

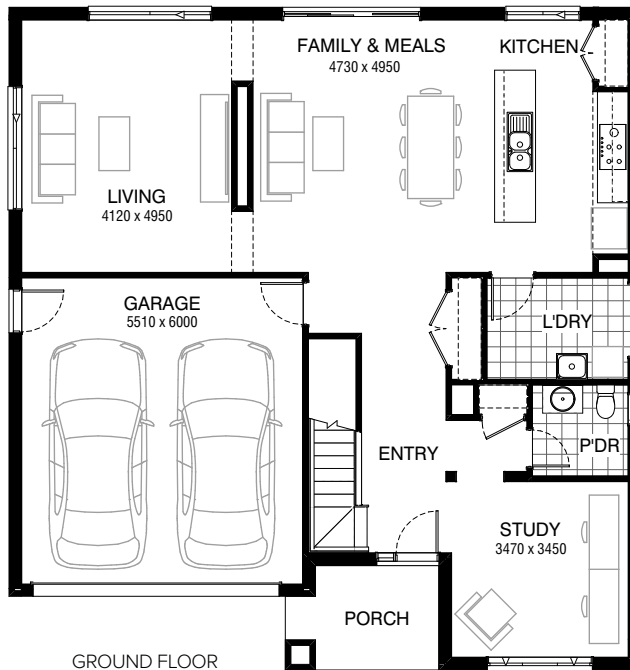


Total squares **31.4sq**

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



**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:**

Conдор, Matisse, Monet, Aqua	
Hester, Metropolitan, Rainforest	
<b>Overall home width</b>	<b>12.35m</b>
<b>Overall home length</b>	<b>12.95m</b>




Residence	249.5m <sup>2</sup>	26.9sq
Garage	36.0m <sup>2</sup>	3.9sq
Porch	5.8m <sup>2</sup>	0.6sq
<b>Total</b>	<b>291.3m<sup>2</sup></b>	<b>31.4sq</b>

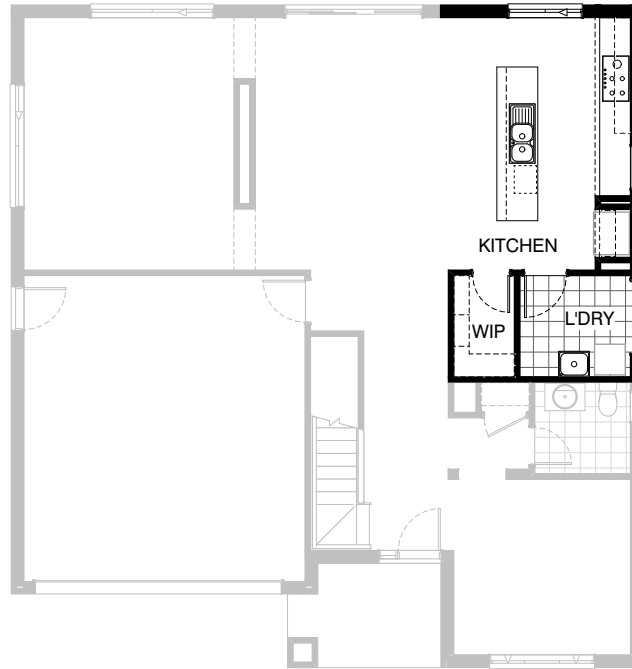
Listed details based on Conдор façade floorplan (illustrated)

