



DISPLAYS FOR SALE KINGSTON 2700

Horizon Facade

Lot 128 Maple Drive, Casiana Grove Estate
Cranbourne West



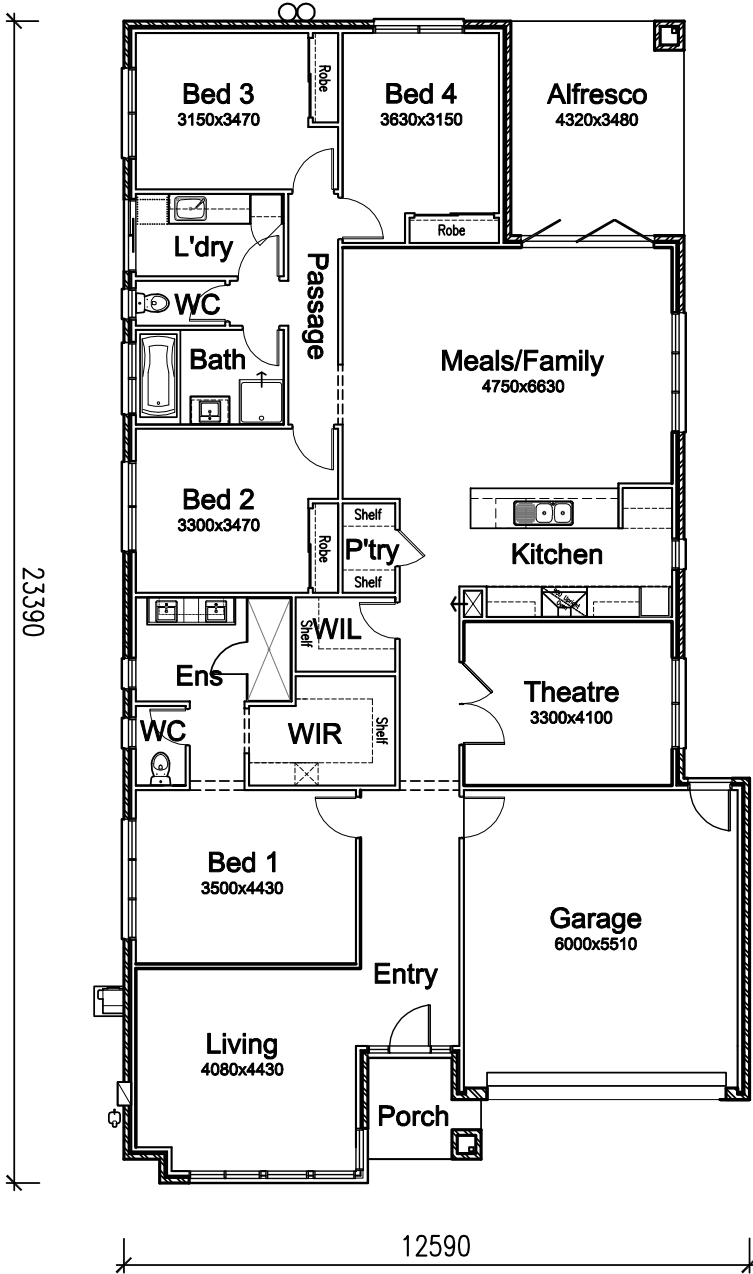
Call 13 BURBANK (13 2872)

burbank.com.au

LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST
KINGSTON 2700 HORIZON FACADE

AREAS

RESIDENCE:	208.32 sq.m	22.42 sqrs
GARAGE:	36.34 sq.m	3.91 sqrs
ALFRESCO:	15.03 sq.m	1.62 sqrs
PORCH:	4.15 sq.m	0.45 sqrs
TOTAL:	263.84 sq.m	28.40 sqrs



*Copyright conditions. All photos and illustrations are representative only. Floor plans and specifications may be varied by Burbank without notice, the dimensions are diagrammatic only and a Building Contract with final drawings will display correct dimensions and detail. Standard facades do not include Colorbond® roof. The inclusion of furniture, floor coverings, wallpaper, curtains, light fittings, lawns, fences, driveways, footpaths, patios, decking and pergolas are intended merely as a guide and not included in the price unless otherwise listed independently. All designs are the property of Burbank and must not be used, reproduced, copied or varied, wholly or in part without written permission from an authorised Burbank representative. Copyright Burbank Australia Pty Ltd. ABN 91 007 099 872. Builders Registration Number DB-U 3333. 18.04.11



Illustrative purposes only

The Kingston 2700

Space to relax - check. Space to entertain - check. Space to store - check.

