

# The Caelus II

Presented by Atlas Premium Home Development Ltd.



## Features:

- 1910 sqft
- Coffered ceiling in main area
- Custom built mantles
- Premium finishing package
- Appliance package
- 3 Spacious bedrooms
- 2.5 baths
- Bonus room plus flex room
- 2nd floor laundry
- Oversize two car garage



# 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\*\*\*