

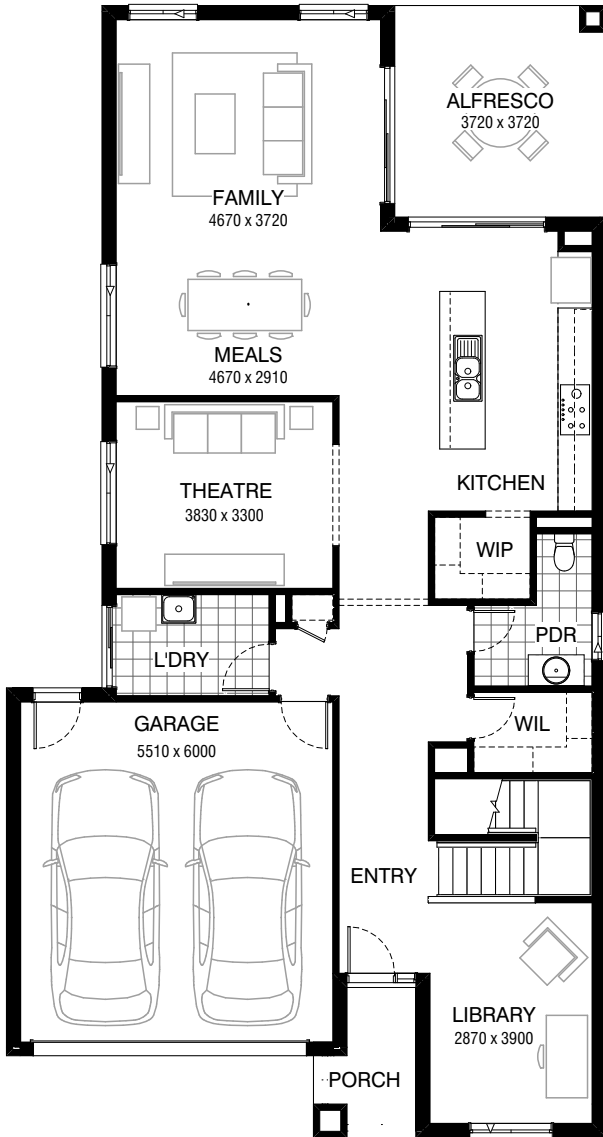
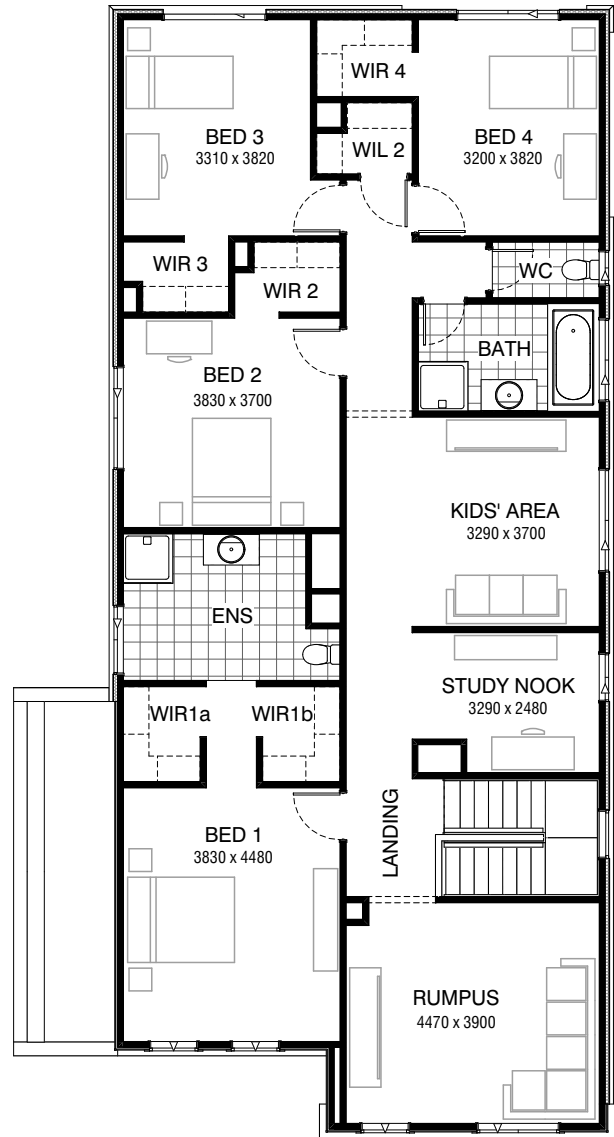


Total squares **371sq**

 **4**  **2.5**  **2**



GROUND FLOOR



FIRST FLOOR

**FLOORPLAN OPTIONS**




All available ready-to-go floorplan options for this design can be viewed on the following pages, or visit [www.burbank.com.au](http://www.burbank.com.au).

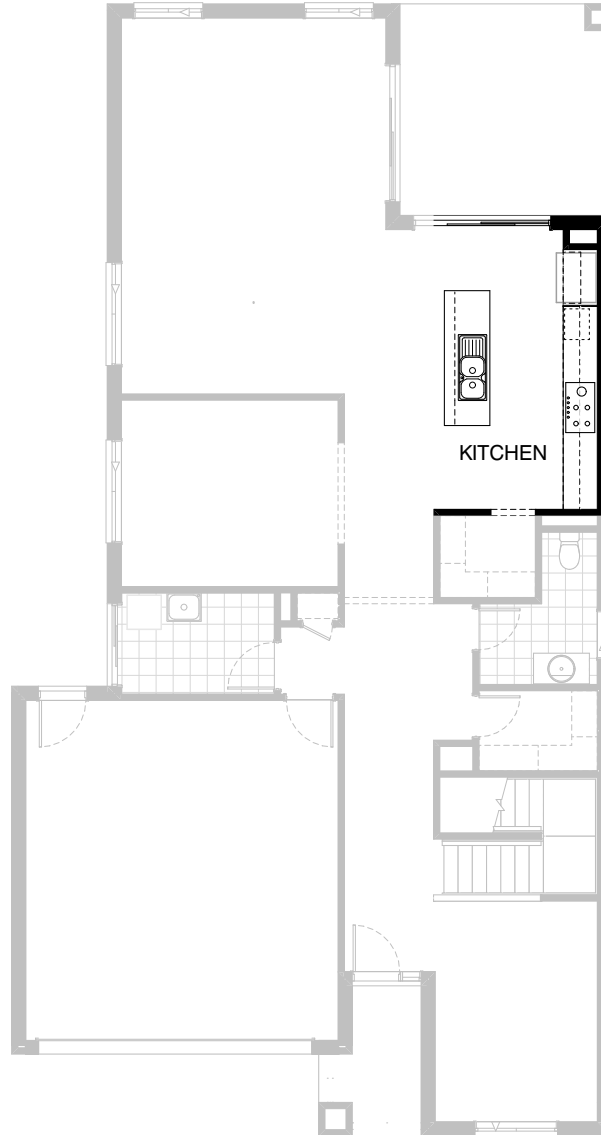
**Facades available:**

Condor, Matisse, Monet, Aqua,	Residence	290.4m <sup>2</sup>	31.2sq
Hester, Metropolitan, Orana,	Garage	36.5m <sup>2</sup>	3.9sq
Rainforest	Porch	4.0m <sup>2</sup>	0.4sq
<b>Overall home width</b>	<b>Overall home length</b>	<b>10.55m</b>	<b>19.91m</b>
	<b>Total</b>	<b>344.8m<sup>2</sup></b>	<b>37.1sq</b>