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**FLOORPLAN OPTIONS**


 **4**    **2.5**    **2**

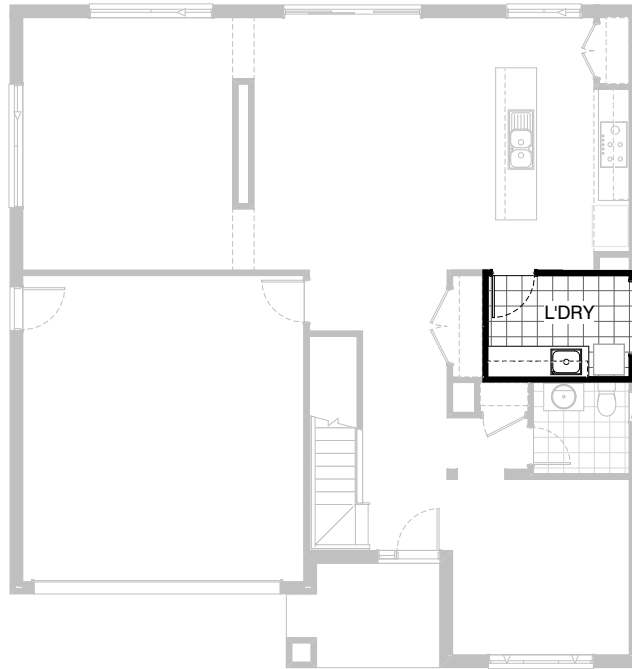


**Option K-1**

Provide alternative Kitchen layout with 1no. 800mm base cabinet, 1no. 700mm base cabinet, 3no. 600mm base cabinets, 1no. 600mm overhead cabinet, 1no. 700mm overhead cabinet, laminated open shelf above refrigerator space, 1no. 400mm base cabinet, laminated DW. provision. laminated MW. provision with pot drawer below, 1no. 450mm drawers, plaster lined bulkhead over, tiled splashback and bench top to suit, additional 1no. 1027mm x 850mm aluminium sliding window and reduce Laundry and convert Linen into Walk-in Pantry with additional 4no. 300mm deep shelves and 4no. 450mm deep shelves. Provide 900mm underbench oven with cooktop & 900mm retractable rangehood concealed within 900mm overhead cupboard.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

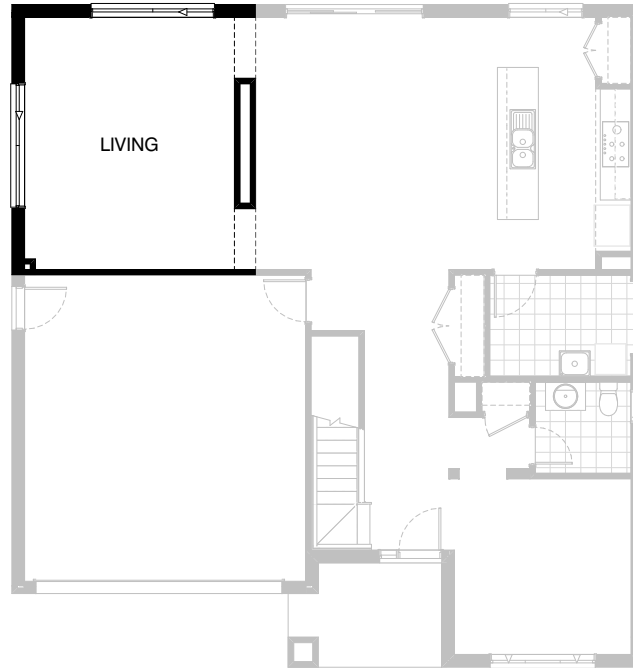


**Option LD-1**

Provide Laundry Upgrade with 2no. 800mm base cabinets,  
1no. 300mm base cabinet, 2no. 800mm overhead  
cabinets and 1no. 300mm overhead cupboard with  
additional tiled splashback and bench top to suit.

FLOORPLAN OPTIONS

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






**Option ENS-1 GF**

Provide Ensuite Upgrade with 1no. 1500mm x 900mm tiled shower base, 1582mm wide vanity unit with twin vanity bowls, free standing bath with tiled dwarf wall, enclosed WC with 1no. 1200mm x 610mm aluminium sliding window. Decrease Bed 1 width by 410mm to 4800mm x 3600mm in lieu of 4800mm x 4010mm and provide additional hanging rail / shelving to W.I.R including bulkhead corner to Ensuite to suit.

**NOTE: ONLY when Option ENS1 is selected, there must be a plumbing stack added to Living room corner. (120mm x 120mm internally)**

FLOORPLAN OPTIONS

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






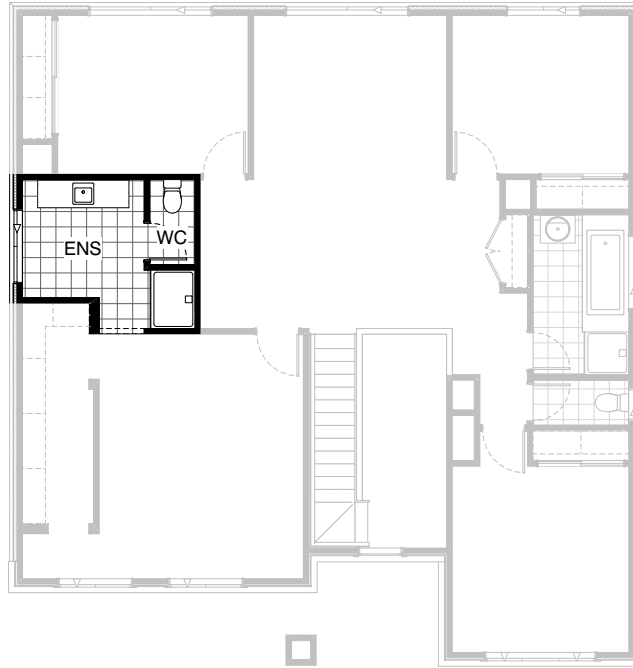
### Option ENS-1 FF

Provide Ensuite Upgrade with 1no. 1500mm x 900mm tiled shower base, 1582mm wide vanity unit with twin vanity bowls, free standing bath with tiled dwarf wall, enclosed WC with 1no. 1200mm x 610mm aluminium sliding window. Decrease Bed 1 width by 410mm to 4800mm x 3600mm in lieu of 4800mm x 4010mm and provide additional hanging rail / shelving to W.I.R including bulkhead corner to Ensuite to suit.

