

# HARCOURT | 220

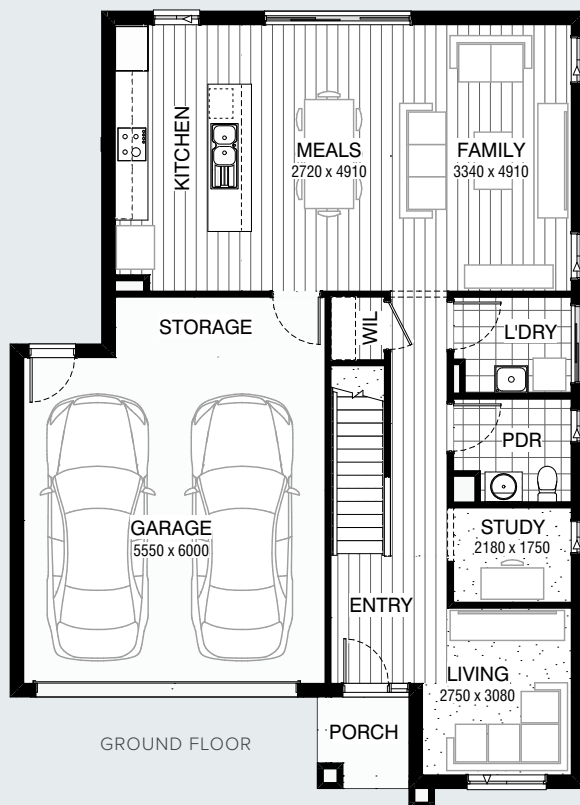
4 2.5 2

IDEAL LOT WIDTH  
12.5m

IDEAL LOT LENGTH  
21m



SERIES



GROUND FLOOR



FIRST FLOOR

## Facades Available:

Acacia (illustrated), Avondale,  
Esplanade, Belleview, Brookwater

## House Dimensions

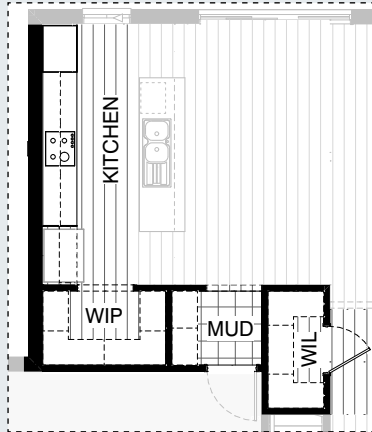
Total Width 10,550mm  
Total Length 14,630mm

## Design Dimensions

Ground Floor	871m <sup>2</sup>	9.4sq
First Floor	89.0m <sup>2</sup>	9.6sq
Garage	41.1m <sup>2</sup>	4.4sq
Porch	2.8m <sup>2</sup>	0.3sq
<b>Total</b>	<b>220.0m<sup>2</sup></b>	<b>23.7sq</b>

