

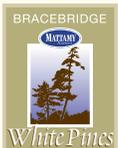


ON THE COVER
Phase 3 going fast

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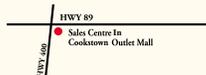
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Condo Pro: Figuring out floor plans

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COVER STORY

Phase 3 going fast

This weekend, Geranium Homes continues to celebrate the opening of Phase 3 at the company's highly successful master-planned ravine community in Stouffville, The Neighbourhoods of Cardinal Point.

Geranium's freehold condominium townhomes offer such great value that over 40 Phase 3 homes have already been snapped up by eager buyers during the preview. The new release features the designs that have proven so popular with everyone from first-time buyers to professional couples, young families and empty nesters.

Bordering a ravine and parkland, Phase 3 homes are set on quiet crescent lots, with many backing onto the picturesque ravine. This new release offers the same features, finishes and construction excellence as offered in earlier phases. Prices begin from only \$249,900 and come with a bonus package of three free kitchen appliances. These homes are made even more affordable by the low capped-rate RBC financing offered at Cardinal Point.

Phase 1 is now complete, with 70 homeowners having already moved in, and construction of Phase 2 townhomes — which sold out earlier this year — is now well under way.

FAST FACTS

LOCATION: Stouffville

BUILDER: Geranium Homes

PRICES: Townhomes start from \$249,900

FEATURES: Homes built to stringent "Geranium Green" standards with many architectural accents and Smart Home wiring.

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

The Town of Whitchurch-Stouffville provides residents a refreshing blend of urban and country. From Cardinal Point, Stouffville's downtown is only a short walk away, with its GO station, many shops, restaurants and services — all cradled in a charming country village ambience. Cardinal Point is also close to schools, golf courses, Highways 404 and 407 and Markham Stouffville Hospital. For those who thrive on communing with nature, three-quarters of Whitchurch-Stouffville is located on the beautiful Oak Ridges Moraine.

Cardinal Point is a master-planned ravine community with 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. Behind the stone entry gates are treed boulevards with elegant light standards.

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

Interior features and finishes include Smart Home high-speed data/voice cabling, rich 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



Heritage-style townhomes feature attractive architectural details and modern interiors. Above: Decorated models invite visitors to experience how well these designs "live."

casement windows on all sides of the home, a high-efficiency furnace, sprayed-in-place foam insulation and 40-year premium roof shingles.

Cardinal Point includes a full complement of townhome styles. The Promenade Collection of semi-town lofts are attractively priced from the \$340s. Nestled into a quiet enclave on an extensively landscaped cul-de-sac, these 29 spacious residences are available in a variety of layouts, so buyers can choose the design that best suits their lifestyle. The "loft" layouts create main-floor living spaces with signature soar-

ing vaulted ceilings overlooked from the retreat or gallery above. Promenade Collection homes also include Frenzel kitchens; main level hardwood 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, beginning from the low \$300s.

The new release of Phase 3 townhomes range in size from 1,081 to 1,444 square feet and are priced from \$249,900. The low monthly maintenance fee for all Cardinal

Point freehold condominium townhomes is less than \$70. See a sales representative for the bonus upgrade offer and full details. Decorated model townhomes invite visitors to experience in person how well these designs "live."

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