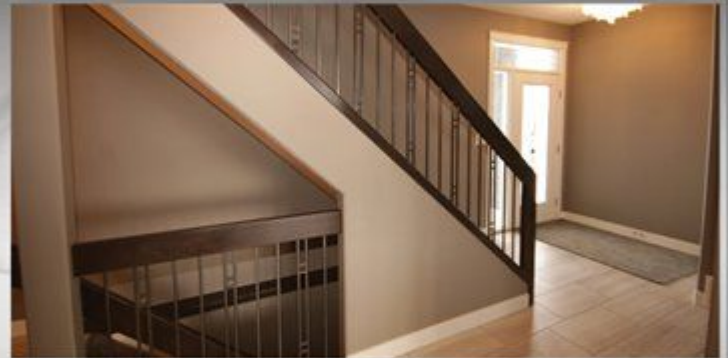


The Magnus

The Lakes of Morinville

\$523,900.00
(Home, Lake Front lot & GST)



Show Home - 9609 - 106 Ave

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 laundry
- Oversize 2 car garage



ATLAS
PREMIUM HOME DEVELOPMENT

#113 -9918 100 St. Morinville

780-719-3757

www.atlaspremiumhomes.ca

The Magnus

The Lakes of Morinville

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 is 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

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 keyless entry pad and interior wall mount remote

Lighting

- ~ Owners custom package with generous finished sqft 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 jacks as per custom plan

Painting

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

Railings

- ~ Maple railings with metal spindles as per plan ***
- ~ Maple handrails and wall mount brackets

Flooring

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

Cabinets

- ~ Maple or Oak cabinets
- ~ Owners custom package with generous door and drawer handle allowance
- ~ Countertop - 1 1/4" standard granite or quartz

Appliances

- ~ Complete appliance package 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

As per builders specifications