

# CORDOVA 45

5 3.5 2

Total squares 44.5sq

B  
SERIES

Minimum  
Lot Width  
14.0m

Minimum  
Lot Length  
28.0m



**Design Dimensions**  
12,710mm(W) x 20,750mm(L).

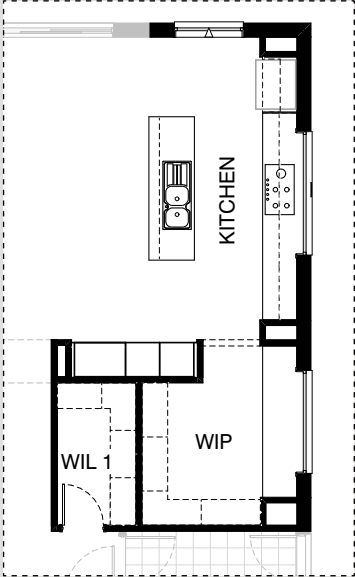
**Facade Choices**  
Fullerton, Huntington, Moorpark,  
Oakwood, Palisades, Redlands, Riverside.  
Details based on Riverside façade floorplan (Illustrated)

DESIGN DIMENSIONS		
Residence	373.6m <sup>2</sup>	40.2sq
Garage	36.5m <sup>2</sup>	3.9sq
Porch	3.5m <sup>2</sup>	0.4sq
<b>Total</b>	<b>413.6m<sup>2</sup></b>	<b>44.5sq</b>

