully integrated land development and building companies Geranium has been developing and building family communities across Southern Ontario for 35 years. ■

CONTACT INFORMATION

The Verandas Sales Centre and Model Homes are located on Marsh Road, just west of Toronto Street, Highway 401, Exit 461 Welcome/Port Hope. Open Saturday to Thursday from 11 a.m. to 5 p.m. Closed Friday.

905.885.0555 or 1.877.540.0555
geraniumhomes.com