

my Vancouver



my homes wa

WE TURN A HOUSE INTO A HOME



4



2



2

Frontage: 15.65m
Size: 289.5m²



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Premium Specification



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BR9781

Exterior

Engineer designed footings
Clay two course face blocks with acrylic render to front elevation
Cream rolled mortar joints to face brickwork
25° pitch roof with choice of COLORBOND® steel or Bristle tile roof cover
COLORBOND® steel fascia, slotted gutters and downpipes with painted ZINCALUME® steel downpipes to rendered brickwork
Powder coated aluminium window and sliding door frames Sliding windows lockable for breeze path
Flyscreens to aluminium window and sliding door frames
Double garage with fibre cement ceiling and grey grano hardstand
Cement fibre ceiling to external ceilings and eaves
Plasterboard ceiling to Alfresco with cement fibre eave
Centurion Garage Doors sectional door with 3 remote controls and flush fit pelmet
Choice of paving from Midland Brick Pavestone Classic or Masterpave Classic range to Alfresco, Porch and Veranda plus 30m² brick paving allowance for drive way and connecting path to Entry
Entry door from M&B Sales Designer range with paint grade timber frame
Solid core flush panel door to Shopper entry
Delf Linear Secure lever set to entry door
Delf DL500 Entrance Lever with Delf 550 double cylinder deadbolt shopper door
Full paint throughout excluding internal walls
Two external taps
Dux 26ℓ gas instantaneous hot water unit
R4 ceiling insulation to house and garage
10m sewer allowance from last point to connection point
7m water allowance from meter

Interior

31c ceiling to Kitchen, Meals and Family with 28c to Alfresco
Clay brick to internal walls with hard wall render
Metals beads to trafficable corners
Hard wired smoke detectors
Light point to each room and outside external doors
RCD safety switches to meter box
NBN Provision – 1 telephone point, 1 television point, 1 data point
HPM Legrand Excel light and GPO switch plates from Dedicated Plate Series
Double GPO to bedrooms and living rooms
Double GPO with dual USB ports
Soft closing doors and drawers to cabinets
ABS edging to cabinet doors, drawers and exposed edges
Wide selection of knobs and handles to cabinet doors and drawers
Metal door frames with flush panel hollow core doors
Delf DL 100 series lever handles to internal doors
Weather draft seal to entry door
Walk in robe to Master Suite
Wall and Floor tile PC allowance of \$44.00 per m²
Mitred to external corners to tiles throughout
Chrome floor wastes throughout

Contractual Inclusions

HIA fixed price building contract
Termimesh stainless steel mesh to perimeter and penetrations
Site contour survey and re-peg
Engineer's site assessment
10 year Structural warranty
12 month defect period
Home Owner's indemnity insurance
Building licence, Water Corporation fees
6 star Energy Rating compliant¹

Kitchen

20mm Stone bench tops to cabinets
Bank of four drawers with cutlery insert to top drawer
Baumatic BM90S 900mm black glass electric oven
Baumatic BCG90S 900mm stainless steel gas hotplate
Home Appliances RFT9 900mm stainless steel flat canopy rangehood (flumed externally)
Dishwasher recess including cold water tap and single GPO
Clark Polar double bowl under mount sink
Dorf Kip sink mixer
Tiling to hotplate splashback to underside of rangehood
Single row of tiles above benchtops

Ensuite, Bathroom

20mm Stone bench tops to vanity cabinets
Framed mirror to full width of vanity
Stylus Symphony white inset basin
Stylus Origin 1675 white bath
Dorf Kip mixer to basin, bath and shower
Dorf Kip bath spout to bath
Caroma Series A adjustable shower head to Bathroom shower
Caroma Tasman II shower on rail to Ensuite Shower
2000mm high tiling to shower recess with mitred tile hob
Clear glazed framed pivot door with return to Bathroom shower
Clear glazed frameless pivot door with framed panel and return to Ensuite shower
Stylus Prima II ceramic cistern, close coupled WC to Ensuite
Flumed exhaust fan to Ensuite, Ensuite WC and Bathroom with draft stopper
Caroma Cosmo 600mm double towel rail
Caroma Cosmo chrome toilet roll holder

Laundry, WC

Stylus Prima II ceramic cistern, close coupled WC
Caroma Cosmo chrome toilet roll holder
Flumed exhaust fan with draft stopper to WC
Clark F6001 42ℓ stainless steel trough with white metal cabinet
Dorf Kip sink mixer to trough
Caroma Tasman II washing machine taps

Client

Date

¹ Standard plan with pitched roof only within Zones 13, 52 or 54 only.

All selections are from Builders Standard Range unless noted otherwise