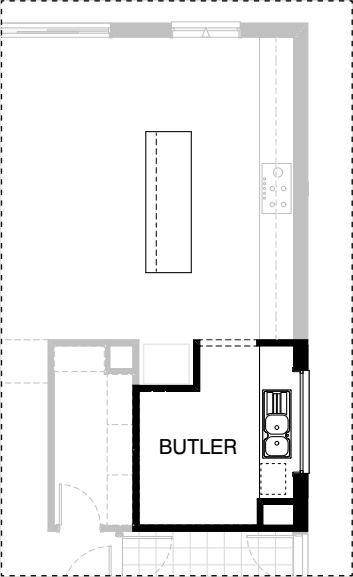
**Burbank**

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KITCHEN OPTIONS

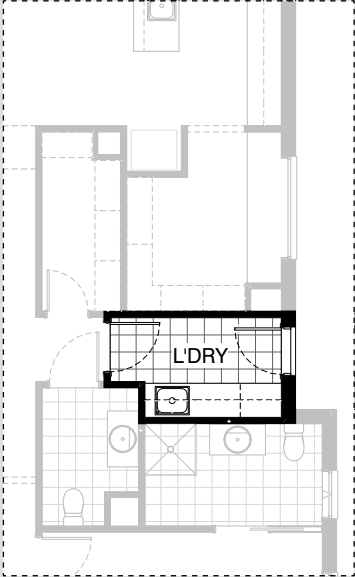


K01



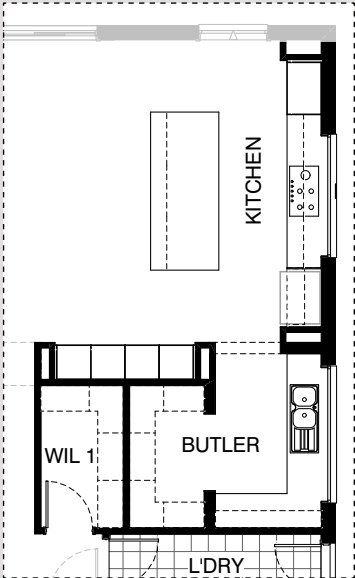
K02

LAUNDRY OPTION

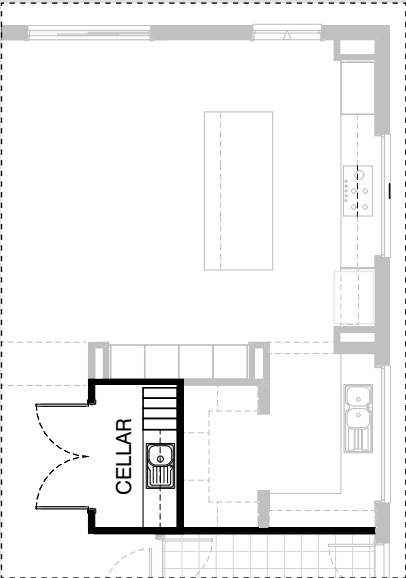


L01

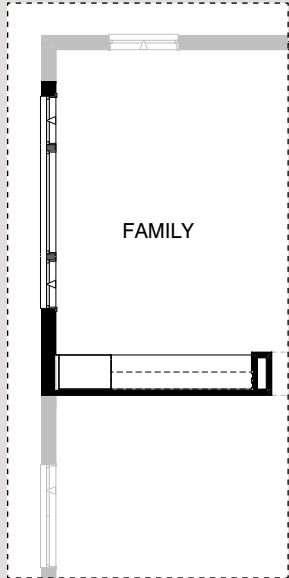
INTERNAL OPTIONS



IN01

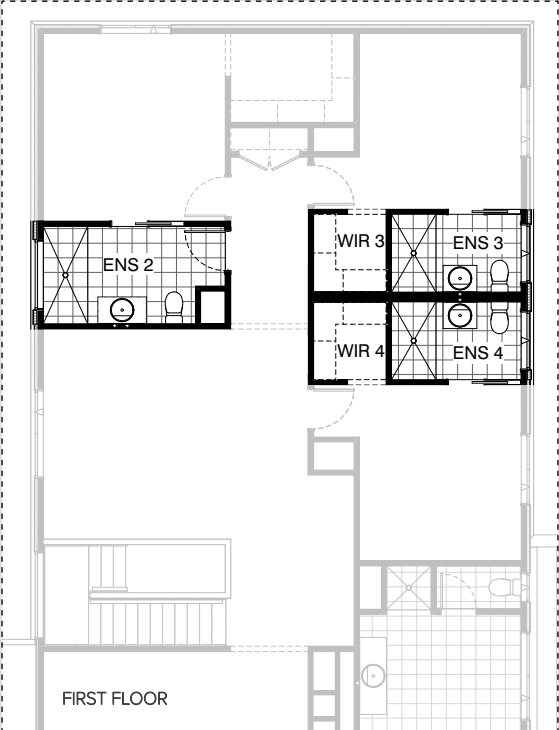


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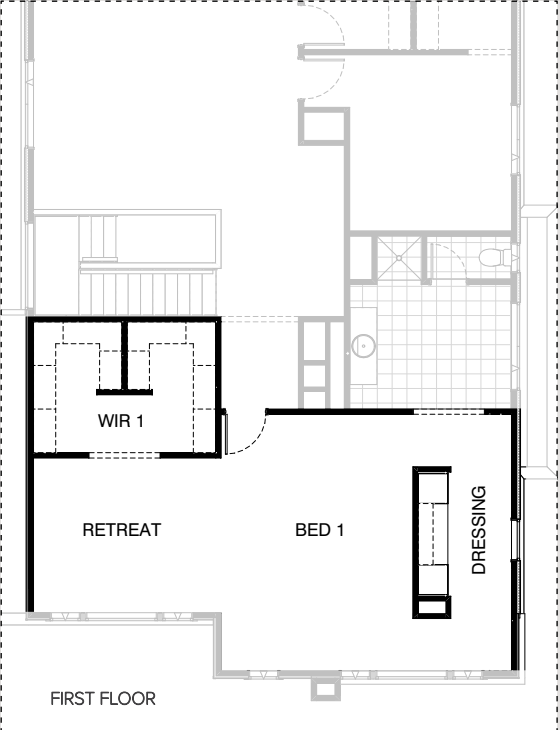