**NOTE: ONLY when Option ENS1 is selected, there must be a plumbing stack added to Living room corner. (120mm x 120mm internally)**

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

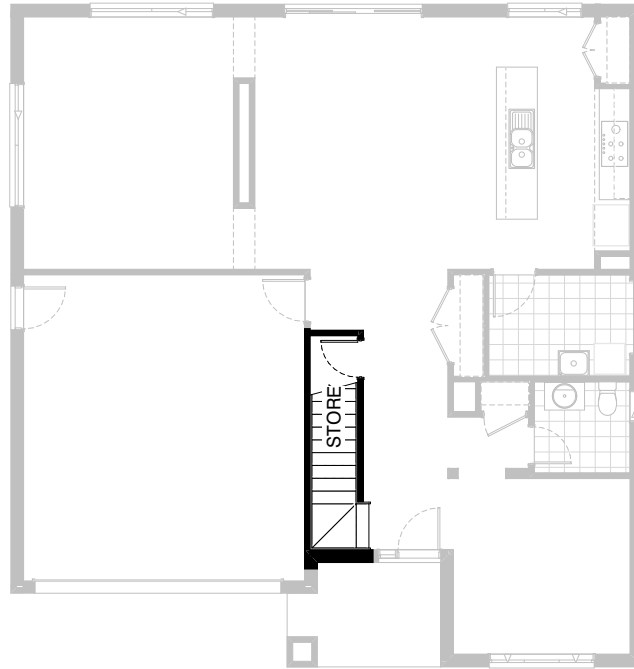


**Option ENS-2 FF**

Provide Ensuite Option with 1no. 1200mm x 900mm  
polymarble shower base in lieu of standard.

FLOORPLAN OPTIONS

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





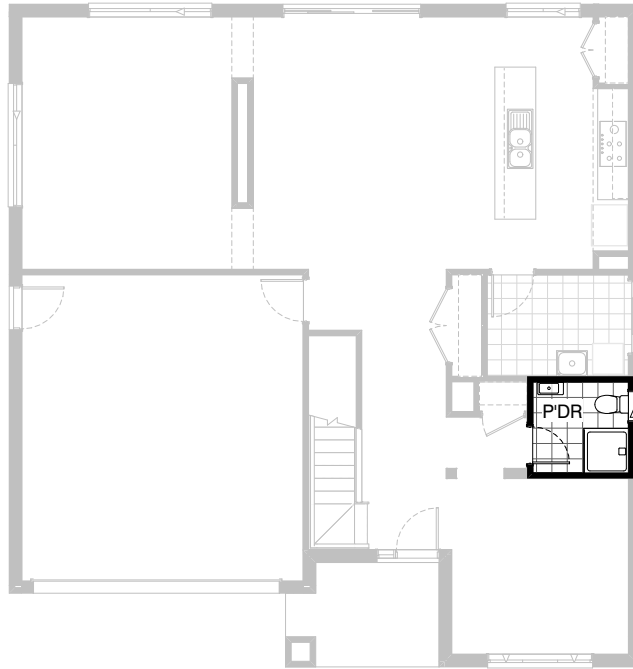
**Option IP1-1 GF**

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**






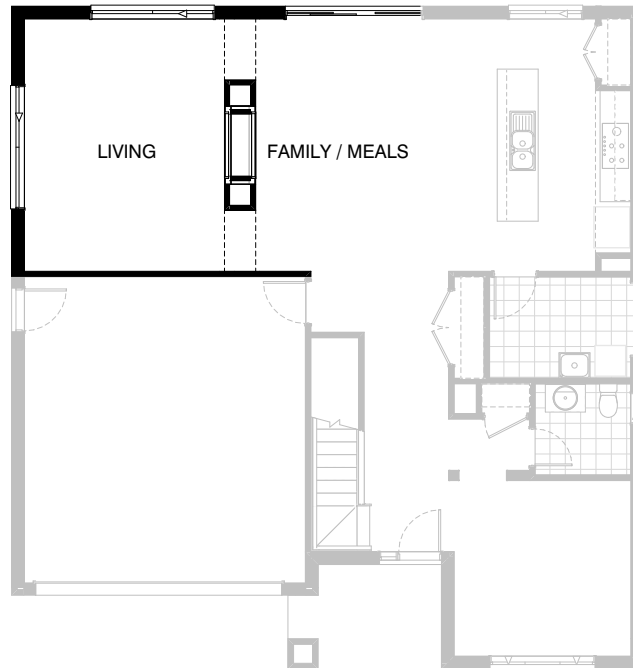
**Option IP1-2 GF**

Provide Powder room upgrade including additional 900mm x 900mm polymarble shower base and wall hung basin in lieu of standard.