Listed details based on Condor façade floorplan (illustrated)

FLOORPLAN OPTIONS


 **4**     **2.5**     **2**

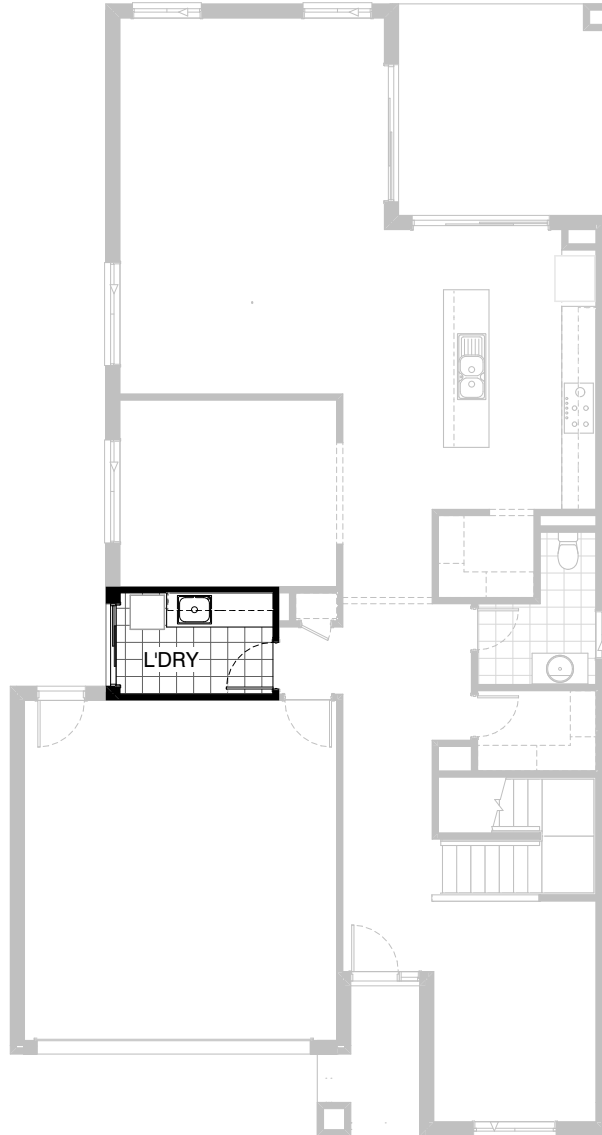


**Option K-1**

Provide Kitchen upgrade with laminated open shelf above refrigerator space, 1no. laminated MW. provision with pot drawer below, 2no. 700mm base cabinets, 1no. 800mm base cabinet, 1no. 400mm base cabinet, 1no. 600mm pot drawers, 2no. 700mm overhead cabinets, 2no. 600mm overhead cabinets, 1no. 450mm drawers and 1no. laminated DW. provision with additional tiled splashback and bench top to suit. Provide 1no. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

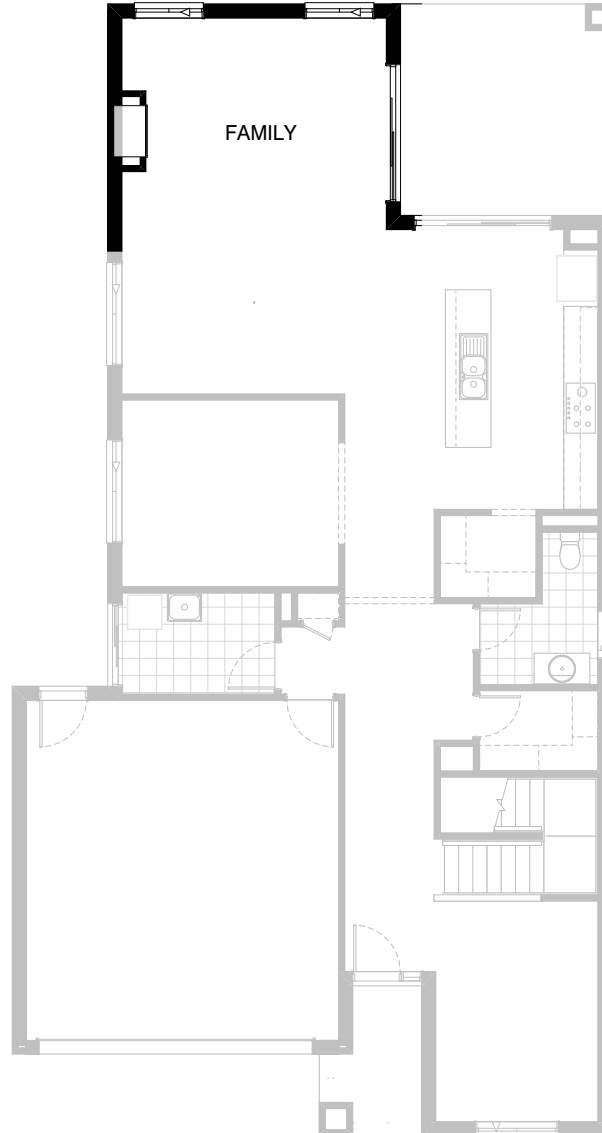


**Option LD-1**

Provide Laundry Option with additional s.s. inset trough, 2no. 900mm base cabinets, 2no. 900mm overhead cabinets and additional tiled splashback and bench top to suit.

