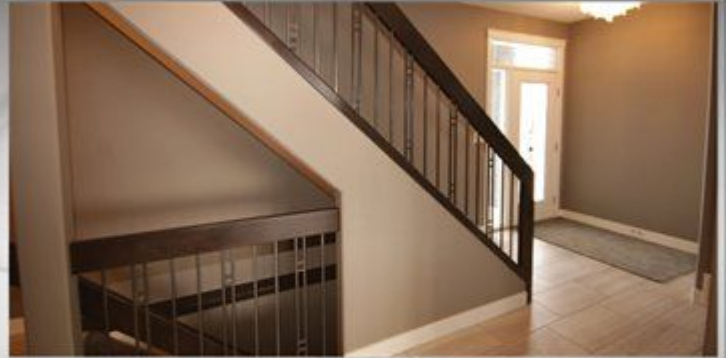


# The Magnus

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 laundry
- Oversize 2 car garage with 3 car option

**ATLAS**  
PREMIUM HOME DEVELOPMENT

#113 -9918 100 St. Morinville

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[www.atlaspremiumhomes.ca](http://www.atlaspremiumhomes.ca)

# The Magnus

Presented by Atlas Premium Homes

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

### 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 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*