



Discover Villages of Urbana

The Best Selling Community in Maryland

Natelli Communities, the leading residential developer in the Mid-Atlantic region continues its award-winning reputation at the Villages of Urbana. Located in Southern Frederick County, just minutes over the Montgomery County line, Villages of Urbana offers a small time atmosphere with a modern mix of amenities and homes in an environment steeped into historic roots.

- Community Centers
- Pools & Tennis Courts
- New Giant Food
- New Schools
- Hiking & Biking Trails
- New State-of-the-Art Library
- Market District with Shops & Eateries

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Lifestyle
Community Plan
Market District
Area Amenities



Convenience, right outside your door.



Community

A Better Life Awaits You in Urbana

Created amid the scenic countryside on the edge of the "once" rural town of Urbana and within sight of Sugarloaf Mountain, Villages of Urbana is a new version of small town America. Comprehensive architectural guidelines and historical architectural and environmental sensitivity in all residential and commercial areas serve to preserve the integrity of a region steeped in history. Here you will find a bustling community filled with families, parks and memories in the making.

With 3000 homes, community parks, acres of open space, clubhouses with pools and tennis courts, hiking and biking trails and new schools, today Villages of Urbana has become its own destination point between the cities of Gaithersburg and Frederick, Maryland.

These are the standards that make Natelli Communities, also the developers of award-winning Avenel and Lakelands, one of the most respected building concerns in the nation. Thoughtful planning, timeless design and attention to detail are the hallmarks of Natelli's award-winning reputation. A "Natelli" community is not just a subdivision, it is a "Way of Life."

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The Best Selling Community in Frederick County

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Lifestyle

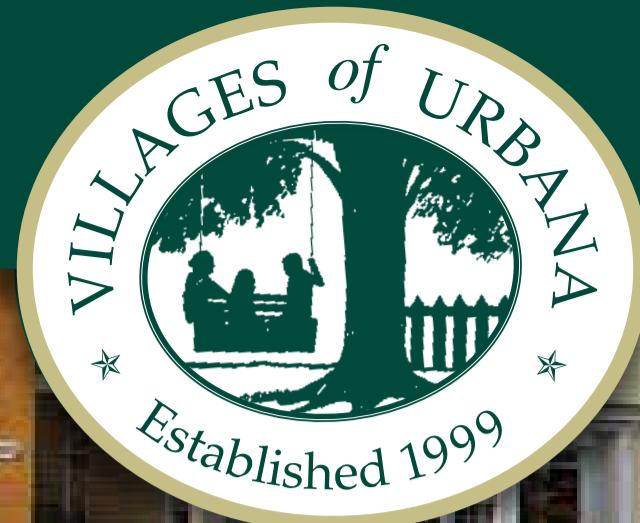
Convenience, right outside your door.

Join the hundreds of families who already call Villages of Urbana Home. At Villages of Urbana there is no "Promise of Convenience" because it is all here waiting for you...The minute you move in! At Villages of Urbana, you can enjoy neo-traditional homes and townhomes on smaller lots, larger more traditional village homes and townhomes on larger lots, or townhome condominiums.

Live, Work, Shop, and Play in a natural postcard setting with Sugarloaf Mountain on the horizon and the Monocacy River and Battlefield Park at your doorstep.

- Community Centers
- Pools and Tennis Courts
- Hiking and Biking Trails
- New Giant® Food
- New Schools
- New State-of-the-Art Library
- Market District with Shops and Eateries





The Best Selling Community in Frederick County

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Community Plan

The Villages of Urbana fulfills the promise of a natural lifestyle.

Recreating the classic American small town way of life for modern living involved arduous research & planning that spanned a full 25 years. It is clear that the results are worthy of the wait.

Natelli Communities has worked tirelessly to preserve the architectural integrity of the existing town of Urbana. The community plan, both commercial and residential, is crafted to make the most of its natural setting and to blend seamlessly with the beautiful period architecture already in place. Villages of Urbana proudly combines old town beauty with new town living amidst the treasures of history in scenic Frederick, Maryland.

[Click Here](#) to see a full Community Plan.

