

<b>Facades available:</b>	
Coastal, Delta, Kingston, Nouveau	
Traditional, York	
<b>Overall home width</b>	<b>12.11m</b>
<b>Overall home length</b>	<b>22.67m</b>

Residence	188.5m <sup>2</sup>	20.3sq
Garage	37.9m <sup>2</sup>	4.1sq
Porch	3.0m <sup>2</sup>	0.3sq
Alfresco	16.4m <sup>2</sup>	1.8sq
<b>Total</b>	<b>245.8m<sup>2</sup></b>	<b>26.5sq</b>

**FLOORPLAN OPTIONS**

We personalise our floorplans. Talk to us about our huge range of ready-to-go design options.

Listed details based on Traditional facade floorplan (illustrated)

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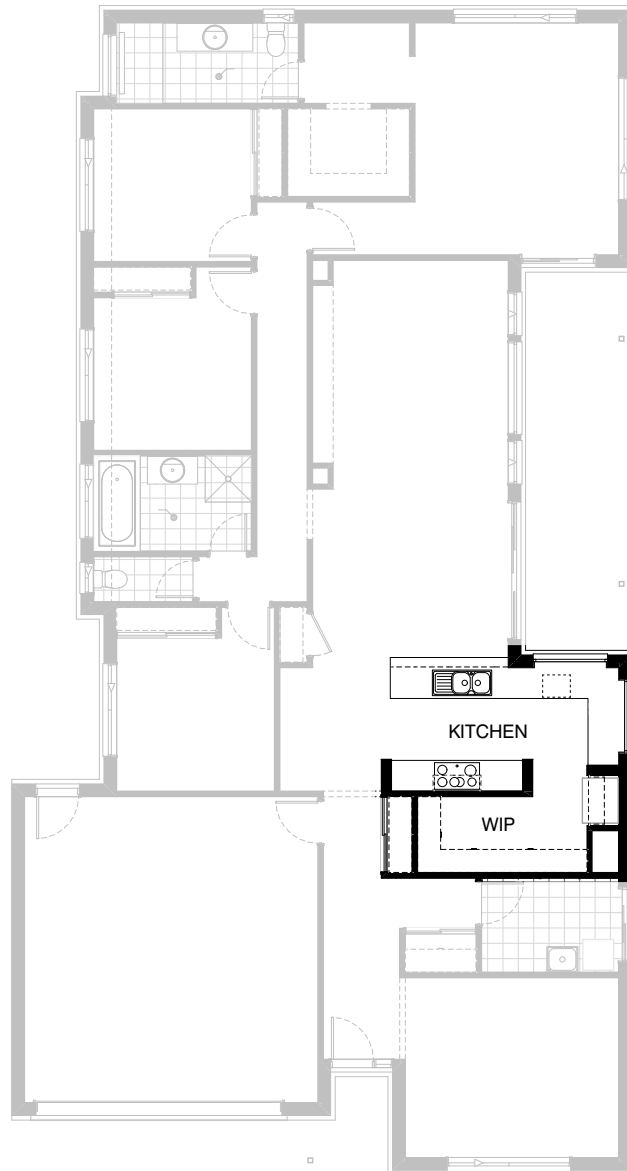
### Option Kitchen01

Provide Kitchen upgrade with:  
2No. 800mm wide overhead cabinets  
above cooktop,  
open shelf to refrigerator alcove.



### Option Kitchen02

Provide Butler's Pantry option in lieu of walk in pantry with:  
3No. 700mm wide base cabinets,  
3No. 700mm wide overhead cupboards,  
benchtop, single bowl sink and tiled splashback to suit.  
Plaster rib wall and bulkhead deleted.



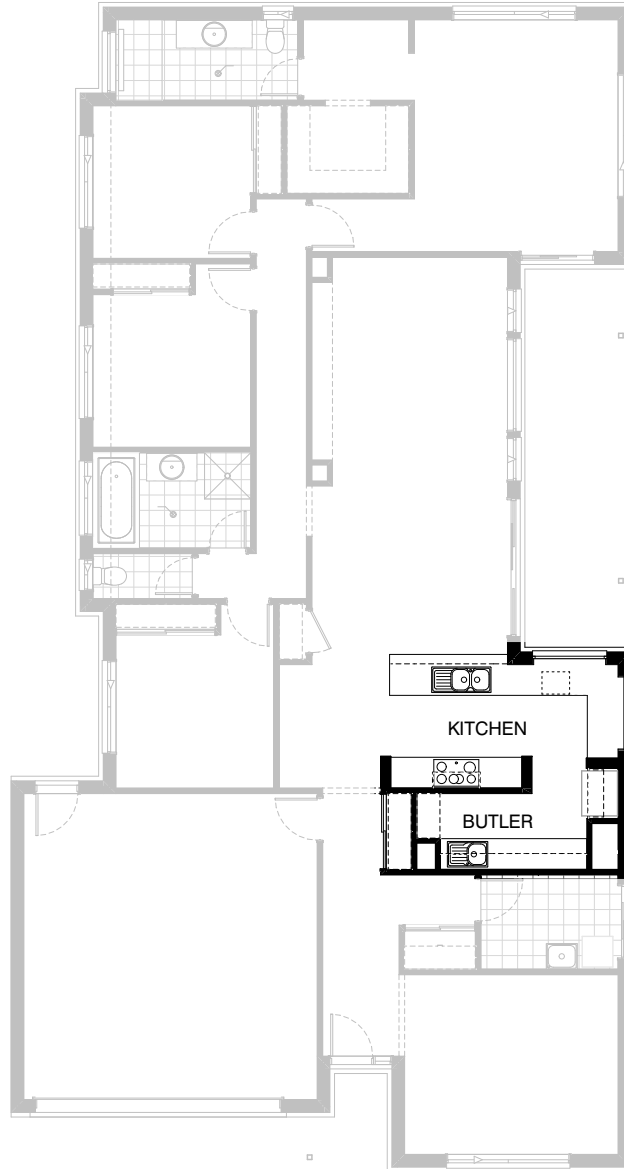
### Option Kitchen03

Provide alternative Kitchen layout by deleting cavity sliding door from Kitchen to laundry and providing additional shelving to WIP  
Delete 1No. 700mm wide base cabinet and 1No. 800mm wide base cabinet,  
Relocate refrigerator alcove and provide:  
1No. 900mm wide base cabinet  
Tiled splashback and benchtop to suit  
Additional bay shelving to WIP  
Enlarged void adjoining refrigerator.



