

editor's **choice**

# GERANIUM HOMES

Designing homes for today's  
active modern family

With an expanding portfolio of desirable communities, Geranium Homes has turned the spotlight on to new home designs that meet the needs of today's busy families. At The Courts of South Rouge, an infill neighbourhood nestled in an established South Rouge community in Pickering, and at The Neighbourhoods of Cardinal Point in Stouffville, homebuyers are easily able to imagine living in these innovative homes, and sales have been strong.



Actual photo of Rouge Valley



"A key consideration for us is to offer our homebuyers the most flexibility within the fixed building envelope. We put ourselves in their place to answer the question 'How would we want to live in this space?' and then do our utmost to provide the answers within our designs," says Boaz Feiner, President of Geranium Homes. "It is really gratifying to see people respond with such enthusiasm."

At the heart of this design approach is Geranium's understanding that a formal living room has become largely unused for many families. Instead, Geranium has taken full advantage of this valuable space and redistributed it throughout the main floor in the large great room and the spacious kitchen with breakfast area, which flow from one to the other. Geranium's innovative approach to space planning presents families with the flexibility to relax, entertain and spend time together. In the larger designs they also include a home office or library, and a separate dining room is maintained for special occasions.

No detail has been overlooked. Grand master bedrooms have plentiful closet space, as well as a sumptuous ensuite bath. The laundry room is located on the second floor where many homeowners believe it belongs. This allows for a main-floor mudroom, which in larger models also functions as a family centre/hobby room with storage, a desk/bench and a door into the garage. Where possible, the two-car garage is sized to accommodate a dedicated storage area. The creation of optional second-floor plans offers buyers the opportunity to choose the configuration of bedrooms and bathrooms that best suits their needs.

All homes will be built to Geranium's own Geranium Green exacting con-

struction standards featuring 40-year premium roof shingles, engineered floor joists and roof systems with raised heel trusses, as well as ENERGY STAR® qualified windows. Geranium continues its commitment to build all future communities to ENERGY STAR® for New Homes — performance tested and third party verified.

Deluxe interiors have nine-foot main-floor ceilings, oak stairs, stained oak hardwood flooring, a gas fireplace, upgraded cabinetry, ten pot lights, choice of carpeting in bedrooms and ceramic tile flooring — all as per plan.

Situated on quiet courts in one of Pickering's most desirable locations south of Highway 401, The Courts of South Rouge consists of only 26 lots, nestled within a mature community steps to the Rouge Valley conservation area, parks and Lake Ontario's waterfront. Nearby, are many shops and restaurants as well as quality schools, the Pickering Recreational Complex and two upscale malls. A GO station is just minutes away.

Attractive exterior architecture influenced by traditional English, Craftsman and French Country, utilizes high quality, maintenance-free materials such as clay brick, Hardie Board, stone veneer, stucco and decorative detailing. A choice of executive family homes on deep 45- and 50-foot lots (some up to 175 feet), from 2,743 to 3,818 square feet is available. Priced from \$679,900 to the low \$800's, lot premiums may apply.

In Stouffville, Geranium's Cardinal Point master-planned ravine community has grown in just three years to become a complete neighbourhood of townhomes, bungalow-towns, bungalows-with-loft, and now two-storey detached homes. Streetscapes are enhanced by the unifying Urban

Heritage architecture evident throughout. Exteriors of enduring brick, stone and accents of Hardie Board feature porches and covered balconies that are sized to be enjoyed.

The detached homes are offered on 38- and 42-foot lots in a variety of plans. Sizes range from 1,969 to 3,390 square feet priced from the mid-\$500's.

Cardinal Point features stone entry gates, which lead to the large centrally located park with pond, gardens, a grassed area and a playground with arbour seating. Neighbourhood streets link to the ravine trail.

Just a short walk from Cardinal Point, Stouffville's Main Street has an excellent selection of shops, dining, recreation and a GO station. The community is close to Highways 404 and 407, and Markham Stouffville Hospital.

Geranium Homes is the Residential Division of Geranium Corporation, one of Ontario's few fully integrated land development and building companies. Geranium has been creating family communities across Southern Ontario for over 30 years and has built more than 7,000 homes to date. ■

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Located on Millard Street, just east of Highway 48 and north of Stouffville Road (Main Street), the Sales Centre and Model Homes for The Neighbourhoods of Cardinal Point are open from 1 to 7 pm Monday to Thursday; and from 11 am to 6 pm weekends; closed Friday.

**905.640.9999**

Located at 375 Kingston Road, Unit #3 (Rougemount Square Plaza) in Pickering, the Sales Centre for The Courts of South Rouge is open from 1 to 7 pm Monday to Wednesday; and from 11 am to 6 pm weekends; closed Thursday and Friday.

**905.509.1088**

**geraniumhomes.com**

Geranium's master-planned ravine community in Stouffville