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The Best Selling Community in Frederick County

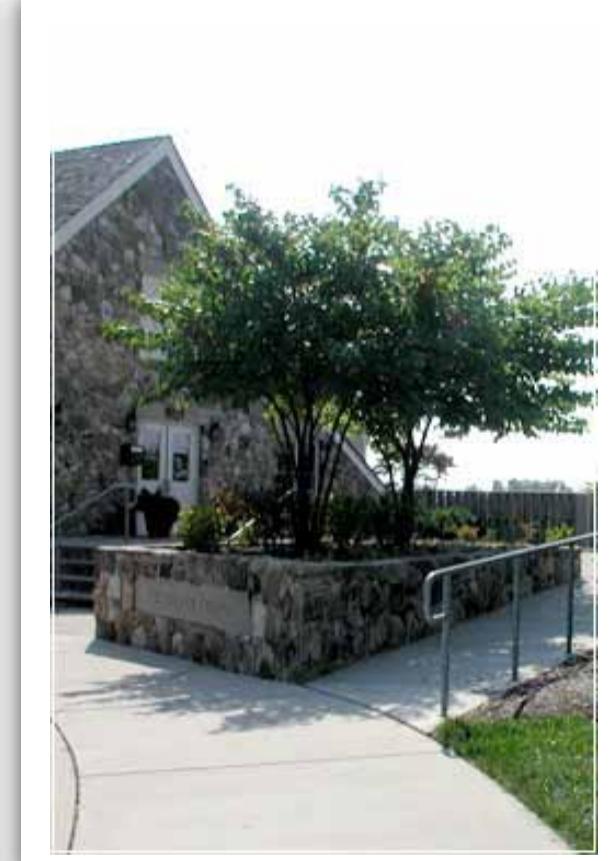
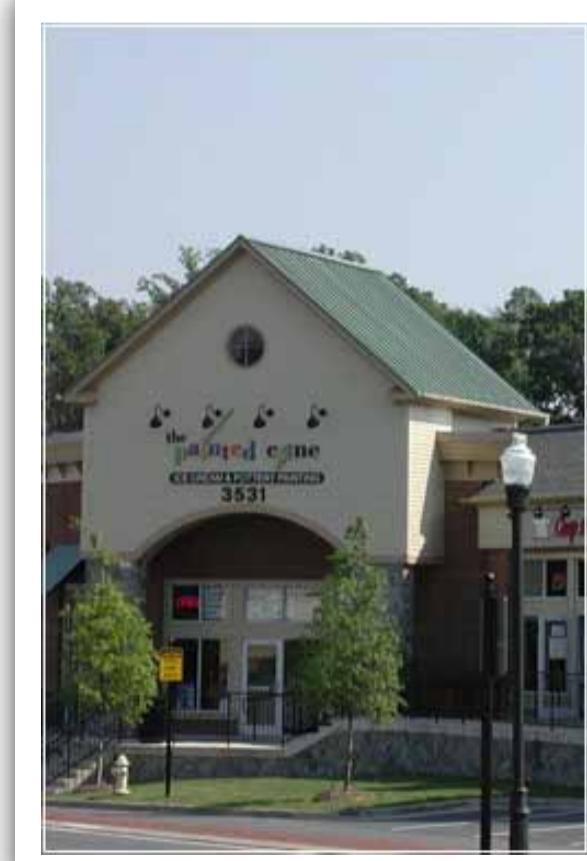
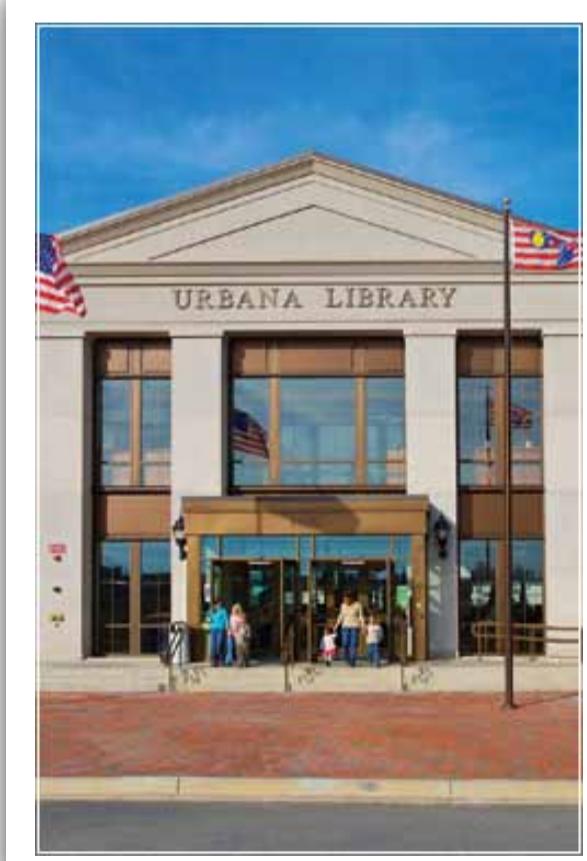
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Market District

Nothing but small town charm.

