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Bungalow lofts in The Promenade collection are proving popular with discerning purchasers.

NEW YEAR PREVIEW

FAST FACTS

LOCATION: Stouffville

BUILDER: Geranium Homes

PRICES: Available townhomes starting at \$319,900

FEATURES: Choice of layouts; ideal blend of urban and country.

TO SEE FOR YOURSELF: Sales office and model homes on Millard Street, east of Highway 48 and one block 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 www.geraniumhomes.com

Getting ready to grow

Something for all at Geranium's Cardinal Point

In 2010, there's something for everyone at Geranium Homes' hugely successful Cardinal Point community in Stouffville.

The final few executive two-storey townhomes and semi-town bungalow lofts within existing neighbourhoods are offered for move-in dates this year, all HST guaranteed.

And, coming soon, a brand new release of freehold townhomes and exquisite detached bungalow homes will be previewing in Phase IV South; priority web registration has started.

In just 12 months, 180 families

have chosen Cardinal Point for their home making this growing community one of the most successful in the area. For new home seekers wanting to move in 2010, Cardinal Point has a few ravine lot freehold condominium townhomes remaining and only 16 of The Promenade collection of semi-town bungalow lofts are still available, attractively priced from the \$360,000s. Nestled into a quiet landscaped cul-de-sac backing onto existing single-family homes, these spacious residences offer a choice of layouts that include main-floor master suites. Each home has a two-storey vaulted ceiling that creates a loft retreat, as well as luxurious features and finishes. A fully decorated Promenade Model showcases these unique homes.

The final few that remain of Geranium's popular executive two-storey townhomes back onto the gorgeous ravine and are priced from the \$320s. Professionally decorated and furnished models demonstrate the many quality finishes and options available to buyers. The low monthly maintenance

fee for all Cardinal Point freehold condominium townhomes is less than \$70. See a sales representative for availability and full details.

The Town of Whitchurch-Stouffville provides residents the ideal blend of urban and country. From Cardinal Point, Stouffville's downtown is just a short walk away, with its GO station, many shops, restaurants and services – all cradled in a village ambience. The community is also close to schools, golf courses, Highways 404 and 407, and Markham Stouffville Hospital. Three-quarters of Whitchurch-Stouffville is located on the beautiful Oak Ridges Moraine.

Finished and ready to enjoy are Cardinal Point's large neighbourhood park with pond and playground, grand stone entry gates, traditional street lighting, and treed boulevards and sidewalks.

Cardinal Point townhomes feature heritage-style architecture with clay brick exteriors and welcoming front porches that fit in seamlessly with their surroundings. Accent materials are stone and pre-finished Hardie Board

cladding, high peaked roofs, and gables. Interior finishes include Smart Home high-speed data/voice cabling, rich ceramic floor tiles, 35-ounce broadloom, furniture-finish cabinetry, oak pickets and railings, and much more.

Geranium Homes is building today to standards above current Ontario Building Code, and in many instances to specifications not required until 2012. "Geranium Green," the company's exacting construction program, employs techniques, materials and sustainable building practices that produce attractive durable homes of lasting value. Value-added energy-saving features include raised heel trusses (creating a more attractive elevation and allowing for better insulation), clay brick and upgraded exterior Hardie Board cladding, Low-E Argon ENERGY STAR-qualified casement windows on all sides of the home, a high-efficiency furnace, sprayed-in-place foam insulation, and 40-year premium roof shingles.

Throughout the year, Geranium hosts many different opportunities

for buyers and existing residents to come together. "In 2009, we hosted the official Phase 2 groundbreaking celebration; held our BBQ in the park and first annual Neighbourhoods in Bloom landscaping event; collected truckloads of food for the local food bank, including donations from our homeowners; held a private sneak preview of the Promenade Model Home; and celebrated the holiday season with carollers, Santa Claus and festive treats," says Sue Webb Smith, Geranium's marketing director. "These events are very popular with our homeowners and a great introduction to the community for newcomers."

To register for the upcoming Phase IV South priority preview, visit 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.

— Courtesy of Geranium Homes

