

# UNIQUE ARCADIA AS DISPLAYED INCLUSIONS

- Acrylic render to Front Elevation (including 5c high piers to Verandah) and right hand side Elevation (including Alfresco piers)
- Painted weatherboards from Builders standard range to section of Front Elevation
- 31c high ceiling to Garage
- Feature lining boards from Builders standard range to Porch and Verandah
- Gyprock lining to all internal walls (excluding Garage and full height wall tiling areas)
- 28c high aluminium stacker style sliding doors to Meals
- Bifold window between Kitchen and Alfresco (no flyscreens allowed for)
- 2340mm high internal, Front Entry, Garage/Entry and Rear Garage doors and frames
- Builders upgrade range metal door frames internally and to Rear Garage
- Corinthian Deco range solid door to Garage/Entry
- M&B Brentwood (clear glazed) 920mm wide doors to Kid Zone (x2) and Audio Visual
- Corinthian Deco range doors internally (elsewhere)
- Electrolux microwave with trim kit to Scullery
- Up to three stone colours allowed to benchtops
- Builders upgrade range 60mm mitred edge stone benchtop allowed for to Kitchen island bench and Alfresco servery benchtop
- Builders upgrade range 20mm thick stone benchtops allowed for to remainder of Kitchen, Scullery, Ensuite and Laundry
- Builders upgrade range 20mm thick, 200mm high stone upstand to either side of Kitchen/Alfresco bifold window
- Provide one 20mm thick stone waterfall end from Builders upgrade range to Kitchen
- Push catch handles to all top cupboards of Kitchen Pantry
- Builders Arcadia range cabinet handles to remainder of Kitchen, Scullery and Laundry
- Builders range vinyl wrap satin Arcadia shaker profile pattern doors and drawer fronts to Kitchen and Scullery
- Provide Builders range contrasting vinyl wrap satin Arcadia shaker profile pattern drawer fronts, panels and posts to Kitchen island bench
- Double bin insert to full height Kitchen drawer
- Brickbond laid wall tiling to Kitchen/Scullery and Laundry
- Full height wall tiling to Ensuite, Ensuite WC, Bathroom and Powder
- Tiled seat to Bathroom shower
- One set of two drawers to Ensuite vanity
- Two sets of two drawers to Bathroom vanity
- Vanity with Builders standard range 20mm thick stone benchtop, cupboards and open shelves to Powder
- 2140mm high 10mm thick frameless clear glazed fixed shower screen panel to Ensuite
- 2140mm high semi-frameless shower pivot door to Bathroom
- 1390mm high frameless mirror with chrome dome fixings to Ensuite, Bathroom and Powder
- Builders Arcadia range plumbing fixtures and fittings
- Builders Arcadia range toilet roll holders and towel rails
- Overhead cupboards to Laundry
- Laminate broom cupboard to Laundry
- Builders Arcadia range single bowl inset stainless steel trough to Laundry
- Mirrorline mirrored sliders to Bedroom 2 robe and Bedroom 3 robe
- Clipsal Saturn Zen light switches and power points (excludes face brick areas – to remain as Clipsal 2000 series)
- Built-in shelving system to Bedroom 2 robe, Bedroom 3 robe and Bedroom 4 Walk In Robe
- Upgrade laminate colour to Master Suite Walk In Robe and Bedroom 4 Walk In Robe
- Built-in shelving system to Store
- Two 50mm square edge laminate shelves to Front Entry Passage drop zone
- 20mm thick Builders upgrade range stone benchtop, cupboard, overhead cupboards and open shelf to Meals (Builders range vinyl wrap satin Arcadia shaker profile pattern doors and Builders Arcadia range cabinet handles allowed for)
- Grey tint mirror above and below Meals cabinetry overhead cupboards/ open shelf
- Lock and viewing panels to both meter boxes

