

# SOMERTON



# SOMERTON 180

3 2 0 2



## FLOORPLAN OPTIONS

Want to put a personal touch on your home? Speak to your New Home Consultant about the exciting range of ready-to-go design options for this floorplan.

Popular design options include:

- Kitchen options
- Storage to garage option
- Laundry upgrades
- Gas fireplace to family room
- Option to switch master suite with living
- Bed 4 option

min lot width	12.5m	residence	136.37sqm	14.68sq
min lot depth	28.0m	porch	5.61sqm	0.60sq
home width	11.15m	garage	36.48sqm	3.93sq
home length	18.83m	<b>total</b>	<b>178.46sqm</b>	<b>19.21sq</b>

Listed details based on Sheffield façade floorplan (illustrated)

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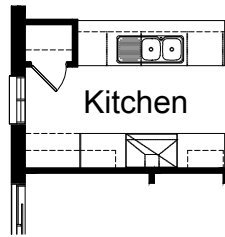
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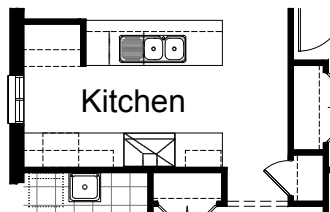
## OPTION K1

Provide Kitchen upgrade with 3no. 800mm base cupboards, 1no. 900mm upright oven with 900mm canopy range hood above, 2no. 600mm overhead cupboards, 1no. 900mm Overhead Cupboard above refrigerator space, plaster lined Pantry with 1no. 620mm flush panel hinged door and 450mm shelves, 1no. 450mm drawers, 1no. laminated DW provision, 1no. laminated MW provision with pot drawer below and additional bench top and tiled splash back to suit.



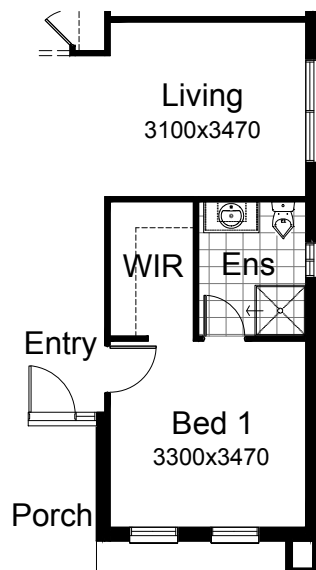
## OPTION K2

Provide Kitchen upgrade by deleting Broom cupboard and relocating Pantry. Provide 2no. 800mm base cupboards, 1no. laminated MW provision with pot drawer below, 1no. 300mm base cupboard, 1no. 900mm upright cooker with 900mm canopy range hood above, 3no. 600mm overhead cupboards, 1no. 300mm laminated overhead open shelves, 1no. 900mm Overhead Cupboard above refrigerator space, 1no. 350mm base cupboard, 1no. laminated DW provision, 1no. 900mm base cupboard and 1no. 450mm drawers with additional bench top and tiled splash back to suit.



## OPTION IP1

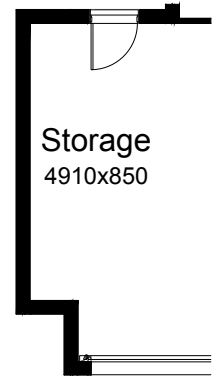
Relocate Living with Bed 1, Ensuite and WIR.



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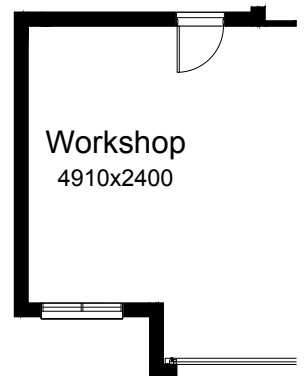
## OPTION G1

Provide extension to Garage to create additional Storage area. Increases area by 4.58m<sup>2</sup>. Increases width by 850mm.



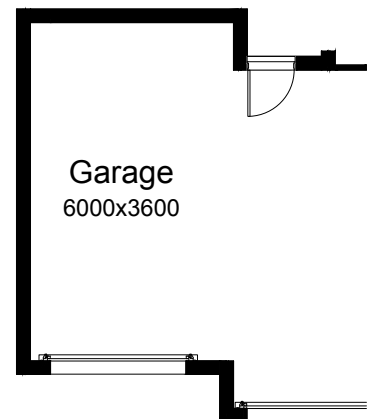
## OPTION G2

Provide extension to Garage to create Workshop area including additional window to suit. Increases width by 2400mm. Increases area by 12.93m<sup>2</sup>.



