

# HOMES

## Leading the Way in Luxury Living

Two New Exciting Communities Coming this Fall



**INSIDE:** THE CASE FOR **BUYING**  
REAL ESTATE **NOW**

WHY IT'S A **GOOD TIME**  
TO BUY **PRE-CONSTRUCTION**

# TWO NEW COMMUNIT



## COURTS OF KING'S BAY

BUNGALOWS & BUNGALOW-LOFTS | 65' & 75' LOTS | NEAR PORT PERRY  
STARTING FROM THE MID \$1.6Ms



**AURORA**  
52' & 61' Detached Homes  
Tour Model Homes Today



**CLAREHAVEN**  
ESTATES

**CLAREMONT**  
1 Acre Lots  
2 Lots Remain

# IES COMING THIS FALL



**MIDHURST**  
Move-In Ready Homes  
Available Now



**GERANIUM**  
*From the ground up™*

[geranium.com](https://geranium.com)

Specifications are subject to change without notice.  
Renderings are artist's concept and may include upgraded features and finishes.  
Brokers protected. E.&O.E. October 2024.



# GERANIUM UNCOVERED:

## A LEGACY AND VISION FOR THE FUTURE

Since 1977, Geranium has been crafting homes that prioritize exceptional quality, lasting livability and a strong sense of community connection. As one of Ontario's few vertically integrated land development and building companies, Geranium oversees every stage of the building process, ensuring a seamless and high-quality experience for homeowners. With landmark developments such as Friday Harbour Resort in Innisfil, Clarehaven Estates in Claremont, and Allegro in Aurora, Geranium has earned a reputation for innovation and excellence. The company's mission is simple: To create homes that stand the test of time and enhance the lives of those who live in them.

Geranium is more than a developer and a builder – it calls itself community partners. Beyond constructing homes, it actively contributes to the neighbourhoods it develops, sponsoring local events and collaborating with residents and stakeholders. Families who choose Geranium are not only investing in a home, they're choosing a lifestyle rooted in connection, long-term value and a sense of belonging.

### HOMES DESIGNED FOR THE FUTURE

Geranium homes are thoughtfully-designed with the future in mind, seamlessly blending functionality, durability and timeless aesthetics. The company's focus on long-term livability ensures that these homes

evolve with the families who live in them. From premium materials to carefully crafted layouts, every home reflects a commitment to quality and comfort. Homeowners can trust that their investment provides immediate satisfaction along with lasting value, featuring energy efficiency and low-maintenance benefits. This forward-thinking approach ensures every Geranium home is crafted to serve generations to come.

### A STRONG COMMITMENT TO COMMUNITY

Geranium believes that a home's true value lies in its connection to the community. This is why the company strives to go beyond the role of a traditional developer and builder by



Friday Harbour Resort, Innisfil

actively engaging with and enriching the local areas where it builds. From supporting local organizations to hosting events, its communities are designed to complement the needs and values of the neighbourhoods it serves. Master-planned communities include parks, greenspaces and amenities that encourage interaction and foster a sense of belonging. Choosing a Geranium home means becoming part of a well-curated community where relationships thrive.

#### COMING SOON: COURTS OF KING'S BAY AND BELWOOD ESTATES

This fall, Geranium is excited to introduce two new communities: Courts of King's Bay near the shores of Lake Scugog, minutes from Port Perry, and Belwood Estates in the picturesque Fergus/Elora area. These developments will offer unique living experiences for those seeking more than just a home.

Nestled within the tranquil setting of King's Bay on the shores



Allegro, Aurora

of Lake Scugog, this exclusive enclave features stunning executive bungalows and bungalow-lofts, each set on large 65- and 75-ft. lots. Designed to blend seamlessly into the existing King's Bay Estates community, Courts of King's Bay will offer an idyllic blend of luxury and serenity with the amenities of Port Perry just 10 minutes away.

Belwood Estates will offer expansive estate homes in the charming Fergus/Elora area. With lots more than 100 ft. wide, residents will enjoy a sense of privacy and tranquility, a rare find in today's market. These homes combine modern design with the historical charm of the area, featuring open-concept layouts, stunning exteriors and high-end finishes. Homeowners will also enjoy easy access to recreational activities including golf, with a tunnel connection to revitalized Belwood Golf Club, and Belwood Lake just minutes away.

#### YEAR-ROUND INDOOR TO OUTDOOR LIVING

Belwood Estates and Courts of King's Bay are designed to maximize outdoor living while ensuring indoor comfort. At Belwood Estates, large lot sizes will offer ample space for outdoor activities, while covered loggias, a Geranium design feature, will provide a seamless transition from inside to outside – perfect for dining and relaxing. At Courts of King's Bay, large lots will be paired with wonderful three-season rooms that extend outdoor living and a place to enjoy the beauty of the setting. Together with a host of additional built-in features, these elements make both communities ideal for families seeking a lifestyle connected to nature, while still enjoying modern conveniences.



Belwood Estates, Fergus

## UNIQUE VALUE IN TODAY'S MARKET

Both communities will offer exceptional value for today's home purchaser. Courts of King's Bay will provide an exclusive, tranquil lifestyle, surrounded by nature yet close to essential amenities. The limited number of homes in this community ensures a peaceful retreat while still being connected to modern conveniences.

Belwood Estates will cater to those looking for space, privacy and room to grow. The large lots and luxurious homes are perfect for multi-generational families or those seeking more outdoor living space. With outdoor living becoming a priority for many homebuyers, Belwood Estates stands out for its blend of nature, privacy and long-term value.

## WHY GERANIUM? WHY NOW?

Today's new purchasers understand that investing in the right home and community is more critical than ever for securing their future. Geranium has been an industry leader for more than four decades, known for delivering homes that exemplify superior quality, long-term livability and a strong sense of community. Its commitment to innovation, efficiency and excellence has earned the trust of homebuyers across generations.

Courts of King's Bay and Belwood Estates present two distinct yet equally compelling options for today's discerning buyer. Both communities will offer the space, privacy and natural beauty that so many seek, while ensuring easy access to essential amenities. Whether you're drawn to the serene lifestyle of Courts of King's Bay or the expansive estate homes nestled in the scenic landscapes of Belwood Estates, Geranium provides a home and community designed for a comfortable future.

*For more information, visit [geranium.com](https://geranium.com).*



Courts of King's Bay, Seagrave



Belwood Estates, Fergus



Courts of King's Bay, Seagrave

RENDERINGS ARE ARTIST'S CONCEPT AND MAY INCLUDE UPGRADED FEATURES AND FINISHES