

# ALMEDA 37

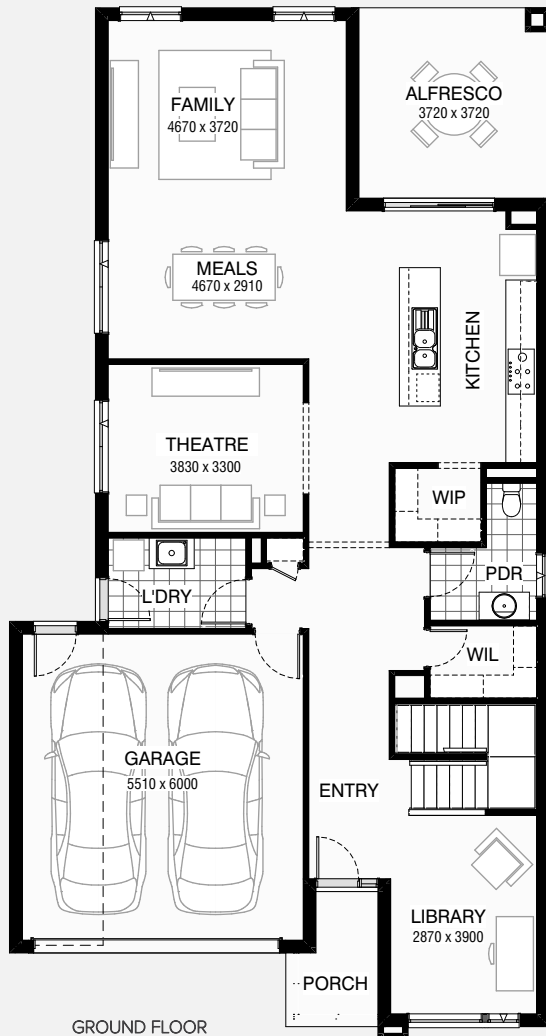
🏠 4 🛏 2.5 🚗 2

Total squares 37.2sq

**B**  
SERIES

Minimum Lot Width  
12.5m

Minimum Lot Length  
28.0m



GROUND FLOOR



FIRST FLOOR

**Design Dimensions**  
10,550mm(W) x 20,150mm(L).

**Facade Choices**  
Fullerton, Huntington, Moorpark,  
Oakwood, Palisades, Redlands, Riverside.  
Details based on Riverside façade floorplan (Illustrated)

DESIGN DIMENSIONS

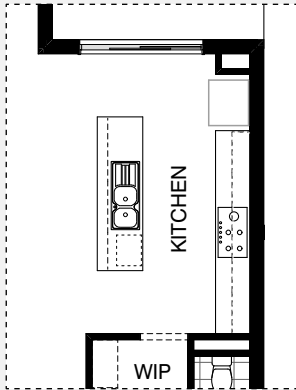
Residence	290.7m <sup>2</sup>	31.3sq
Garage	36.6m <sup>2</sup>	3.9sq
Porch	4.0m <sup>2</sup>	0.4sq
Alfresco	13.8m <sup>2</sup>	1.5sq
<b>Total</b>	<b>345.1m<sup>2</sup></b>	<b>37.1sq</b>



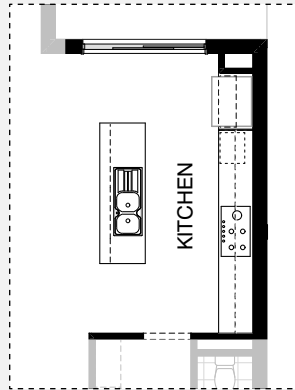
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## KITCHEN OPTIONS

