

PLATINUM & DISPLAY



Optional elevation

THE PORTOFINO

101

It's **your** home

Why compromise when you can afford to reach higher?

You're going to spend a lot of time in your home. You'll eat there, sleep there, work there, play there and entertain there. So make sure you love living there. Build with someone who'll make the most of every square metre. Someone who believes that building on a budget shouldn't mean one compromise after another. Someone like 101 Residential - Scott Park's innovative building company.

More than you expect for less than you would imagine.

Our customers are always surprised when they discover how much home we can build for their budget. Our two-storey homes for example, cost as little as many single-storey homes on the market. And there's no compromise in quality.

How do we do it?

At 101 we have decades of experience and we've learned how to make the most of every budget. It's not about cutting corners - far from it. Our homes are finished to a standard you'd expect to pay a lot more for. It's all about smart design solutions that maximise your space, and minimise your spend. We also have Scott Park's considerable buying power behind us, and when we save, you save.

A unique home within your reach.

While other builders limit your freedom to create something unique, we build flexibility into our process. You can choose a configuration that fits your life downstairs, and add your own special sanctuary upstairs. In other words, build with 101 Residential and put more of you into your home.



Expect more:

- Choose from a range of homes to suit your style
- Expand upwards with a cost-effective two-storey home
- Decide what size and shape you want your second storey to be
- Select a storey at the front of your home, at the back or both
- Maximise the configuration to suit your needs

101 Residential Display Home located at

5 Televis Crescent, Dianella 6059


For more information please call **08 9208 9101**



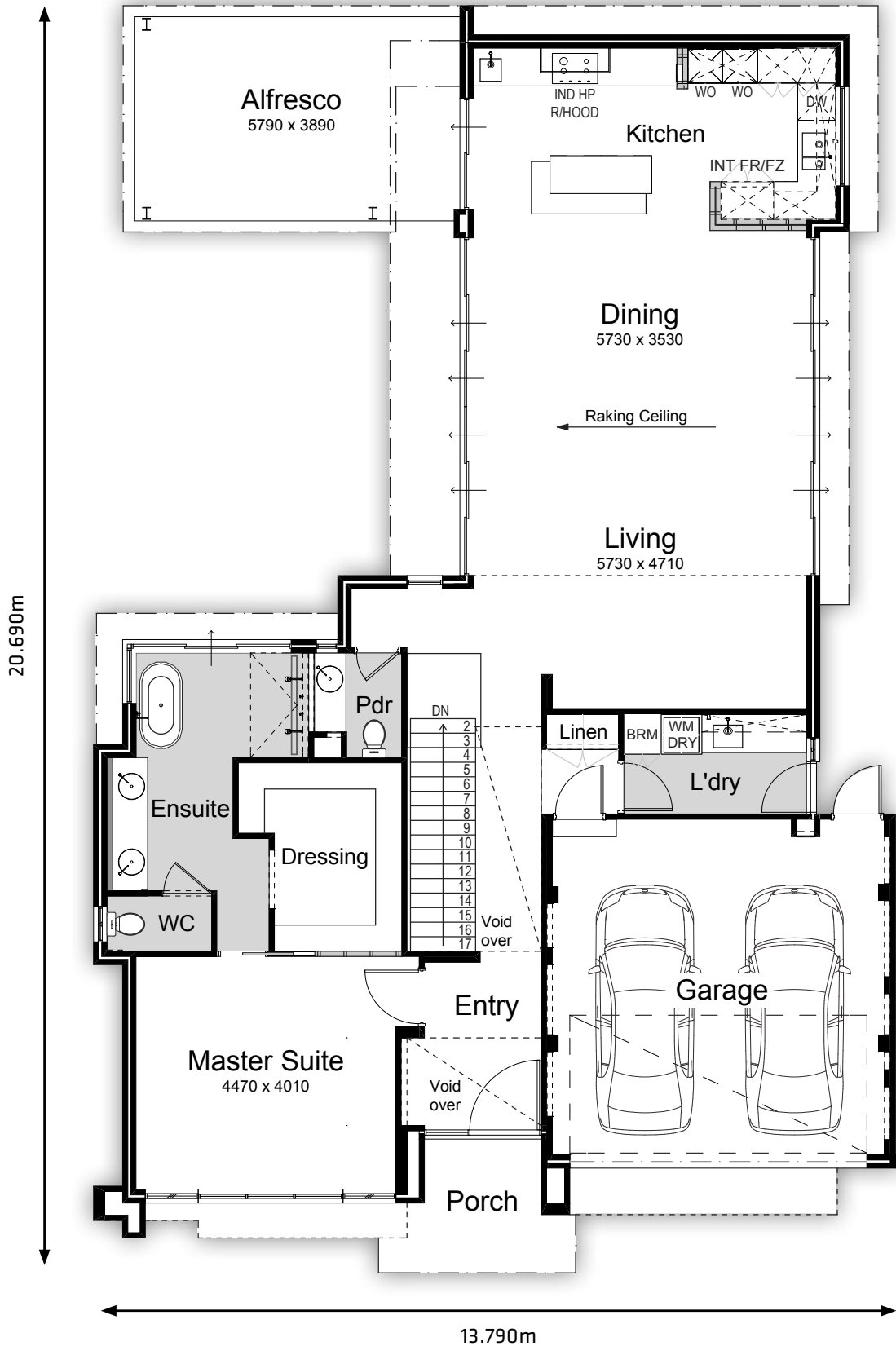
THE PORTOFINO

 4 BED

 3 BATH

 2 GARAGE

 15m BLOCK



House-Ground	153.753m ²
House-Upper	127.747m ²
Garage	36.181m ²
Alfresco	22.523m ²
Porch	6.553m ²
Total	346.757m²