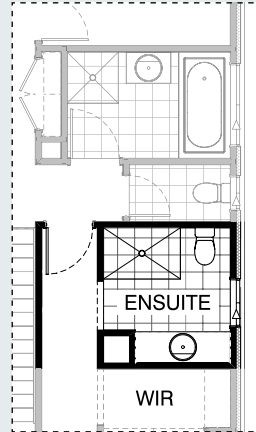
## FLOORPLAN OPTIONS

### KITCHEN OPTIONS

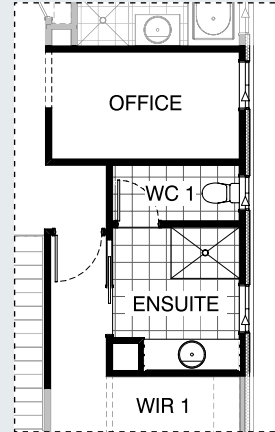


K01

### ENSUITE OPTION



EN01

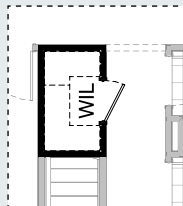


EN02

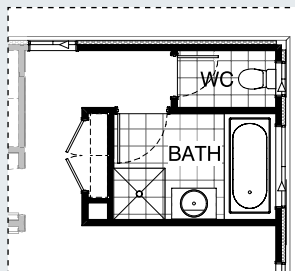


SERIES

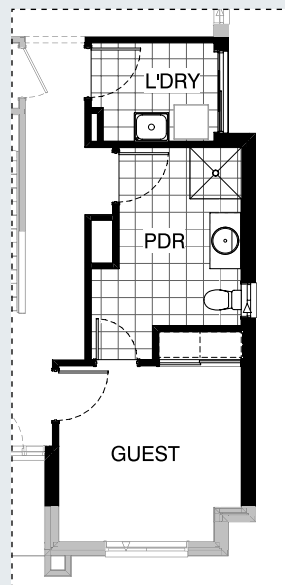
### INTERNAL OPTIONS



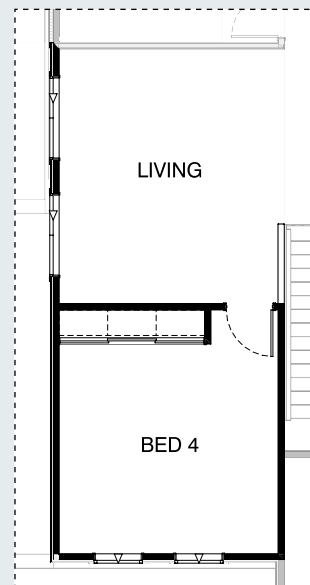
IN01



IN04

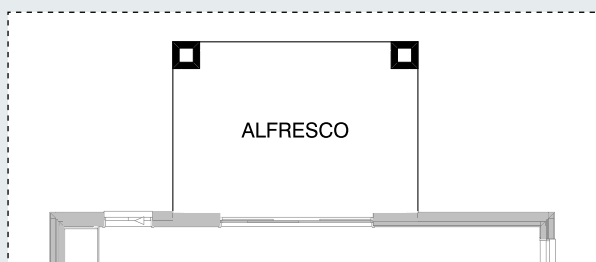


IN02



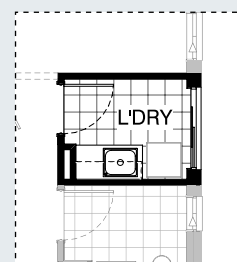
IN03

### EXTERNAL OPTION



EX01

### INTERNAL OPTIONS



L01

## OPTION DESCRIPTIONS

### KITCHEN OPTION

#### Kitchen Option 01

Provide Walk-in Pantry and Mud room in lieu of Storage area to Garage, including:  
 4No. 450mm shelves to WIP with bulkhead entry,  
 4No. 450mm shelves to Mud with bulkhead entry,  
 hinged entry door to Garage moves as shown,  
 Provide open shelf over Ref space with laminate end panel,  
 All other cabinetry remains the same.  
 Option also provides upgrade to Walk-in Linen cupboard, including additional 4No. 450mm shelving.

### INTERNAL OPTIONS

#### Internal Option 01

Provide upgrde to Walk-in Linen, including:  
 additional 4No. 450mm shelves,  
 720mm hinged door in lieu of standard.  
 Note:  
 Option not available with options Kitchen01

#### Internal Option 02

Provide Guest Bedroom option in lieu of Living and Study, including:  
 Built-in Robe with sliding doors and 450mm shelf with hanging rail,  
 additional 870mm and 720mm hinged doors to new bedroom, 870mm hinged door to Powder,  
 1No. 900mm x 900mm tiled shower base &  
 1No. 1027mm x 610mm Aluminium Sliding Window to new Powder room.  
 Option pushes ground floor exterior wall out by 480mm with tiled roof over.  
 Laundry decreases by 30mm to accommodate  
 Option adds 3.3m<sup>2</sup> to total floor area.

#### Internal Option 03

Provide additional Living area to first floor by building over the Garage and relocating Bed 4, including:  
 2No. 1200mm x 1450mm Aluminium Sliding Window.  
 Built-in Robe length to Bed 4 increased by 940mm,  
 Additional 1020mm high plaster-lined dwarf wall balustrade.  
 Bed 3 increases by 120mm.  
 Adds 24.1m<sup>2</sup> to total floor area.

#### Internal Option 04

Provide additional Activity area to first floor in lieu of Bedroom, including:  
 1No. 1200mm x 1810mm Aluminium Sliding Window in lieu of standard,  
 1No. 1200mm x 850mm Aluminium Sliding Window to corridor,  
 relocate Bathroom, Linen and WC as shown.

### ENSUITE OPTIONS

#### Ensuite Option 01

Provide Ensuite upgrade option with re-arranged layout, including:  
 1No. 1582mm vanity with single basin including  
 1 row tiling beneath mirror to suite wall-to-wall benchtop including returns,  
 1No. 1350mm x 900mm tiled shower base,  
 Relocated WC.  
 Hinged door to Bed 1 relocated and entry with bulkhead to Ensuite relocated as shown.

#### Ensuite Option 02

Provide Ensuite upgrade/Home Office in lieu of Bed 2, including:  
 1No. 1582mm vanity with single basin including  
 1 row tiling beneath mirror to suite wall-to-wall benchtop including returns,  
 1No. 1200mm x 900mm tiled shower base,  
 relocated enclosed WC,  
 1No. 1027mm x 610mm Aluminium Sliding Window in lieu of standard,  
 1No. 820mm cavity sliding door in lieu of bulkhead opening.  
 Relocate hinged access door to Bed 1 and access to Ensuite as shown.  
 Provide 1800mm x 850mm Aluminium Sliding Window to Home Office in lieu of standard and additional bulkhead opening.  
 Note:  
 Option only available with option Internal04

### EXTERNAL OPTION

#### External Option 01

Provide Alfresco including structural concrete slab,  
 2No. brick piers and tiled roof over.  
 Increases the length of the home by 3000mm  
 Increases the total area of the home by 12.93m<sup>2</sup>

### LAUNDRY OPTION

#### Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including:  
 1No. 700mm base cupboard,  
 1No. 400mm base cupboard,  
 1No. 700mm overhead cupboard,  
 1No. 400mm overhead cupboard,  
 32mm laminate benchtop and tiled splashback to suit.