**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

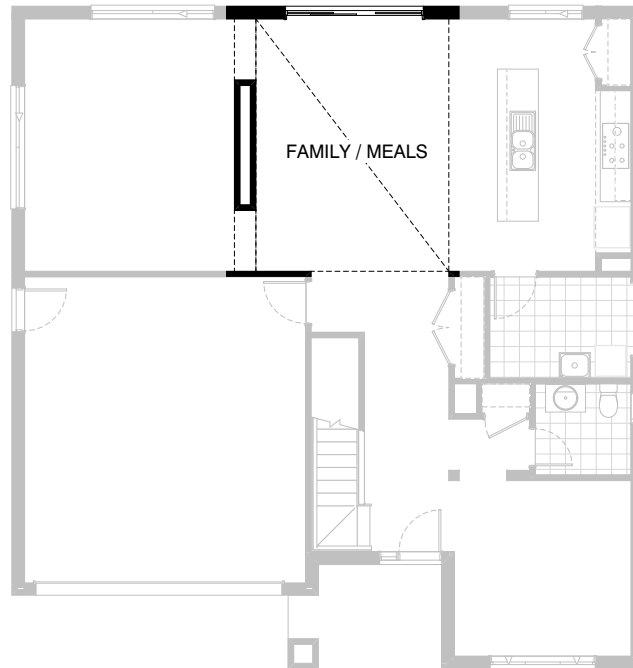


**Option IP1-3 GF**

Provide 2-way fire place to  
Living / Family and Meals room.

FLOORPLAN OPTIONS




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

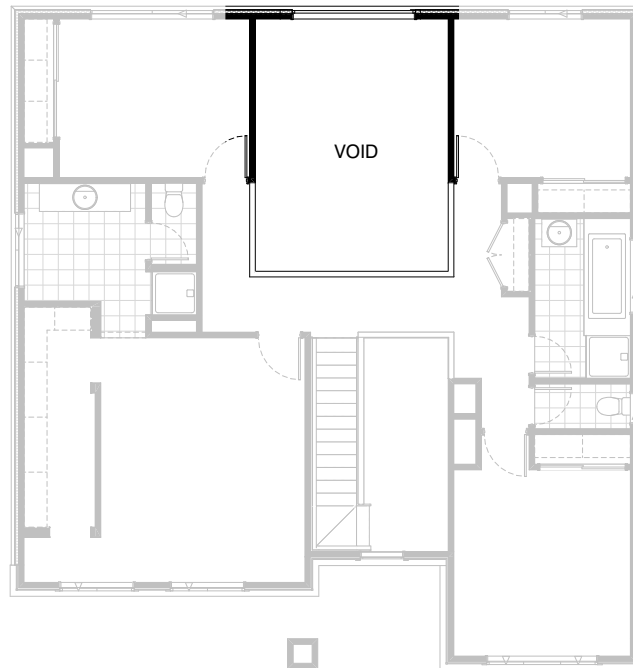


**Option IP1-4**

Provide Void area in lieu of standard Rumpus room  
above Family room including additional plaster  
dwarf wall balustrade.

**FLOORPLAN OPTIONS**


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

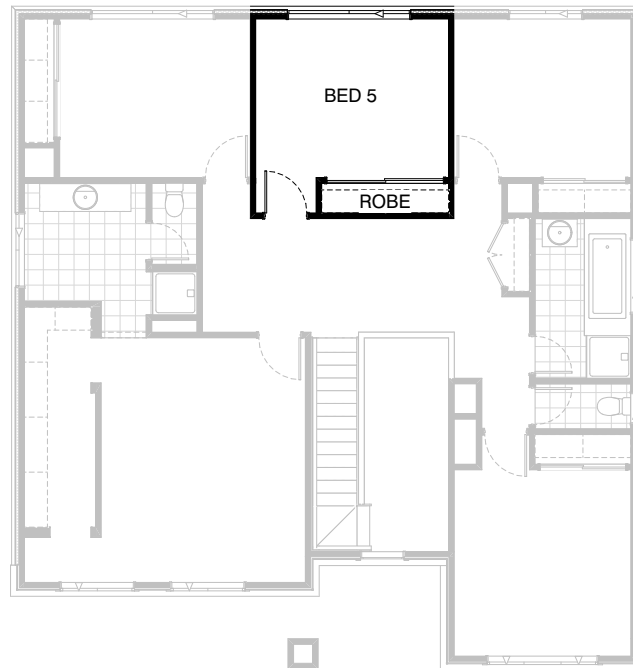


**Option IP4-1 FF**

Provide Void area in lieu of standard Rumpus room  
above Family room including additional plaster  
dwarf wall balustrade.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

