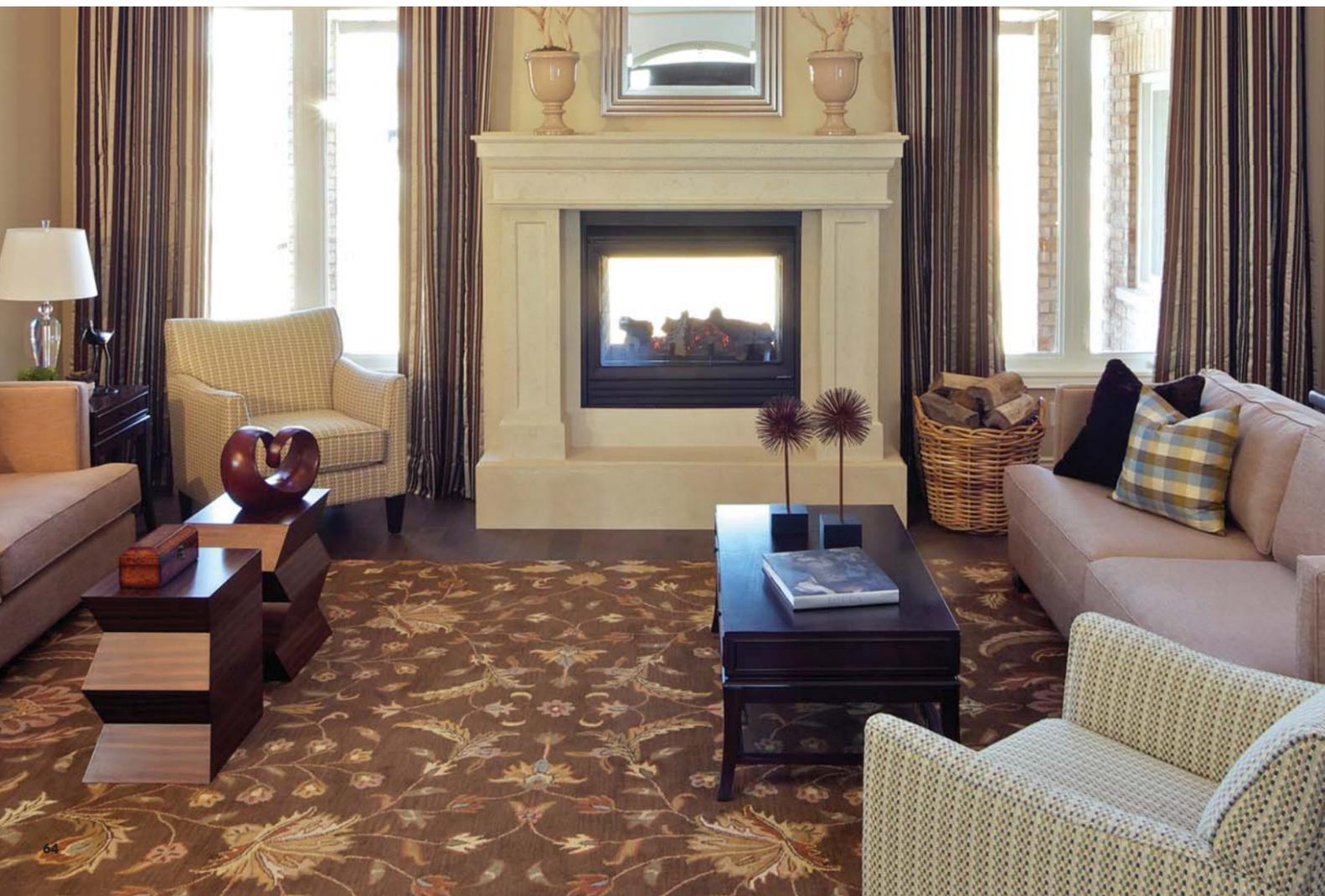




MANOR HOMES BY THE OAK RIDGES MORAINE



Many city dwellers have already succumbed to the lure of Geranium Home's exclusive estate home community nestled against the majestic woodlands of the Oak Ridges Moraine in the village of Ballantrae. Of the fifty Forest Trail Estates home sites available, over twenty have already been purchased by families seeking an elegant manor home, set on approximately one acre. You too are invited to discover this quiet haven just south of Aurora Road and 10 minutes north of Stouffville, away from the bustle of daily life yet just minutes to modern conveniences, schools and major transportation routes.

The distinctive architecture of Forest Trail Estates reflects the expanse of the site, creating a custom home environment where authentic architectural influences combine with rich materials in a variety of home designs entirely appropriate to the magnificence of the property. Geranium engaged the talented team of award-winning architects Hunt Design and internationally acclaimed interior design firm Bryon Patton and Associates to work alongside their own experts to bring to life this master-planned, architecturally-controlled and artfully executed enclave of million dollar mansions.

Now open to tour are two exquisite model homes that showcase the vision, imagination and creative genius of Interior Designer Bryon Patton. "Geranium Homes challenged me to 'imagine' an elegant, sophisticated lifestyle, where each residence would be designed for families who love to experience this wonderful country estate neighbourhood to its fullest," explains Bryon. "Our buyers maintain professional lifestyles and look for that special balance between work and play, whether it's enjoying area golf courses, exploring equestrian pursuits or discovering the Moraine. And most of all they want to enjoy their homes — relaxing and entertaining with friends and family."

The Alderly Model Home is a sumptuous 3,819 square foot bungalow built with the optional loft. This stunning design offers a huge open concept family "entertainment" area that includes a magnificent two-storey great room, with double-banked windows and an inviting indoor/outdoor gas fireplace shared with a covered back porch, a gourmet Irpinia kitchen with top-of-the-line built-in appliances including Wolf, Sub-Zero and Asko; and a bright breakfast area.

"The loft area features a 'gallery bridge' with Juliette balconies which offer stunning views of the great room below," says Bryon. "I've designed a fabulous built-in entertainment centre crafted by

The perfect combination of a natural setting with exquisite manor home designs.

Irpinia Kitchens, complete with wine cooler and bar, and provided a large TV — all to capture the full entertainment potential between these two spaces." A formal dining room and library complete this three-bedroom home.

The Chatsworth Model is one of seven designs in the two-storey executive residences portfolio. From the dramatic front entry foyer, this 4,266 square foot home is first class in every detail. Of particular note is the enviable, ultra-luxurious master suite that in Bryon's words "has to be seen to be fully appreciated." Each of the other three family bedrooms has a private ensuite bath.

The Portfolio of Manor Homes includes bungalows and bungalow-loft designs from 2,573 square feet up to 4,181 square feet with prices starting from \$1,040,000 and deluxe two-storey homes from 3,145 square feet up to 5,253 square feet with prices from just over \$1 million to under \$1.4 million, all with three-car garage.

In addition to Geranium's own "Geranium Green" excellent construction standards, the homes are ENERGY STAR® for New Homes qualified. Luxury interior finishes featuring Irpinia Kitchens, granite kitchen countertop, valance lighting and crown moulding, hardwood floors, granite tile main foyer, marble countertop in ensuite and powder room, oak veneer main staircase, gas fireplace and much, much more.



Forest Trail Estates in the Village of Ballantrae is located on the west side of Highway 48, south of Aurora Road (8 km north of Stouffville) and minutes to Highway 404. Model Homes & Sales Centre hours: Monday - Wednesday 1 pm - 7 pm. Weekends and holidays 11 am - 6 pm or by appointment. Call 905.642.1900. Visit geraniumhomes.com.