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

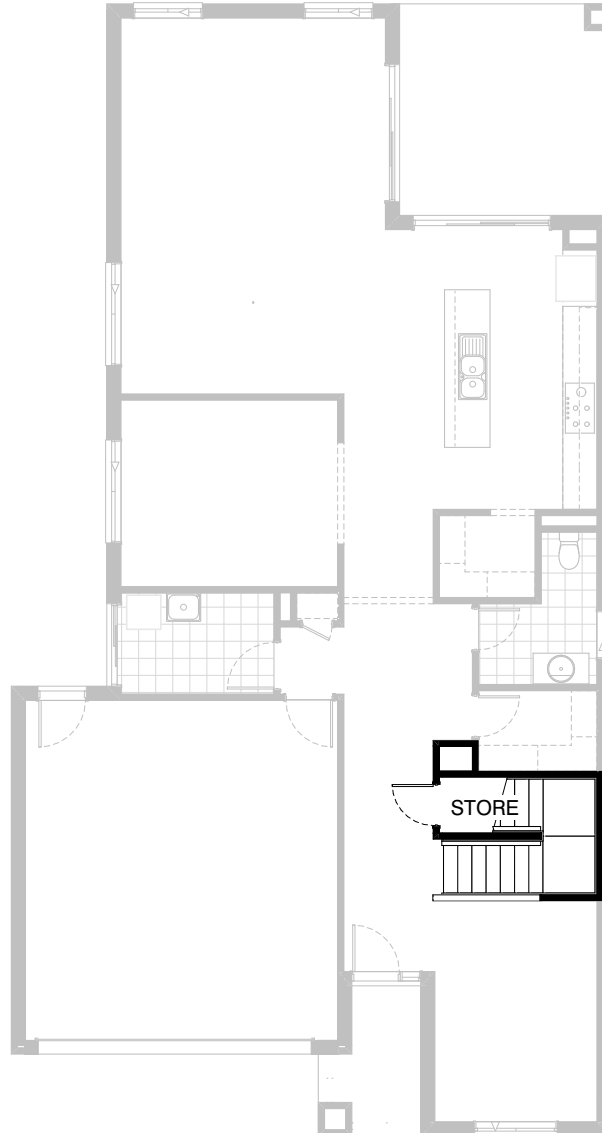


**Option IP1-1**

Provide Real Flame Inspire 900 gas fireplace 400mm off floor level in a 1400mm x 420mm boxed out plaster wall with a 4 sided black fascia to Family room side wall.

FLOORPLAN OPTIONS

 **4**    **2.5**    **2**




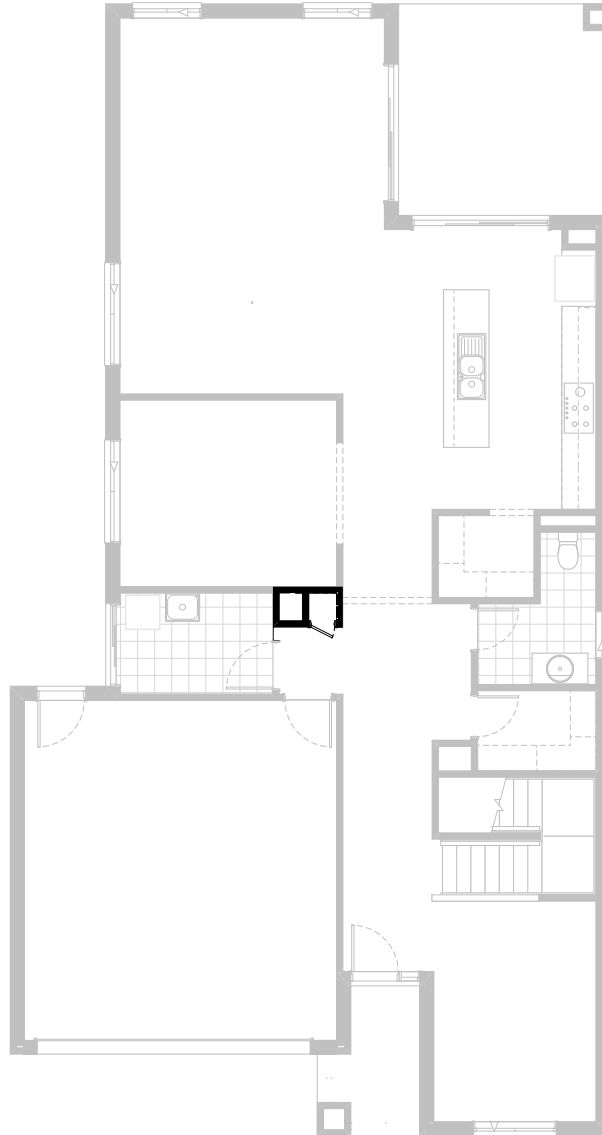
**Option IP1-2**

Provide Store room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice including additional light point.

**NOTE: Flooring not included**

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

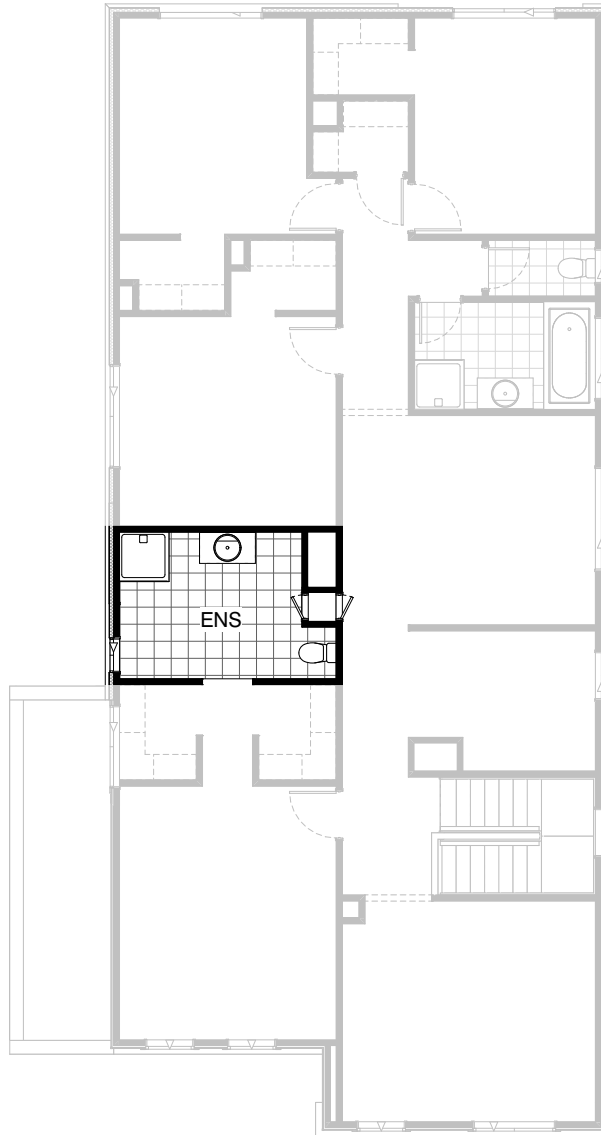


**Option IP1-3 GF**

Provide Laundry Chute and delete Linen  
downstairs with 1no. 520mm flush  
panel hinged door.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

