



## SITE STORY

# Stouffville's first ENERGY STAR® qualified neighborhood

In March, Geranium Homes will give new home seekers their chance at a number of firsts at their master-planned ravine community, Cardinal Point. Opening soon, Phase IV South will be the first neighbourhood in Stouffville to be built to ENERGY STAR® for New Homes performance levels and is the first phase at Cardinal Point to have detached bungalow homes on 42' lots, plus fully freehold executive townhomes — priority web registration has started.

In the past year, Cardinal Point has grown by 180 new families making it one of the most sought after communities in the area. Of the phases released for sale in 2009, only three ravine lot freehold condominium townhomes and just nine of the elegant Bungalow Lofts semi-towns remain. Model homes are available to view.

Phase IV South homes will be set on quiet crescent lots in the centre of Cardinal Point and will be the last to be built on the south side of the ravine. Six exquisite bungalow plans will offer buyers a choice of optional loft or optional finished lower-level layouts. Exteriors have “urban heritage” architecture with

highly peaked roofs, trimmed gables and a sheltered front porch entry. An exceptional feature of most homes is a large covered back porch overlooking the rear yard. Interiors have 9-foot main floor ceilings, spacious kitchens that open to a family or great room, two full bathrooms (one of which is a luxurious ensuite to the ground floor master bedroom), and a convenient main floor laundry room. Sizes will range from 1,532 to 2,735 sq. ft. (when the optional lower-level is purchased), and prices will start from the mid-\$400,000s.

A superb selection of executive freehold townhomes will also be released. Attractive exteriors will mirror the existing streetscapes within completed neighbourhoods. Interiors favour modern open-plan main floors with kitchen and breakfast areas adjoining a great room. Quality interior finishes include ceramic floor tiles, 35 oz. broadloom, furniture-finish cabinetry, three kitchen appliances, and excellent bonus packages.

The Town of Whitchurch-Stouffville provides residents the best of urban convenience in a village ambience. From Cardinal Point, Stouffville's downtown is a short walk, with its GO Station, many shops, restaurants and services. The community is also close to schools, golf courses, highways 404 and 407, and Markham Stouffville Hospital.

Finished and ready to enjoy are Cardinal Point's large neighbourhood park with arbour seating, pond and children's playground, stone entry gates, traditional street lighting, and treed boulevards and sidewalks. Trails link directly from neighbourhood streets to the adjacent ravine.

Geranium Homes is building today to standards above current Ontario Building Code, and in many instances to specifications not required until 2012. “Geranium Green” is the company's exacting construction program which promotes four essential principles affecting every aspect of building a Geranium home and community:



Quality, Energy Efficiency, Value, and Innovation.

Examples of energy saving features include raised heel trusses (creating a more attractive elevation and allowing for better insulation) and clay brick and Hardie Board cladding, ENERGY STAR® windows throughout and 40-year premium roof shingles. “In Phase IV South, we are offering ENERGY STAR® qualified homes as an additional benefit to homeowners,” says Boaz Feiner, Geranium's v-p, housing. “And, we will include this in all of our future communities.”

To register for the upcoming Phase IV South priority preview, visit [www.geraniumhomes.com](http://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.

Above: Cardinal Point is a master-planned ravine community complete with playground, park and pond.

Below: Gorgeous model homes take the guesswork out of buying.



The ENERGY STAR® mark is administered and promoted in Canada by Natural Resources Canada. Used with permission.

## FAST FACTS

**LOCATION:** Stouffville

**BUILDER:** Geranium Homes

**PRICES:** Phase IV South townhomes in the \$300,000s; detached bungalows in the \$400,000s

**FEATURES:** Final release south of the ravine, community park, pond and playground, walk to Main St., ENERGY STAR® qualified homes, 3 free appliances, furniture finish cabinetry and much more.

**TO SEE FOR YOURSELF:** Visit the Sales Office and model homes on Millard St., east of Highway 48 and one block north of Stouffville Rd. (Main St.). Open Mon.-Thurs. 1-7 p.m.; Fri. closed; Sat. and Sun. 11-6 p.m. Call 905-640-9999, or register at [www.geraniumhomes.com](http://www.geraniumhomes.com).

— Courtesy of Geranium Homes