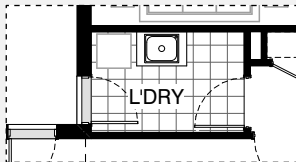


Master Kitchen Design

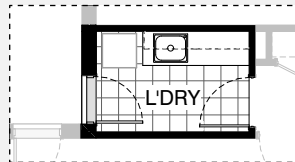


K01

## LAUNDRY OPTIONS

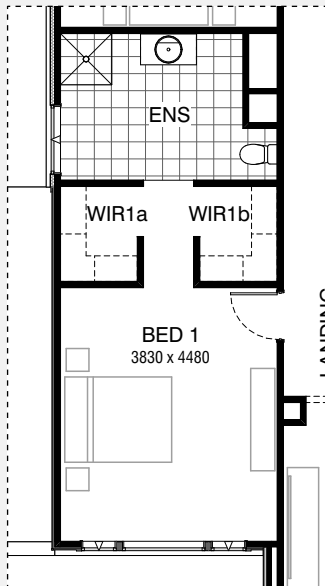


Master Laundry Design

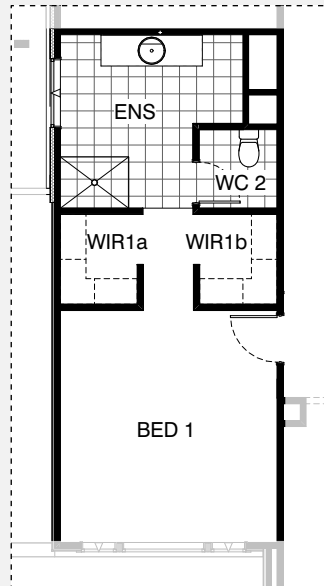


LD01

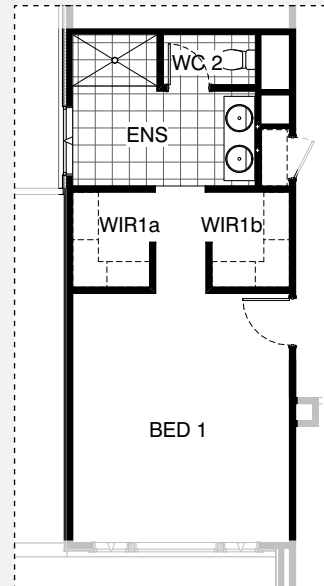
## ENSUITE OPTIONS



Master Ensuite Design

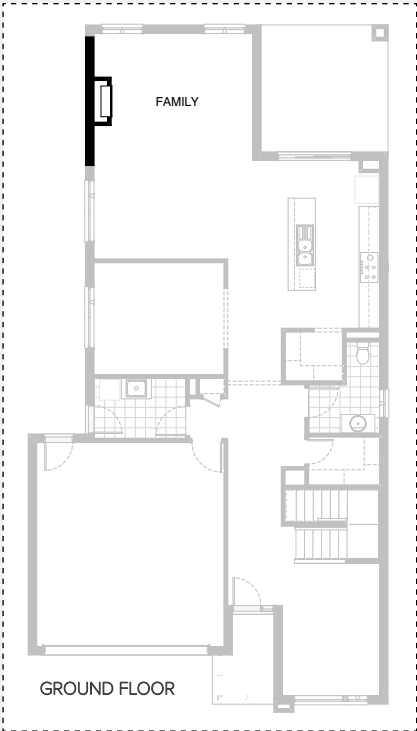


EN01

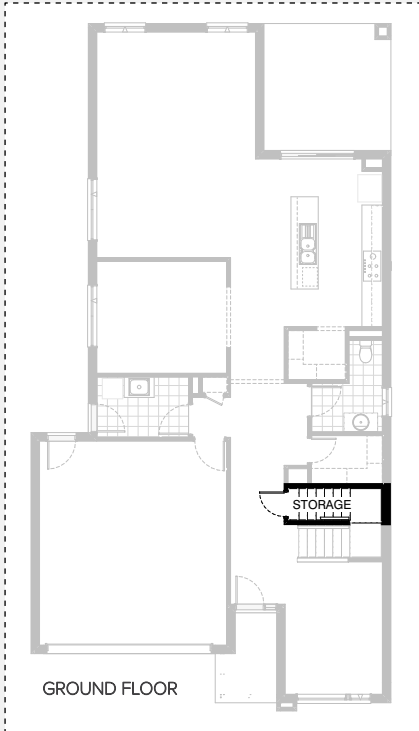


EN02

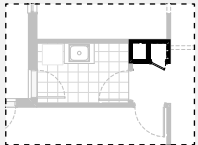
INTERNAL OPTIONS



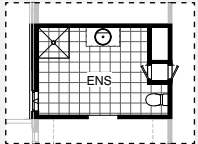
IN01



IN02

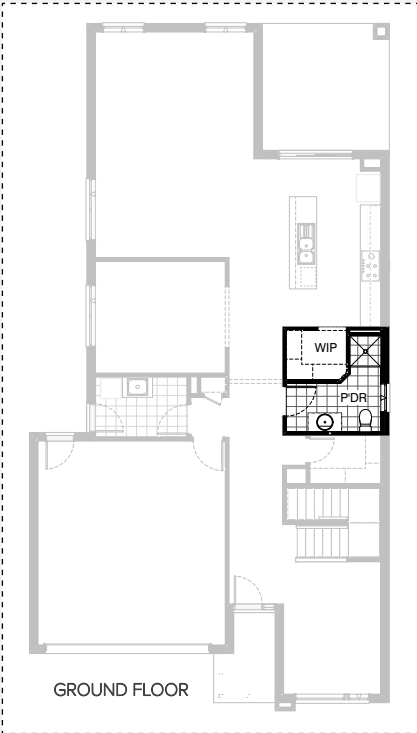


GROUND FLOOR

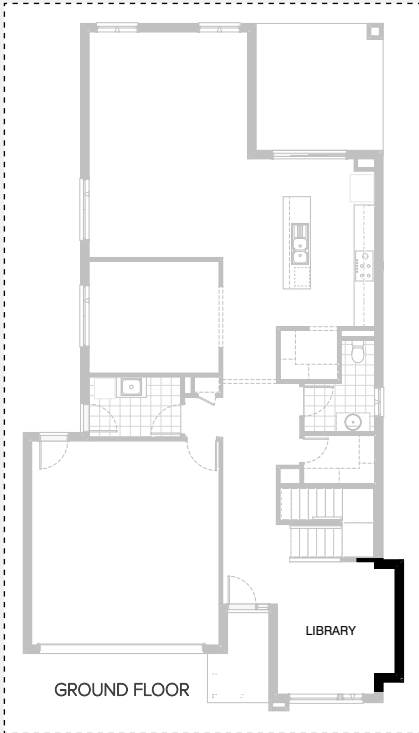


FIRST FLOOR

IN03

