

# The Saltwood

## Signature Specification

As part of Ross North's ongoing commitment to excellence, The Saltwood 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 facebricks to inside the garage where possible and 2nd face to remainder.
- Ceramic tiling to front 39c high blade wall and alfresco blade wall.
- Endurapanel cladding above portico and family wall fixed to rendered brickwork.
- H2 treated pine roof frame.
- Colorbond®, MonierPrime or Harmony from builder's standard range, 25° main roof pitch.
- Colorbond® roof, gutters and fascia, with zincalume rectangular downpipes if Colorbond® roof selected, includes E-Vent and 2 eaves vents.
- Tiled roof with zincalume gutters, fascia and downpipes, includes 1 roof vent and 2 eaves vents.
- Paving to portico, alfresco and full width 6.0m driveway from builder's standard range with grano hardstand to garage.
- Colorbond® Flatline auto garage door with 2 remotes to front of garage and Colorbond® manual roller door to rear of garage.
- Garage T-bar lintel at 25c with painted rendered brickwork externally.
- Facebrick parapet wall to side of garage included.

### CEILINGS

- 31c gyprock ceilings to entry, bedroom 1 and 3, family, kitchen and dining with 75mm cove cornice.
- 31c with 3c recessed ceiling with shadowline cornice to theatre.
- 28c brick 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 and portico lining.

### WINDOWS

- Jason breezlock aluminium windows and leverlocks to sliding doors.
- Jason awning windows to bedroom 1, 2, 3 and 4, bathroom and theatre.

### DOORS & DOOR FURNITURE

- Humes single lite with clear glass 2040mm x 920mm and Gainsborough Contemporary Trilock to entry.

- Corinthian Flushpanel Solidor and Gainsborough Tradepro Braxton leverset to garage entry.
- Redicote Flush panels and Gainsborough Tradepro Braxton lever with privacy sets to bedroom 1, ensuite WC, bathroom and WC.
- M&B Brenton with translucent glass to laundry.
- Britone Spacemaker Softline sliding doors with mirrored glass to bedroom 2, 3 and 4.
- Jason Premium Sentry residential stacking doors and stacking flydoors recessed in slab with satin chrome leverlock to alfresco.

### KITCHEN

- 20mm stone benchtops with pencil round edges to kitchen from builder's standard range.
- 380mm deep overhead cupboards to either side of hotplate and above fridge recess with matching crown trims to kitchen.
- Push to open catches to overhead cupboards above rangehood and no handles to remainder.
- Laminated microwave recess with overhead cupboards above, 3 pot drawers below and laminated pantries either side.
- Clark Punch double end bowl 1200mm sink with Vito Bertoni Nuova Calare mixer to kitchen.
- Stainless steel Westinghouse appliances including 900mm gas hotplate, 900mm electric oven and 900mm slide out rangehood to kitchen.
- Smeg built in microwave with trim kit to kitchen.
- AEG fully integrated dishwasher to kitchen.

### BATHROOM & ENSUITE

- Laminex standard benchtops with 39mm Tightform fascia to bathroom and ensuite.
- Caroma Carboni 11 inset basins with Vito Bertoni Sachi mixers to bathroom and ensuite.
- Vito Bertoni Taya Eco dual rain shower heads to bathroom and ensuite.
- Full width 4mm slimline mirrors throughout.
- Vogue square edge perimeter framed shower screen with frameless pivot door in laminated glass to bathroom.
- 10mm fully frameless screen on 1 metre high tiled wall to ensuite.
- 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 Nuova Calare mixer.
- Alder mini washing machine cocks located in cabinet.

### TILING

- 700mm high tiling above hotplate benchtop.
- 400mm high tiling above top of laundry cabinets and behind washing machine recess.
- 150mm tiled hobs to underside of vanities in ensuite and bathroom.
- Jolly tiles to all tiled areas where applicable.

### ELECTRICAL

- 19 standard light points with energy efficient globes.
- 15 double GPOs, 5 single GPOs.
- 4 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

- RheemPlus 130 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.
- 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.