Market District, the heart of the Villages of Urbana community, is reminiscent of a stroll down Main Street, USA. Retail shops line the first floors of row houses that grace the main avenue and a new Giant Food grocery, new state-of-the-art Urbana Library, banks, and eateries are all within walking distance to the surrounding "Village Style" neighborhood designs.

A neo-traditional village recalling days gone by where mail is delivered door to door and period architecture, front porches, picket fences and alleyways is just a stone's throw from the Market District, adding to the small town charm of the community.





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Area Amenities

At the Villages of Urbana, recreation starts at home.

It's all here waiting for you, the minute you move in! An extensive hiker/biker, pedestrian pathway system connecting the distinctive residential villages to one another and to the Market District, an elaborate club-house and community pool, tennis courts, neighborhood parks and ballfields, acres of open space, new schools and shopping, not to mention such nearby attractions as Sugarloaf Mountain and Monocacy Battlefield Park and River, as well as many of the area's finest golf courses.

[Click Here](#) to see the Area Amenities.

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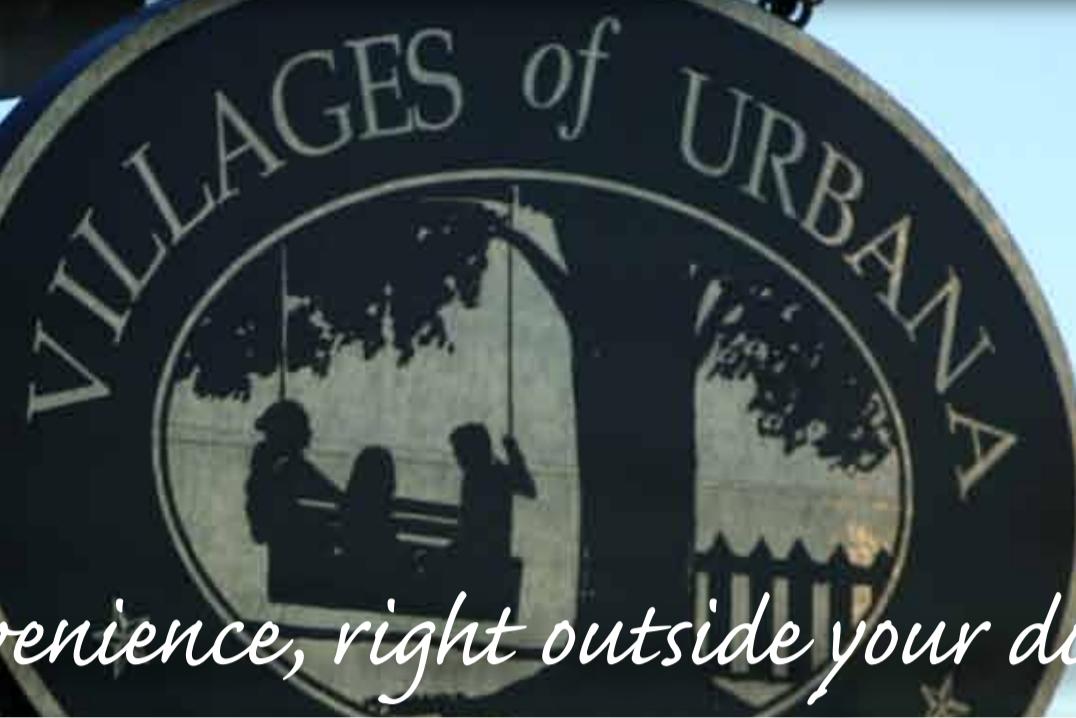
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Regional
Local
School Links



Convenience, right outside your door.

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Central Location

Live, Work, Shop, Play

Come see why Villages of Urbana is such an attractive location for both Frederick and Suburban Maryland homebuyers.

Villages of Urbana is host to major employment centers such as Fannie Mae and is a stone's throw from corporations such as Hewlett Packard, Comsat, Solarex, Bechtel, Wells Fargo, and SAIC. Reliable commuter routes to Frederick City, Baltimore and Washington D.C. are within easy reach via I270 and mass transit, located just outside the community.