### Option Kitchen04

Provide Kitchen upgrade with Butlers pantry and relocated refrigerator alcove.  
Additional cabinetry as follows:  
1No. 700mm wide base cabinet  
1No. 900mm corner cabinet  
Tiled splashback and benchtop to suit  
2No. 16mm thick laminate side panels to refrigerator alcove  
Open shelf to refrigerator alcove



### Option Kitchen05

Provide Kitchen upgrade with Butlers pantry.

Additional cabinetry as follows:

4 No. 900mm wide base cabinets

(1No. 700mm wide base cabinet and

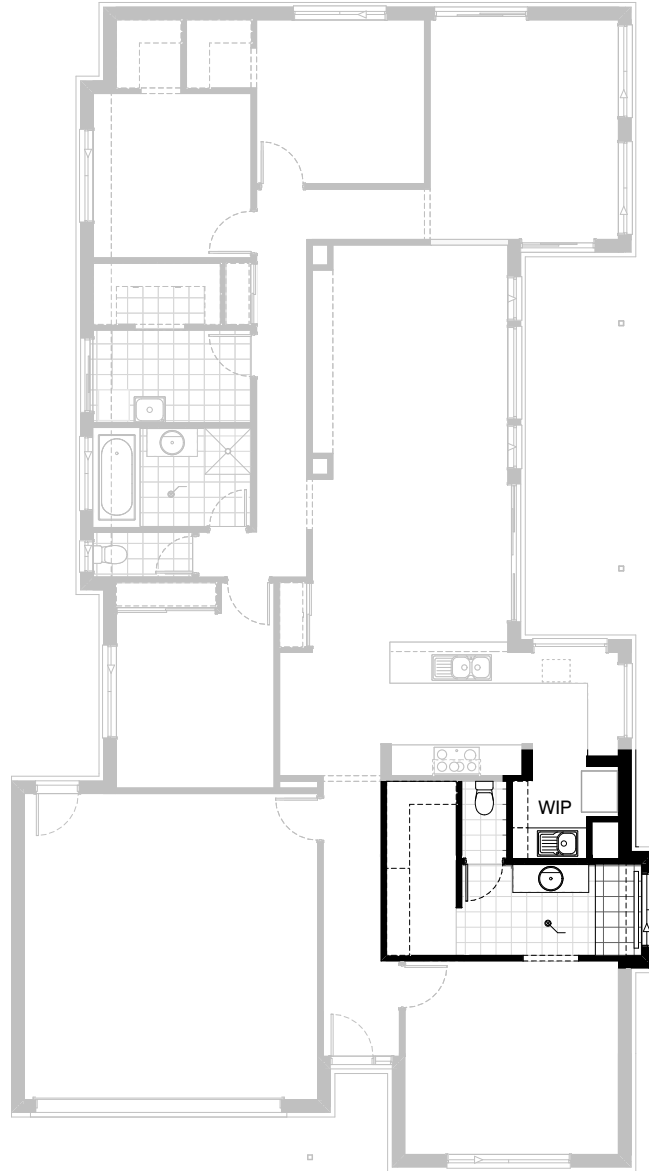
1No. 800mm wide base cabinet deleted)

3No. 900mm wide overhead cabinets

Additional tiled splashback and benchtop to suit

Enlarged void adjoining refrigerator alcove

Additional void to Butler's Pantry



### Option Kitchen06

Provide Butler's pantry option with:  
1800mm(h) laminated shelving from wall to wall,  
1No. 700mm base cupboard,  
1No. 400mm base cupboard,  
Additional benchtop, tiled splash back  
and Single bowl sink.

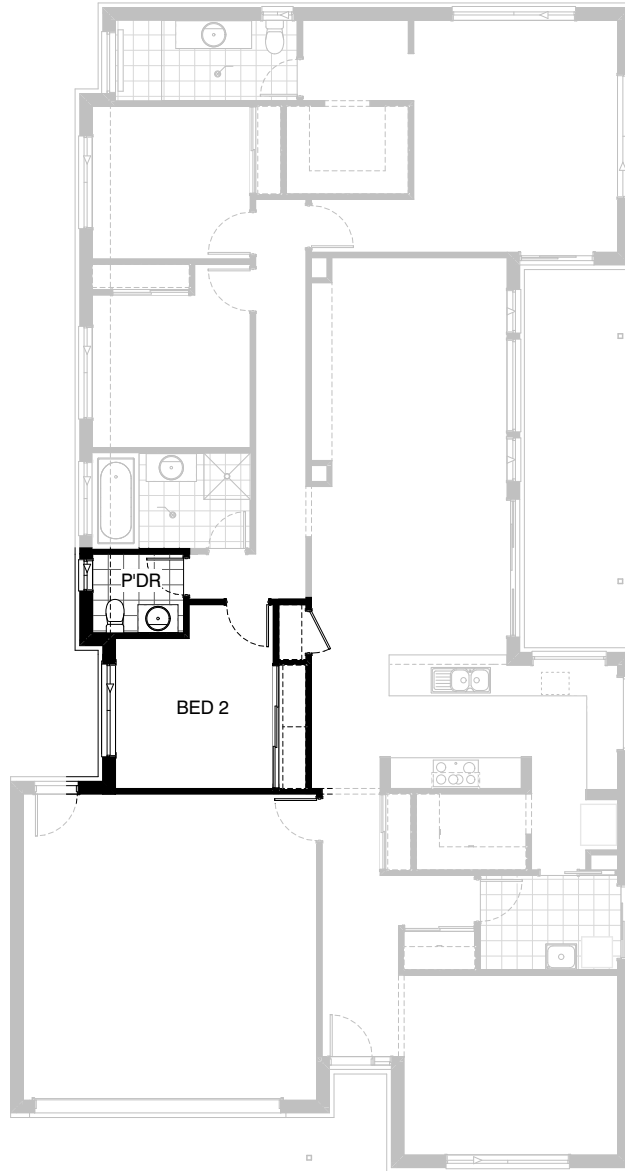
Note: Only available with Ensuite04 & External01 options.