The Kingston 2700 offers four bedrooms, three separate living and entertaining spaces and practical storage solutions, all packaged up on a stylish floor plan.



LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST KINGSTON 2700 HORIZON FACADE



LEGEND	
	BLUESTONE PAVING
	EXPOSED AGGREGATE
	BLACK MULCH
	UTOPIA RIVER PEBBLE
	TIMBER DECKING
	LILLYDALE TOPPINGS



Exposed aggregate concrete pathway to connect display home 128 to 127. An expansion joint will be required on boundary to provide easy removal after display has been used

Mode Inclusions

6-Star compliance

Bushfire attack level - low compliance

Soil test and contour levels

30 year structural guarantee**

3 month defects liability period

FOOTINGS

Concrete waffle slab. Engineer designed 'M' class (one concrete pump allowance). Maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ. 30 year structural guarantee as defined by terms and conditions overleaf.**

BUILDING ALLOTMENT

Based on building allotment of up to 700m² and a maximum building set back of 5m (subject to Planning Authority).

SERVICES - CONNECTIONS

Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connection costs and all consumer account-opening fees.

BRICKS

Selection from Builder's Category 1 Range.

FRAMING

Prefabricated stabilized pine wall frames and roof trusses.

ROOFING

Selection from Builder's Category 1 Range of concrete roof tiles (colour on) with 22.5 degree roof pitch.

WINDOWS

Aluminium sliding throughout (including locks), unless otherwise noted on facade selection.

INSULATION (DWELLING ONLY)

Builder's wrap & batts to external walls and batts to ceiling, or additional insulation as specified in 6-Star report.

PLUMBING

Concealed plumbing (except for spa pump, if applicable), poly piping. Colorbond® fascia, quad gutter and rectangular down pipes.

HOT WATER SERVICE*

Gas-boosted, solar hot water service with 2 collector panels. (House siting may require additional panel/s, this will be at extra cost to owner).

EXTERIOR HINGED DOORS

Front Entry – Selection from Builder's Category 1 or predetermined with facade choice, includes weather seal & entrance lockset with keyed alike deadbolt. Garage access (if applicable) – Flush panel door to garage (no deadbolt).

CAR ACCOMMODATION

Lock up garage under main roofline including Category 1 manual roller door with painted cement sheet clad lintel (or as predetermined with facade options). Rear pedestrian access door (space permitting). Plaster lined ceiling & side walls. Structural concrete floor. Double power point & batten light point. (Double storeys have brick infill above garage door & brick side walls, specific design exceptions apply).

CEILING HEIGHT

2440mm ceiling height (nominal) with 75mm cove cornice. Double storeys 2740mm (nominal) to ground floor. 2526mm ceiling height (nominal) to garages (specific design exceptions apply).

TILING

Floor and wall tiles to wet areas and kitchen, selection from Builder's Category 1 Range. Wet areas have 100mm tiled skirtings to match floor tiles (excluding kitchen).

HEATING

Ducted heating (gas fired with manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturers specification.

KITCHEN

Base and overhead cupboards with fully lined melamine interior. Category 1 laminated bench tops and pre-laminated doors and panels. Microwave space with power point & underneath pot drawer. Flick mixer tap with pin lever. 1180 long double bowl sink single drainer. Dishwasher space & connections. Pantry with 4 melamine shelves.

APPLIANCES

900mm upright Cooker with rear metal trim. 900mm Stainless Steel Recirculating Canopy rangehood (not including charcoal filters).

