

101

It's your home



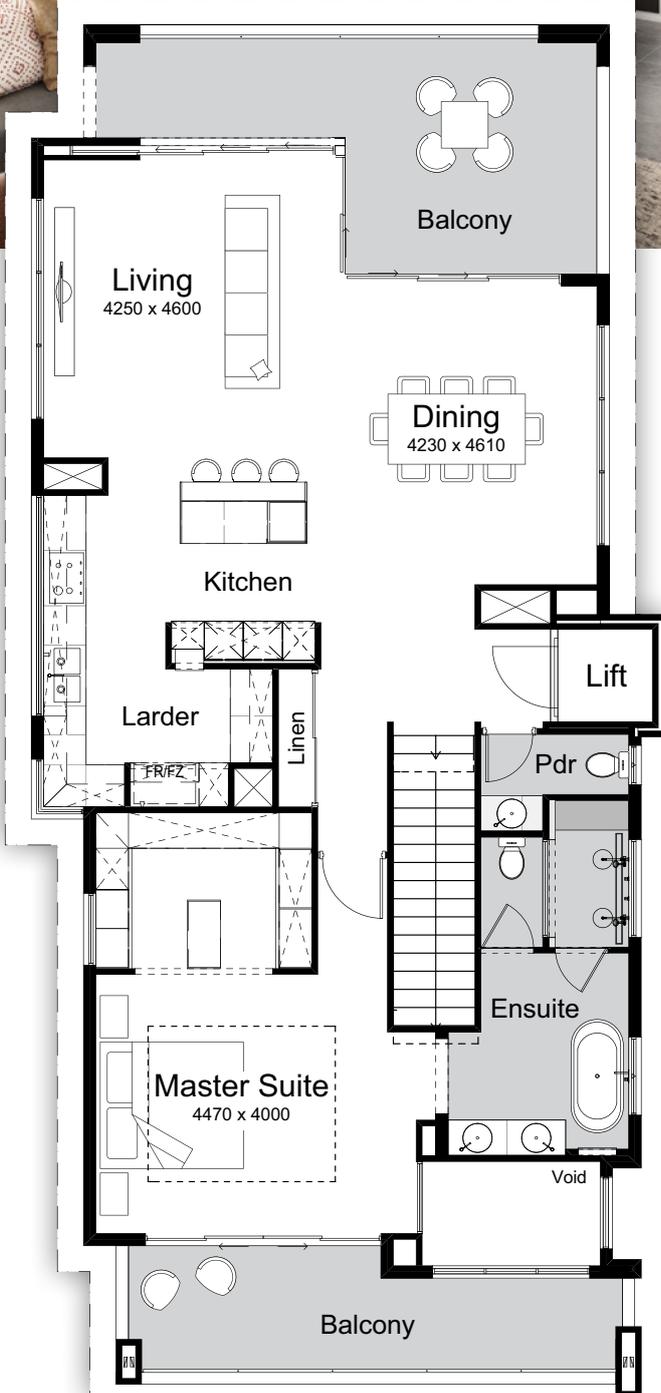
25 Bellefontaine
Grove

The Saint Tropez
Platinum & Display

innovative homes by
Scott Park
Managing Director



A home you can be proud of
at a price you can live with.



Upper Floor

Smart design solutions
make more of your money.

Note: All images, plans and diagrams are for illustration purposes only.



Standard Platinum Inclusions

101 Guarantees

- ✓ Maintenance carried out at 12 months
- ✓ Fully transferable 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 (to 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
- ✓ Feature roof pitch as per display
- ✓ COLORBOND® custom Orb steel roof, gutters, fascia and downpipes as per display
- ✓ H2 treated pine roof (Blue Pine)
- ✓ 31c ceiling height to alfresco and 28c ceiling height to garage^a
- ✓ Feature cornice to all rooms including garage, porch and alfresco^a
- ✓ Feature ceiling and recesses throughout as per display
- ✓ Ground floor plaster as per display
- ✓ Metal corner beads to trafficable walls
- ✓ R4 insulation to ceiling throughout
- ✓ Full Perimeter termite treatment
- ✓ Double brick construction to ground floor
- ✓ Feature elevation as per display
- ✓ 2 course face brick, with rolled cream mortar joints from builder's Premium range
- ✓ Acrylic render as per display
- ✓ Second colour acrylic render
- ✓ Feature eaves lining as per display
- ✓ Remote sectional door to garage with 3 remotes as per display
- ✓ Full paint finish internally and externally (excluding internal walls)
- ✓ Feature concrete/brickpaving to driveway (garage door width x 6m in length or to boundary, whatever occurs first), porch and alfresco as per display^a
- ✓ 2 outdoor garden taps with non-return valves
- ✓ Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC (where applicable)
- ✓ High efficiency instantaneous gas hot water system

Door and Window Inclusions

- ✓ Feature 1200mm (w) 28c hinged entry door, timber frame, with weather draft seal entry door
- ✓ Front entry door handle as per display
- ✓ All external door locks keyed alike
- ✓ Lever handles to all internal doors as per display
- ✓ Privacy latches to ensuite, bathroom and WC (where applicable)
- ✓ Painted 28c metal door frames throughout as per display
- ✓ Painted 25c Feature internal doors as per display
- ✓ Robe doors as per display
- ✓ Linen doors as per display
- ✓ Powder coated aluminium window frames and sliding doors as per display
- ✓ 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 Inclusions

(includes Scullery where applicable)

- ✓ Gourmet kitchen and scullery design as per display
- ✓ Bench top as per display
- ✓ ABS edging and soft closers to drawers and cupboards from builder's Formica Velour/Gloss or Laminex Natural/Silk range