**Option External01**

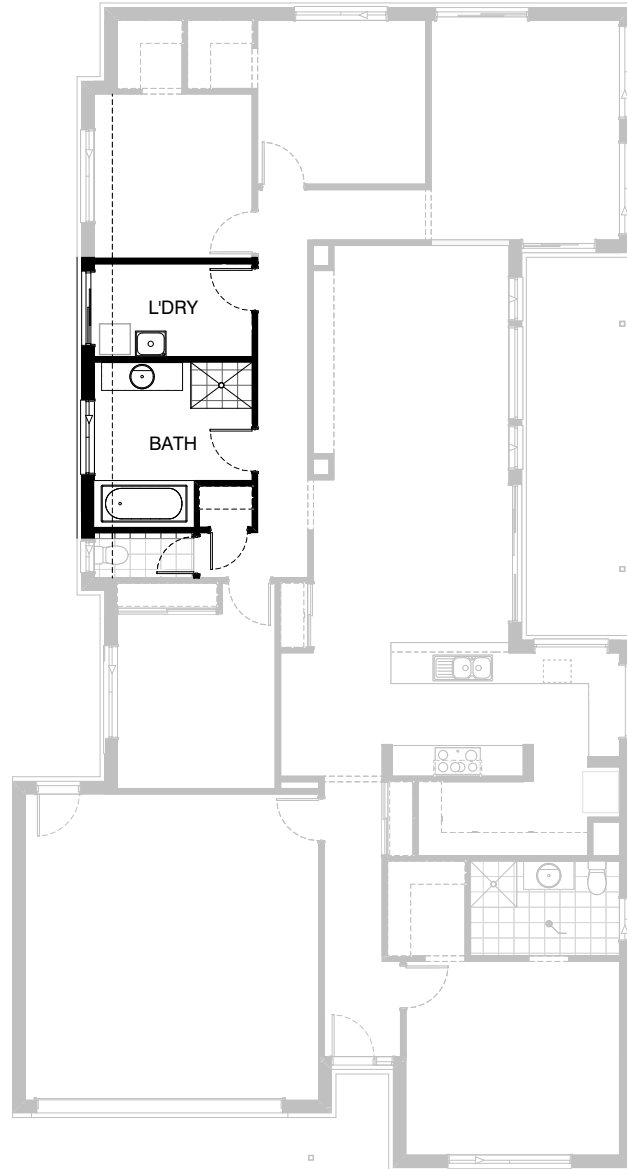
Provide floor plan option with Bed 1/Ens/WIR to front of house and Living to rear. Option also includes relocation of laundry, walk-in linen, replanning of Bed 3 and Bed 4 (both provided with WIR), and replanning of walk-in pantry.  
Provide 1500mm wide x 1200mm high opening between Family and Living.  
Opening sill at 900mm above floor.





### Option Internal01

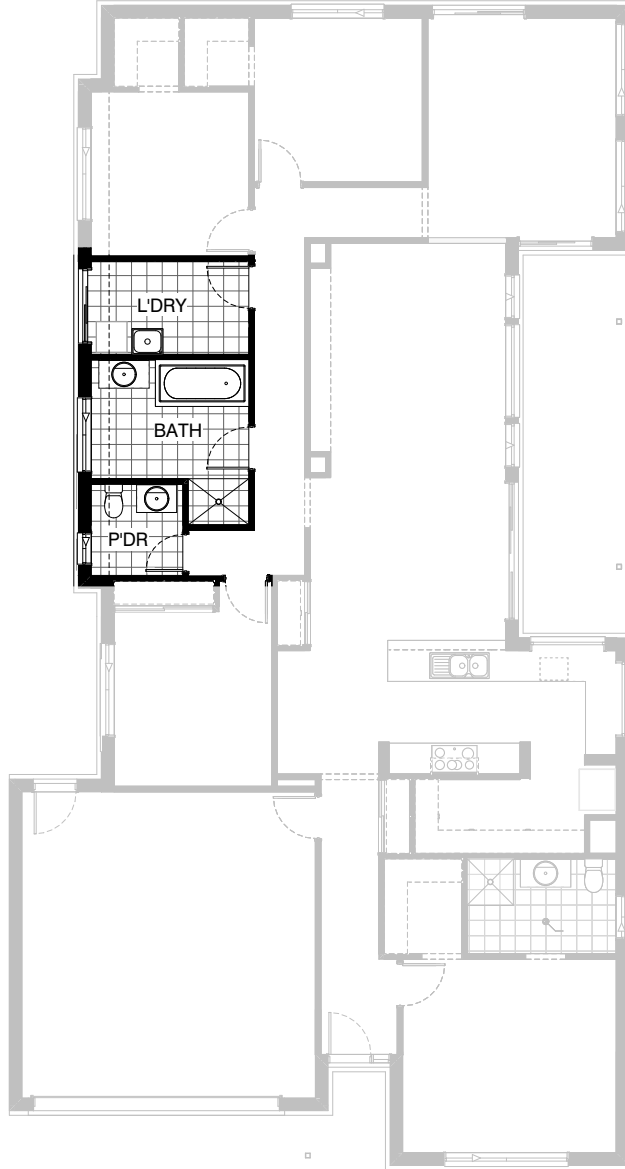
Provide Powder Room upgrade by re-planning bed 2, deleting Study alcove and relocation of robe to bed 2. Powder room provided with 782mm wide vanity with single inset basin. House area increased by 0.30 sqm.