Mode Inclusions

6-Star compliance

Bushfire attack level - low compliance

Soil test and contour levels

30 year structural guarantee**

3 month defects liability period

FOOTINGS

Concrete waffle slab. Engineer designed 'M' class (one concrete pump allowance). Maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ. 30 year structural guarantee as defined by terms and conditions overleaf.**

BUILDING ALLOTMENT

Based on building allotment of up to 700m² and a maximum building set back of 5m (subject to Planning Authority).

SERVICES - CONNECTIONS

Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connection costs and all consumer account-opening fees.

BRICKS

Selection from Builder's Category 1 Range.

FRAMING

Prefabricated stabilized pine wall frames and roof trusses.

ROOFING

Selection from Builder's Category 1 Range of concrete roof tiles (colour on) with 22.5 degree roof pitch.

WINDOWS

Aluminium sliding throughout (including locks), unless otherwise noted on facade selection.

INSULATION (DWELLING ONLY)

Builder's wrap & batts to external walls and batts to ceiling, or additional insulation as specified in 6-Star report.

PLUMBING

Concealed plumbing (except for spa pump, if applicable), poly piping. Colorbond® fascia, quad gutter and rectangular down pipes.

HOT WATER SERVICE*

Gas-boosted, solar hot water service with 2 collector panels. (House siting may require additional panel/s, this will be at extra cost to owner).

EXTERIOR HINGED DOORS

Front Entry – Selection from Builder's Category 1 or predetermined with facade choice, includes weather seal & entrance lockset with keyed alike deadbolt. Garage access (if applicable) – Flush panel door to garage (no deadbolt).

CAR ACCOMMODATION

Lock up garage under main roofline including Category 1 manual roller door with painted cement sheet clad lintel (or as predetermined with facade options). Rear pedestrian access door (space permitting). Plaster lined ceiling & side walls. Structural concrete floor. Double power point & batten light point. (Double storeys have brick infill above garage door & brick side walls, specific design exceptions apply).

CEILING HEIGHT

2440mm ceiling height (nominal) with 75mm cove cornice. Double storeys 2740mm (nominal) to ground floor. 2526mm ceiling height (nominal) to garages (specific design exceptions apply).

TILING

Floor and wall tiles to wet areas and kitchen, selection from Builder's Category 1 Range. Wet areas have 100mm tiled skirtings to match floor tiles (excluding kitchen).

HEATING

Ducted heating (gas fired with manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturers specification.

KITCHEN


















Base and overhead cupboards with fully lined melamine interior. Category 1 laminated bench tops and pre-laminated doors and panels. Microwave space with power point & underneath pot drawer. Flick mixer tap with pin lever. 1180 long double bowl sink single drainer. Dishwasher space & connections. Pantry with 4 melamine shelves.

APPLIANCES

900mm upright Cooker with rear metal trim. 900mm Stainless Steel Recirculating Canopy rangehood (not including charcoal filters).

Specifications

Standard specifications with the Burbank Mode Collection

	900mm Upright Cooker with rear metal trim		900mm Stainless Steel Recirculating Canopy Range Hood		1180 Long Double Bowl Sink Single Drainer
	Flick Mixer With Pin Lever (Kitchen)		Flick Mixer (Laundry)		Acrylic Bath - 1675
	Mixer Tap for Bath		800mm Laminated Laundry Cabinet		45 Litre Stainless Steel Trough
	700mm Laminated Vanity		Semi Inset China Basin		Mixer with Pin Handle (Basin)
	900mm x 900mm Polymarble Shower Base		9 Litre per minute Shower Rose on all directional arm		Mixer Tap for Shower
	Vitreous China Closed Coupled Toilet Suite		2 x Stop Taps to Washing Machine (1 x hot, 1 x cold)		

Initials..... Date.....

Burbank reserves the right to update specifications with equivalent items at any time. Specification items included only as applicable to home; refer to design/siting brochure for further details. September 2010.