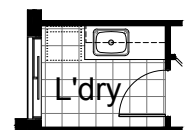
## OPTION G3

Provide triple car Garage including additional Garage door as per colour selection. Increases area by 23.69m<sup>2</sup>. Increases width by 3600mm.



## OPTION LD1

Provide Laundry upgrade with laminated insert trough, 1no. 900mm base cupboard, 1no. 450mm base cupboard, 1no. 900mm overhead cupboard, 1no. 450mm overhead cupboard and additional tiled splash back and bench top to suit.



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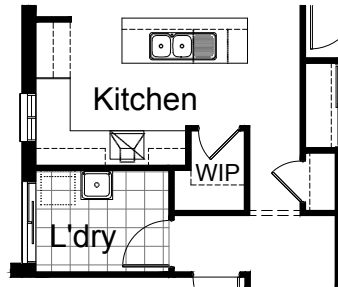
## OPTION K3

Provide Kitchen and WIP Option

WIP:- increase Laundry width by 160mm, delete Linen cupboard, 2no. 520mm flush panel hinged doors and 3no. shelves, reduce L'dry passage by 200mm and provide site build plaster lined WIP with 4no. 300mm deep shelves, 4no. 450mm deep shelves and 1no. 720mm flush panel hinged door. Decrease Kitchen opening/Bulkhead width by 190mm to 900mm in lieu of standard 1090mm. provide 4no.

ISLAND:- Provide 1no. 400mm base cupboards, 1no. 800mm base cupboard, 1no. laminated DW provision, 1no. 300mm base cupboard,

KITCHEN:- 1no. 900mm Overhead cupboard above refrigerator space, 1no. 450mm drawers, 1no. 450mm base cupboard. 1no. 800mm blind carcass with 1no. 350mm door, 1no. 350mm base cupboard, 1no. 700mm base cupboard. 1no. 600mm under bench oven with 1no. 600mm wide canopy range hood, 1no. 450mm overhead cupboard, 1no. 600mm overhead cupboard, 1no. 700mm overhead cupboard. 1no. 1200mm x 850mm aluminium sliding window with additional tiled splash back and bench top to suit. Convert Broom cupboard into Linen cupboard, increase width by 200mm in line with WIP wall,

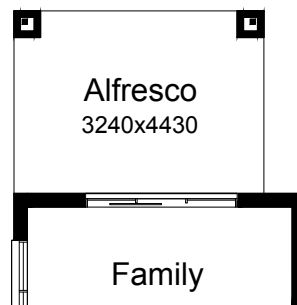


## OPTION EP1

Provide Modified Porch to Kent Facade by increasing Porch depth by 600mm and providing additional 2no. painted timber posts to suit. Note: Increases Porch area to 4.46m<sup>2</sup> in lieu of standard 3.10m<sup>2</sup>.

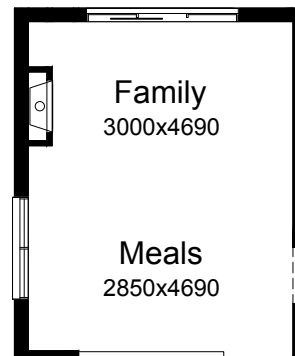
## OPTION EP1

Provide Alfresco under dwelling roof line with structural concrete floor and 2no. brick piers to rear of Family. Increases area by 14.35m<sup>2</sup>. Increases length by 3240mm



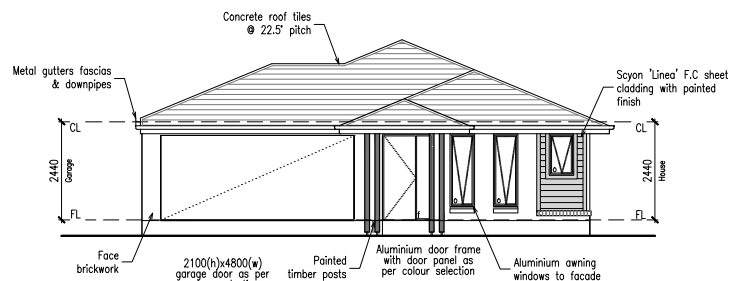
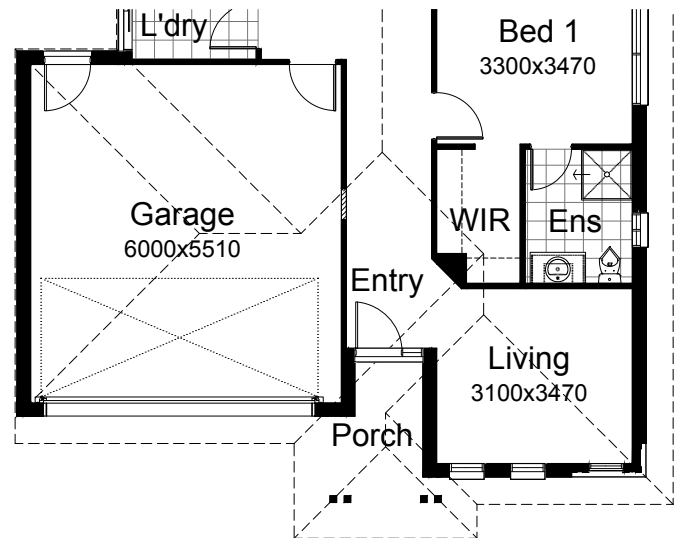
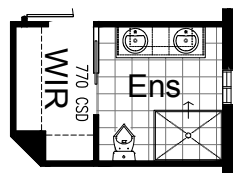
## OPTION IP2