### Option Internal03

Provide Bathroom upgrade option that deletes walk-in linen cupboard and increases the size of the bathroom. Includes 900x1200mm shower with round drain and 1482mm vanity with single basin. Linen cupboard with standard 820mm door leaf.

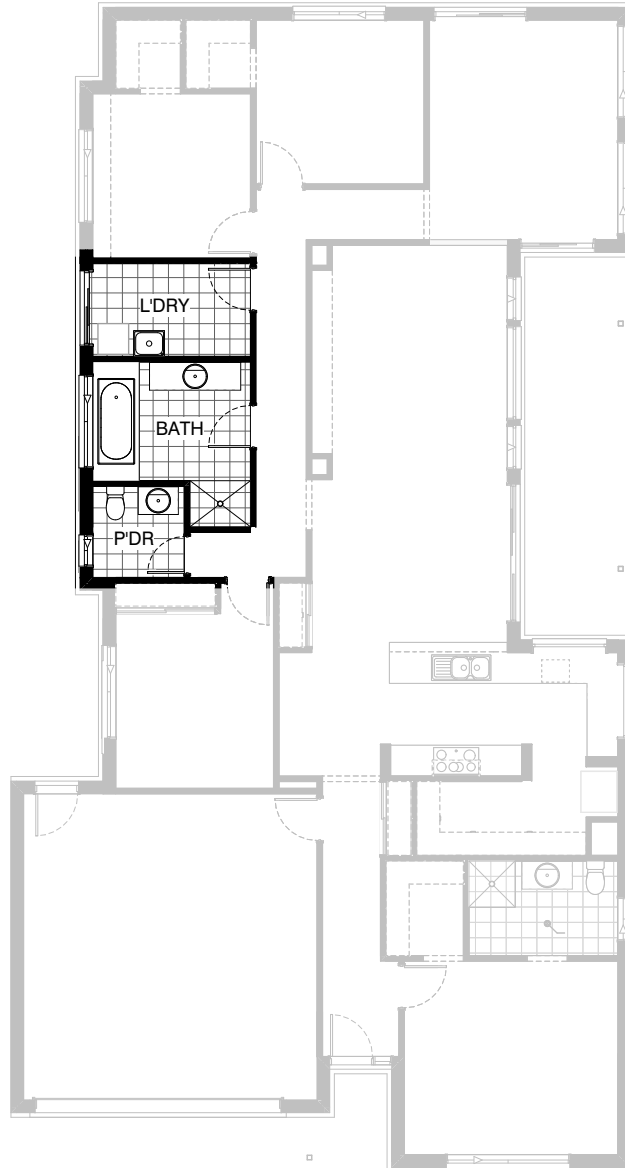
Note: Only available with Option External01



### Option Internal04

Provide Bathroom upgrade option that deletes walk-in linen cupboard and increases the size of the bathroom and provides powder room in lieu separate WC. Includes 900x1200mm shower with round drain and 982mm vanity with single basin.  
Pdr room to have 782mm vanity with inset basin.

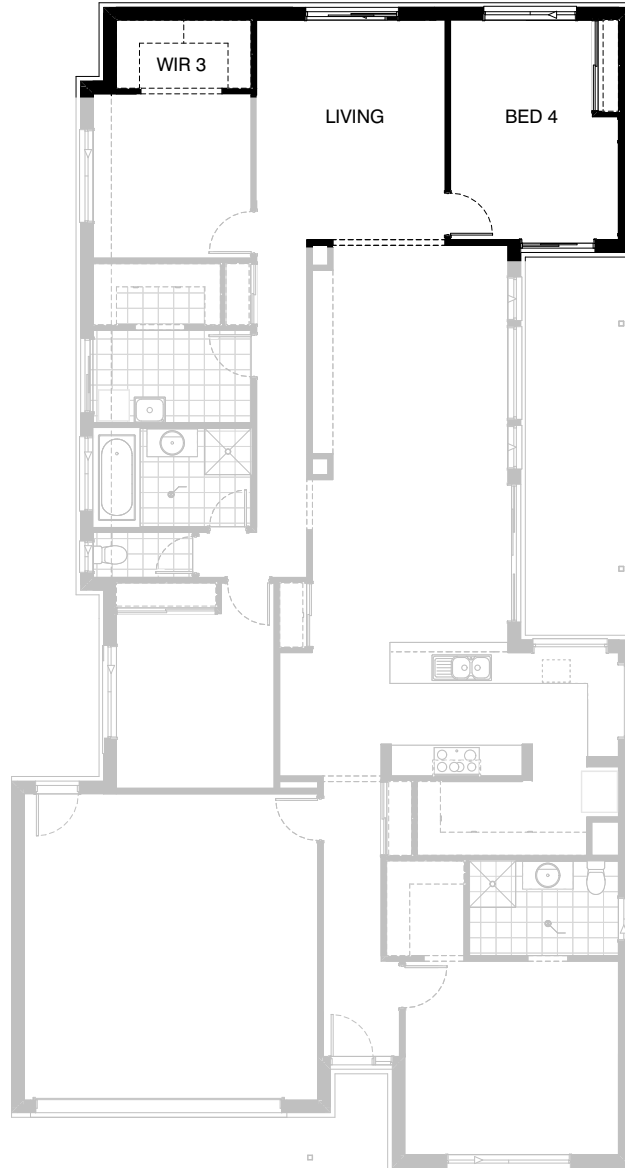
Note: Only available with Option External01



### Option Internal05

Provide Bathroom upgrade option that deletes walk-in linen cupboard and increases the size of the bathroom and provides powder room in lieu separate WC. Includes 900x1200mm shower with round drain and 1782mm vanity with single basin. Pdr room to have 782mm vanity with inset basin.