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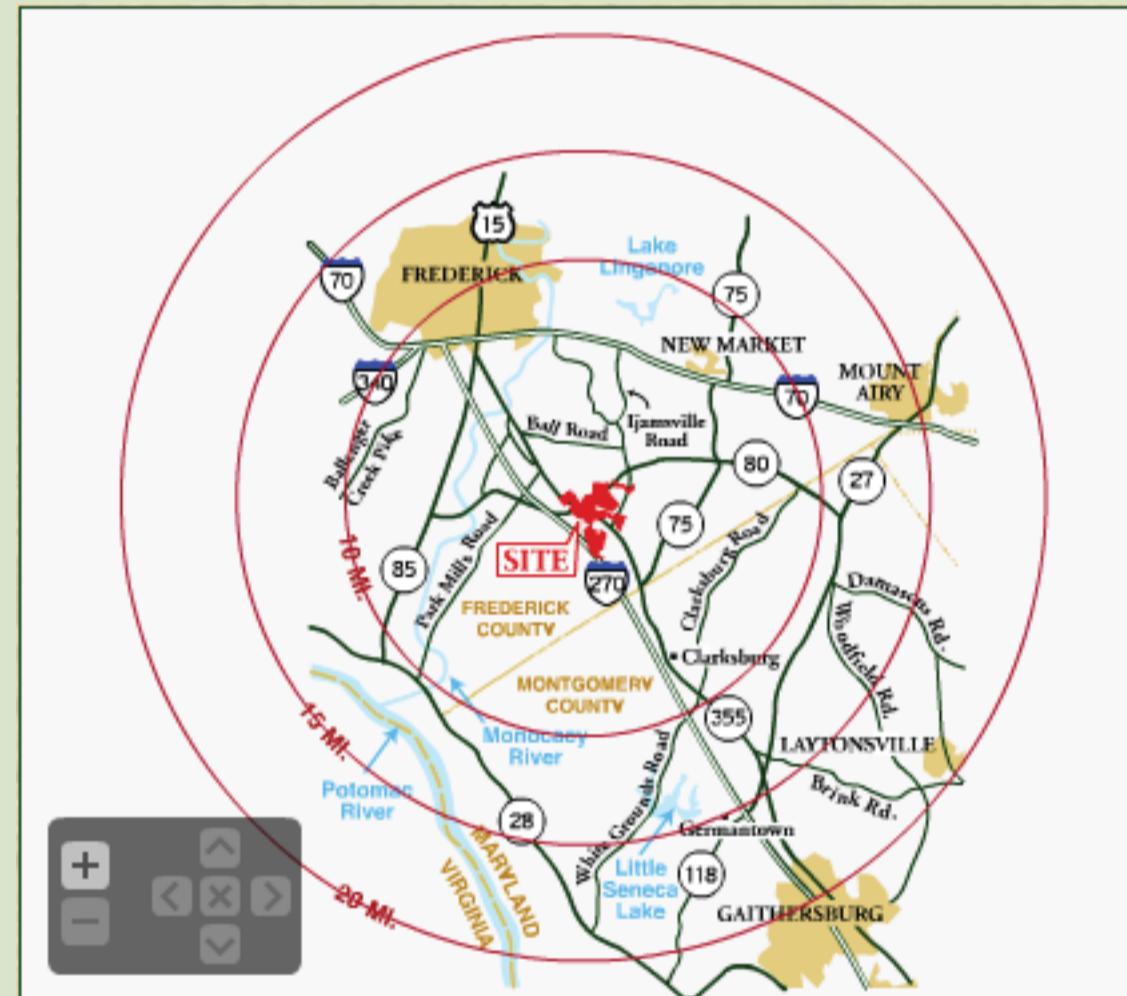
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Regional Map

Directions: Follow I-270 N. to Exit 26 (Rt. 80/Urbana). Left on Rt. 80 E. (Fingerboard Rd.). Go halfway around the roundabout and bear right onto Sugarloaf Pkwy. Cross over Rt. 355, and continue on Sugarloaf Pkwy. into the community.



