



**\$699,000**

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 40 feet extended covered deck, among other amenities, that the model has to offer.

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## FEATURES

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9 Feet  
Ceiling Height



Vaulted  
Ceiling



Decorated  
Exterior Chimney



40 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 1	14'3" x 9'5"
Bedroom 2	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.



- Free **Incentives** worth \$75,000
- Warranty** up to 7 years
- Closing** 2025
- Smart Home** Integration
- 1-year **Rental Guarantee**
- Free **Property Management**
- No-Interest Instalments for **Upgrades**

# Your path to cottage living, just got easier.

Book with only **\$5000**

## Payment Schedule

Due	Amount
• On the date of booking	\$5000
• 30 days from booking date	2.5%
• 60 days from booking date	2.5%

### Disclaimer:

The payment schedule outlined above is provided for informational purposes only. Please carefully review the agreement 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
- Wood frame construction with exterior elevations featuring vinyl and stone veneer cladding
- Expanding spray foam wall insulation, blown-in attic insulation
- Fiberglass roof shingles in pre-selected colours
- Pre-finished aluminum soffit and fascia, eavestrough, and downspouts
- 8-foot steel-clad insulated front entry door with glass insert/sidelight and weather stripping
- Front entry door with smart door lock and door knob
- ENERGY STAR qualified, low maintenance, low-E, Argon-filled vinyl casement windows with flashing
- Sliding patio doors with tempered insulated glass and screen
- Graded lot with limestone screening driveway
- Two exterior hose bibs
- Quality exterior light fixtures
- Two exterior electrical outlets
- Pressure-treated lumber deck complete with stairs to grade and aluminum railing

## DISTINCT INTERIOR FINISHES

- 9-foot ceiling height throughout
- Sag-resistant drywall for the ceiling
- Smooth ceiling throughout
- 12" x 24" porcelain floor tiles in the laundry
- Laminate plank floor covering throughout
- 5-1/2" MDF baseboards with MDF shoe molding
- MDF shaker-style interior doors
- 2-3/4" MDF door and window casings
- Brushed Nickel interior door handles
- Swing/ Sliding closet doors
- One coat of latex primer sealer on all interior walls and ceiling
- Two coats of low-sheen eggshell-finish paint on all interior walls
- One coat of flat-finish white paint on the ceiling
- Two coats of satin-finish white paint on all the interior doors and trim
- Electric fireplace in the living room
- Hard-wired smoke detectors with LED strobe in each bedroom and all floors with living space
- Energy-efficient LED pot lights and light fixtures

## LUXURY BATHROOMS

- Moisture-resistant drywall
- 12" x 24" porcelain floor tiles
- Durable acrylic tub-shower unit with 12" x 24" porcelain wall tiles
- Chrome shower faucets
- Hardrock Maple melamine vanity cabinets
- Thermofoil vanity doors with chrome handles
- Quartz vanity countertops
- Undermount ceramic sinks with chrome faucets
- Comfort-height, elongated toilet bowls
- Exterior-vented bath fans

## MODERN KITCHEN

- Modern textured-slab kitchen cabinet doors with complimenting handles
- Matching panels, kick plate, light valence
- Hardrock Maple melamine cabinets
- Kitchen island with breakfast bar
- Quartz kitchen and island countertops
- Stainless-steel under-mount kitchen sink with chrome faucet

## EFFICIENT HVAC SYSTEM

- Tempstar premium-line air conditioner
- Tempstar premium-line gas furnace
- Tankless water heater
- Heat Recovery Ventilation (HRV) system

## SMART HOME INTEGRATION

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

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