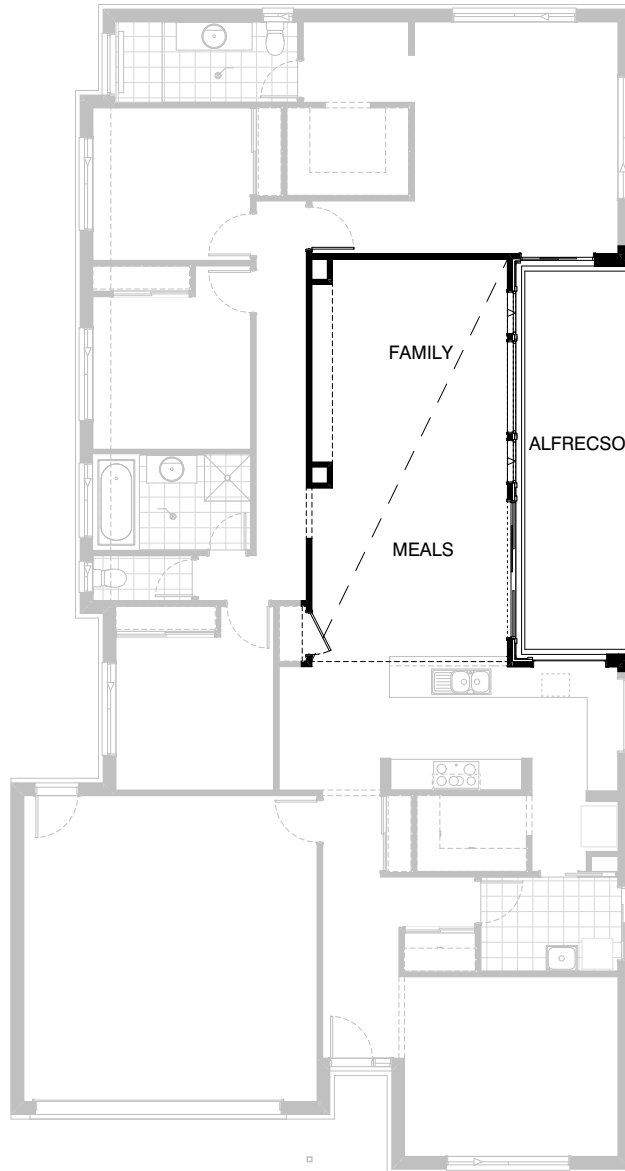
Note: Only available with Option External01



### Option Internal06

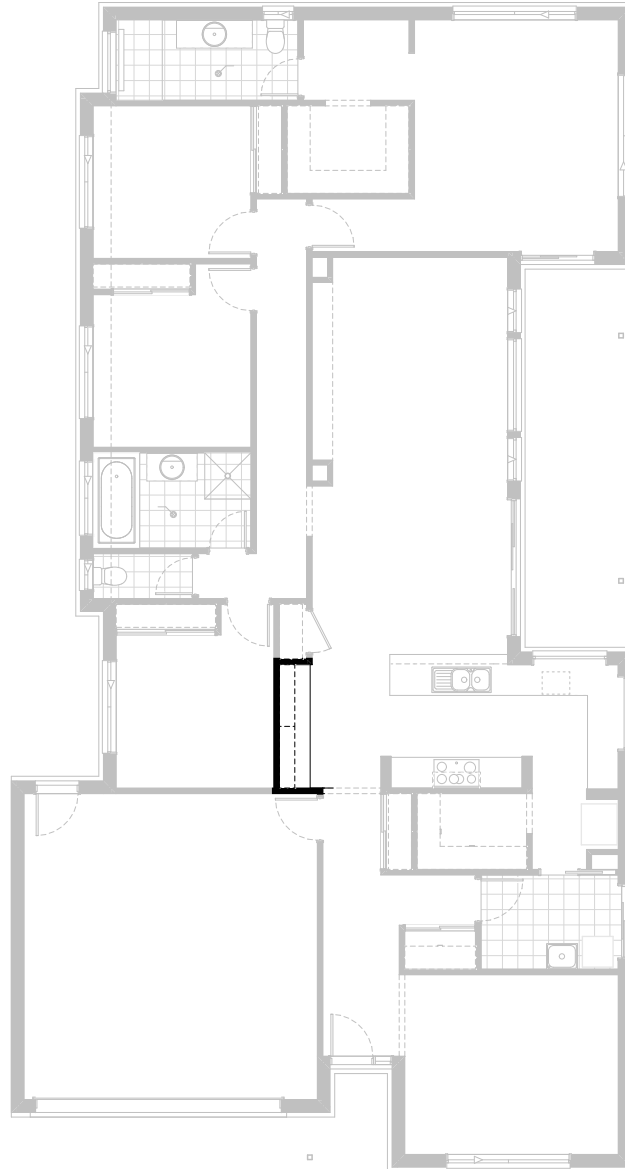
Redesign Bedrooms 3 and 4 and rear Living to provide central living with sliding doors access to rear courtyard; Bed 3 with enlarged walk-in robe; Bed 4 with Alfresco access. Living 2 open to Family room.

Note: Only available with Option External01.