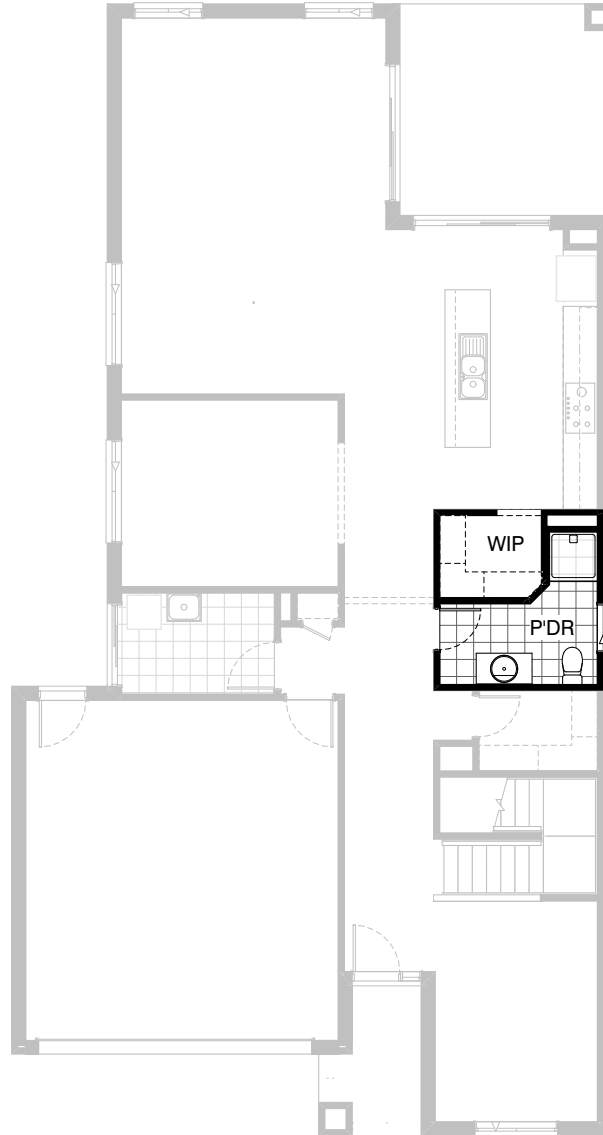


**Option IP1-3 FF**

Provide Laundry Chute and delete Linen  
downstairs with 1no. 520mm flush  
panel hinged door.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**






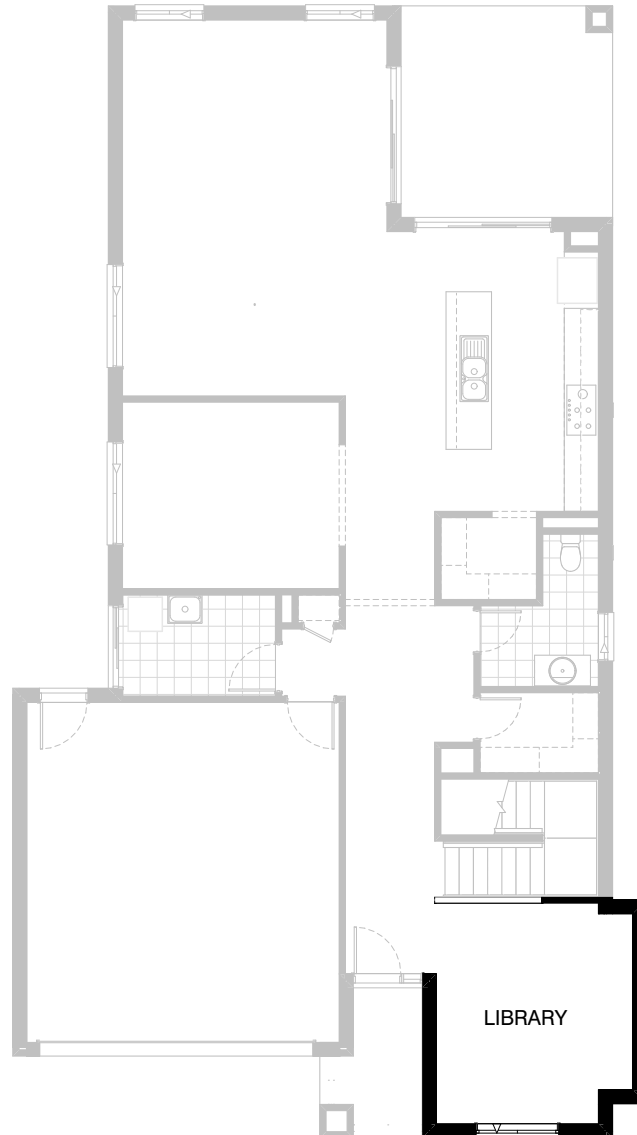
### Option IP1-4

Provide Powder upgrade with additional 900mm x 900mm polymarble shower base, relocate hinged door, toilet and vanity basin to suit and increase WIP. .by 100mm and angle stud wall to suit.



FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

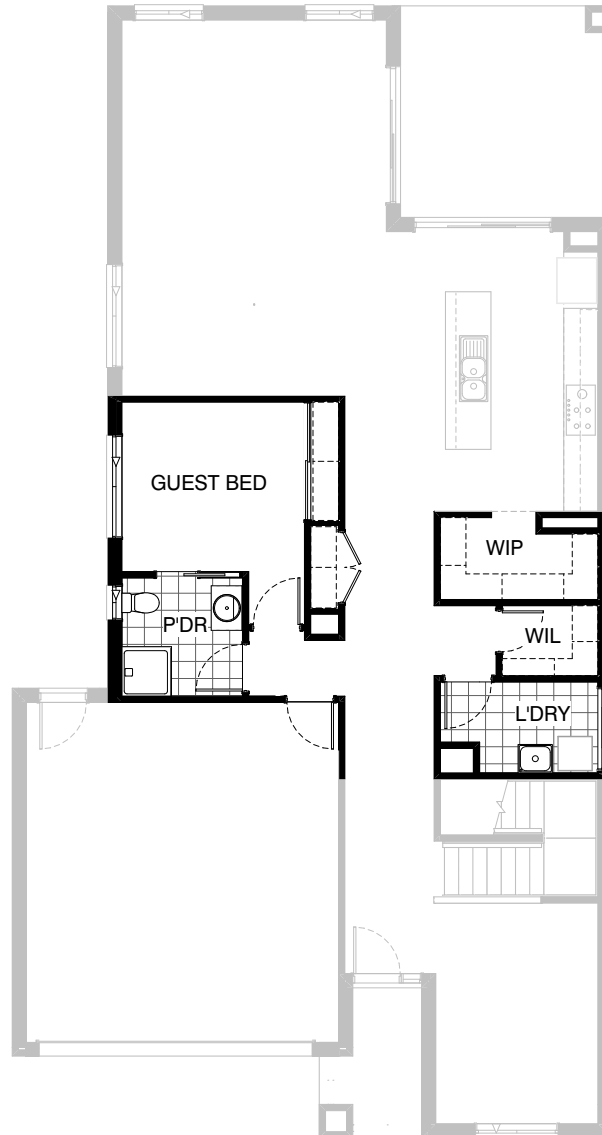


### Option IP1-5

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

FLOORPLAN OPTIONS


 **4**     **2.5**     **2**

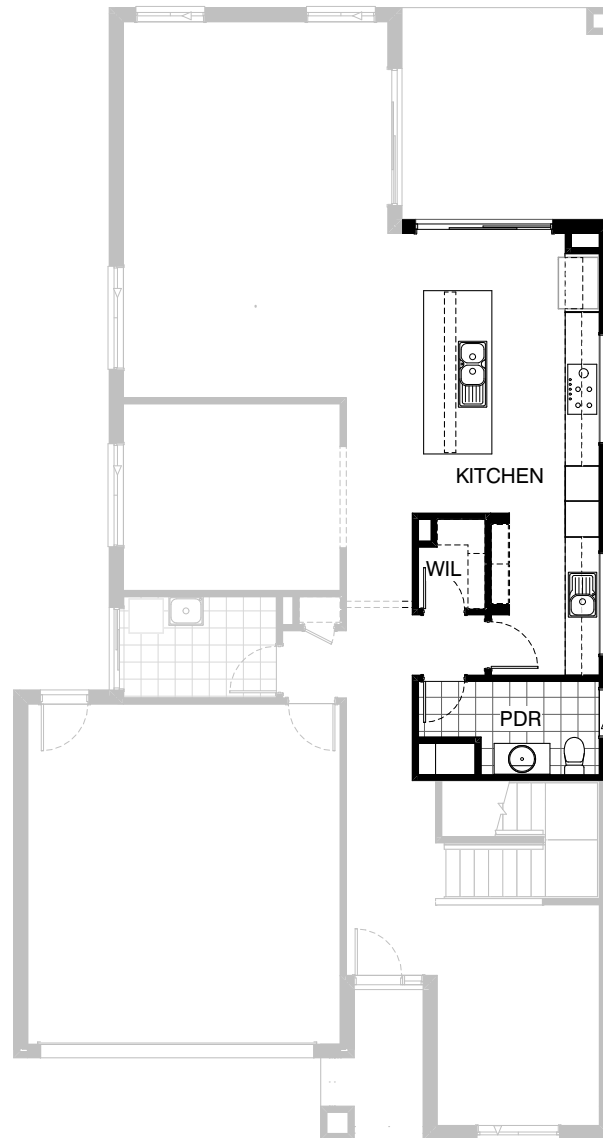


**Option IP1-6**

Provide Guest Bedroom option in lieu of Theatre including additional 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 polymarble shower base, 1no. 782mm wide vanity unit in lieu of standard 1no. 982mm wide vanity unit, 1no. 820mm flush panel hinged door in lieu of standard 1no. 720mm door, additional 1no. 720mm cavity sliding door and 1no. 1027mm x 610mm aluminium sliding window in lieu of standard 1no. 1800mm x 850mm window. Relocate and provide wider Linen cupboard with 2no. 620mm flush panel hinged doors in lieu of standard 1no. 520mm door.

FLOORPLAN OPTIONS


 **4**  **2.5**  **2**

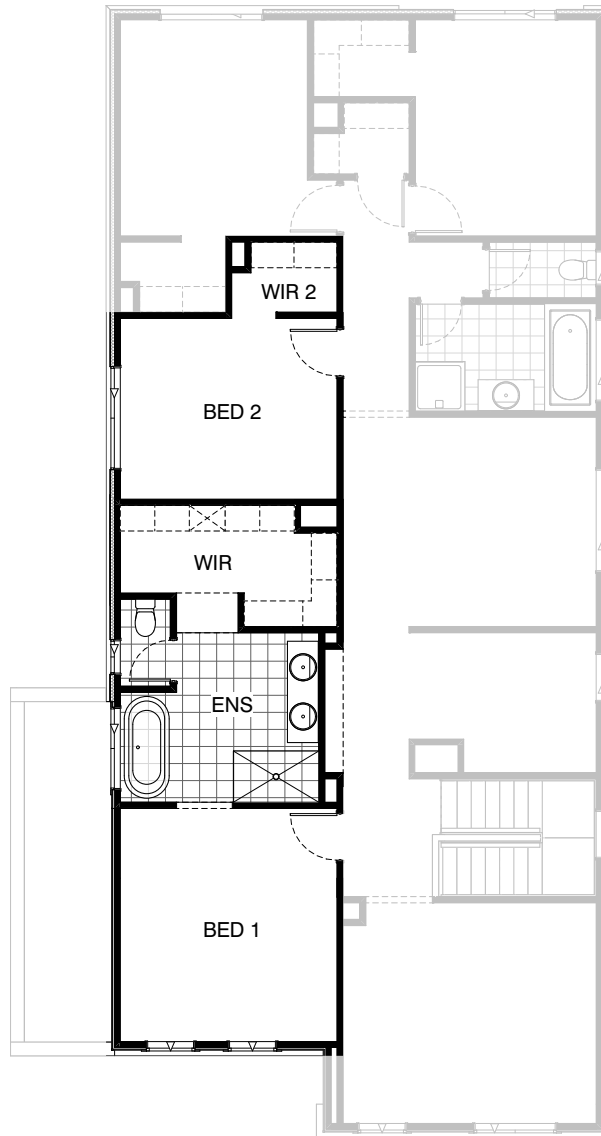


**Option IP1-7**

Provide Kitchen upgrade including Powder and W.I.L redesign, additional 820mm flush panel door to Butlers Pantry, 300mm deep plaster bulkhead above kitchen cabinets and Butlers Pantry shelves, Provide 3no. 800mm base cabinets, 5no. 900mm base cabinets, 1no. 450mm drawer unit, 1no. DW. provision, 1no. open shelf above fridge space with 16mm laminated end panel, 3no. 900mm overhead cabinets, 3no. 800mm overhead cabinet, Provide 1no. 900mm gas cooktop & retractable rangehood above, 4no. 300mm deep shelves to Butlers Pantry, additional single bowl sink, 2no. wall oven towers with pot drawers below and open shelf and cabinets above, 2no 600mm wall ovens, 1200mm deep benchtop to island bench, 1no. 514 x 1930mm fixed aluminium window, 1no. 514 x 1810mm fixed aluminium window to splashback including additional tiled splashback to suit.