WHICH SPECIFICATION?  DISPLAY  ELEGANCE  ESSENTIALS

## ELEGANCE/ESSENTIALS SPECIFICATIONS

	ELEGANCE	ESSENTIALS
<b>Standard inclusions</b>		
Home Owners Indemnity insurance	•	•
H.I.A. fixed Building Contract	•	•
6 Star compliant home	•	•
4 month maintenance period	•	•
Re-Peg to site (to new subdivisions)	•	•
Contour survey completed on your block	•	•
Building Permit and Water Corporation application fees included	•	•
Termite treatment and certificate	•	•
R4.0 ceiling insulation to home including Garage	•	•
Double clay brick construction	•	•
2 course Blueprint Homes range external face bricks	•	•
Rolled brick joints in cream mortar	•	•
Your choice of full COLORBOND® metal roof range	•	•
COLORBOND® fascia, downpipes and gutters	•	•
25° roof pitch as standard	•	•
H2 treated roof timbers	•	•
Quality Dowell powder-coated aluminium sliding glass doors	•	•
Quality Dowell powder-coated aluminium breeze lock windows	•	•
Flyscreens to all aluminium opening windows and sliding doors	•	•
Metal corner plaster beads to all internal trafficable corners (excludes sliding door, window and front door reveals)	•	•
Quality Gainsborough lever door handles to internal doors	•	•
European inspired mixers throughout	•	•
A.B.S. edges to laminated cupboard doors	•	•
Shelf and rail to minor Bedroom robes	•	•
Walk-in or Built-in Pantry with 4 white lined shelves (as per plan)	•	•
Walk-in or Built-in Linen with 4 white lined shelves (as per plan)	•	•
Painting specification includes: ceilings and cornice, doors and door frames, eaves, woodwork and meterbox	•	•
Dishwasher provision with cold tap and single power point	•	•
Future connect pack including TV, phone and internet point	•	•
Double power points throughout excluding Garage and appliance locations	•	•
3 external, 1 Garage ceiling and ample internal light points	•	•
Hard wired smoke detectors	•	•
2 safety switches	•	•
2 external garden taps	•	•
Feature front elevation (as displayed)	•	
Double Garage with 28c high 10mm plasterboard ceiling and concrete hardstand		•
Builder's Elegance range custom auto sectional door to Garage as displayed with 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Portico/ Porch, Alfresco and 1m wide path (from Builder's 60mm Elegance range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
Painted sand finish rendered to front elevation		•
Double Garage with 25c high Hardiflex ceiling with MDF scotia and concrete hardstand		•
Builder's Essentials range COLORBOND® auto sectional door to Garage with flush fit pelmet and track system and 3 controllers		•
Up to 6m long full width paved Driveway, Verandah/Porch, Alfresco and 1m wide path (from Builder's 60mm Essentials range) (with exception of rear Garage designs which include a 2m long Driveway as standard)		•
31c high ceilings as displayed	•	
3c recessed 10mm plasterboard ceiling to Alfresco	•	
Feature glass hinged 1200 entry door to front entry	•	
Gainsborough Omni pull handle entry set to front entry door	•	
Gainsborough Trilock door hardware to Garage entry and rear Garage doors	•	
Solid Duracote doors to Garage entry and Rear Garage	•	
Feature glass front entry door to front entry	•	
Quality Gainsborough deadlock and lever entrance set to Front Entry and Garage entry doors	•	
Solid Duracote door to Garage entry	•	
Quality Whitekote or Mirrored sliders to robes	•	
Built-in shelving system to Master Suite walk-in robe (as displayed)	•	

	ELEGANCE	ESSENTIALS
Door and frame to robes in minor Bedrooms		•
Shelf and rail to Master Suite walk-in-robe		•
Shelf and rail to minor Bedroom robes		•
Builders Elegance range cornice throughout internally and to Garage (as displayed)	•	
Clipsal Slimline light switches and power points from Builder's Elegance Range	•	
5 star gas storage 160ltr hot water system	•	
5 star gas storage 130ltr hot water system	•	
Choice of quality handles from Builder's Elegance range to all cupboards	•	
Choice of quality handles from Builder's Essentials range to all cupboards		•
Soft closing cabinet doors and drawers as standard	•	•
<b>Kitchen</b>		
20mm stone benchtops to Kitchen	•	
Electrolux 900mm black ceramic glass gas hot plate	•	
Electrolux 600mm stainless steel multi-function electric oven/s or Electrolux 900mm stainless steel multi-function electric oven (as displayed)	•	
Elegance range 900mm canopy style rangehood (flumed) or Elegance range 750mm concealed rangehood (flumed) (as displayed)	•	
European inspired double bowl undermount stainless steel sink with mixer	•	
Pot drawers to Kitchen (as displayed)	•	
Overhead cupboards (as displayed)	•	
Square postformed laminated benchtops to Kitchen	•	
Westinghouse 900mm stainless steel gas hot plate with wok burner	•	
Westinghouse 900mm stainless steel multifunction electric oven or Westinghouse 600mm multifunction electric oven	•	
900mm canopy style rangehood (flumed)	•	
1000mm wide splashback tiling between hotplate and rangehood	•	
European inspired 1½ bowl single drainer stainless steel sink with mixer	•	
<b>Laundry and Bathrooms</b>		
European inspired dual flush china toilet suite with 4 star rating and soft close seat	•	•
Automatic washing machine taps	•	•
2m high tiling to Bathroom and Ensuite shower recess	•	•
Floor tiling to Bathroom, Ensuite, WC's and Laundry	•	•
European inspired chrome double towel rails and toilet roll holders	•	•
European inspired gooseneck with round or square rainhead shower or ceiling mounted round or square rainhead to Ensuite	•	
European inspired gooseneck with round or square rainhead shower to Bathroom	•	
20mm stone benchtops to Bathroom, Ensuite and Laundry	•	
European inspired 38ltr china trough and cabinetry to Laundry	•	
Clear glazed semi-frameless shower pivot door to Bathroom and Ensuite	•	
European inspired above counter china basins to Bathroom and Ensuite	•	
Frameless full vanity width mirror to Bathroom and Ensuite	•	
Flumed exhaust fan to Ensuite, Bathroom and WC's	•	
Tile insert floor wastes	•	
Hobless showers to Bathroom and Ensuite	•	
Mitred tiled edges throughout	•	
1625mm long bath (as displayed)	•	
European inspired gooseneck with round or square rainhead shower to Ensuite and Bathroom	•	
Square postformed laminated benchtops to Bathroom, Ensuite and Laundry	•	
European inspired 45ltr stainless steel trough and 1m cabinetry to Laundry	•	
Clear glazed framed pivot shower screen door to Bathroom and Ensuite	•	
European inspired inset china basins to Bathroom and Ensuite	•	
Framed full vanity width mirror to Bathroom and Ensuite	•	
Flumed exhaust fan to WC areas	•	
Chrome plated floor wastes	•	
1525mm long bath (as per plan)	•	