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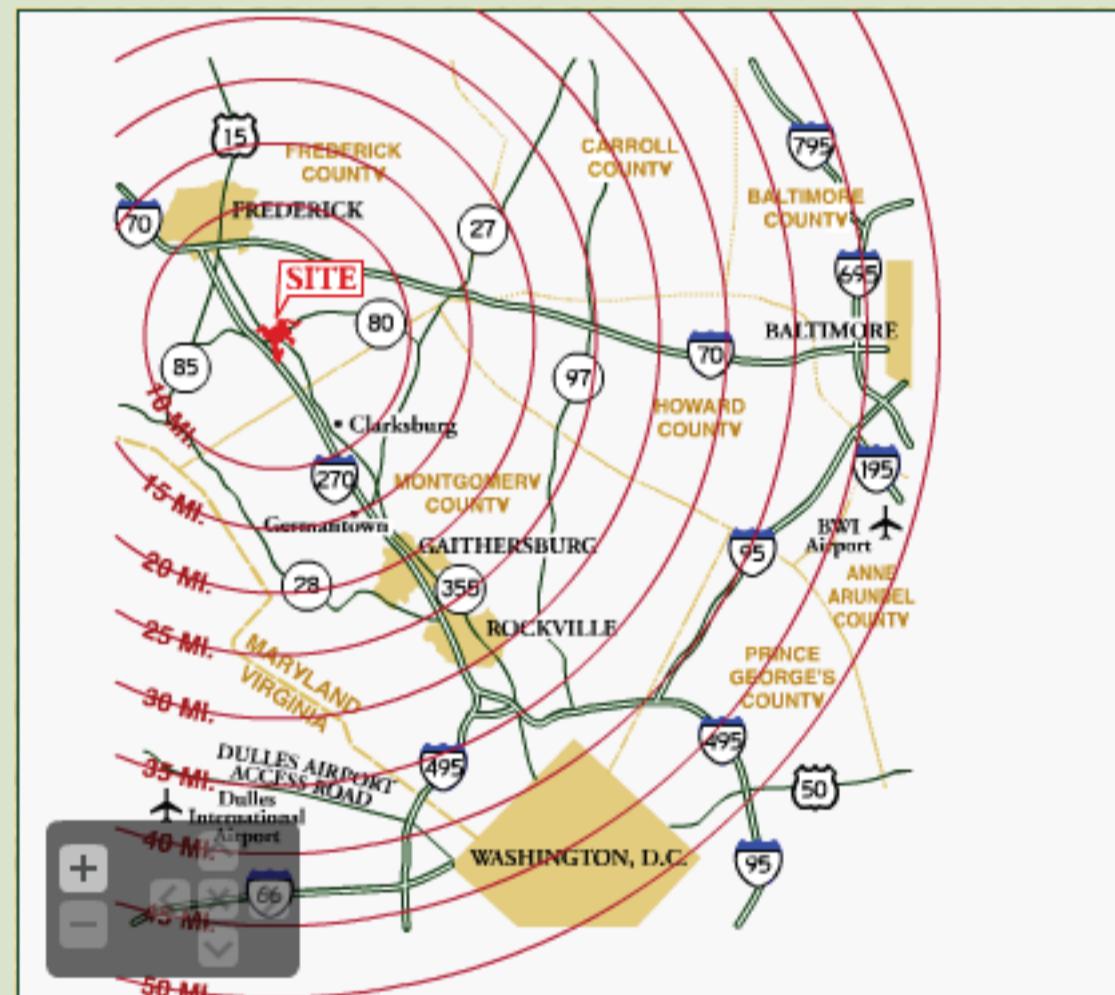


The Best Selling Community in Frederick County

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Local Map

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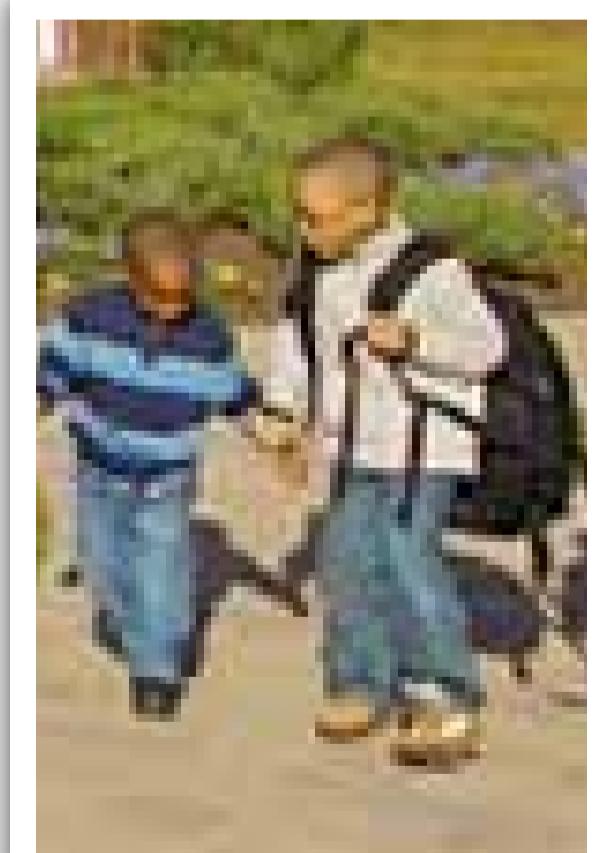
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School Links