### Option Internal07

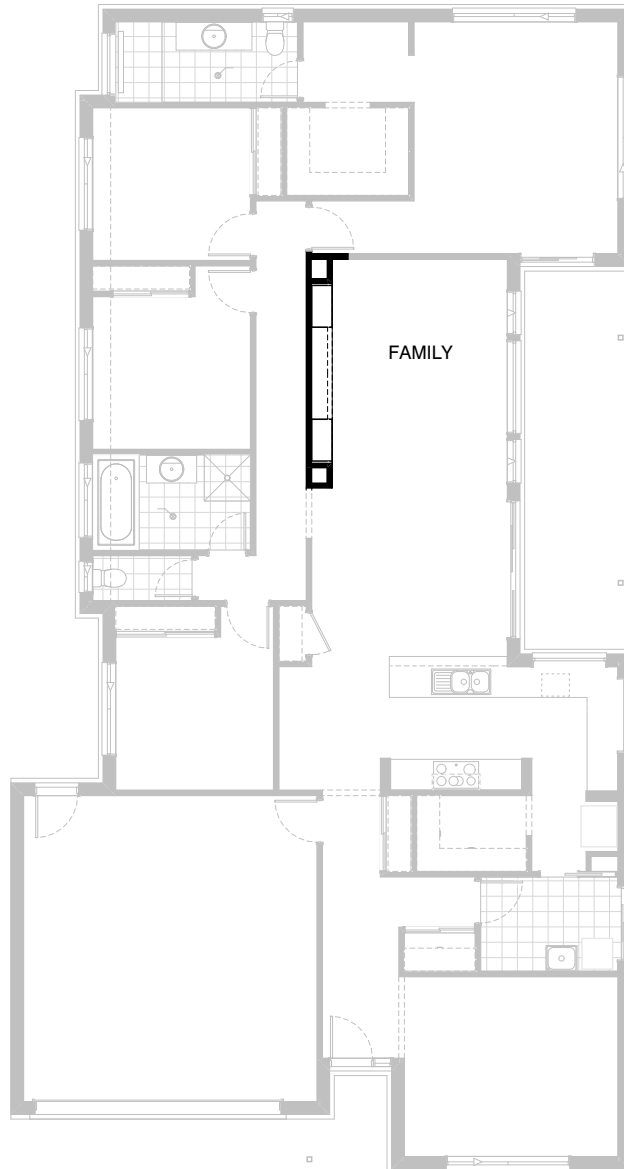
Provide floor plan option with raised ceiling to Meals / Family room and raked ceiling to Alfresco with 2No. AFW0509 fixed highlight windows, 1no. AFW0518 fixed highlight window and 1no. AFW0527 fixed highlight window. Option also removes 2no. timber posts to Alfresco with full span steel beam and 3no. fixed skylights to roof over.



### Option Internal08

Provide floor plan option with built-in desk and cabinetry to Study Nook including 600mm deep 32mm thick laminate benchtop, 2No. 600mm wide single drawer units, 2No. 60mm thick x 300mm deep laminate shelves above.

Note: Not available with Option External01.



### Option Internal09

Provide Family room upgrade consisting of built-in cabinetry in TV location:  
2no 800mm wide full height cabinets  
1no 1800mm wide 450mm high base cabinet with 3no drawers and 32mm laminate top  
2no 900mm wide overhead cabinets

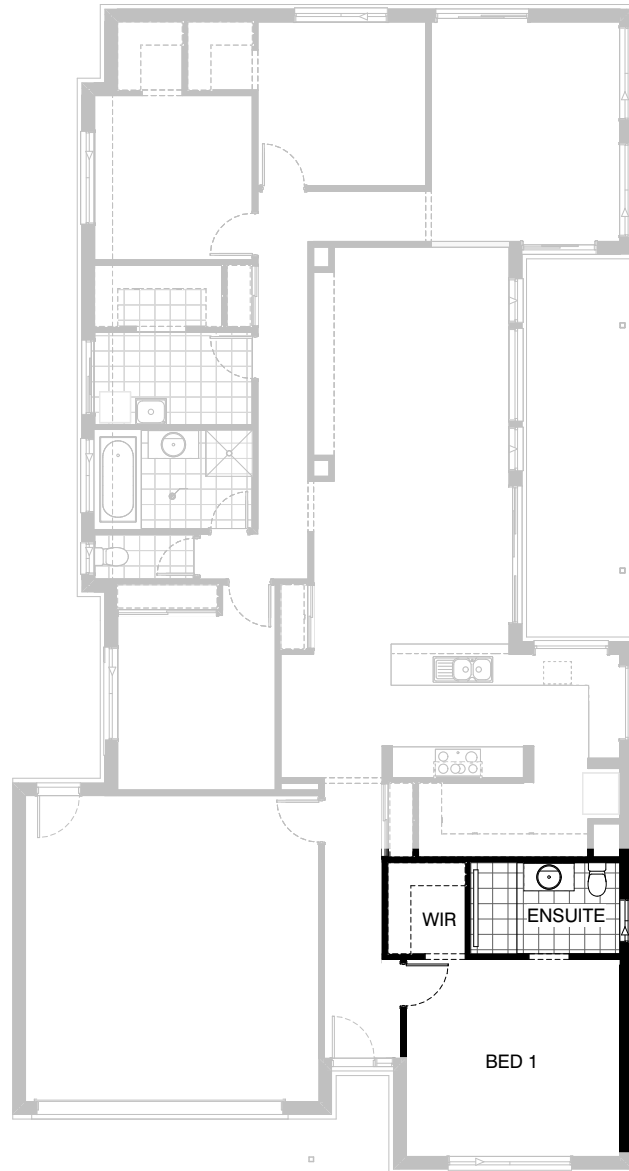
Note: Not available with Option External01.