Designed around your style
Designed around your budget



STANDARD PLATINUM INCLUSIONS

101 Guarantees

6 month defects liability period & lifetime structural guarantee

GENERAL INCLUSIONS

- Housing Industry Australia (HIA) fixed price contract
- Full working drawings and addenda for local authority submissions
- Personalised interior design consultation
- Full builder's indemnity insurance
- Site contour survey
- Independent structural inspection to all upper floor frames (double storey designs)
- Structural site report and engineer certified working drawings
- Council approved energy efficiency report
- Shire building permit fees and standard Water Corporation fees
- Allowance for sewer run in (10m past last connection point)
- Allowance for water run in (6m past last fixture)
- Gas allowance to meter box for ATCO run in and connection
- Daiken® ducted reverse cycle – air conditioning with eZone controller
- 25 degree roof pitch*
- COLORBOND® custom orb steel roof, gutters, fascia and downpipes
- H2 treated pine roof (Blue Pine)
- 30c ceiling height to ground floor including alfresco and 27c ceiling height to garage**
- Porch ceiling height as per plan
- 28c ceiling height to upper floor including balcony
- Plasterboard ceiling internally with 75 mm cove, aria or symphony cornice
- Plasterboard ceiling to garage, porch, portico and alfresco with 75mm coved cornice**
- White set hard wall plaster to ground floor
- Metal corner beads to trafficable walls
- R4 insulation to ceiling throughout
- Full perimeter termite treatment
- Double brick construction to ground floor
- 2 course face brick, with rolled cream mortar joints from builder's range to ground floor
- Feature elevation as per plan
- Acrylic render to ground floor front elevation (1 colour as standard)*
- Extent of eaves as show on plan, with painted fibre-cement lining
- Remote sectional door to garage with 3 remotes from builder's range
- Full paint finish internally and externally (excluding internal walls)
- Feature concrete brick paving to porch, alfresco and driveway (max 6m long)
- 2 outdoor garden taps with non-return valves
- Energy compliant self-closing flumed exhaust fans to ensuite, bathroom and WC
- Rinnai® high efficiency instantaneous gas hot water system

DOOR AND WINDOW

- Double glazing to all external doors and windows (excluding wet area windows, hinged doors and silicon joint windows)
- Feature aluminium 920mm or 1200mm (w) 27c hinged entry door with clear or translucent glass as per plan
- Front entry door handle to suit aluminium door
- Garage entry door furniture from builders range
- Lever handles to all internal doors from builder's range
- Privacy latches to ensuite, bathroom and WC (where applicable)
- Painted 25c regal metal door frames throughout
- Painted 25c flush panel internal doors from builder's range
- Choice of mirror or vinyl doors to all sliding robes and sliding linen cupboards
- Powder coated aluminium window frames and sliding doors with raised heights (27c) to ground floor
- Flyscreens to all awning and sliding windows and sliding doors
- Keyed vent locks to all sliding windows
- Obscured glazing to bathrooms, ensuite, WC and powder room (where applicable)

KITCHEN (INCLUDES SCULLERY WHERE APPLICABLE)

- 20mm Essastone® bench top from builders range
- 300mm over-hang to breakfast bar*
- ABS edging and soft closers to drawers and cupboards from builder's Formica velour range
- Drawer and cupboard handles from builder's range
- Feature inset slimline stainless steel sink with feature mixer in black, chrome or brushed nickel
- 2x 600mm Westinghouse® stainless steel fan – forced under bench electric ovens or
- 900mm Westinghouse® stainless steel fan-forced under bench electric oven
- 900mm Westinghouse® stainless steel gas hotplate
- 900mm Westinghouse stainless steel canopy flumed rangehood
- Bank of 4 cutlery drawers (450mm)
- 700mm high tiled splash back to behind hotplate with 200mm high splash back to remainder (from builder's standard range at \$44/m² PC)
- Dishwasher recess with plumbing and electrical provisions

ELECTRICAL

- Three phase power (excluding power run in)
- RCD earth leakage safety circuits as required
- Double power points throughout the home (1 per room)
- Provision for National Broadband Network connection
- NBN 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- 1 x single power point to dishwasher recess
- 1 x standard bayonet light point to each room
- 1 x two-way switch (to double storey designs)
- Modern light switches in choice of grey or white
- External lights to porch, laundry and alfresco*
- Telecommunications conduit (when located next to power dome and within 30m of meter box)
- Minimum of 2 hard wired smoke detectors