Provide Jetmaster SL-350 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, delete 1no. 514mm x 1810mm aluminium sliding window to Family and relocate Meals window by 360mm to suit.



## OPTION ENS1

Provide Ensuite Option with 1no. 1200mm x 900mm Tiled shower base in lieu of standard, 1no. 1582mm wide vanity unit with 2no. basins in lieu of standard and increase Ensuite width by 300mm and decrease WIR width by 100mm and decrease Entry width by 200mm. Provide 770mm cavity sliding door off WIR in lieu of 720mm hinged door.



Kent facade

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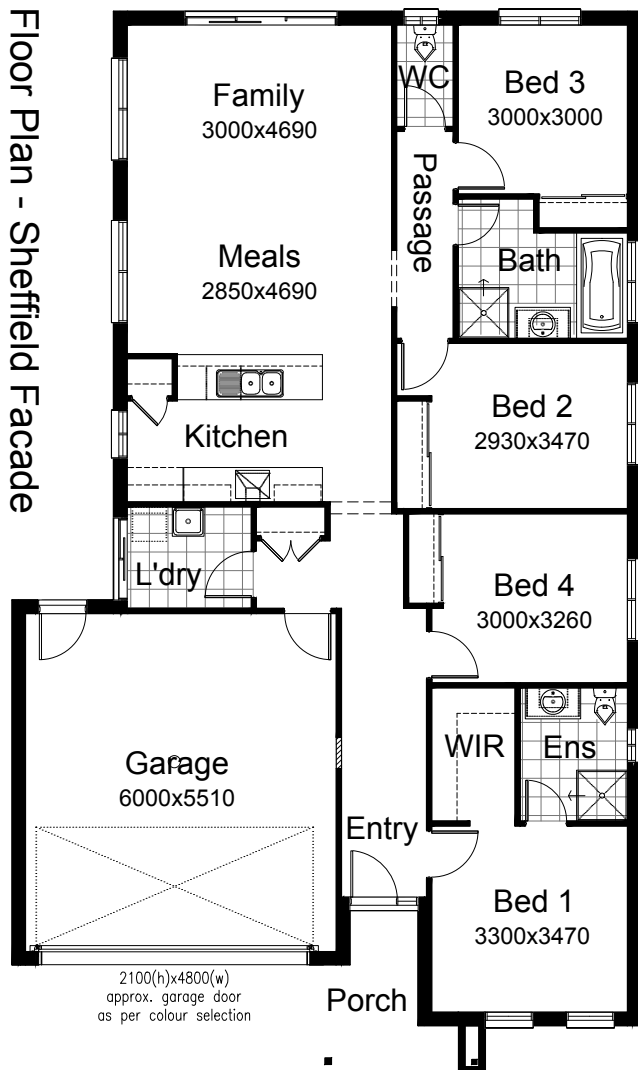
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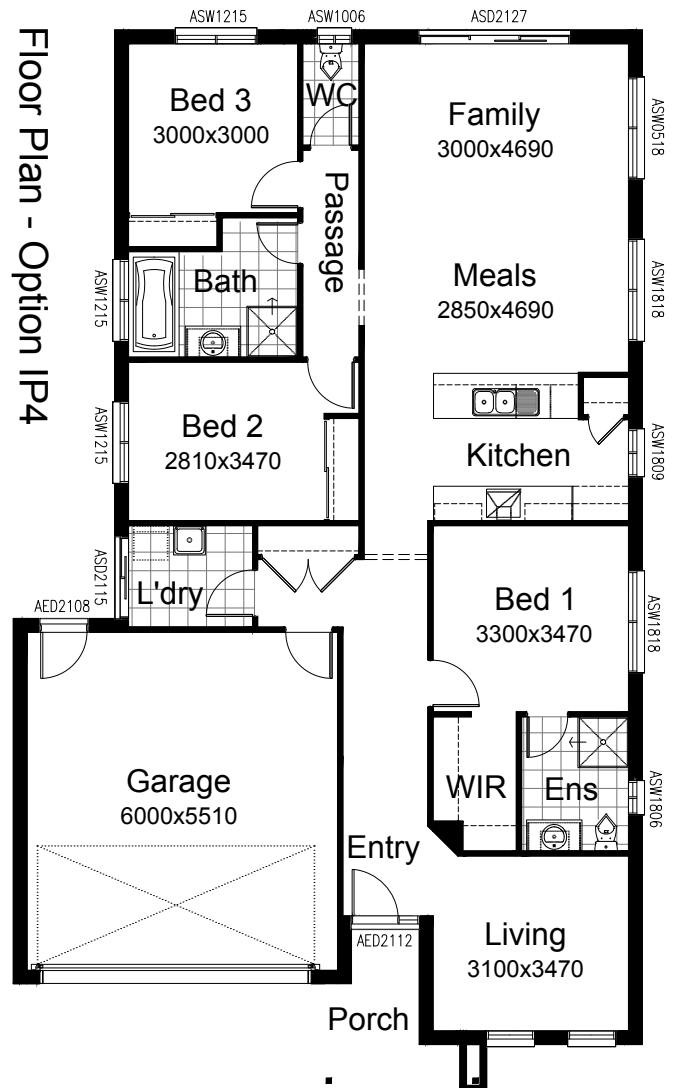
## OPTION IP3

