Aspire SERIES

**ENERGY STAR® Certified**
SINGLE-FAMILY HOMES by Urbandale

# The Aura



35' COLLECTION

**4 BEDROOMS** | **3.5 BATHS** | **2,588 SQ. FT.**

## Space that adapts beautifully to everyday family life.

The Aura model is designed for families who want generous living space with smart choices built in. Its main floor features a large great room, a long kitchen and a separate den that can become a guest room. Upstairs, four bedrooms, three full bathrooms and bedroom-level laundry bring comfort, efficiency and convenience to active households.

### ENERGY STAR® Certified Performance

Every Aspire single-family home is ENERGY STAR® Certified, meaning it has been independently tested to meet higher standards for efficiency

### What ENERGY STAR® Certified means for you:

- Lower monthly energy bills
- More consistent temperatures throughout the home
- A quieter, more comfortable interior

You may not see these features. You'll feel them every day and appreciate them for years to come.

### 25% GREEN REBATE on Mortgage Insurance

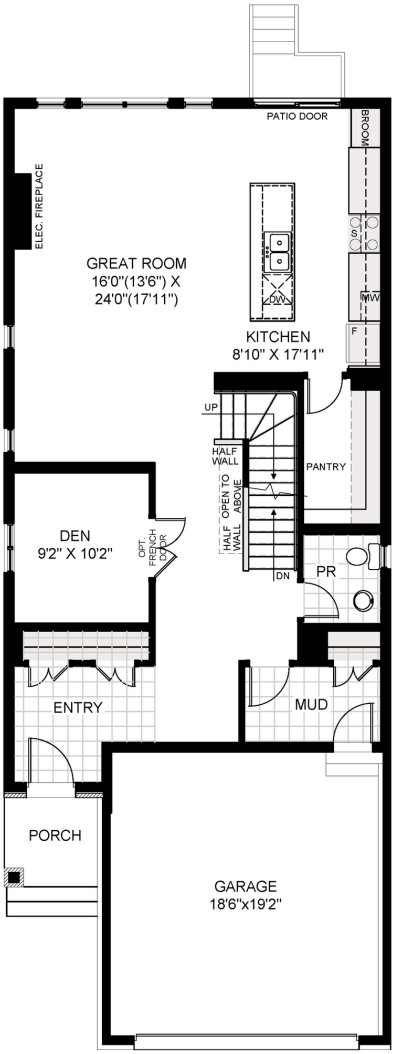
Because The Aura is ENERGY STAR® Certified, buyers may qualify for a 25% refund on their mortgage insurance premium. This is especially meaningful for first-time buyers or anyone purchasing with a 5% down payment, who must pay mortgage insurance. With 5% down payments, insurance premiums can add up quickly, and a 25% rebate can amount to thousands of dollars. Another practical way our Aspire Series delivers long-term value, right from the start.

Urbandale construction

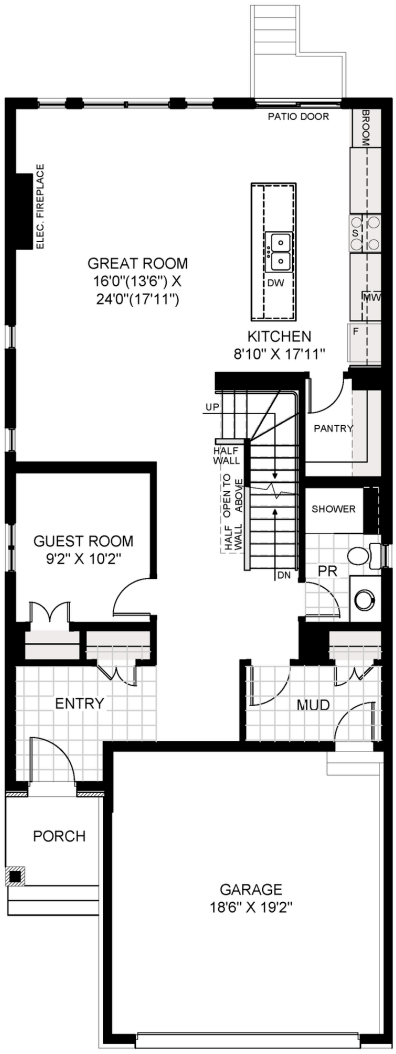
urbandale.com

Built by Urbandale. Aspire Series single-family homes are backed by Urbandale's long-standing reputation for building quality homes the right way. This means proven construction practices, attention to performance, and confidence that lasts long after move-in day.