BURBANK BUSINESS PARK Aberdeen Road Altona Vic 3018 Australia Burbank Australia Pty Ltd ABN 91 007 099 872 T +613 9328 0333 F +613 9328 0222 E build@burbank.com.au W www.burbank.com.au



DISPLAY COLOUR SELECTION

COLOUR CONSULTANT: JACQUI MALLIA

JOB NO: 5280

CLIENT/S NAME: BURBANK

DISPLAY VILLAGE: CASIANA GROVE

SITE ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

HOUSE TYPE: THE KINGSTON 2700 (MODE)

FAÇADE TYPE: HORIZON

SPECIFICATION TYPE: TWO

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

EXTERNAL

BRICKS	Supplier: Austral	(upgrade)
Main: Mercury		
Mortar Colour: Off White	Mortar Joints: Flush	

COLORBOND ROOF	(upgrade)
Colour: Dune	

FASCIA	GUTTERS	DOWNPIPES
Type: Colorbond	Type: Colorbond	Type: Colorbond
Colour: Dune	Colour: Dune	Colour: Loft

WINDOWS	Supplier: Bradnams	
Type: Aluminium	Colour: Black	
Flashing to beneath Timber Windows -	Colour: Dune	
TIMBER WINDOWS & Bi-FOLDS	Supplier: Corinthian	(upgrade)
Type: Meranti	Colour: Stain - Ref paint section	

GARAGE DOOR	SALES OFFICE - TO BE INSTALLED AFTER HANDOVER	
Type: Sectional	Profile: Slimline	Colour: Surfmist

FRONT DOOR	Supplier: Corinthian	(upgrade)
Type: WIN 21 - for staining	Glass: Clear	

FRONT DOOR FURNITURE	Supplier: Ingersoll Rand	
Type: Bergen 8000 series handle	(upgrade)	Colour: Satin Chrome
Deadbolt - regent (standard)	Code: RDBOLTDS	Colour: Satin Chrome

GARAGE DOOR FURNITURE TO YARD	Supplier: Ingersoll Rand	
Type: Bergen 8000 series handle	(upgrade)	Colour: Satin Chrome
Deadbolt - regent (standard)	Code: RDBOLTDS	Colour: Satin Chrome

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

EXTERNAL

ELECTRICAL		<i>Supplier:</i> Crompton				
Front Porch: & Alfresco:	Type:	DL32 downlight	Code:	22804	Colour:	Silver
Outside Laundry/ Alfresco Column & Façade:	Type:	Up/Down	Code:	EXST5108 24910	Colour:	S/Steel (upgrade)
Switches/Power Points:					Colour:	White

PAINTING		
FRONT DOOR/FRAME/ HIGHLIGHT TIMBER WINDOWS & BI-FOLD DOORS:		Cabots Stain - Ebony - 1 coat with clear gloss over
OTHER HINGED DOORS:	Taubmans	Birchstone US-20
RENDER 1:	Taubmans	Birchstone US-20
PLY TO FAÇADE/ LVL BEAMS & INFILLS:	Taubmans	Birchstone US-20
STRAPPING TO FAÇADE:	Bristol	Colorbond 'Loft' - to match
METER BOX:	Taubmans	Birchstone US-20
CEILING OF PORCH/ALFRESCO:	Taubmans	Birchstone US-20

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

KITCHEN

Benchtops: **Supplier:** Quantium Quartz **Type:** Reconstituted Stone **(upgrade)**
Colour: Alpine White **Edge:** 40mm Sq **Finish:** Polished

Lower Doors & End Panels & Lower Bank of Drawers **Supplier:** Parbury **Colour:** Astral Talc 4436 **Finish:** Fine Stipple (Panelart)

Overheads - Doors & Endpanels: Wall Oven Tower - **Supplier:** Parbury **Colour:** Smoke Shimmer XM#055-WI **Finish:** Wood Inspired **(upgrade)**

Inc: side panel/ Drawers & kicker to tower only: **NOTE: Grain to run vertically**

Kickers: **Supplier:** Parbury **Colour:** Astral Talc 4436 **Finish:** Fine Stipple (Panelart) **(upgrade)**
(note change of kicker colour to oven tower)

Handles: **Supplier:** Lincoln **Code:** 112.81.053
Handles to be Horizontally fixed

