

# EAGLE BAY

## Specifications



### EXTERIOR

- Double clay brick construction.
- Extensive range of 2c face blocks from builder's standard range.
- Painted render brickwork to front elevation as shown on plans.
- Colorbond® roof, fascia, gutters and downpipes.
- Wide range of clay pavers or Blok pave to driveway, porch, alfresco from builder's standard range with grano hardstand to garage.
- 1.0m wide path from driveway to entry.
- Double lock up garage with automatic sectional door.
- 25 degree roof pitch with H2 treated pine frame.
- Front entry designer solid front door.
- Double cylinder deadlock to front entry door and rear garage and shopper entry where applicable.
- 2 external garden taps.
- Aluminium window frames including ultra-locks and flyscreens to windows and sliding doors.

### KITCHEN

- 20mm stone bench tops to kitchen and scullery where applicable.
- 1 ¾ bowl stainless steel sink with chrome mixer tap.
- Wide range of coloured laminate cupboards with large range of handles and ABS edging.
- Soft close hinges and rollers to all cabinet doors and drawers.
- 900mm stainless steel under bench oven.
- 900mm stainless steel gas hotplate.
- 900m stainless steel rangehood above hotplate.
- Dishwasher recess with cold water tap and GPO.
- Pantry with 4 white melamine shelves and door.

### BATHROOM, ENSUITE AND LAUNDRY

- Ceramic floor and wall tiling to bathroom, ensuite, laundry and WC from builder's standard range with square chrome floor wastes.
- Vitreous china basins with chrome wastes.
- Clear safety glass laminated pivot doors with coloured frames to all shower recesses.
- Coloured framed mirrors to full width of vanity cupboards.
- Chrome flick mixer taps to bathroom, ensuite and powder room where applicable.
- Chrome towel rail, soap dishes and toilet roll holders.
- Dual flush vitreous china toilet suites.
- Shower rail with selection of 4 outlets to all showers.
- Stylus Basis acrylic bath.
- 45 litre stainless steel laundry sud saver trough and cabinet under.
- Washing machine taps.
- Linen cupboard with 4 melamine shelves.
- 5 star gas 130 litre hot water system or 160 litre for all 3 bathroom designs where applicable.

### STANDARD ITEMS INCLUDED

- Protective plaster beads to external trafficable corners where applicable.
- Energy efficient LED light globes to all light points.
- Redicote flush panel internal doors with metal level set handles.
- Privacy sets to bathroom, ensuite and WC doors.
- Ample light and double power points with vivid white switch plates.
- NBN package including Data, Phone and 2 TV points, from builder's standard range.
- Double power points throughout (excluding dishwasher recess, hotplate and garage sectional door).
- LED, light exhaust fan combination to bathroom, ensuite and WC.
- Painting to all ceilings, doors, door frames, meter box and timber work.
- Single DIN type power point to meter box and P25 conduit from roadside to meter box.
- Professional site and home clean.
- Appointment with our Interior Design and Colour Specialist.
- In-house finance assistance available.

### YOUR COMPLETE HOME

- 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).
- Fully ducted reverse cycle air conditioning included (size and model will vary depending on design).

### 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 of your home.
- 6 month maintenance warranty.
- R4.0 insulation batts.
- 10m sewer connection.
- 6.0m water run-in.
- Free professional site inspection.
- 25 year structural guarantee.