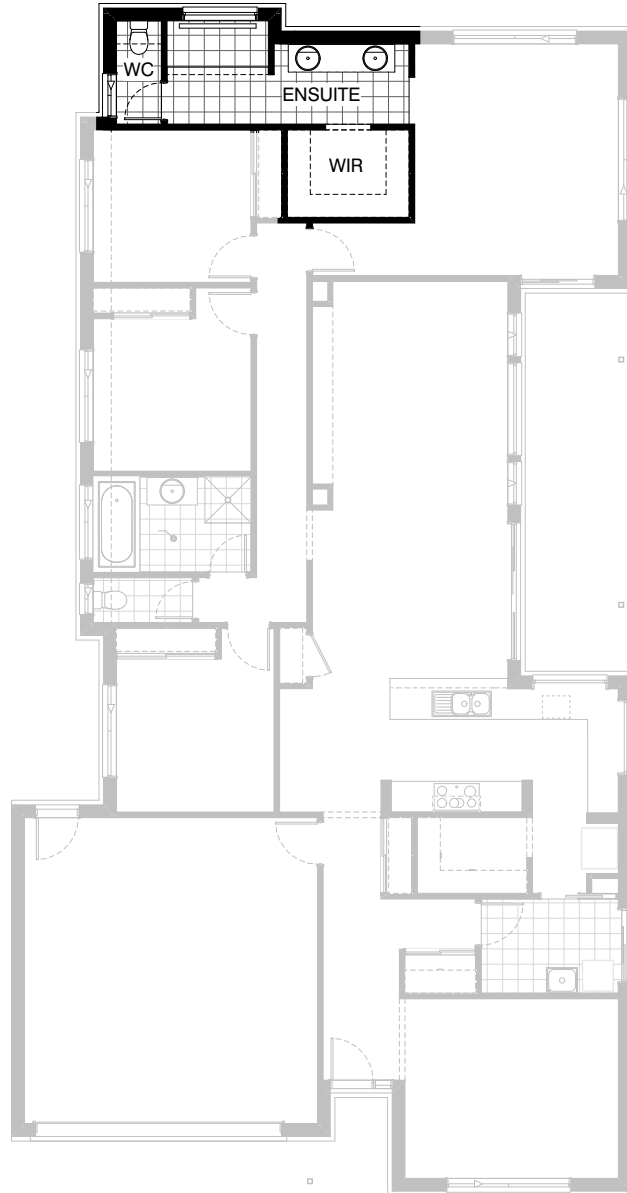
### Option Ensuite01

Re-plan Robe and Ensuite to provide walk-through robe and 982mm wide vanity unit with single basin in lieu 1482mm wide vanity unit with single basin.  
Includes deletion of window ASW1006 and new window ASW0512.



### Option Ensuite02

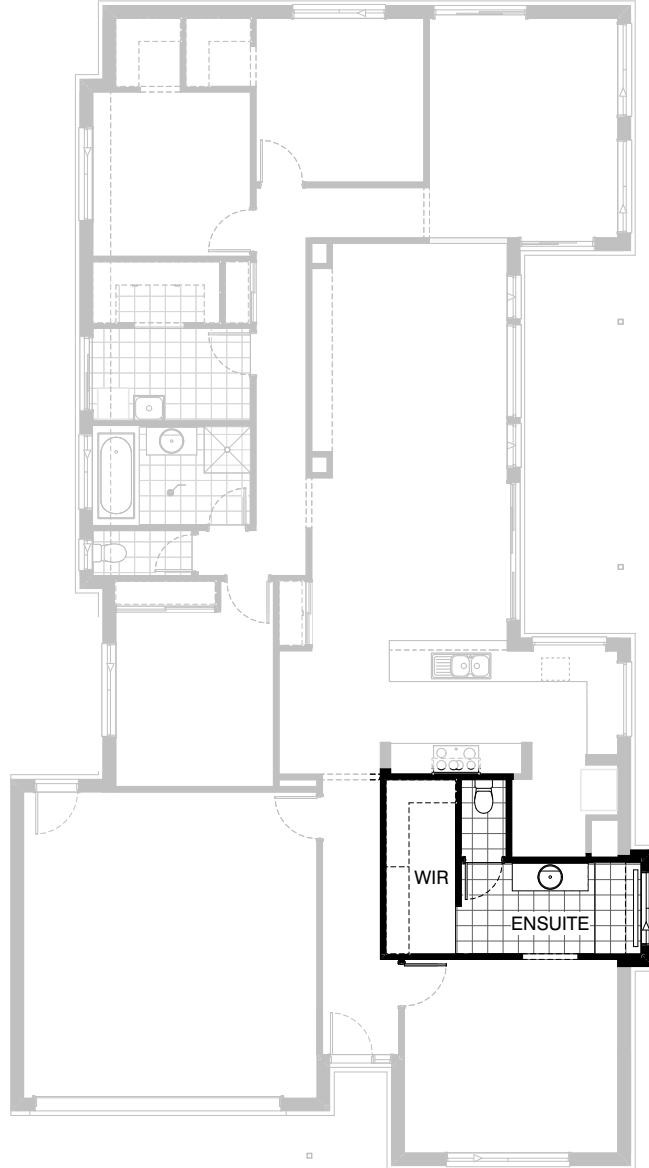
Ensuite to Option External01 modified to provide larger shower.  
Width of Ensuite and WIR reduced by 70mm to suit shower  
nom size 900x1800mm with grate drain. Width of Bed 1  
increased by 70mm accordingly.  
Option Ensuite02 can only be taken in conjunction with Option  
External01



### Option Ensuite03

Provide Ensuite upgrade by removing Dresser and provide:  
Enclosed WC with 720mm hinged door and 1200x850mm sliding window.  
2000x900mm tiled shower base with grate drain with 300x1450mm  
sliding window and 2082mm vanity unit with double basins.  
Note: This option adds an additional 1.56m<sup>2</sup> of floor area and requires  
a larger lot size when selected with the Kingston Facade.

Note: Option not available with Option External01



### Option Ensuite04

Provide Ensuite upgrade by adding 1sqm projection under the eaves and 3sqm from existing WIP:  
Enclosed WC with 720mm hinged door. 1800x900mm tiled shower with grate drain with 300x1450mm sliding window and 1482mm vanity unit.