*** NOTE: OVER HEADS & WALL OVER TOWER TO BE PUSH BUTTON OPENING NO HANDLES REQUIRED**

SOFT CLOSING HINGED DOORS & SILVER DELUX GRASS DRAWERS TO ALL CABINETRY

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

LAUNDRY

Benchtops:	Supplier: Parbury	Type: Laminate	
	Colour: Astral Talc 4436 - 20	Edge: Square	Finish: (upgrade) 20
Overheads:	Supplier: Parbury	Colour: Astral Talc 4436	Finish: (upgrade) Fine Stipple (Panelart)
Lower Doors/End Panels:	Supplier: Parbury <i>(grain to run vertically)</i>	Colour: Pewter Oak 4288	Finish: (upgrade) Touch (panleart)
Kickers:	Supplier: Parbury	Colour: Astral Talc 4436	Finish: (upgrade) Fine Stipple (Panelart)
Handles:	Supplier: Lincoln <i>Handles to be Horizontally fixed</i>		Code: (upgrade) 112.81.053

SOFT CLOSING HINGED DOORS TO ALL CABINetry

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

APPLIANCES

Upright Cooker:	Westinghouse DSP963S (900mm) - gas	Colour:	Stainless Steel
Rangehood:	Westinghouse WRF900CS (900mm)	Colour:	Stainless Steel
Dishwasher:	Westinghouse WDF901SA	Colour:	Stainless Steel

FIXTURES - KITCHEN/LAUNDRY/SANITARY

Kitchen Sink:	Type:	Nugleam 1180 double bowl single drainer/one taphole	Colour:	Stainless Steel
Laundry Trough:	Type:	Nugleam inset 45 ltr	Colour:	Stainless Steel
Vanity Basins:	Type:	Caroma Liano - Inset	Colour:	White
Bath:	Type:	Stylus Maxton 1675	Colour:	White
Shower Base- to bath	Type:	Marbletrend Project	Colour:	White
Shower Base- to Ens	Type:	Insitu - ref floor tile		
W.C. Pans:	Type:	Prima VC close coupled	Colour:	White

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

SHOWER SCREENS

(upgrade)

Ensuite:	Type: Belmoral - semi frameless	Hinges: Matt Chrome
		Glass: Clear
Bathroom:	Type: Belmoral - semi frameless	Hinges:
		Glass: Clear

TAPWARE

Kitchen:	Type: Rotondo upswept sink mixer LSM35C	Colour: Chrome
Laundry: (Trough)	Type: Perennial sink mixer SHSMPC	Colour: Chrome
(Washer)	Type: Washing machine stop MWMSC	Colour: Chrome
Ensuite/Bathroom:		
. Basins:	Type: Rotondo low basin mixer LSBBMC	Colour: Chrome
. Shower Tap:	Type: Rotondo in wall mixer LSBMC	Colour: Chrome
. Shower Head:	Type: Refresher shower rose A2HC/STADAC	Colour: Chrome
. Bath Tap/	Type: Rotondo in wall mixer set	Colour: Chrome
. Bath Spout:	Type: Mixer with 200mm spout LSBMC/19c	

HINGED DOORS

(upgrade)

	Type: Balmoral PBAL 1	Height: 2340	
Garage access door:	Type: Balmoral PBAL 1	Height: 2340	
Theatre	Type: WIN 21 - for staining	Height: 2340	Glass: Translucent

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

MIRROR SLIDING DOORS: to Bed 2/3 & 4

Frame Colour: Matt Chrome

HOUSE DOOR FURNITURE

Supplier: Ingersoll Rand (upgrade)

Type: 8000 series Bergen lever passage & dummy Code: L8006/Bergen S Colour: Satin Chrome
Code: L8000/Bergen S Colour: Satin Chrome

GARAGE DOOR FURNITURE INTO HOUSE

Supplier: Ingersoll Rand (upgrade)

Type: Bergen 8000 series handle Deadbolt - regent (standard) Colour: Satin Chrome
Colour: Satin Chrome

Hinges/Strikers/Backplates: Colour: Chrome

Type: Front Entry door closer Code: BNT-N200-3VREG Colour: Brushed Chrome

W.C. (only) 1 x privacy set Colour: Brushed Chrome

SKIRTINGS: Type: MDF Size: 92 x 18 Profile: Half Splayed (upgrade)