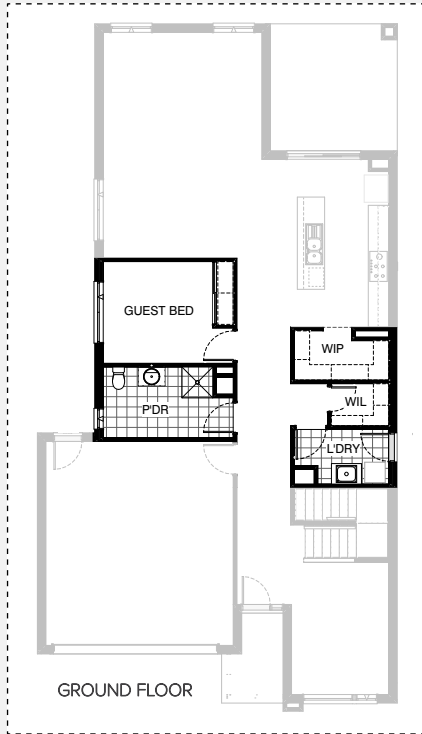


IN04

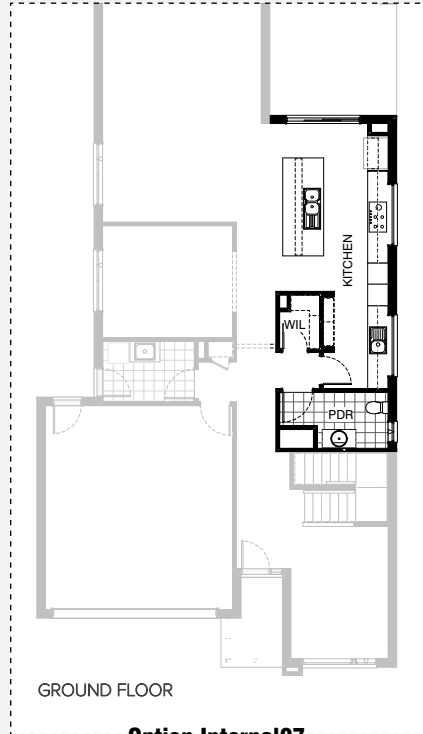


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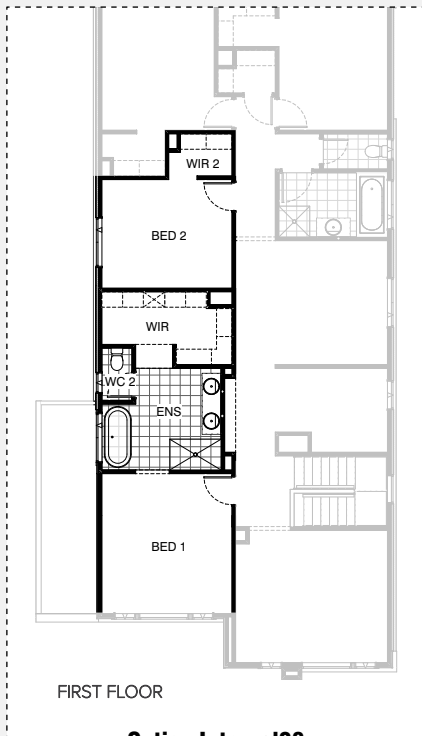
## INTERNAL OPTIONS



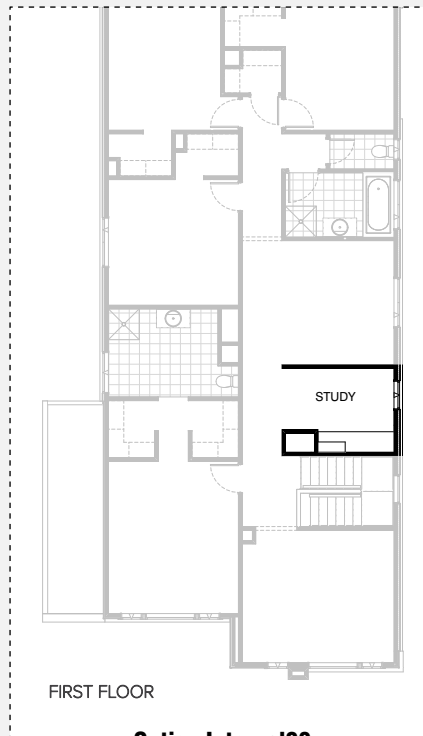
IN06



IN07

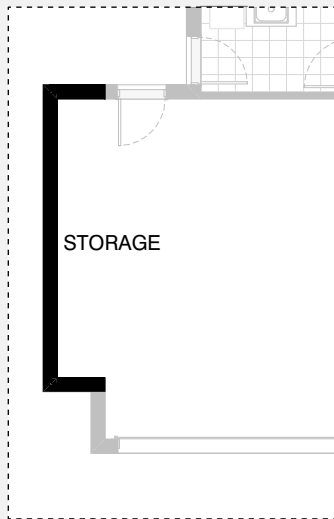


IN08

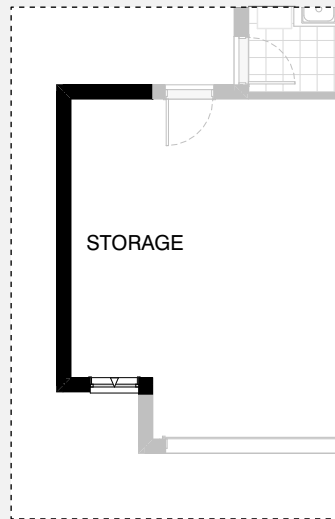


IN09

## GARAGE OPTIONS



G01



G02



# ALMEDA 37

## OPTION DESCRIPTIONS

### Kitchen Option 01

Provide Kitchen upgrade with laminated open shelf above refrigerator space,

1No. laminated MW provision with pot drawer below,  
2No. 700mm base cabinets,  
1No. 900mm base cabinet,  
1No. 400mm base cabinet,  
1No. 600mm drawer unit,  
2No. 700mm overhead cabinets,  
2No. 600mm overhead cabinets,  
1No. 450mm drawers and  
1No. laminated DW provision with additional tiled splashback and benchtop to suit.  
Provide 1No. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above

### Laundry Option 01

Provide Laundry option with inset trough,  
2No. 900mm base cabinets,  
2No. 900mm overhead cabinets and additional tiled splashback and benchtop to suit.

### Internal Option 01

Provide Real Flame Inspire 900 Gas fireplace 400mm off floor level in a 1400mm x 500mm boxed out plaster wall with a 4 sided black fascia to Family room side wall with capped gas point.