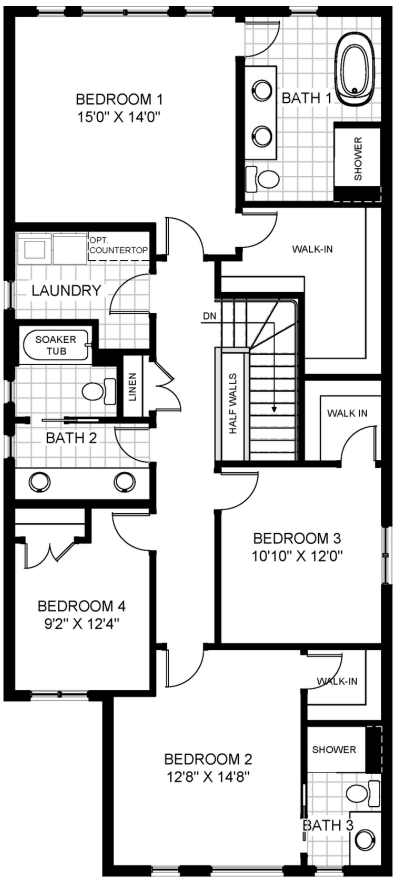
Contact Morgan Patmore | Sales Consultant | thecreek@urbandale.com | 613-808-7434




GROUND FLOOR




OPT. GROUND FLOOR
3 PC POWDER ROOM




BEDROOM FLOOR

## DESIGNED AND BUILT TO A HIGHER STANDARD

With Aspire, better isn't an upgrade. It's the standard. From cabinetry to lighting to core finishes, these homes are built with specifications that reflect Urbandale's commitment to quality, long-term value and everyday comfort.

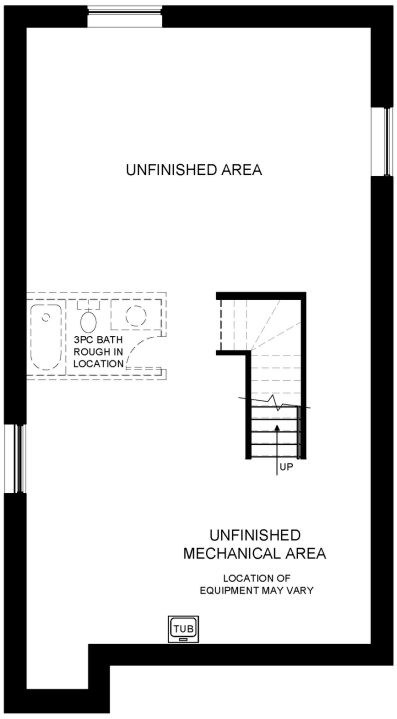
- Quartz countertops throughout
- Soft-close kitchen and bath doors and drawers
- Pot lights in key living areas
- And more, ask for details.

Urbandale construction

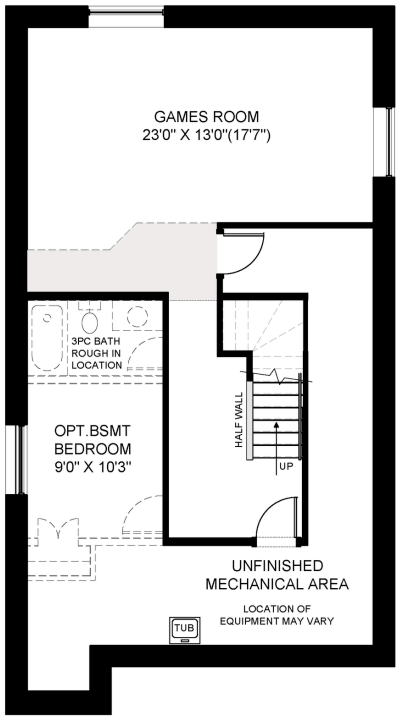
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**BASEMENT**




**OPT. FINISHED BASEMENT**
**531 SQ. FT.**

All dimensions are approximate. Actual usable floor space may vary from stated area. Structural/mechanical requirements may result in dimensional revisions and/or adjustments. Plans and specifications are subject to change without notice. The ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. E. & O. E. 10/22/26

Urbandale construction

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ENERGY STAR