



\$749,000

Beds 3 | Bath 2

Area 1773 Sq Ft | Lot 100 Ft x 150 Ft

AURA

35 Maple Drive, Miller Lake



Embodying its name, **AURA** promises a distinctive and exceptional experience. The four-season model boasts three bedrooms and two full washrooms. A striking open-concept with vaulted ceiling and expansive windows truly takes advantage of the incoming natural light. The cottage features central air conditioner, along with central forced air heating for year-round comfort. Additionally, relish the allure of 60 feet extended covered deck, among other amenities, that the model has to offer.

FEATURES



9 Feet
Ceiling Height



Vaulted
Ceiling



Decorated
Exterior Chimney



60 Feet
Covered Deck



Walk-in
Closet



Kitchen Island
with Breakfast Bar

floorplan

DIMENSIONS

Living Room	23'0" x 19'6"
Dining Room	12'4" x 8'0"
Kitchen	12'4" x 9'0"
Master Bedroom	13'5" x 12'4"
Ensuite Bath	8'6" x 5'8"
Walk-in Closet	5'8" x 4'4"
Bedroom 2	14'3" x 9'5"
Bedroom 3	12'4" x 9'7"
Common Bath	9'5" x 5'3"
Laundry	5'10" x 5'8"
Mechanical Room	5'10" x 4'2"
Covered Deck	34'4" x 7'0" 25'6" x 6'0"



Prime
Location.
Prime
Opportunity.





- ▶ \$75,000 in **Incentives**
- ▶ 7-Year **Warranty**
- ▶ ENERGY STAR **Appliances Included**
- ▶ **Smart Home** Integration
- ▶ **Rental Guarantee** of \$30,000
- ▶ Free **Property Management**
- ▶ No-Interest Instalments for **Upgrades**
- ▶ **Closing** - 2026



Book
with only
\$5000



Only
5% deposit
till closing

Disclaimer: The information provided here is not exhaustive, and is conditional upon various factors and subject to change. Please read the agreement of purchase and sale carefully for comprehensive details, including all applicable incentives and their terms and conditions.

Your path to cottage living, just got easier.

Deposit Structure

Due	Amount
▶ On the signing date	\$5000
▶ 30 days from signing	2.5%
▶ 60 days from signing	2.5%

Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement of purchase and sale for detailed terms, conditions, and any specific payment-related provisions. Your understanding of the payment plan is crucial, and we recommend seeking professional advice if needed. The terms are subject to change, and any modifications will be communicated accordingly.

DURABLE EXTERIOR FINISHES

- Poured concrete foundation walls and basement/crawl space floor
- Damp proofing on foundation walls with below-grade dimpled membrane
- S.P.F. grade wood frame construction with exterior elevations featuring Pinewood, vinyl, and stone veneer cladding
- Fiberglass roof shingles in pre-selected colours
- Pre-finished aluminum soffit and fascia, eavestrough, and downspouts
- Steel-clad insulated front entry door with glass insert/ sidelite and weather stripping
- ENERGY STAR certified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- ENERGY STAR certified, low maintenance, low-E, Argon-filled sliding patio door
- Energy-efficient exterior light fixtures
- Two exterior electrical outlets
- Pressure-treated lumber deck complete with stairs to grade and aluminum railing
- Graded lot with limestone screening driveway

DISTINCT INTERIOR FINISHES

- 9' ceiling height throughout
- Smooth ceiling throughout
- Expanding spray foam wall insulation, blown-in attic insulation
- Click laminate plank floor covering throughout
- 12" x 24" porcelain floor tiles in the laundry
- MDF baseboards with matching shoe-molding
- MDF shaker-style interior doors
- MDF door and window casings
- Satin Nickel interior door handles
- Swing/ Sliding closet doors
- Closets equipped with wire-mesh shelf and hanger rods
- Latex primer and sealer on all interior walls and ceiling
- Low-sheen eggshell finish paint on all interior walls
- Flat finish white paint on the ceiling
- Satin finish white paint on all the interior doors and trim
- Energy-efficient LED pot lights in the living, kitchen, and dining areas
- Energy-efficient flush mount ceiling lights in other areas
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe, as per plan

LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Durable acrylic bathtub with 12" x 24" porcelain wall tiles for tub surround
- Thermofoil vanity doors
- Quartz vanity countertops
- Illuminated vanity mirrors
- Under-mount ceramic sinks
- Polished Chrome faucets throughout
- Comfort-height, elongated toilet bowls
- Exhaust fans in all bathrooms

MODERN KITCHEN

- Modern textured-slab kitchen cabinet doors with complimenting handles
- Matching panels, kick plate, and light valence
- Kitchen island with breakfast bar
- Quartz kitchen and island countertops
- Stainless-steel, single bowl, under-mount kitchen sink
- Polished Chrome sink faucet
- ENERGY STAR certified kitchen appliances - refrigerator, cooking range, exhaust hood, and dishwasher

EFFICIENT HVAC SYSTEM

- High-efficiency ENERGY STAR certified forced air gas furnace with electronic ignition (*Unit owned*)
- High-efficiency ENERGY STAR certified air conditioner (*Unit owned*)
- High-efficiency tankless water heater (*Unit owned*)
- Heat Recovery Ventilation (HRV) system for fresh air circulation (*Unit owned*)

SMART HOME INTEGRATION

- Smart security cameras
- Smart entry-door lock
- Smart Nest thermostat
- Smart switches
- Smart receptacles
- Google Nest Hub

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expertise • discipline • precision



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