## THE ARCADIA



4 Barrack Way, Bushmead

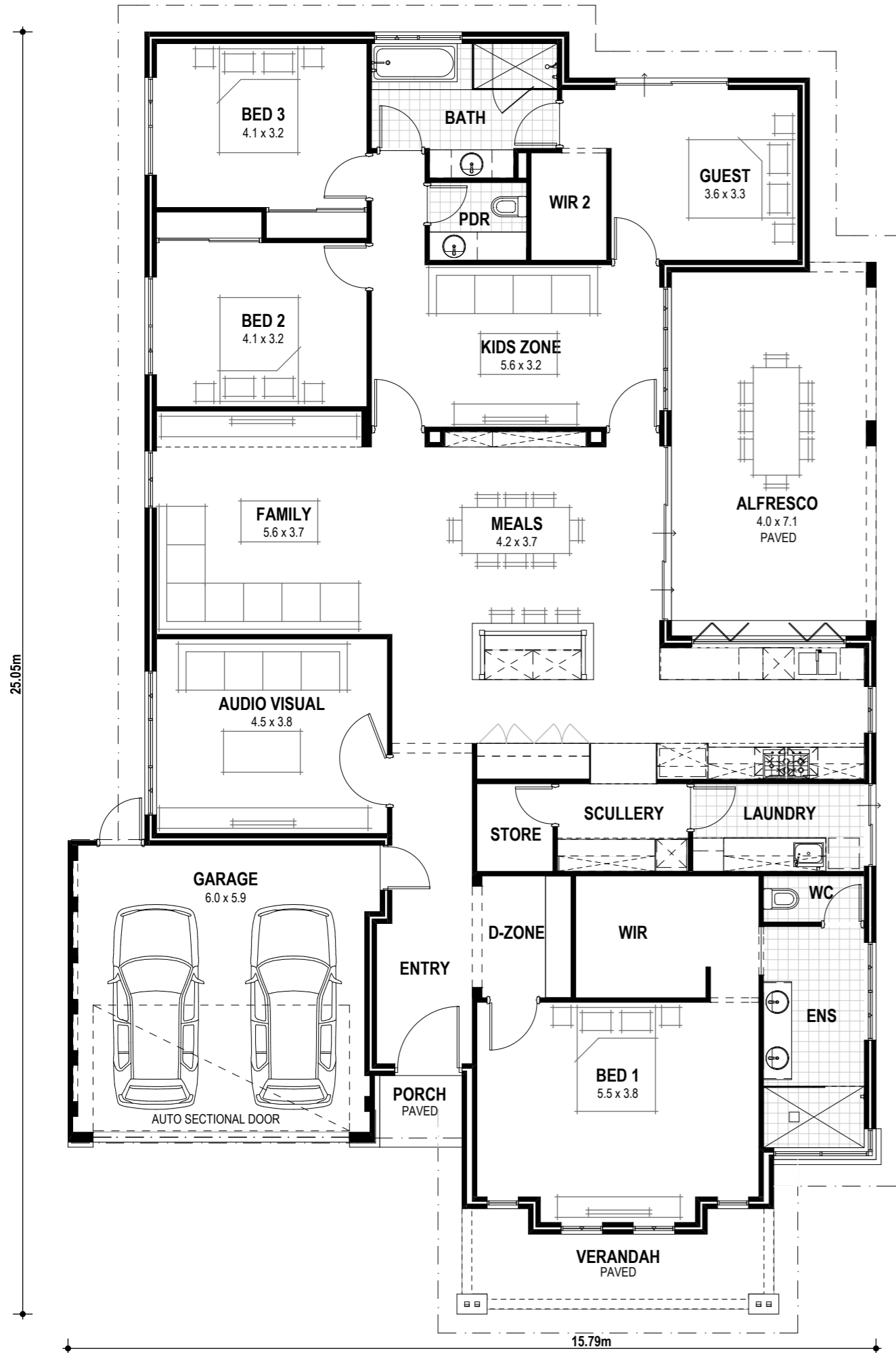
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# THE ARCADIA ELEGANCE

VITAL STATS Living area 282m<sup>2</sup> (including Alfresco) Total area 329m<sup>2</sup> (excluding eaves) Scale 1:100

4 2 2



# THE ARCADIA ESSENTIALS

VITAL STATS Living area 270m<sup>2</sup> (including Alfresco) Total area 306m<sup>2</sup> (excluding eaves) Scale 1:100

4 2 2

