

The Salcombe

Signature Specification

As part of Ross North's ongoing commitment to excellence, The Salcombe comes with all these inclusions unique to this design. Our Signature Specification truly reflects the very best appliances, fixtures and fittings to ensure that our clients receive the highest quality inclusions in their new home. Our commitment is to our valued clients and our reputation built on excellence.

EXTERIOR

- Double clay brick construction.
- Painted render brickwork to front elevation and alfresco, with standard range facebrick to remainder with cream hose rolled joints.
- 1st face facebrick to inside of garage where possible and 2nd face to remainder.
- Endurapanel cladding above bedroom 1, fixed to timber studs.
- Ceramic tiling to front 34c high pier, up to 330x330.
- H2 treated pine roof frame.
- 25° main roof pitch, 17° roof pitch to above bedroom 1 and 2° pitched TrimDek to front porch.
- Colorbond® roof, gutters and fascia, with painted zincalume rectangular downpipes, includes E-Vent and 2 eaves vents.
- Paving to porch, alfresco and driveway from builder's standard range with grano hardstand to garage.
- Colorbond® sectional garage door, includes 2 remotes.
- Colorbond® manual roller door to rear of garage.
- Garage T-bar lintel at 27c with painted rendered brickwork externally.
- Facebrick parapet wall to side of garage included.

CEILINGS

- 31c gyprock ceilings to family, dining, kitchen, entry passage and garage with standard 75mm cove cornice.
- 31c gyprock recessed ceilings with shadowline cornice to theatre.
- 28c framed bulkhead to kitchen.
- 138mm x 11mm Design Pine T&G boards with V groove facing downwards and double rebated 42mm x 18mm edge trim to alfresco lining.
- James Hardie Versilux lining boards with 6mm aluminium express joints to porch lining.

WINDOWS

- Jason breezlock aluminium windows and leverlocks to sliding doors.
- Jason awning windows to bedroom 1 and bathroom.

DOORS & DOOR FURNITURE

- Jason Sentry aluminium frame with 1140mm clear glazed door and Jason lever to entry.
- Corinthian Flushpanel Solidor and Gainsborough Contemporary Align levers to garage entry.
- Redicote Flush panels and Gainsborough Contemporary Align lever with privacy sets to bedroom 1, bathroom, ensuite 2 and WC.

- Britone Spacemaker Softline sliding doors with mirrored glass panels to bedrooms 2, 3 and 4 and Superwhite glass to linen.
- Jason Premium Sentry residential stacking doors and stacking flydoors recessed in slab with satin chrome leverlock to alfresco.

KITCHEN & SCULLERY

- 20mm stone kitchen and scullery benchtops with pencil round edges from builder's standard range.
- 380mm deep overhead cupboards to hotplate, above fridge recess with matching crown trims.
- 10mm overhang to overhead cupboard to hotplate side of kitchen and fridge recess and Push2open catches to overhead cupboards above rangehood.
- Laminated open shelving with microwave and trim kit below and one set of 4 drawers to S3 elevation to scullery.
- Stainless steel Westinghouse appliances including 900mm gas hotplate, 900mm electric oven and 900mm pull out rangehood to kitchen.
- Clark Punch double end bowl 1200mm sink with Vito Bertoni Kali mixer to kitchen.
- Clark Entertaining bar sink with Vito Bertoni Kali mixer to scullery.
- Smeg 29 litre microwave with trim kit to scullery.
- AEG fully integrated dishwasher.

BATHROOM & ENSUITES

- Laminex standard benchtops with 180mm postformed fascia to suit semi recessed basins to bathroom, ensuite 1 and 2.
- Caroma Carboni 11 semi recessed basins with Vito Bertoni Kali mixers to bathroom and ensuite 1 and 2.
- Alder Fresco rails with 3 function shower heads to bathroom, ensuite 1 and 2.
- Full width 4mm slimline mirrors throughout.
- Integrity semi frameless shower screen with pivot door in laminated glass to bathroom.
- 10mm fully frameless shower screen on 1 metre high tiled walls in ensuite 1 and 2.
- Caroma Maxton 1675mm bath in bathroom.

LAUNDRY

- Laminex standard benchtop with 39mm Tightform fascia including ABS edging with soft close hinges.
- 45 litre stainless steel Radiant inset trough built into cabinet with Vito Bertoni Kali mixer.
- Alder mini washing machine cocks located in cabinet.

TILING

- 770mm high tiling above top of kitchen cabinets and behind rangehood.
- 400mm high tiling above top of laundry cabinets and behind washing machine recess.
- 150mm tiled hobs to underside of vanities in bathroom, ensuite 1 and 2.
- Jolly tiles to all tiled areas where applicable.

ELECTRICAL

- 20 standard light points with energy efficient globes.
- 17 double GPOs, 5 single GPOs.
- 5 light exhaust fan combination.
- Single DIN type power point to meter box and P25 conduit from roadside to meter box.

YOUR COMPLETE HOME

- 20mm stone benchtops to kitchen and scullery where applicable.
- 450 mm x 450 mm floor tiles to entry, main passages, kitchen and scullery where applicable, dining and computer nook from builder's standard range.
- Carpet to bedrooms, study and theatre from builder's standard range.
- 89mm Vertical blinds to sliding doors and 25mm Venetian blinds to windows from builder's standard range (excluding bathrooms, ensuite, WC's and windows behind hot plates where applicable).
- Full internal wall painting - 4 coat system: 1 preparation coat, 1 oil sealer coat, 2 coats wall paint (1 colour).
- Panasonic 12.5kw reverse cycle ducted air conditioner with 10 outlets and 6 zones.

MISCELLANEOUS

- Rheem Stellar 160 litre gas hotwater system.
- R4.0 insulation batts.
- 1 data point, 2 TV points, 1 telephone point, P25 conduit and NBN generation 1 enclosure box.
- 20mm stone benchtop with pencil round edges with 60mm fascia including set of 3 drawers to computer nook from builder's standard range.
- Protective plaster beads to external trafficable corners where applicable (excludes wet areas).
- Professional site and home clean.
- Consult with our Interior Design and Colour Specialist.
- In-house finance assistance available.

OVER 40 YEARS OF BUILDING EXCELLENCE

- WA owned independent builder.
- HIA fixed price building contract.
- HIA indemnity insurance.
- Building permit and water authority fees.
- Hardwired electronic smoke detectors.
- 6 star energy rated*.
- Fully engineered concrete slab and footings.
- RCD approved electrical safety switches.
- Full termite treatment to your house.
- 6 month maintenance warranty.
- 10m sewer connection.
- 6.0m water run-in.
- Free professional site inspection.
- 25 year structural guarantee.

Specification correct at time of printing. Images are for illustration purposes and may depict features not included in the price of the home or supplied by the Ross North Group. This includes but is not limited to pools, landscaping, letter and planter boxes, retaining walls, BBQs, lighting, alarms, home furnishings and window treatments. Premium Specification is applicable to the Premium design. Builders registration 6552.