Aspire SERIES

ENERGY STAR® Certified
SINGLE-FAMILY HOMES by Urbandale

The Flora II



31' COLLECTION

4 BEDROOMS | **2.5 BATHS** | **2,011 SQ. FT.**

Four bedrooms, with room to grow for families.

The Flora II builds on a well-organized, family-friendly layout with room to grow. Its main floor brings together an open-concept kitchen and great room with generous pantry storage. Upstairs, four bedrooms, two full bathrooms and bedroom-level laundry add everyday convenience, while the optional finished basement creates opportunities for even more usable space.

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

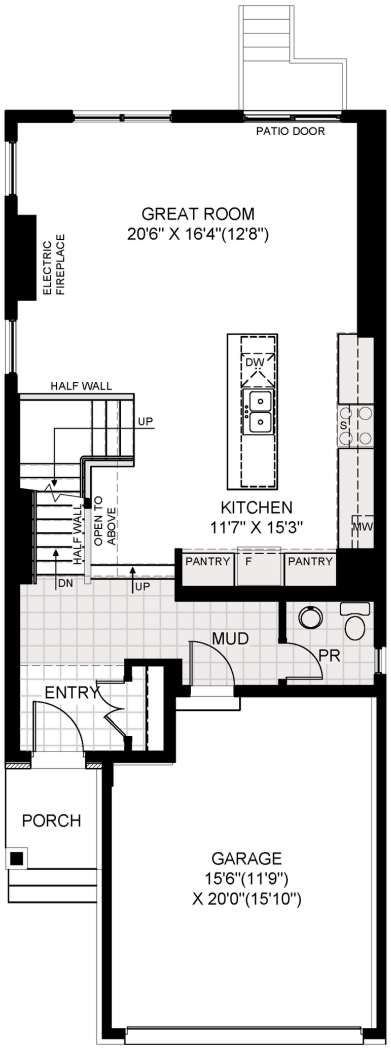
Because The Flora II is ENERGY STAR® Certified, buyers may qualify for a 25% refund on their mortgage insurance premium. This is especially meaningful for first-time buyers or anyone purchasing with a 5% down payment, who must pay mortgage insurance. With 5% down payments, insurance premiums can add 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

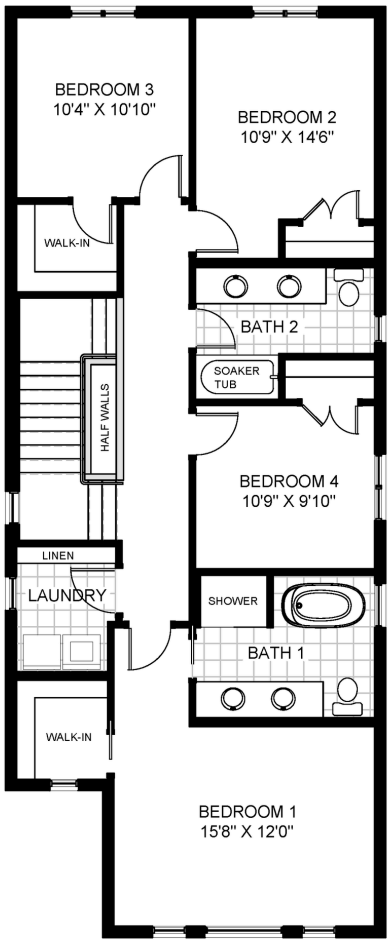
urbandale.com

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



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.

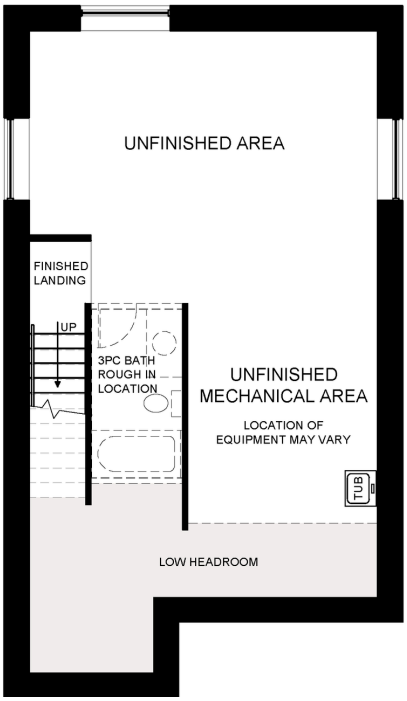
- Quartz countertops throughout
- Soft-close kitchen and bath doors and drawers
- Pot lights in key living areas
- And more, ask for details.

Urbandale construction

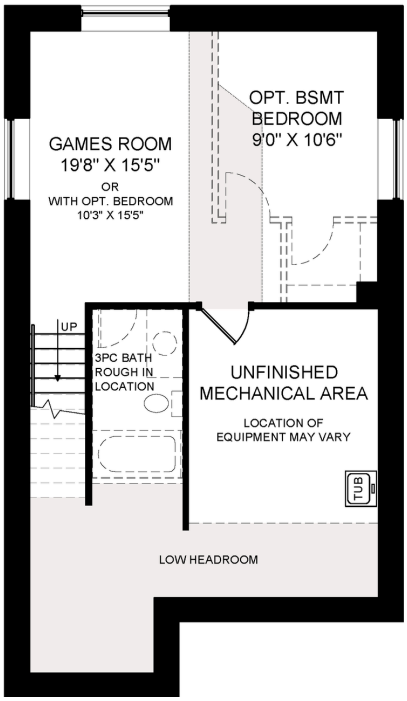
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BASEMENT



OPT. FINISHED BASEMENT
350 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