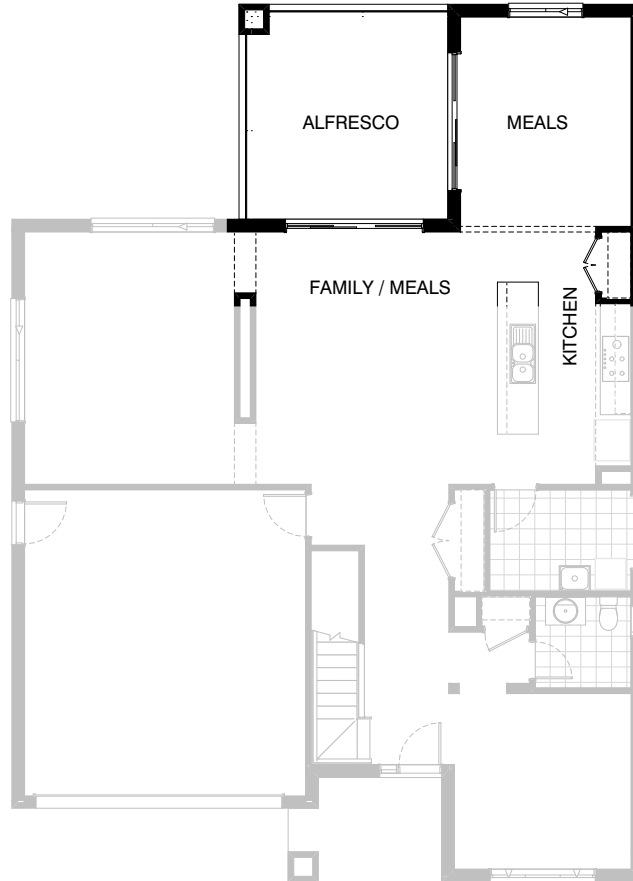


**Option IP1-5 FF**

Provide 5th Bedroom Option including additional plaster lined stud wall, 820mm wide flush panel hinged door, site built plaster lined robe with double flush panel hinged doors, 1no. melamine shelf and hanging rail in lieu of standard Rumpus room.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






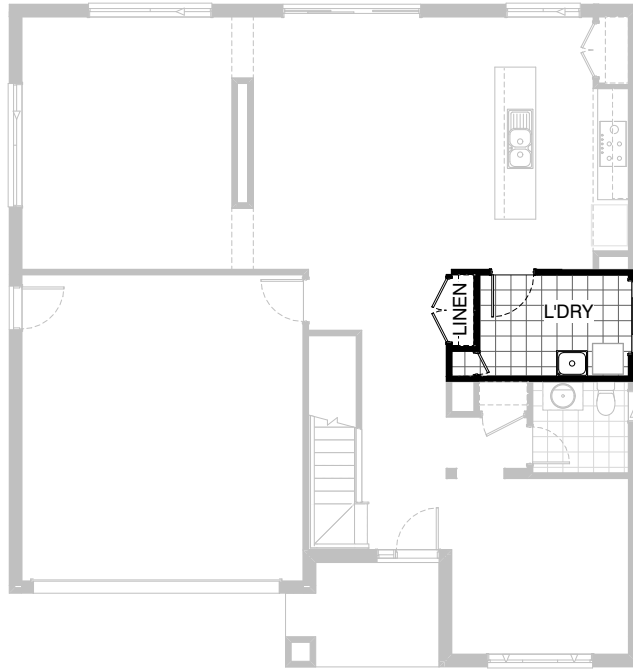
**Option IP1-6 GF**

Provide Dining and Alfresco addition to rear of dwelling including structural concrete floor, flat metal roof above, additional 2057mm x 1450mm aluminium sliding window, 2110mm x 2690mm aluminium sliding glass door and lightweight rendered cladding to first floor above to suit.

Increases area by 33.22m<sup>2</sup>.  
Increases length by 4200mm.