- ✓ Drawers and cupboards handles as per display
- ✓ Feature sink and tapware as per display
- ✓ Quality stainless steel appliances throughout as per display
- ✓ Kickboard as per display
- ✓ Splashback to benchtops as per display
- ✓ Integrated appliances as per display

Ensuite, Bathroom, Toilet and Laundry Inclusions

- ✓ Bench top as per display
- ✓ ABS edging and soft closers cupboards from builder's Formica Velour/Gloss or Laminex Natural/Silk range
- ✓ Drawers and cupboards handles as per display
- ✓ Feature mirrors as per display
- ✓ Feature tapware as per display
- ✓ Feature wall face china toilet suite with soft closing seat
- ✓ Feature glazed showerscreens as per display
- ✓ 2400mm high tiling to showers (from builder's standard range at \$65/m² PC)
- ✓ Feature bath, where applicable, as per display
- ✓ Feature trough and cabinetry to laundry as per display
- ✓ Feature floor wastes as per display
- ✓ Ceramic floor tiles up to 300x300mm with wall tiles up to 200x600mm, extent as per display (builder's range \$65/m² PC)
- ✓ Feature towel rail and toilet roll holder as per display

Electrical Inclusions

- ✓ Three phase power
- ✓ Upgraded electrical package included with 30 LED lights
- ✓ RCD earth leakage safety circuits as required to protect your family
- ✓ Double power points throughout the home (1 per room)
- ✓ 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)
- ✓ Feature light switch and power point covers
- ✓ External lights to porch, laundry and alfresco^a
- ✓ 3 x 25mm conduits and cover plate to entertainment area
- ✓ Telecommunications conduit (when located next to power dome and within 30m of meter box)
- ✓ Provision for National Broadband Network connection
- ✓ Minimum of 2 hard wired smoke detectors are provided for your peace of mind

Second Storey Inclusions (if applicable)

- ✓ Feature staircase configuration and balustrade as per display
- ✓ Ceiling white paint to second storey drylined walls and feature bulkheads when applicable (1 coat)
- ✓ Total of R5.2 (R2.0 batts + R3.2 wall panels) insulation to external timber walls
- ✓ Feature cladding as per display
- ✓ Engineer designed 84mm concrete metal truss flooring system (429mm overall thickness)
- ✓ 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 \$65/m² PC)
- ✓ Square chrome floor waste
- ✓ Balustrade as per display

Platinum Specification Bonus Inclusions

- ✓ Daikin Ducted Reverse Cycle Air Conditioning
- ✓ Double glazing throughout (excluding ensuite, bathroom, WC, hinged doors and silicone joint windows)

^aOnly if alfresco is included in design. *Unless otherwise noted. [†]Texture below roof line not included. Images are for illustrative purposes only. The following items are not included in the Platinum Standard specification. They can be priced and discussed with your design consultant: Internal wall painting, window treatments, decorator items, built in furniture, display home music and security system, fencing, landscaping, display home paving locations and selections, letterbox, custom fit outs to master suite walk in robes (a shelf and hanging rail will be installed). This specification is current as of the 10/07/2019. BC13521

Display Home Inclusions

General Inclusions

- Colorbond steel roof cover - Comclad profile
- Feature lining to eaves and porch ceilings
- Acrylic render to external walls where shown and internal walls of garage
- Two storey hydraulic passenger lift
- Drywall plaster throughout
- Feature cornice detail to ceilings as per display
- Reverse living with kitchen, living, dining and master suite location on second storey

Door and Window Inclusions

- Feature 28c x 1200mm entry door with double sidelights
- 750mm pull handle set to entry door
- Gainsborough leverset handles throughout
- 28c high feature internal doors throughout
- Cavity sliding door to threate
- Mirrored robe doors with slimline frame as per display
- Super white kote linen doors with slimline frame as per display
- Recessed frame for stacking doors to alfresco
- Cavity stacking door to balcony

Kitchen Inclusions

(includes Scullery where applicable)

- 12mm engineered stone benchtops
- Feature cabinetry including drawers and feature handles as per display
- Feature island bench with essastone breakfast bar and below bench fridge recess
- Feature open shelving to larder
- 6mm engineered stone splashback
- Laminate kickboard as per display
- Integrated dishwasher and built-in microwave as per display
- 2x 600mm wall ovens, steam oven, induction cooktop and integrated rangehood as per display
- Designer sink and tapware as per display

Ensuite, Bathroom, Toilet and Laundry Inclusions

- Feature overhead cabinets with open shelving to laundry as per display
- Designer trough and tapware to laundry as shown
- 6mm engineered stone splashback to laundry
- Feature laminate finger pull handles to cupboards and drawers where shown
- Framed mirrors to wet areas as per display
- Feature open shelving to bath niche as per display
- Designer basins and tapware as shown
- Freestanding bath to master ensuite as shown
- Feature frameless shower screen to master ensuite as per display
- Feature frameless pivot door to master ensuite wc
- Stainless steel floor wastes with tile inserts as shown
- Full height tiling to ensuite, attached wc and upstairs powder room
- 1100mm high tiling to bathroom

Second Storey Inclusions (if applicable)

- Feature cladding to front elevation as per display
- Balcony to upper floor front and rear
- Open tread floating look staircase with powdercoated aluminium handrail and with painted steel tubular balustrade as per display
- Frameless glass balustrade to front and rear balconies
- Feature recessed ceiling with light trough to master suite as per display

Exclusions

- Exposed aggregate concrete driveway
- Millboard decking to porch and alfresco
- Skylight to upper floor above stair void
- Vintex wine fridge

Designed around your style

Designed around your budget