### Internal Option 02

Provide Storage room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice  
Note: Flooring not included

### Internal Option 03

Provide Laundry Chute with 2No. 900mm x 420mm flush panel hinged doors to First floor and Delete Ground floor Linen and provide 2040mm x 420mm hinged door.

### Internal Option 04

Provide Powder upgrade with additional 900mm x 900mm recessed tiled shower base, relocate hinged door, toilet and vanity basin to suit and increase WIP by 80mm and angle stud wall to suit.

### Internal Option 05

Provide Library option by extending Library wall width by 600mm with brick parapet and flat roof above.  
Increases area by 2.15m<sup>2</sup>.  
Increases width by 600mm.

### Internal Option 06

Provide Guest Bedroom option in lieu of Theatre including additional vinyl sliding robe doors and plaster lined robe with 1No. hanging rail and shelf.  
Relocate Laundry and W.I.L with Powder and provide additional 1No. 900mm x 900mm recessed tiled shower base,  
1No. 782mm wide vanity in lieu of standard,  
1No. 870mm flush panel hinged door and  
1No. 1029mm x 610mm aluminium awning window in lieu of standard.

### Internal Option 07

Provide Kitchen upgrade including Powder and W.I.L redesign, additional 820mm flush panel door to Butlers Pantry, 300mm deep plaster bulkhead above Butlers Pantry shelves, Provide 4No. 800mm base cabinets,  
4No. 900mm base cabinets,  
1No. 450mm drawer unit,

1No. DW provision,  
1No. open shelf above fridge space,  
2No. 900mm overhead cabinets,  
3No. 800mm overhead cabinet,  
1No. 900mm gas cooktop & retractable rangehood above,  
4No. 300mm deep shelves to Butlers Pantry, additional single bowl sink,  
2No. 600mm wall oven towers with pot drawers below,  
1200mm deep benchtop to island bench,  
2No. 514mm x 1810mm aluminium fixed windows with no bottom reveal to splashback including additional tiled splashback to suit.  
Provide 1No. 1800mm x 610mm aluminium awning window in lieu of standard window.

### Internal Option 08

Provide Ensuite and W.I.R upgrade including reduce Bed 2 by 500mm and reduce Bed 1 by 360mm and redesign to suit including 1500mm x 900mm tiled shower base, 1780mm freestanding bath, 1782mm vanity unit with double bowl, separate WC with additional 720mm flush panel door, additional 1029mm x 610mm awning window, 1200mm x 1450 aluminium awning window in lieu of standard window to Ensuite,  
600mm robe unit with double shoe shelves and double hanging rail, additional 450mm shelf and hanging rail to suit, alcove area adjacent to Study with 300mm deep bulkhead and 300mm deep by 680mm wide bulkhead to W.I.R entry.

### Internal Option 09

Provide Study upgrade including:  
Increase return air duct width by 70mm and provide 32mm by 600mm deep laminate benchtop with 2No. 450mm drawer unit,  
1No. 800mm x 300mm deep long floating shelf.

### Ensuite Option 01

Provide Ensuite upgrade with additional site built plaster lined walls to WC with 1No. 720mm flush panel hinge door, 1200mm x 900mm tiled shower base, 1782mm wide vanity in lieu of standard.  
Decrease Bed 1 by 380mm & W.I.R 1a/b by 90mm and increase Ensuite / WC by 470mm to suit.

### Ensuite Option 02

Provide Ensuite upgrade with site built plaster lined walls to WC with 1No. 720mm flush panel hinged door.  
Provide 1No. 1482mm wide vanity with 2No. basins,  
1No. 1480mm x 900mm tiled shower base in lieu of standard and additional 1No. linen cupboard with  
1No. 720mm flush panel hinged door to suit.  
Increase Ensuite length by 80mm and reduce Bed 1 to suit.

### Garage Option 01

Provide extension to Garage to create additional Storage area.  
Increases area by 4.54m<sup>2</sup>.  
Increases width by 840mm.

### Garage Option 02

Provide extension to Garage to create Storage area including:  
1No. 2057mm x 850mm aluminium awning feature window.  
Increases area by 7.78m<sup>2</sup>.  
Increases width by 1440mm.

