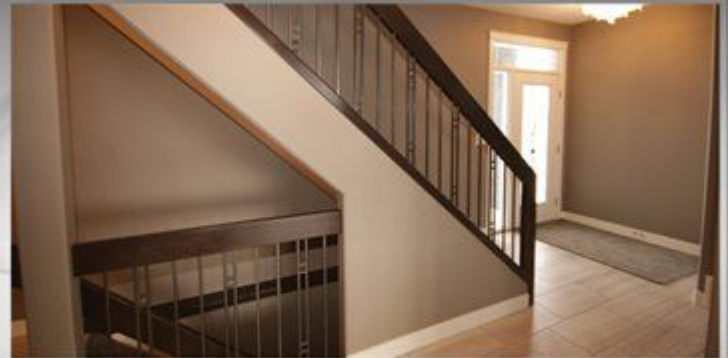


The Magnus

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

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