

# FINAL FEW RAVINE LOT TOWNHOMES AT CARDINAL POINT IN STOUFFVILLE

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 just a few executive two-storey freehold condominium townhomes remaining, with only five ravine lot towns available, ranging in size from 1,461 sq. ft. up to 1,800 sq. ft. and with prices from the low \$300,000's. These stunning three-bedroom homes plus exquisite bungalow loft Semi-Towns are offered for move-in dates this year, all HST guaranteed! The low monthly maintenance fee for all Cardinal Point freehold condominium townhomes is less than \$70. Tour Geranium's three fully decorated and furnished model homes and see for yourself the many quality finishes and options available to buyers.



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.

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.

Finished and ready to enjoy are Cardinal Point's large neighbourhood park with shaded arbour seating, pond and children's playground, grand stone entry gates, traditional street lighting, and treed boulevards and sidewalks. Trails link directly from neighbourhood streets to the adjacent natural ravine lands, which bisect this new community from west to east. Tour Geranium's three fully decorated and furnished model homes and see for yourself the many quality finishes and options available to buyers.

Throughout the year, Geranium hosts many different opportunities for buyers and existing residents to come together. "In 2009, we hosted the official Phase 2 ground breaking celebration; held our BBQ in the Park and first annual Neighbourhoods in Bloom landscaping event; collected truckloads of food for the local Food Bank



Cardinal Point townhomes feature heritage-style architecture with clay brick exteriors and welcoming front porches, high peaked roofs, and gables that fit in seamlessly with their surroundings. Accent materials are stone and upgraded pre-finished Hardie Board cladding. Interior finishes include Smart Home high-speed data/voice cabling, rich ceramic floor tiles, quality broadloom, furniture-finish cabinetry, oak pickets and railings, and much more.

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," adds Sue.

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 Hardie Board cladding, Low-E Argon

To register for the upcoming Phase IV South priority preview, visit [www.geraniumhomes.com](http://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.

Visit the Sales Centre and models on Millard Street, just east of Highway 48, one street north of Stouffville Road (Main Street). The Sales Office is open from 1 to 7 pm Monday to Thursday; and from 11 am to 6 pm weekends; closed Friday. Or call 905-640-9999 [www.geraniumhomes.com](http://www.geraniumhomes.com).



In addition, only 16 of The Promenade collection of exquisite Bungalow Lofts are still available, attractively priced from the \$360's. 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 bedroom with deluxe ensuite bath. Each home has a two-storey vaulted ceiling that creates a loft retreat, as well as luxurious features and finishes. The Promenade model showcases these highlights beautifully. Created to appeal to professional couples and empty-nesters, the model embraces eclectic elegance through the marriage of traditional and contemporary items mixed with elements of surprise. Throughout, a mix of old with new achieves a comfortable yet luxurious home and invites visitors to linger.

Coming soon, Phase IV South - a brand new release of freehold townhomes and elegant fully detached bungalow homes - will be soon previewing in Phase IV South - priority web registration has started.

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