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

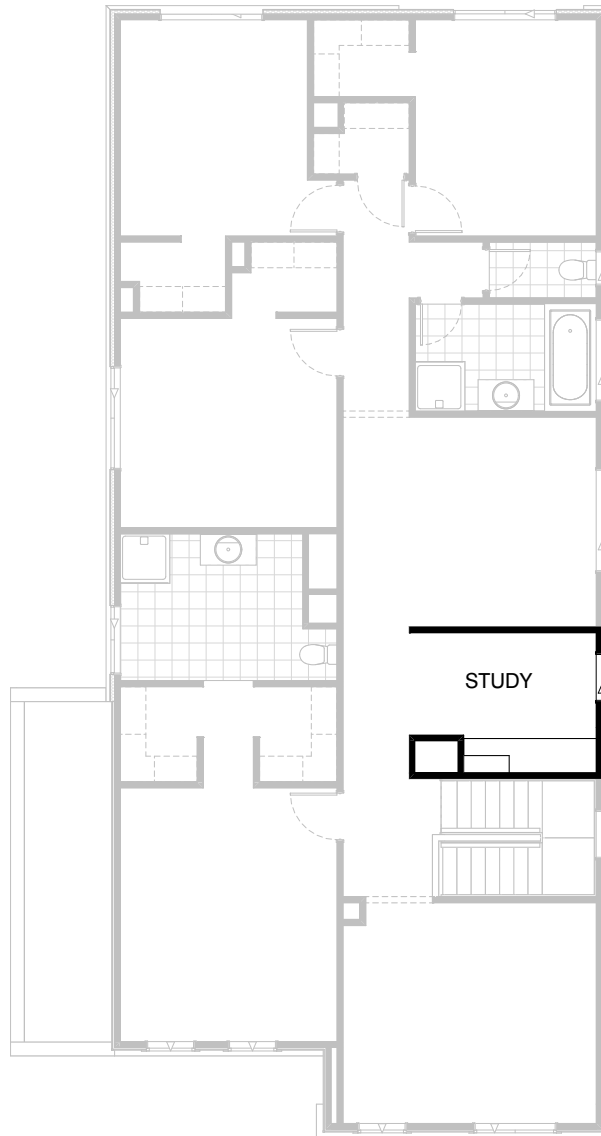


**Option IP1-8**

Provide Ensuite and W.I.R upgrade including reduce Bed 2 by 500mm and reduce Bed 1 by 360mm and redesign to suit including 1500 x 900mm tiled shower base, freestanding bath, 1782mm vanity unit with double bowl, separate WC with additional 720mm flush panel door, additional 1027 x 610mm sliding window, 1543 x 1450 aluminium sliding window in lieu of 1200 x 1210mm aluminium sliding 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.

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

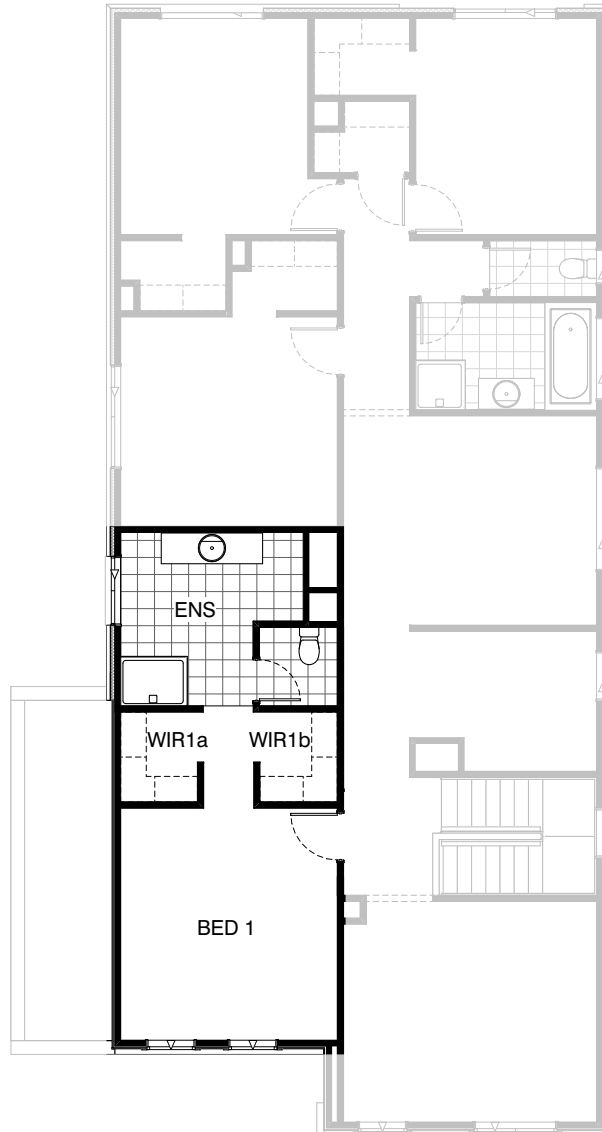


**Option IP1-9**

Provide Study Nook upgrade including increase return air duct width by 70mm and provide 32mm by 600mm deep laminate bench top with 2no. drawer unit, 1no. 800mm by 300mm deep long floating shelf.

FLOORPLAN OPTIONS



 **4**  **2.5**  **2**

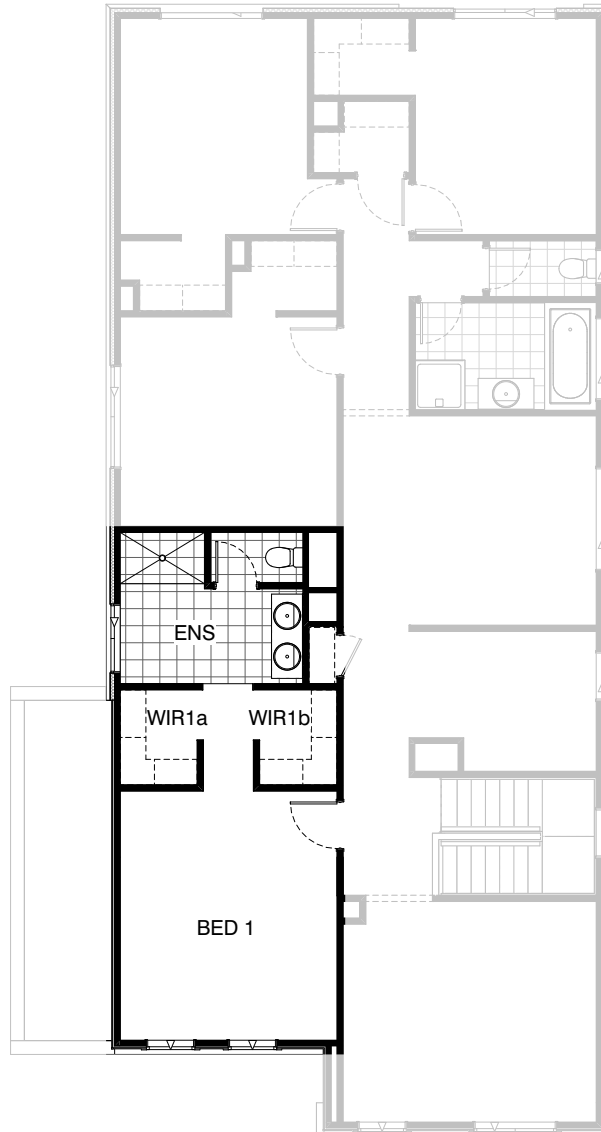


**Option ENS-1**

Provide Ensuite upgrade with additional site built plaster lined walls to WC with 1no. 720mm flush panel hinged door, 1200mm x 900mm polymarble shower base, 1782mm wide vanity unit in lieu of standard. Decrease Bed 1 by 380mm to 4100mm x 3830mm, decrease W.I.R 1a/b by 90mm and increase Ensuite / WC by 470mm to suit.

