

# NEW PHASE AT CARDINAL POINT

ENERGY STAR® qualified bungalows and townhomes



**T**his month, Geranium Homes unveils Phase IV South at Cardinal Point — their highly popular, master-planned ravine community in Stouffville. Phase IV South introduces a number of firsts to this idyllic community with

a selection of brand new bungalows set on fully detached 42-foot lots, plus fully freehold executive two-storey townhome designs. And Phase IV South is Geranium's first neighbourhood in Cardinal Point to be built to ENERGY STAR® for New Homes performance levels.



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. "We are always looking for ways to improve our homes, be it in design or in building materials and construction methods," says Boaz Feiner, Geranium's Vice President Housing. "With Phase IV South, we have achieved new benchmarks for our buyers — ENERGY STAR qualified towns and detached bungalows."



lows designed to offer maximum livability and excellent value.”

Bordering existing residential, Phase IV will be the last neighbourhood to be built on the south side of the ravine lands within Cardinal Point. The homes are set on quiet crescent lots in the centre of the community.

Geranium Homes has had great success at Cardinal Point by including a range of optional floorplans in many of its designs, enabling buyers to select the home that best suits their particular lifestyle. Phase IV South introduces seven new bungalow plans ranging in size from 1,532 up to 2,573 square feet, which offer buyers a choice of an optional loft or an optional finished lower level layout, as per specific plan. Every home has a covered front porch entry and an exceptional feature is a standard covered porch at the rear of the home. Interiors have nine-foot main floor ceilings, spacious kitchens open to

a family/great room, two full bathrooms (one of which is a luxurious ensuite to the ground floor master bedroom), and a convenient main floor laundry room.

Freehold townhome designs offer many of the popular layouts that sold so quickly in earlier phases. Model homes are available to view.

Cardinal Point homes showcase Geranium Green, the company's exacting construction program that employs techniques, materials and sustainable building practices to produce attractive durable homes of lasting value. Energy-saving features include raised heel trusses (creating a more attractive elevation and allowing for better insulation), heritage-style architecture with 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. “The efficiencies delivered by better-built homes, produced under the government-supported ENERGY STAR® guidelines, means that monthly costs will be significantly reduced,” Feiner adds.

Geranium Homes is building today to standards above current Ontario Building Code, and in many instances to specifications not required until 2012.

Interiors have a wide array of choices in quality ceramic floor tiles, furniture-finish cabinetry, oak pickets and railings. Plus, Geranium's upgrade



bonus packages can include oak stairs, engineered hardwood flooring and appliances among other choices.

Geranium still has a few of the bungalow loft freehold condominium semi-towns available in the Promenade Collection. A fully decorated semi-town bungalow loft model showcases these unique homes. The low monthly maintenance fee (where applicable) for all Cardinal Point freehold condominium townhomes is less than \$70.

The Town of Whitchurch-Stouffville provides residents the ideal blend of urban and country. From Cardinal Point, residents can walk to Main Street with its GO Station, shops, restaurants and services. Also close by are schools, golf courses, Highways 404 and 407, and Markham Stouffville Hospital. Within Cardinal Point's neighbourhoods, Geranium has created links that connect to the ravine's walking trails. Before the first families moved in, the large park with a pond and playground, the grand stone entry gates and treed boulevards were completed.

Geranium Homes has been creating 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. ■



## GERANIUM HOMES

### Cardinal Point

Located 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.

**905.640.9999**  
**geraniumhomes.com**