Cheer on the hometown team.

The Villages of Urbana is served by two elementary schools including the new Centerville Elementary School, new Urbana Middle School and the newly renovated Urbana High School, home of the "Urbana Hawks". All are within walking distance of the community.

New Centerville Elementary School
Urbana Elementary School
Windsor Knolls Middle School
Urbana High School and Middle Scholl
Frederick Community College
Hood College





NVHomes
Ryan Homes
Main Street Homes
Parkwood Homes

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Builders

Architectural guidelines mandate traditional design standards.

Thanks to the area's finest homebuilders, new home designs are crafted to make the most of the unique, natural setting, and to blend with the original "village" of the town of Urbana.

Townhome condominiums are offered for those desiring very low maintenance. A charming array of townhome and single family home designs are offered for those desiring smaller lots. Larger, more traditional style townhome and single family home designs are offered for those desiring larger lots.

Models Open Daily.

[NVHomes](#) | [Ryan Homes](#) | [Main Street Homes](#) | [Parkwood Homes](#)





Offering classic value that lasts for generations.

Single-Family Homes – Mid \$400's

(301) 874-4691

Townhomes – Mid \$300's

(301) 874-4691

MHBR No. 56

For over 20 years, we have led the industry with meticulous craftsmanship, attention to detail and fine customer service.

NVHomes promises the confidence that comes with unrivaled quality. Each home is built to last with the highest quality materials and the highest level of craftsmanship. And quality transcends our homes to the way in which customers are cared for. At NVHomes, knowledgeable staff will exceed expectations throughout every step of the home building experience, providing unparalleled customer care and the peace of mind you deserve. What's more, NVHomes are truly beautiful, designed to deliver a standard of luxurious living to enjoy for years to come. From the timeless architectural beauty of your home, to its grand interior design and layout, to the richness of its finest details, you'll love to be at home.

For product information and pricing, please visit: www.NVHomes.com.





Convenience, right outside your door.



Excellence is now within your reach.

Single-Family Homes – Upper \$300's
(301) 831-8066
Townhomes – Low \$300's
(301) 831-8066
MHBR No. 738

Main Street Homes provides new home buyers with superior craftsmanship and creative designs rivaling those typically found in custom construction. Since 1999, we have catered to discerning buyers by producing unique homes and first rate customer care. Our primary focus is QUALITY, not quantity. This focus on quality enables us to provide the utmost customer service to our buyers, home owners, and real estate professionals. Our homes begin with the finest materials and are constructed under the guidance of our Project Managers and Superintendents, each with over 20 years of construction experience. Their experience is apparent when we deliver our homes in "as close to construction perfect" condition as possible. We specialize in Neo-traditional single family homes as well as unique Neo-townhomes. Our wide array of floor plan options, interior selections and architectural detailing allow you to express your individuality and create a home that truly fits your life-style. With our dedication to quality and attention to detail, Main Street Homes ensures your new home is nothing less than extraordinary.

Please contact Main Street Homes at
(301)-831-8066 from 11am-6pm daily
for Product and Pricing Information.





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PARKWOOD HOMES

Great neighborhoods, timeless architecture, enduring value.

Single-Family Homes – Mid \$400's
(301) 831-7743
MHBR No. 431

Parkwood Homes, is proud to bring its trademark innovative design, high quality, excellent value and respected customer service to the Villages of Urbana.