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

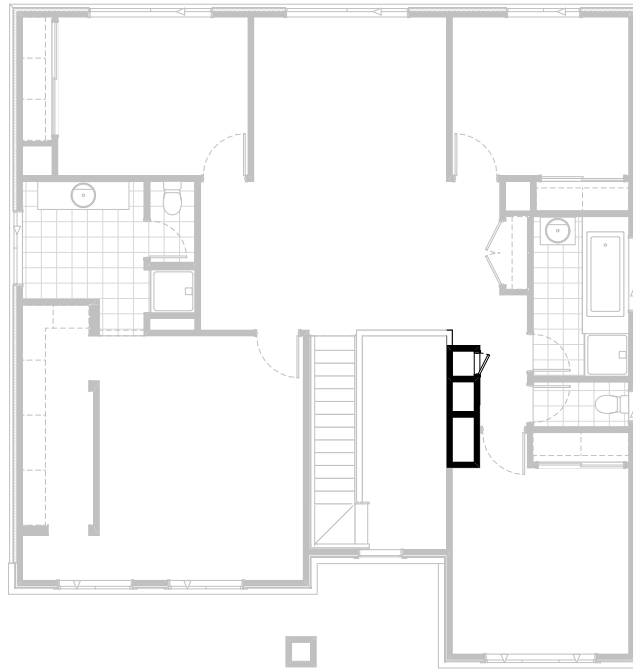


**Option IP1-7 GF**

Provide Laundry Chute and decrease Linen cupboard depth by 150mm and width by 600mm and provide 2no. 620mm doors in lieu of standard.

FLOORPLAN OPTIONS




 **4**    **2.5**    **2**

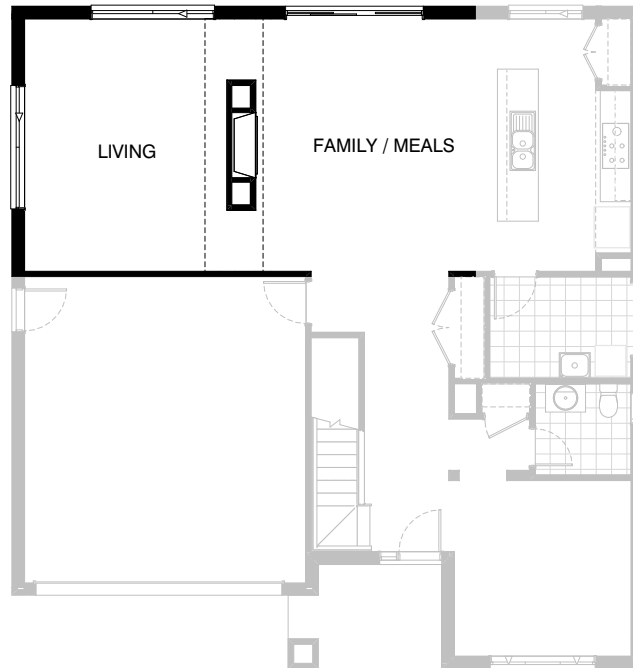


**Option IP1-7 FF**

Provide Laundry Chute and decrease Linen cupboard depth by 150mm and width by 600mm and provide 2no. 620mm doors in lieu of standard.

FLOORPLAN OPTIONS

 **4**    **2.5**    **2**






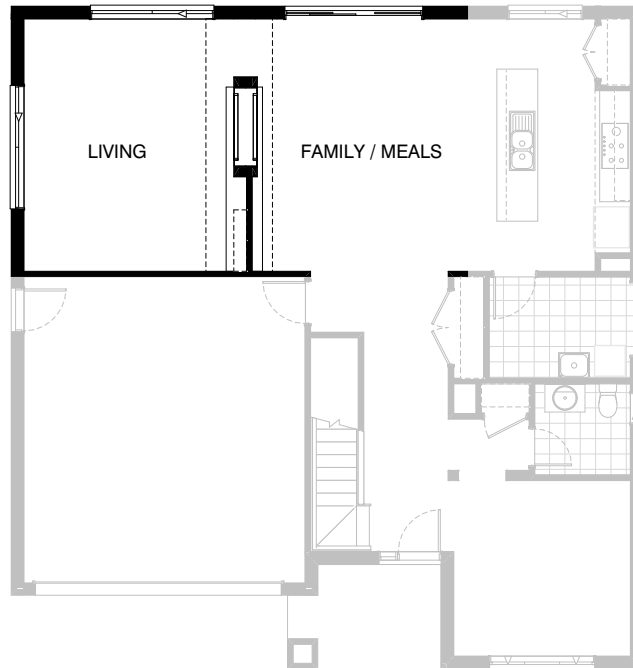
**Option IP1-8 GF**

Provide Heat and Glow XLR Plus fireplace to Family room including decrease Living by 150mm. Provide 1135mm wide plaster lined bulkhead in lieu of standard.



