

# The Caelus II - Notre Dame Estates

**454,900 (House, Lot & GST)**



- 1910 SqFt
- Large yard
- Chauffeured ceiling in main area
- Premium finishing package
- Appliance package available
- 3 bedrooms upstairs
- Bonus Room + Flex Room upstairs
- 2 full baths upstairs plus half bath on main
- Over sized two car garage



# ATLAS

## PREMIUM HOME DEVELOPMENT

### Siding:

- Vinyl siding
- Standard colors provided

### Roofing:

- 25 year architectural asphalt shingles

### Windows:

- All windows are P.V.C. "Low E" argon gas filled.

### 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:

- Pressure treated decking and railing

### Exterior Plumbing:

- 2 hose bibs

### Exterior Lighting:

- Exterior pot lights as per custom plan
- Exterior wall mounted light as per custom plan

### Garage:

- Standard 16ft x 8ft garage door white in color unless otherwise specified
- 2 garage door openers, one keyless entry pad and interior wall mount remote

### Lighting:

- Owners custom package with generous finished sqft allowance

### Heating:

- High efficiency furnace \*\*\*
- 40 gallon high efficiency hot water tank \*\*\*
- Humidifier
- One direct vent gas fireplace \*\*\*

### Plumbing:

- Shower tub included \*\*\*
- Chrome fixtures

### Electrical:

- All pot lights and other fixtures located as per custom plan \*\*\*
- TV outlets as per custom plan
- Telephone jacks as per custom plan

### Painting:

- Primary trim color white
- One primary wall color of primer and two coats

### Railings:

- Maple railing 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:

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

### Premium Finishing Package:

- Hollow core interior doors paint grade \*\*\*
- 3 piece bathroom hardware per bathroom \*\*\*
- 3" paint grade casing
- 4 1/2 " paint grade casing
- Built-in paint grade shelving organizers \*\*\*
- One custom designed built-in mantle or wall unit at builders discretion

*Quality built homes that include all the things*