ARCHITRAVES: Type: MDF Size: 67 x 18 Profile: Half Splayed

CORNICE Type: Boral Size: 75mm Profile: Scotia

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

ELECTRICAL

Supplier: Crompton

Area: Remainder of house **Type:** DL21SC downlight **Code:** 19654 **Colour:** Satin Chrome

Supplier: Beacon Lighting

Area: Kitchen **Type:** 3 x Pendants **Code:** Brenda SKU 010360 **Colour:** Frosted white & nickel
(upgrade)

Area: Living **Type:** 1 x Pendant **Code:** Habitat SKU010867 (500mm) **Colour:** White
(upgrade)

Area: Bed 1 **Type:** 1 x Pendant **Code:** Marall SKU010544 (400mm) **Colour:** White shade
(upgrade)

Switches & Light Points: **Colour:** White

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

TILING

WALLS

Kitchen: **Glass Splashback:** Tempest

Ensuite: **Main:** Gloss Ivory 100x300 (TAKWB0109)

Laying Details: Lay 300mm side vertically
 (elev. A & C of shower)

Feature: Italian Taupe - Fabric 300x300 (THAFI0124)

Laying Details: Lay grain in a vertical direction to rear shower wall
 (elev. B)

Grout: 5 # Silver Grey

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

TILING

WALLS

Bathroom:

Main: Gloss Ivory 100x300 (TAKWB0109)

Laying Details: Lay 300mm vertically to shower wall - elev.B & 3 walls above bath hob

Feature: Italian Taupe - Fabric 300x300 (THAFI0124)

Laying Details: Lay grain in a vertical direction to rear wall of shower (elev.C)

Bath Hob: Gloss Mocha 100x300mm (TAKWB0106)

Laying Details: Lay to Bath hob only in a horizontal direction (face & top of bath)

Grout: 5 # Silver Grey

Tile Trim: Matt Silver

Laundry:

Main: Gloss Mocha 100x300mm (TAKWB0106)

Laying Details: Lay 300 horizontally - stacked

Grout: 1 # White

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

TILING

FLOORS

**Ensuite/Bathroom/
W.C's/Laundry &
Ensuite shower base:**

Type: Envita Casa White 300x600 (upgrade)
VOLFK 0503

Grout: 5 # Silver Grey

**Skirting:
(all wet areas & w.c's
excluding kitchen -
100mm high &
cut to size)**

Type: Envita Casa White 300x600 (upgrade)
VOLFK 0503

Grout: 5 # Silver Grey

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

PAINTING

**FRONT DOOR/FRAME/ HIGHLIGHT
TIMBER WINDOWS & BI-FOLD DOORS:** Cabots Stain - Ebony - 1 coat (upgrade)
with clear gloss over

Ceilings/Cornices: Bristol Burbank White

Walls: Taubmans Satellite B164-02 6301

**Doors/
Skirtings & Architraves:** (full gloss) Taubmans Burbank White

Doors to Theatre: Cabots Stain - Ebony - 1 coat
with clear gloss over

Feature Painted Walls: (upgrade)

- . **Room:** Family/Meals (2 x walls - elev. A & B) Bristol Ocean Frigate P234-N6
- . **Room:** Entry & Living Bristol Joey B145-08
- . **Room:** Theatre (all 4 walls) Bristol Mousey B143-05

Feature Wall Paper Walls: *Supplier:* Vision (upgrade)

- . **Room:** Living Book: Out of Africa Code: 715187 Page: 63
- . **Room:** Bed 1 Book: Statements Code: 25215 Page: 52

Consultant:

Date: 7/4/11

ADDRESS: LOT 128 RED MAPLE DRIVE, CRANBOURNE WEST

INTERNAL

FLOORS

CARPET

Area: Living/Theatre/Bed 1/
2/3 & 4/WIR'S & Passage **Type:** Millbrook **Colour:** 720 Mountain Mist (upgrade)

TIMBER

Area: Entry/Meals/Family/
Kitchen/Ptry & WIL **Type:** 1 - strip **Colour:** Limed Oak (upgrade)

OTHER ITEMS:

Consultant:

Date: 7/4/11