Provide Bedroom 4 Option in lieu of Living room and relocate Bedroom 1 to suit. Decrease Ensuite length by 20mm, increase Bedroom 2 length by 120mm, increase Bedroom 2 robe width by 410mm and provide 2no. 820mm flush panel hinged doors in lieu of standard 2no. 620mm doors. Provide additional site built plaster lined robe with hanging rail and 2no. 720mm doors and 1no. 820mm flush panel hinged door to Bedroom 4 and delete 1no. 1800mm x 1810mm aluminium sliding window and provide 1no. 1200mm x 1450mm aluminium sliding window to Bedroom 4 to suit and increase bulkhead width to 210mm in lieu of 90mm.



## OPTION IP4

Mirror rear section of Home including deletion of Broom cupboard and increase length of Bed 2 robe and increase length of Linen cupboard with 2No. 820mm hinged doors in lieu of 2No. 520mm doors.



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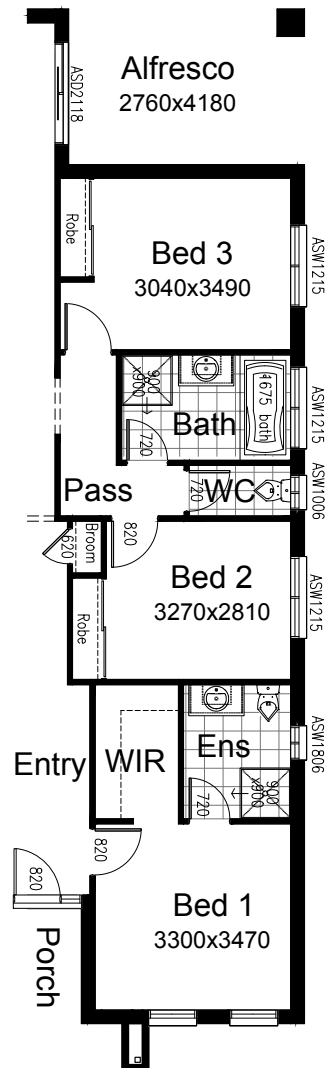
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## OPTION IP5

Provide Alfresco option in lieu of Living including relocate Bed 1 to Living location. Relocate bed 2 to Bed 1 location including additional robe space and double 820mm robe doors in lieu of 620mm. Relocate WC, Bath and Bed 3 to provide 2760mm by 4180mm (11.54 m<sup>2</sup>) Alfresco to rear under existing roof line with structural concrete floor and 1No. 470mm x 470mm brick pier. Delete 1800mm x 1810mm aluminium sliding window to Bed 1 and provide 2110mm x 1810mm aluminium sliding door to Family / Alfresco.

Note: not available with Floor Plan Options IP1, IP3, and IP4.



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