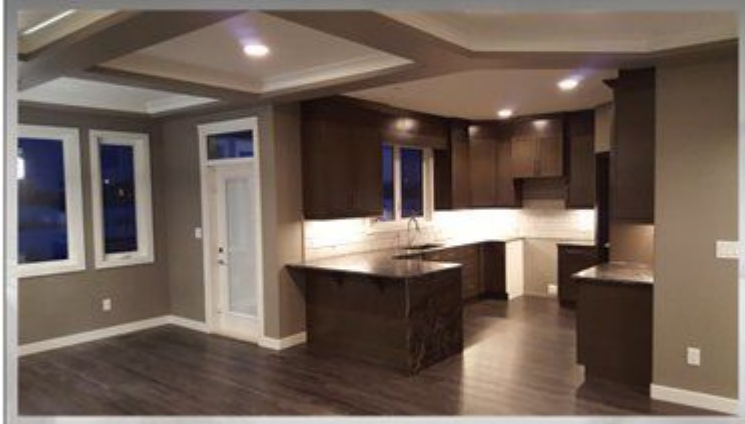
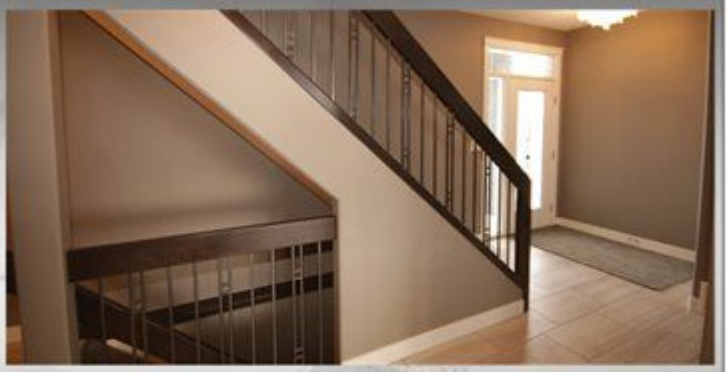
# The Magnus

## Presented by Atlas Premium Homes





### Features:

- Custom built mantles
- Tray ceiling
- Premium dark storm granite with leather finish
- 7 piece appliance package
- 4 bedrooms
- Second floor master's retreat
- Juliet balcony over looking the lake
- 2nd floor laundy
- Oversize 2 car garage with 3 car option


ATLAS

PREMIUM HOME DEVELOPMENT

#113 -9918 100 St. Morinville 780-719-3757 www.atlaspremiumhomes.ca

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Total Size - 2026 sq.ft.

Main Floor - 864 sq.ft.

Second Floor - 1162 sq.ft.

DISCLAIMER:
All information is subject to errors and omissions and are intended for marketing purposes only. Because Atlas Premium Home Development Ltd. is a CUSTOM HOME BUILDER dimensions can and will vary. Model shown may vary from available home. Please refer to contracted builder documents. Reproducing or copying plans in any way in not permitted.

# ATLAS
## PREMIUM HOME DEVELOPMENT
## Premium Specification Package

**Energy Efficient Construction**
- R60 attic insulation
- R22 exterior wall insulation
- R20 basement wall insulation
- Windows - Triple pane P.V.C "Low E" argon gas filled
- High efficiency furnace
- 50 gallon high efficiency hot water tank
- HRV system
- Humidifier
- One direct vent gas fireplace

**Siding**
- Vinyl siding
- Standard colors provided

**Roofing**
- 25 year architectural asphalt shingles

**Exterior Doors**
- Front exterior door includes one light and is white in color
- Remaining exterior doors to be metal paneled in compliance with A.B.C

**All flat work poured in high strength standard concrete**
- Driveway
- Basement pad
- Sidewalks
- Garage pad

****All items as per builders specifications****

**Exterior Front Entry Steps**
- Composite decking
- Aluminum railing

**Exterior Plumbing**
- 2 hose bibs

**Exterior Lighting**
- Exterior LED pot lights as per custom plan
- Exterior wall mounted light as per custom plan

**Garage**
- Standard 16ft. x 8ft. white garage door
- Belt drive operator
- 2 garage door openers, one key less entry pad and interior wall mount remote

**Lighting**
- Owners custom package with generous finished sq ft allowance

**Plumbing**
- Shower door included
- Custom fixture selection

**Electrical**
- All LED pot lights and other fixtures located as per custom plan
- TV outlets as per custom plan
- Telephone/data as per custom plan

**Painting**
- White primary trim color
- One primary wall color of primer and two coats

**Railings**
- Paint grade railings with metal spindles as per plan
- Paint grade handrails and wall mount brackets

**Flooring**
- Owners custom package with generous finished floor area allowance
- 6" tile border around showers
- Tile splash included

**Cabinets**
- Owners custom package with generous door and drawer handle allowance
- Countertop - 1 1/4" standard granite or quartz

**Appliances**
- Appliance allocation available

**Premium Finishing Package**
- Hollow core interior doors paint grade
- 3 piece bathroom hardware per bathroom
- 3" paint grade casing
- 4" paint grade baseboard
- Built-in paint grade shelving organizers
- One custom designed built-in mantle or wall unit
- Master closet organizer