



'Cottesloe'

Grand Entertainer

Looking for a **HUGE HOME** built for entertaining! This great 4 bedroom 2 and half bathroom home with study is ideal for the larger family.

Featuring a double wide entrance and high ceilings to family .

Including a designated home theatre room and games room.

The kitchen is a chef's delight with large bench and cupboard space, stainless steel appliances, overhead cupboards and 900mm Canopy.

Also included is a huge ensuite with luxury spa and a semi recessed china basin.

A huge alfresco area which links to the family and dining completes the outdoor entertaining experience.

16.4 wide x 25.7 deep

Living 249.6 mts²

Garage 39.5 mts²

Alfresco 34.4 mts²

Portico 5.65 mts²

TOTAL 329.15



HOUSE MASTERS AUSTRALIA

Phone 9277 2644

Drawings are for illustration purposes only

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“ COTTESLOE ”

GENERAL

- * Engineer designed footings & 100mm thick slab
- * Standard Council fees
- * Standard Water Authority fees
- * Housing Indemnity Insurance
- * Sewerage connection (up to 10 metres)
- * Certified Pest Control Treatment
- * Construction Insurance
- * HIA Fixed Price Contract
- * 120 Days Defects Liability Period
- * Block Contour Survey
- * Standard Engineer designed footings & slab
- * Single phase underground power (up to 10 metres)
- * Metal Plaster beads to all external corners
- * Copper water service in walls and Pro-Fit through ceiling
- * Water connection (up to 7 metres)
- * R3.0 Bradford gold batts insulation to living and garage
- * Powder coated aluminium windows and sliding doors
- * Electrical RCD safety switch & 2 hard wired smoke detectors
- * Alum windows and doors supplied with keyed breeze locks
- * Generous light and double power point allowance

EXTERNAL FINISHES

- * 25 degree roof pitch
- * Brick allowance from builders standard range
- * Concrete Roof Tiles
- * Colorbond fascia, gutters and downpipes
- * Face Blockwork from builders standard range
- * Brickpaving (from builders standard range) to porch, alfresco & driveway (up to 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
- * Gainsborough 100 series door furniture
- * Full internal & external painting (exc walls)
- * Rinnai Infinity 26 Gas instantaneous hot water system
- * Gyprock with cove cornice to Alfresco & Portico
- * Planters to front elevation

INTERNAL FINISHES

- * Milan 104” internal doors to all main living areas
- * Sliding Mirror doors to robes where applicable
- * Solid Core Readicote to Garage
- * Gainsborough 100 series door furniture
- * Shelf and hanging rail to all robes
- * Four shelves to linen
- * Quality Gyprock ceilings with cove cornice
- * Deluxe profile metal door frames throughout
- * Fully painted internally (excluding walls)
- * Weatherseals to main external doors
- * 45 Litre stainless steel inset laundry trough
- * Quality washing machine taps

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

House Masters, Residential Designers and Builders
U2/137 Great Eastern Highway, Rivervale,
PO Box 451, Belmont WA 6984
Phone: 9277 2644
Fax: 9475 0456
www.housemasters.com.au
Email: support@housemasters.com.au

BATHROOM, LAUNDRY, ENSUITE

- * Wall and floor tile allowance of \$44.00 inc GST
- * Laminate doors to vanity cabinets with post formed tops to kitchen, bathroom and ensuite
- * Cabinet made laminate laundry bench & doors
- * Vitreous china vanity basins to ensuite
- * Vitreous china vanity basin to bathroom & powder room
- * Vitreous china toilet suite
- * Spa to ensuite
- * Feature basins to bath & ensuite
- * Double towel rails and chrome toilet roll holders
- * Framed semi-frameless door shower screen with clear laminated glass to bathroom
- * Framed mirrors to vanities matching shower screen
- * Mixer Taps to all basins, showers, baths & kitchen sinks (Triple A Rated Water Savers)
- * Shower heads (Triple A Rated Water Savers)
- * Exhaust fan to ensuite

KITCHEN

- * Laminate doors to kitchen cabinets with post formed tops.
- * Provision for dishwasher
- * Bank of four drawers on rollers
- * Imported Damani 900mm Glass Canopy rangehood
- * Extra tiling to kitchen
- * Imported Damani 900 Hotplates (gas) 5 burner
- * Imported Damani Oven 900mm in stainless steel
- * 1 3/4 Bowl 1010mm stainless steel sink
- * Four shelves to large pantry
- * 9 Large Pot drawers
- * Appliance Cupboard with Microwave recess
- * Overhead Cupboards
- * Open Shelf Unit & Feature servery
- * Overhead open shelves
- * Alu Frost glass doors
- * 869973 feature handles
- * Double color selection & aluminium kick board

“ DELUXE ADDITIONS ”

- * Essa stone top to kitchen
- * Laminex Vinyl Gloss doors
- * AFA double bowl undermount sink
- * Rendered & painted external front portico
- * Raised 32 cs ceiling to family & dining
- * Coffered ceiling to Theatre, Entry & Bed 1
- * Custom shelving to robes & pantry
- * Linen cupboard to powder room
- * 900mm high tiling to ensuite
- * Feature external & internal Columns
- * Dropped bulkhead to kitchen
- * Glass Lite Doors to Theatre, Games, Family and Alfresco
- * Pivot Door to entry with Oblong Door Handle
- * Cottage Render to Portico with Render front elevation
- * Solahart 302KF hot water system
- * Custom Pantry with overheads
- * Custom wardrobe Package to bedrooms
- * Glosswood to Alfresco & Portico
- * FRC Columns to Bed 1 & Planters
- * Door Furniture upgrade to Novelle