



## 'Claremont'

*For The Outdoor Entertainer*

*This great family home is designed for easy living and outdoor entertaining with wrap around Alfresco!*

*Consisting 3 bedrooms with a study off the main entrance for the busy home worker.*

*Unbelievable kitchen, dining and family rooms and fantastic alfresco area. There are also 3 separate WC's and included in the en-suite is a luxury spa. Plus an extra large garage with store.*

*19.6m wide x 23.2m deep*

*Living 201m<sup>2</sup>*

*Garage 68m<sup>2</sup>*

*Alfresco 47m<sup>2</sup>*

*Portico 8m<sup>2</sup>*

*Total 324.5m*



# HOUSE MASTERS AUSTRALIA

## 9277 2009

Drawings are for illustration purposes only

# **“THE CLAREMONT” OUR ‘STANDARD’ INCLUSIONS**

## **PRELIMINARIES** included as STANDARD

- \* Standard Council fees
- \* Standard Water Authority fees
- \* Housing Indemnity Insurance
- \* Certified Pest Control Treatment
- \* Construction Insurance
- \* HIA Fixed Price Contract
- \* 120 Days Defects Liability Period

## **EXTERNAL FINISHES** included as STANDARD

- \* 25 degree roof pitch (on selected models).
- \* Brick allowance from builders standard range.
- \* Metal roof – Colorbond
- \* Zincolume or C/Bond fascia, gutters and downpipes
- \* Rendered & painted external front elevation (if applicable)
- \* Brickpaving (from builders standard range) to porch, alfresco & driveway (max 6 metres)
- \* FULL HEIGHT ceiling to garage or carport & concrete floor
- \* Sectional garage door with 2 remote control units
- \* 2 external water taps
- \* Corinthian “Madison” with Spotswood glass front door
- \* QPS “Albany” lever entrance mortice lock to front door
- \* Full external painting
- \* Store to garage

## **INTERNAL FINISHES** included as STANDARD

- \* Corinthian “Milan” internal doors to all main living areas
- \* Corinthian “Redicote” internal doors to all other doors
- \* QPS “Albany” lever designer door furniture
- \* Feature FRC Columns (if applicable)
- \* Shelf and hanging rail to all robes
- \* Four shelves to walk in linen
- \* Quality Gyprock ceilings with cove cornice
- \* Deluxe profile metal door frames throughout
- \* Fully painted internally (excluding walls)
- \* Weatherseals to external Corinthian doors
- \* 45 litre stainless steel laundry trough & cabinet
- \* Chrome washing machine taps

## **GENERAL CONSTRUCTION** items included as STANDARD (Not Site Costs)

- \* Engineer designed footings & 100mm thick slab
- \* Single phase underground power (max 10 metres)
- \* Sewerage connection (max 10 metres)
- \* Water connection (max 10 metres)
- \* R3 insulation to living ceilings, for year round comfort.
- \* Powder coated aluminium windows and sliding doors
- \* All aluminium windows and sliding doors supplied with keyed breeze locks and flyscreens
- \* Generous light and power point allowance
- \* Electrical RCD safety switch & 2 hard wired smoke detectors
- \* Interior and exterior house professionally clean before handover.

## **BATHROOM, LAUNDRY, ENSUITE & POWDER ROOM** inclusions as STANDARD

- \* Wet area wall and floor tile allowance to bath, wc, ensuite & laundry of \$45 including GST
- \* Laminate doors to vanity cabinets with post formed tops to bathroom & ensuite
- \* Cabinet made laminate laundry bench & doors
- \* Vitreous china vanity basin to ensuite
- \* Vitreous china basin to powder room
- \* Vitreous china vanity basin to bathroom
- \* Vitreous China toilet suite
- \* 1500mm Corner Spa
- \* Framed pivot door shower screen with clear laminated glass to ensuite
- \* Clear laminated glass framed fixed panel & rod shower screen to bathroom
- \* Framed mirrors to vanities matching shower screens
- \* Taps in chrome to all basins, showers, baths & kitchen sink (Triple A Rated Water Savers)
- \* Shower heads (Triple A Rated Water Savers)
- \* Exhaust fans to wc’s & powder room
- \* Double towel rail and chrome toilet roll holders & towel ring to powder room

## **KITCHEN** inclusions as STANDARD

- \* Laminate doors to kitchen cabinets with post formed tops
- \* Provision for dishwasher
- \* Bank of four drawers on rollers
- \* Imported Damani Rangehood DSR611 slide out in stainless steel (smudgeproof)
- \* Imported Damani Hotplates DGC64 (gas) 4 burner in stainless steel (smudgeproof)
- \* Imported Damani Oven DOFF6 in stainless steel (smudgeproof)
- \* 1 1/3 bowl 1010mm stainless steel sink
- \* Four shelves to walk in pantry

(Specification may be changed with equivalent quality products or services without notice)