Parkwood Homes is a unique home building company recognized for excellent design, quality construction, enduring value and outstanding customer service. We are committed to new urbanism and neo-traditional communities and homes. We believe that new development can and should emulate the best cities and towns in the world—that adherence to correct architectural and urban design principals can provide the look and feel of great American towns and neighborhoods like Charleston, Cambridge, Saratoga Springs, Annapolis, St. Michaels, and Georgetown. Further, we believe that new urbanism is the best remedy for the ills of suburban sprawl—we work to build sustainable new urbanist neighborhoods that not only look and feel good, but bring families closer to where they work, play, and eat, reduce commute times, and reverse environmental degradation.

For product information and pricing, please visit: www.ParkwoodHomes.com





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Ryan Homes

Award-winning designs. Unparalleled service.

As the area's very largest homebuilder, Ryan Homes has been building quality homes to satisfy every lifestyle for over a half century.

With over 300,000 satisfied customers to its credit over the past 60 years, Ryan Homes is one of the top 5 builders in the nation. Ryan Homes has a daily commitment to delivering high-quality, affordable homes, with exceptional service to our customers. Ryan Homes serves 15 states including Delaware, Florida, Illinois, Indiana, Kentucky, Maryland, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Virginia, West Virginia plus the District of Columbia.

For product information and pricing, please visit: www.RyanHomes.com.





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[Urbana | Fredrick City](#)

History

Where Past, Present and Future come together.

Natelli Communities has worked tirelessly to preserve the architectural integrity of the existing town of Urbana. The community plan, both commercial and residential, is crafted to make the most of its natural setting and to blend seamlessly with the beautiful period architecture already in place. Villages of Urbana proudly combines old town beauty with new town living amidst the treasures of history in scenic Frederick, Maryland.

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Urbana

Where Union and Confederate troops clashed during the Civil War, a serene battlefield park commemorates their memory with statuary, markers and informative tours.

The beautiful architecture along Route 355 in Urbana has always been enjoyed by passersby. Don't miss Albough House, Smith's Store, Landon and the Victorian homes.

It's become something of a local tradition to climb Sugarloaf Mountain. The slopes are gentle enough for the pure novice, and the view from the summit is a sight you will treasure in your memory.



[Urbana | Frederick City](#)

Fredrick City

Stonewall Jackson would still recognize the town.

The period architecture of Frederick City is still a national treasure. Here you can stroll along the charming streetscapes enjoying shopping, dining and views of bygone eras, all preserved in pristine condition.

If you're looking for something new, try something old in the City of Frederick. This historic setting offers the finest shopping at prices that hearken to yesterday.

Southern and Northern Italian. Classic French. American Nouvelle. Traditional Chesapeake Bay. You'll find it all in the restaurants of the City of Frederick at decidedly "country" prices.



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You can count on Natelli Communities.



Natelli Communities

Thoughtful planning, timeless design, attention to detail.

Natelli Communities is a privately held real estate development and building concern headquartered in Gaithersburg, Maryland. Operating principally in the Mid-Atlantic Region, Natelli Communities is the developer of over 75 communities including Bay Forest, Sunset Island, Villages of Urbana, Lakelands and Avenel. Thoughtful Planning, Timeless Design and Attention to Detail are the hallmarks of Natelli's award-winning reputation. Their commitment to excellence is evidenced by dozens of local and national awards, including the Urban Land Institutes "Award for Excellence" for Avenel in Potomac, Maryland, recognized in 1998 as the best planned community in the nation.

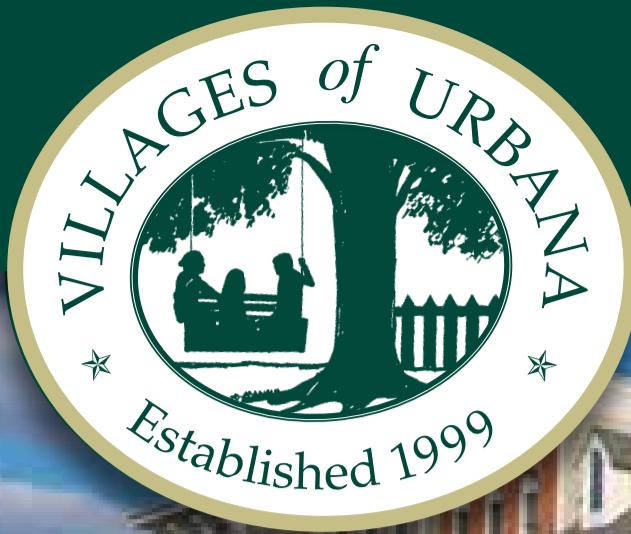
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