# The Lautus

Presented by Atlas Premium Homes











- Custom built mantles
- 19 ft. open concept entry
- · Premium signature finishing package
- · Appliance package available
- · 3 spacious bedrooms
- · 2.5 baths
- · 2nd floor laundry
- Oversize 2 car garage with 3 car option

### ATLAS

PREMIUM HOME DEVELOPMENT

#113 -9918 100 St. Morinville

780-719-3757

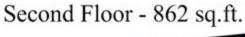
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## The Lautus

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Total Size - 1700 sq.ft.







#### DISCLAIMER:

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# 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 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

<sup>\*\*</sup>All items as per builders specifications\*\*