FLOORPLAN OPTIONS


 **4**    **2.5**    **2**

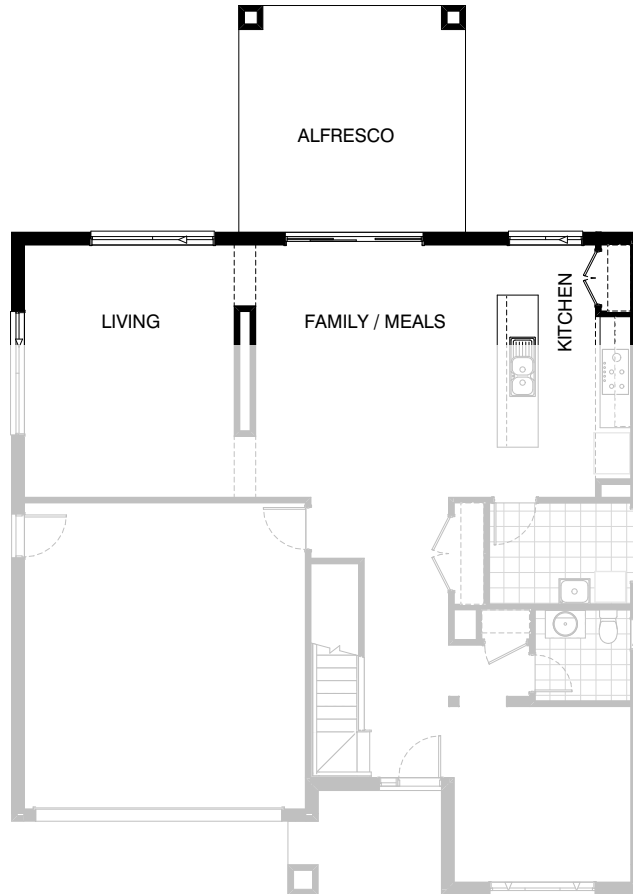


**Option IP1-9 GF**

Provide Heat and Glow Mezzo 1300ST 2-way fire place to Family and Living rooms including selected tile finish to wall and 200mm deep stone hearth to either side of plaster lined wall including 250mm deep by 1200mm long by 32mm thick laminate floating shelves to Living. Provide 300mm deep by 1280mm wide plaster bulkhead to separate Family and Living.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**

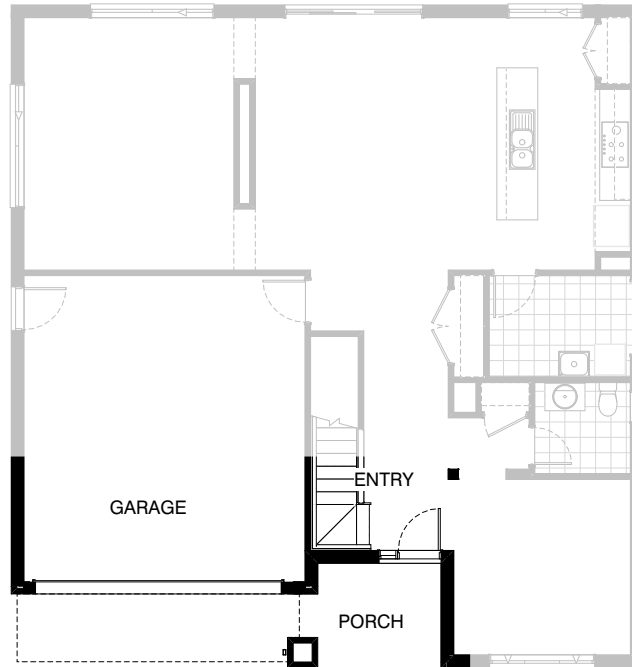


**Option EP1-1**

Provide Alfresco under dwelling roof line including additional structural concrete floor and 2no. brick piers to rear of Family / Meals room.  
Increases area by 19.66m<sup>2</sup>.  
Increases length by 4430mm.

**FLOORPLAN OPTIONS**

 **4**    **2.5**    **2**






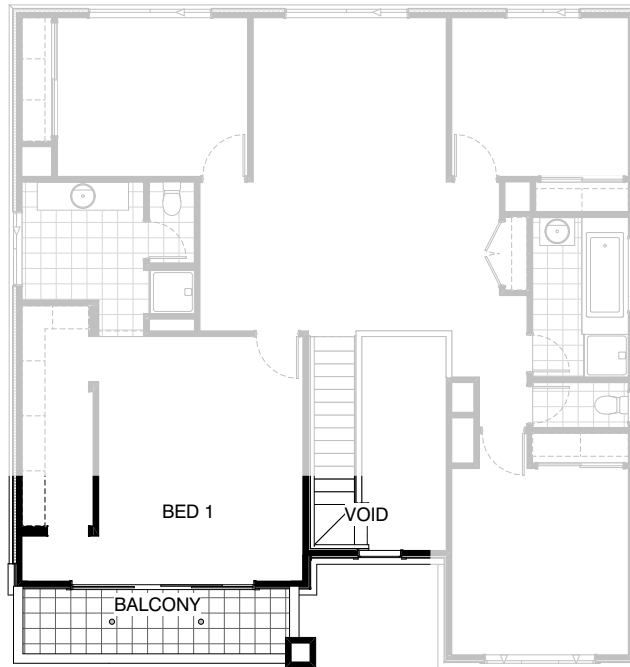
**Option BA-1 GF**

Provide Balcony Option to Bed 1 including ceramic tiled floor and timber framed wall baustrade with cement sheet cladding. Replace existing 2no. Bed 1 windows with 1no. 2100mm x 3590mm aluminium sliding door.