ENSUITE, BATHROOM, TOILET & LAUNDRY

- 20mm Essastone® bench tops from builder's range
- Hob-less showers throughout
- ABS edging and soft closers to cupboards from builder's Formica Velour range
- Drawer and cupboard handles from builder's range
- Frameless mirrors to full width of vanity cupboards
- Choice of feature inset vanity basins from builder's range
- Feature tapware from builder's range in black, chrome or brushed nickel (Laundry tap in chrome only)
- Choice of feature close coupled wall faced china toilet suite with soft closing seat from builder's range
- Clear glass semi-frameless pivot doors to showers*
- 2000mm high tiling to showers (from builder's standard range at \$44/m² PC)
- Choice of feature 1525mm or 1690mm bath to bathroom from builder's range
- Stainless steel inset trough and cupboard to laundry from builder's range
- Square chrome floor wastes, where applicable
- Ceramic floor tiles up to 300x300mm with wall tiles up to 200 x 600mm to builder's range (builder's range \$44/m² PC)
- Feature towel rail, toilet roll holder and towel ring (where applicable) from builder's range

SECOND STOREY (IF APPLICABLE)

- Vista powder-coated aluminium / glass framed balustrade and powder coated handrails (where applicable)
- Ceiling white paint to second storey dry-lined walls and feature bulkheads where applicable
- Anti-fall kid safety screens to all openable windows
- Storm sill to all windows

BALCONY INCLUSIONS (IF APPLICABLE)

- Ceramic floor tiles up to 300x300mm (builder's range \$44/m² PC)
- Vista powder-coated aluminium / glass framed balustrade and powder coated handrails (where applicable)
- Square chrome floor waste
- Plasterboard ceiling to Balcony with 75mm cove cornice

Display Home Inclusions

GENERAL INCLUSIONS

- Feature concealed roof to front elevation
- COLORBOND® steel roof cover – Custom orb profile
- Feature lining to eaves, alfresco and porch ceilings
- Feature boxed window surround to front elevation as shown
- Feature awning to front elevation where shown
- Acrylic render to external walls where shown and internal walls of garage
- Plaster float and set throughout
- Feature shadowline cornice detail to ceilings as per display

DOOR AND WINDOW INCLUSIONS

- 600mm pull handle set to Entry door
- Gainsborough lever set handles throughout
- 28c high feature internal doors throughout
- Feature cavity sliding door to Ensuite and Bed
- 2 WIR
- Glazed robe doors with slimline frame as per display
- Recessed frame for sliding doors to Dining, Living and Kitchen
- Feature louvred windows where shown
- Feature laminate

KITCHEN (INCLUDES SCULLERY WHERE APPLICABLE)

- 20mm engineered stone benchtops
- Engineered stone splashbacks
- Feature cabinetry including drawers and shelving as per display
- Feature island bench with breakfast bar an open shelving
- Laminate kickboard as per display
- Integrated dishwasher and as per display with feature laminate rib wall
- 2x 600mm wall ovens, built-in microwave, built-in steamer oven, induction cooktop and integrated rangehood as per display

ENSUITE, BATHROOM, TOILET AND LAUNDRY INCLUSIONS

- 20mm engineered stone benchtops
- Engineered stone splashback to laundry
- Feature laundry washer/dryer stack, overhead cabinets and pull-out hamper drawers as per display
- Designer trough and tapware to laundry as shown
- Stainless steel floor wastes with tile inserts as shown
- Mirrored medicine cabinet to master ensuite, ensuite 2 and bathroom as shown
- Designer basins and tapware as shown
- Free standing bath to master ensuite and bathroom
- Feature glazed pivot door to master ensuite wc
- Full height tiling to master ensuite
- 2400mm high tiling to shower recesses in ensuite 2 and bathroom
- Feature dado tiling to Bathroom as shown

SECOND STOREY INCLUSIONS

- Double brick construction to upper floor
- Feature cladding to front elevation as per display
- Feature open tread staircase with twin stringers with painted timber and glass balustrade as per display
- Feature raked ceiling to stair void and theatre as per display
- Feature shadowline cornice detail to Master suite ceilings as per display

Exclusions*

- Burnished concrete to driveway, porch and alfresco as per display
- Millboard decking to porch and alfresco
- Feature plinth and fireplace to Living as per display
- Integrated fridge/freezer as per display
- Feature skylights to stair void and upper floor powder as per display

*Only if alfresco is included in design *Unless otherwise noted. Images are for illustrative purposes only. The following items are not included in The One specification: internal wall painting, window treatments, decorator items, built in furniture, dishwasher, microwave oven, display home music and security system, fencing, landscaping, display home paving locations and selections, letterbox, gate, custom fit outs to master suite walk in robes (a shelf and hanging rail will be installed). The builder reserves the right to substitute products of a similar value when items become obsolete or are unavailable. Changes may occur without notice. This specification is current as of the 06/05/2021. BC13521

Call 9208 9101
101residential.com.au



innovative homes by
Scott Park
Managing Director