



FALL PREVIEW: SITE STORY

Phase 3 opening at Cardinal Point

Fall in love with The Neighbourhoods of Cardinal Point in Stouffville this weekend. In this highly desirable master-planned ravine community, builder Geranium Homes is holding the preview opening of Phase 3 — a new release of freehold condominium townhomes. The 70 well-designed, value-packed Phase 2 homes sold out, and families will move in later this year.

The new release offers the same quality features, finishes and construction excellence offered in Geranium's earlier phases. Bordering a ravine and parkland, Phase 3 homes are set on quiet crescent lots, with many backing onto the ravine. This weekend, it will be first-come, first-served for the best choice of location, home style and price. Prices will start from an incredible \$244,900 and include the preview bonus of three free kitchen appliances. Purchasers can also take advantage of low capped-rate RBC financing, and there are two beautiful model townhomes to tour.

A variety of purchasers including first-time buyers, professional couples, young families and empty nesters are attracted to this established community within walking distance to Main Street Stouffville. Cardinal Point has inviting walking trails right in the neighbourhood that directly link to the ravine. The large park with bench seating, a pond and playground is already complete.

Part of the Town of Whitchurch-Stouffville, the downtown area offers the feel of a country village yet

encompasses a full range of modern amenities. Cardinal Point is also close to schools, Highways 404 and 407, GO Transit, golf courses and Markham Stouffville Hospital. Adding to its appeal, three-quarters of Whitchurch-Stouffville is located on the scenic Oak Ridges Moraine. The town also features a portion of York Regional Forest, along with many lakes, woodlots, wineries and equestrian stables.

All of the homes in Cardinal Point are graced with heritage-style brick exteriors adorned with accents of stone and pre-finished Hardie Board siding, peaked roofs, gables and welcoming front porches. Inside, these townhomes are well equipped to take today's families into the future with Smart Home high-speed data/voice cabling. Interior finishes include ceramic floor tiles, 35-ounce broadloom, furniture-finish Frenzel cabinetry in the kitchens and bathrooms, 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, Energy Star high-efficiency furnace, sprayed-in-place foam insulation and 40-year premium roof shingles.

The new release of Phase 3 townhomes range in size from 1,081 to 1,444 square feet and are priced from \$244,900.

In addition, purchasers at Cardinal Point can choose from the Promenade Collection semi-town loft homes priced from the \$330s. Nestled into a private enclave on an extensively landscaped cul-de-sac, these 29 executive residences are available in a variety of layouts so buyers can choose the design that best suites their lifestyle.



Homeowners enjoy the ravine with walking trails connecting the neighbourhood.



The demand is strong for freehold condominium townhomes at Cardinal Point in Stouffville.

FAST FACTS

LOCATION: Stouffville

BUILDER: Geranium Homes

PRICES: Townhomes start from \$244,900

TO SEE FOR YOURSELF: Visit the sales office and furnished models on Millard St., east of Highway 48 and 1 block north of Stouffville Rd. (Main St.). Open Mon.-Thurs. 1-7 p.m.; Sat. & Sun. 11 a.m.-6 p.m. Call 905-640-9999 or visit www.geraniumhomes.com.

The Promenade Collection homes include convenient access to both the home's interior and rear yard from the garage. The "loft" layout creates fabulous main-floor living spaces with signature soaring vaulted ceilings, and overlooked from the loft retreat or gallery above. Promenade Collection homes include Frenzel kitchens, main floor hard-

wood floors with oak stairs to the loft and two-car garages (all as per plan).

Executive two-storey and deluxe three-storey townhomes with two-car garages are also available and begin from the low \$300s. The low monthly maintenance fee for all Cardinal Point freehold condominium townhomes is less than \$70. See a sales

representative for bonus saving programs and full details.

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