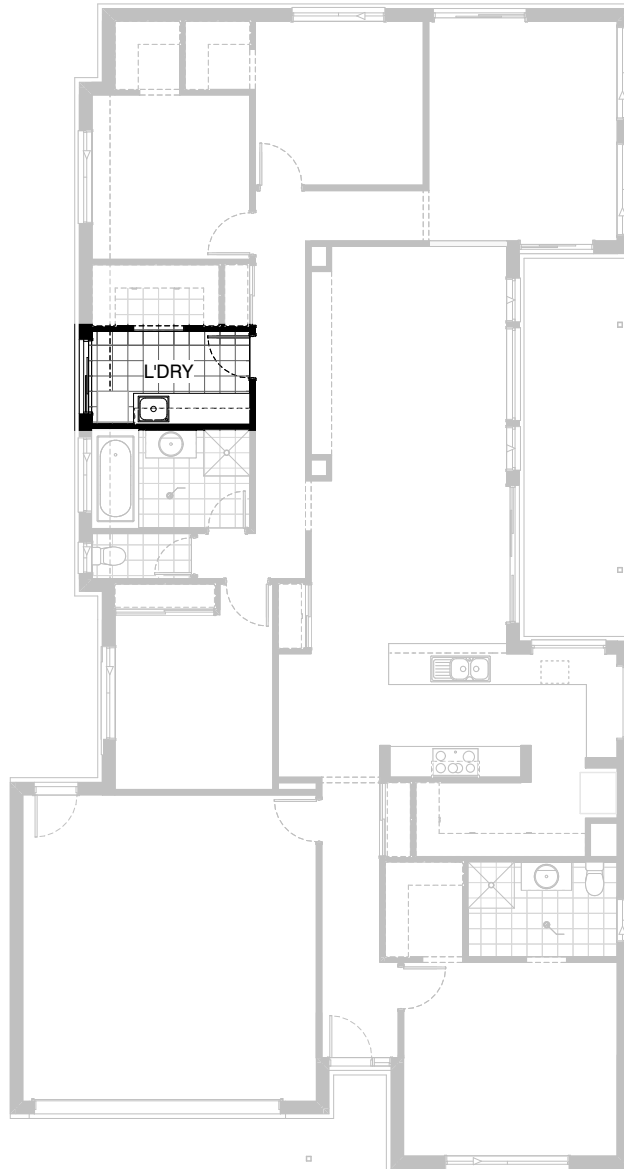
Note: Only available with options External01 and Kitchen06.



### Option Laundry01

Provide Laundry upgrade including stainless steel inset trough  
2 No 900mm wide base cupboards,  
2 No 900mm wide overhead cupboards,  
additional benchtop and tiled splashback to suit.

Note: Not available with Option External01



### Option Laundry02

Provide Laundry upgrade with stainless steel inset trough including:  
2 No 700mm wide base cabinets,  
1 No 800mm wide base cabinet,  
2 No 700mm wide overhead cabinets,  
1 No 800 wide overhead cabinet, additional benchtop and tiled splashback to suit.



## Option Garage01

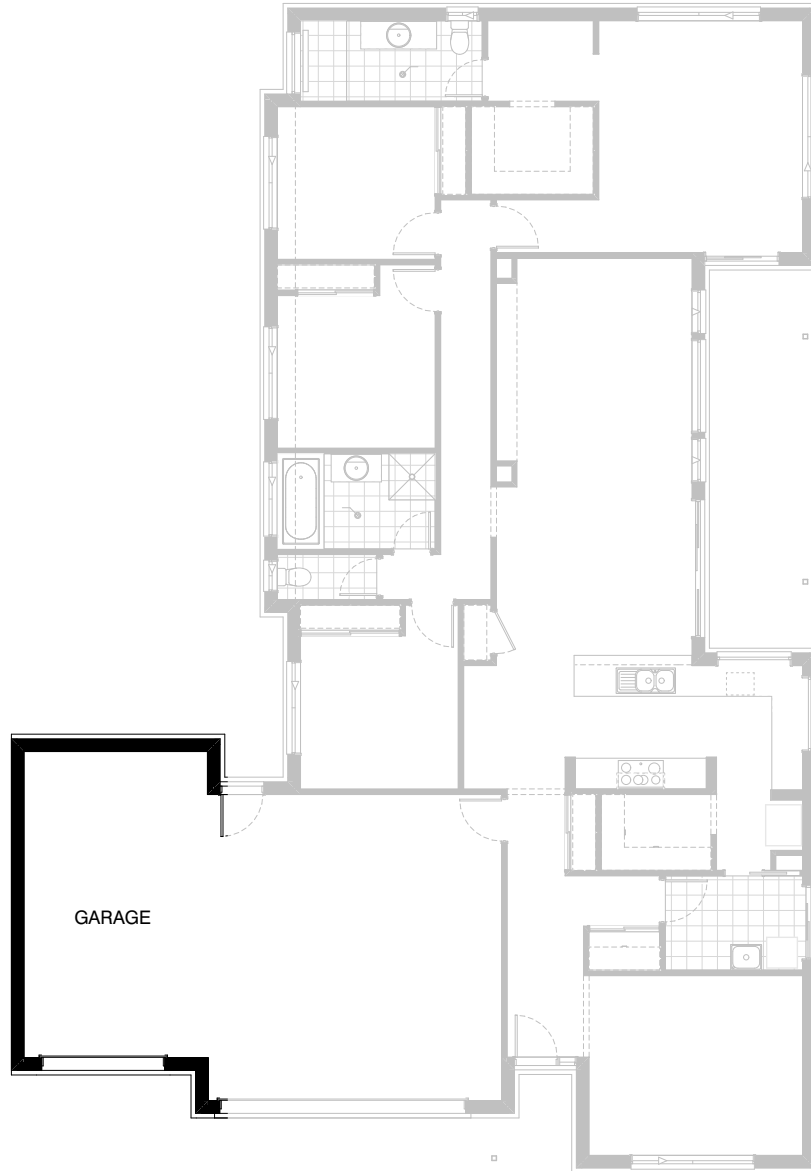
Provide extension to Garage to create additional Storage area with additional window to suit.  
Increases area by 9.06m<sup>2</sup>.  
Increases width by 1680mm.



### Option Garage02

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





### Option Garage03

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