**NOTE - This option applies to the Condor facade only.**

FLOORPLAN OPTIONS

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






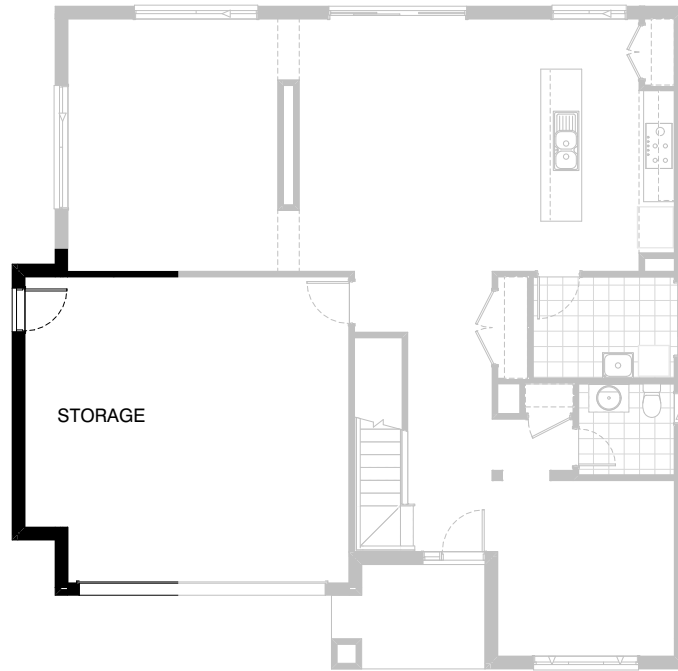
**Option BA-1 FF**

Provide Balcony Option to Bed 1 including ceramic tiled floor and timber framed wall baustrade with cement sheet cladding. Replace existing 2no. Bed 1 windows with 1no. 2100mm x 3590mm aluminium sliding door.

**NOTE - This option applies to the Condor facade only.**

FLOORPLAN OPTIONS




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

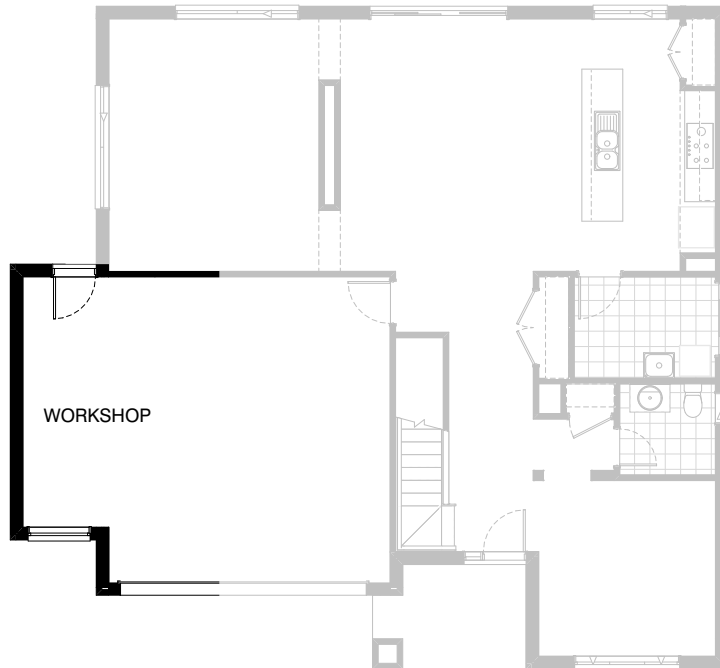


### Option G-1 GF

Provide extension to Garage to create additional Storage area.  
Increases area by 4.53m<sup>2</sup>.  
Increases width by 840mm.

**FLOORPLAN OPTIONS**




 **4**    **2.5**    **2**



**Option G-2 GF**

Provide extension to Garage to create Workshop  
area including 2057mm x 1210mm aluminium  
feature awning window.  
Increases area by 9.06m<sup>2</sup>.  
Increases width by 1680mm.

FLOORPLAN OPTIONS

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



**Option G-3 GF**

Provide triple car garage including additional garage door as per colour selection.  
Increases area by 22.43m<sup>2</sup>.  
Increases width by 3600mm.