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

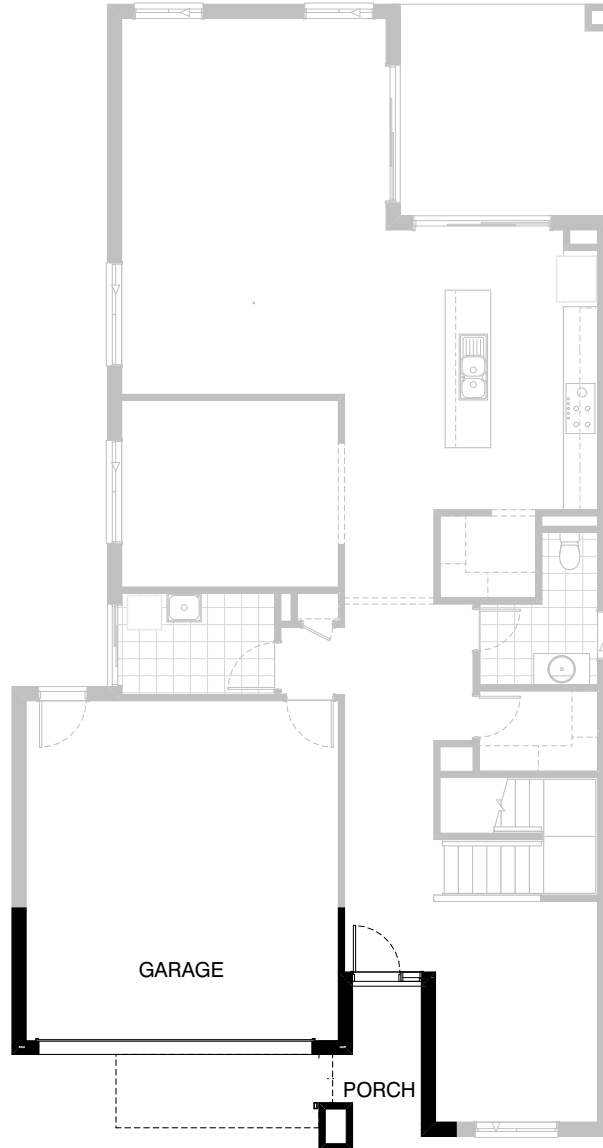


### Option ENS-2

Provide Ensuite upgrade with site built plaster lined walls to WC with 1no. 720mm flush panel hinged door. Provide 1no. 1482mm wide vanity unit with 2no. basins, 1no. 1500 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.

FLOORPLAN OPTIONS

 **4**    **2.5**    **2**






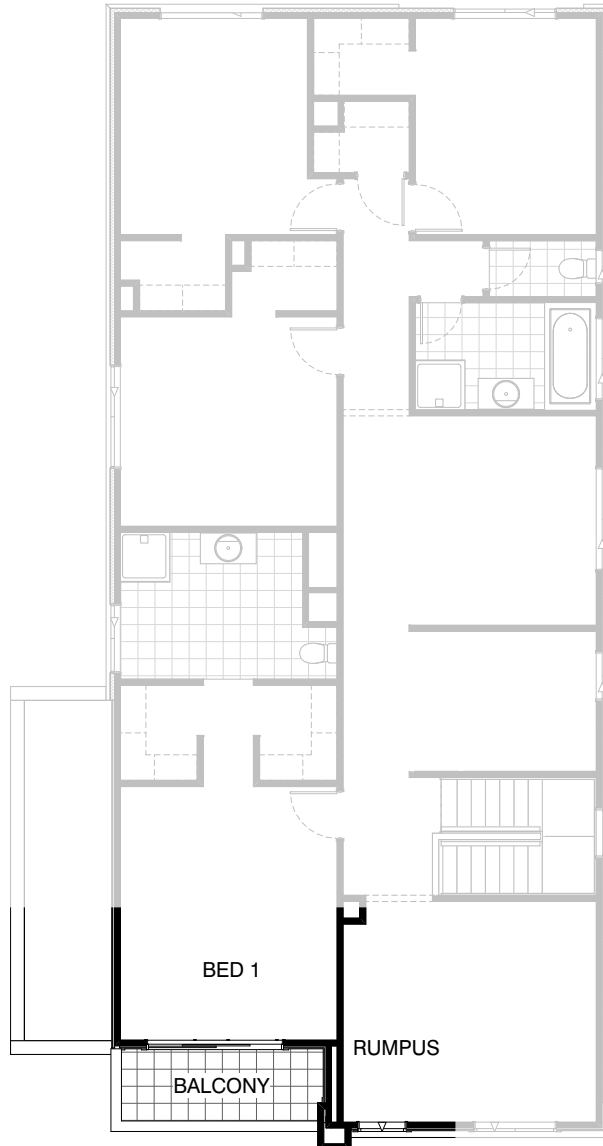
**Option BA-1 GF**

Provide Balcony Option.



FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

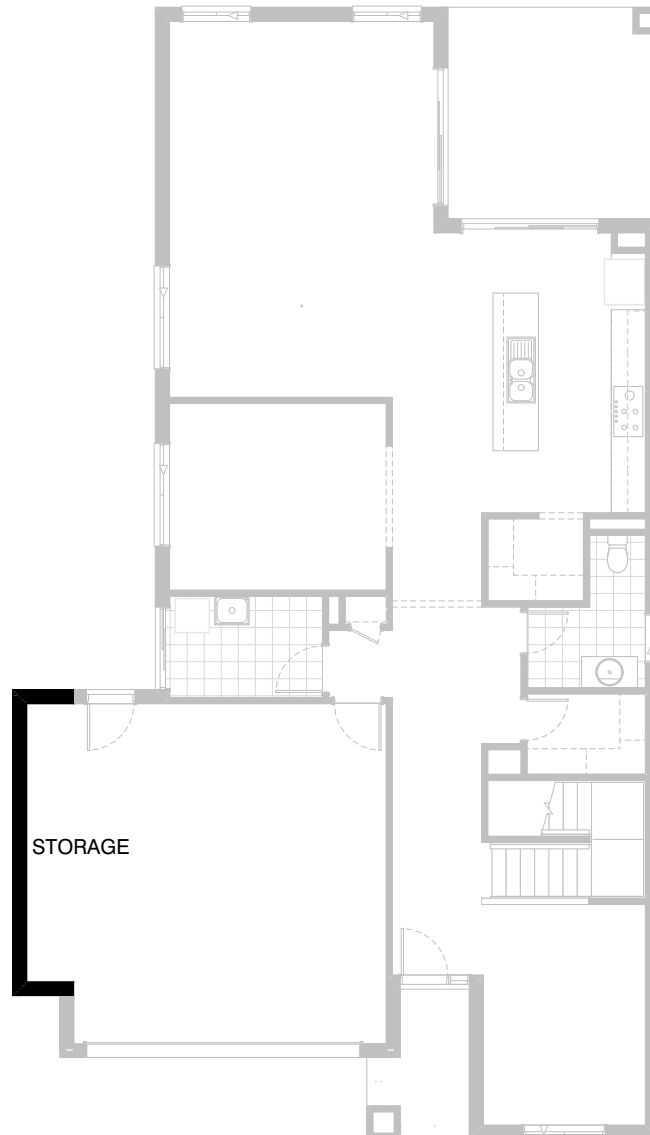


**Option BA-1 FF**

Provide Balcony Option to Bed 1

FLOORPLAN OPTIONS




 **4**  **2.5**  **2**

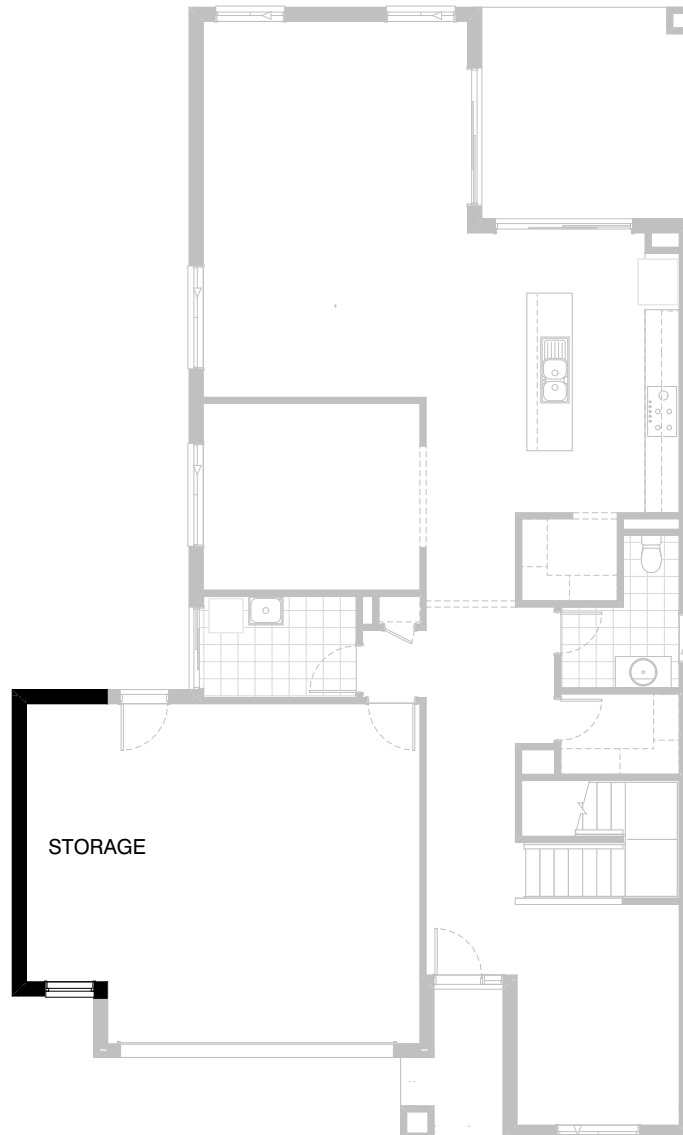


### Option G-1

Provide extension to Garage to create additional Storage area.  
Increases area by 4.52m<sup>2</sup>.  
Increases width by 840mm.

FLOORPLAN OPTIONS

 **4**  **2.5**  **2**



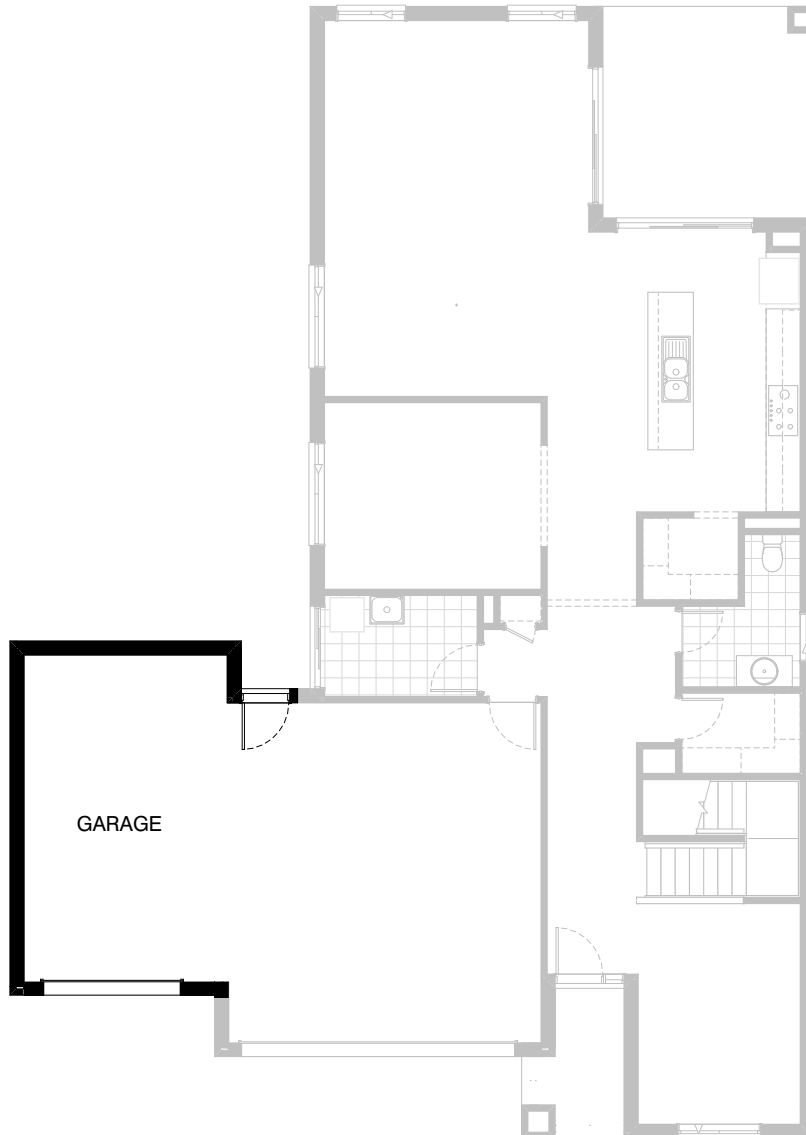
### Option G-2

Provide extension to Garage to create  
Storage area including additional  
window to suit.

Increases area by 7.76m<sup>2</sup>.  
Increases width by 1440mm.

FLOORPLAN OPTIONS

 **4**    **2.5**    **2**



**Option G-3**

Provide triple car Garage including additional Garage door as per colour selection.

Increases area by 22.82m<sup>2</sup>.  
Increases width by 3600mm.