

# Incredible *family-friendly* living IN STOUFFVILLE



**A**t The Neighbourhoods of Cardinal Point, there is still a great selection of 38- and 42-ft. lots – including a handful of oversized pie-shaped lots available from award-winning builder, Geranium Homes. This established community, just minutes from Stouffville’s Main Street, is fast becoming the community of choice for families looking for a superbly designed detached home close to everything!





“In 2009, Cardinal Point Phase IV was the first neighbourhood in Whitchurch-Stouffville to be enrolled under the Energy Star for New Homes program, and we have continued to build to this standard in our subsequent phases. We know our buyers appreciate the peace of mind that comes with superior construction methods. We also acknowledge that homebuyers want some of the bells and whistles in a brand new home – hardwood, granite countertops, ceilings details and a fireplace, for example,” explains Sue Webb Smith, Geranium’s director of marketing. “We’ve included so many features along with excellent construction quality and designs that maximize every square foot that Cardinal Point is really resonating with buyers.”

Two beautiful Bryon Patton-designed and furnished model homes offer a first-hand appreciation of the spaciousness and luxury of these detached residences. Ge-

ranium’s designs include grand nine-ft. main floor ceilings with coffered details in dining rooms and tray detailing in master bedrooms; oak hardwood flooring, stairs and pickets; gas fireplace with beautiful plaster mantle and surround; upgraded baseboards and trim; granite kitchen countertop with undermount sink, extended height upper

cabinets, decorative crown moulding and ceramic tile backsplash; main floor pot lights; ceramic tile; quality broadloom; and complete central air. All of the homes at Cardinal Point are built to Energy Star for new homes guidelines featuring third-party verification, as well as the company’s own stringent Geranium Green construction standards. This means, in addition to excellent indoor air quality and comfort, you will also save money on energy bills from the day you move in.

The homes have an “Urban Heritage” appearance with archi-

<b>LOCATION</b>	
Stouffville	
<b>HOUSING TYPE</b>	
Detached homes on 38- and 42-ft. lots	
<b>SALES CENTRE</b>	
Millard Street, just east of Hwy. 48 and north of Stouffville Road (Main Street), open Monday to Thursday 1 to 7 p.m., Friday closed, Saturday and Sunday 11 a.m. to 6 p.m.	
<b>CONTACT</b>	
905.640.9999   geraniumhomes.com	



- 01** Model 3804 – Geranium’s Urban Heritage architecture
- 02** Great Rooms are designed for family living
- 03** Kitchens include many luxurious finishes

texturally selected and colour coordinated maintenance-free materials of clay brick, Hardie board and 40-year roof shingles. Lots are fully sodded.

Cardinal Point features stone entry gates, two parks, playgrounds and has acres of preserved ravine made accessible by neighbourhood streets. The location is close to the many amenities of Stouffville, including the shops, dining, recreation and GO services along Main Street. It is only minutes to schools, golf courses, community centres, Markham-Stouffville Hospital, farmer’s markets and Hwys. 404 and 407.

Choose from among the 11 detached home designs from 1,957 to 3,378 sq. ft. which have made this master-planned ravine community so popular. Starting last November, families have been moving in to their

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## GERANIUM HOMES

The Neighbourhoods of Cardinal Point



Phase 5 Energy Star homes, and the construction site is preparing for an equally busy spring program. Homes on 38-ft. lots are priced from \$569,900 offering incredible value in a modern, upgraded family residence. New sales will start construction this spring with move-in dates offered before the end of 2013.

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 Corp., 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.

The Neighbourhoods of Cardinal Point sales centre and model homes are located on Millard Street, just east of Hwy. 48 and north of Stouffville Road (Main Street). Hours are Monday to Thursday from 1 to 7 p.m.; Friday closed; Saturday and Sunday from 11 a.m. to 6 p.m. Call 905.640.9999 or visit [geraniumhomes.com](http://geraniumhomes.com)