IN03

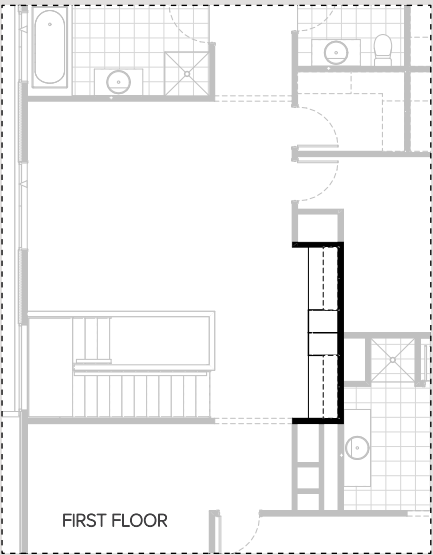
INTERNAL OPTIONS



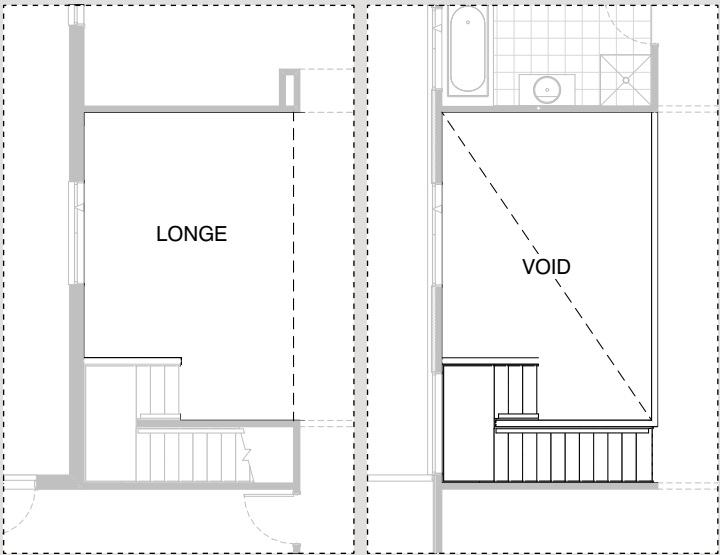
IN05



IN06

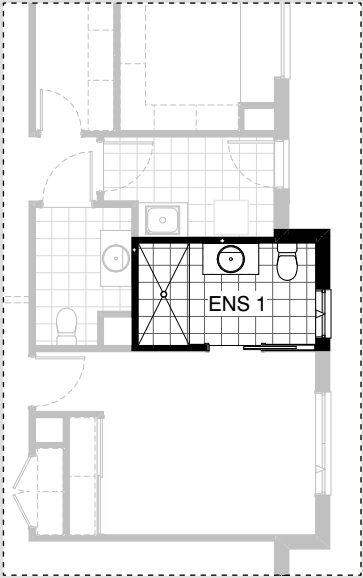


IN07

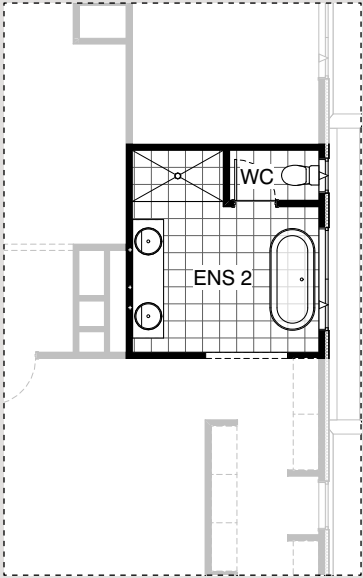


IN08

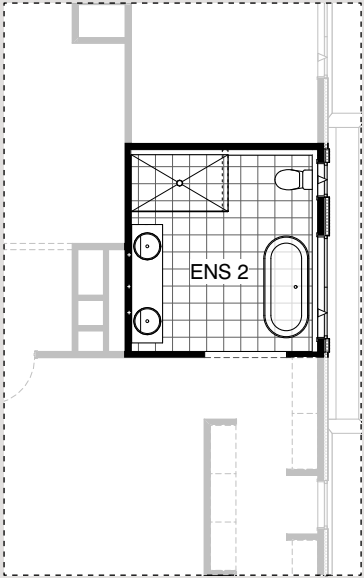
ENSUITE OPTIONS



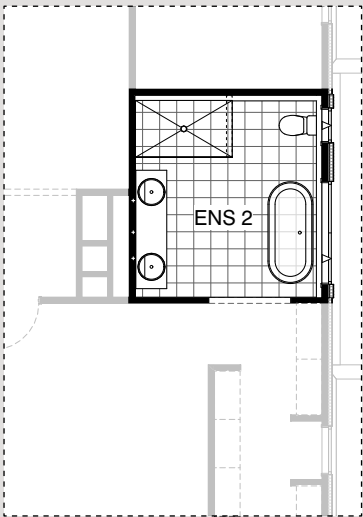
EN01



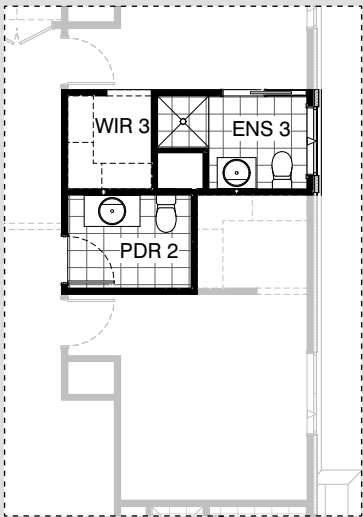
EN02



EN03



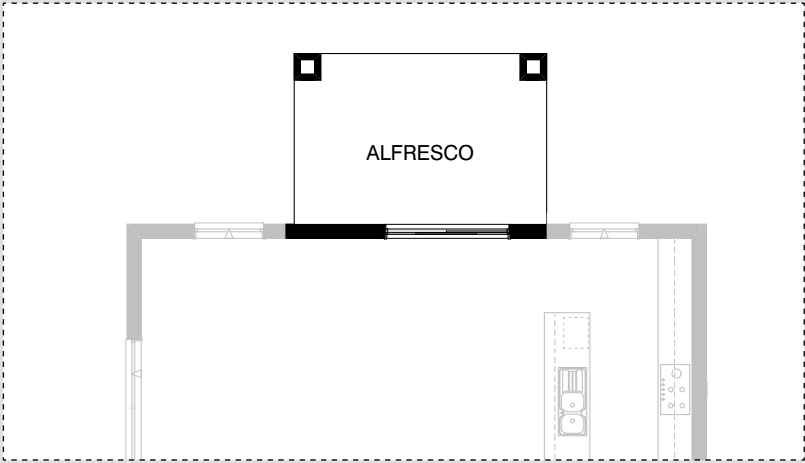
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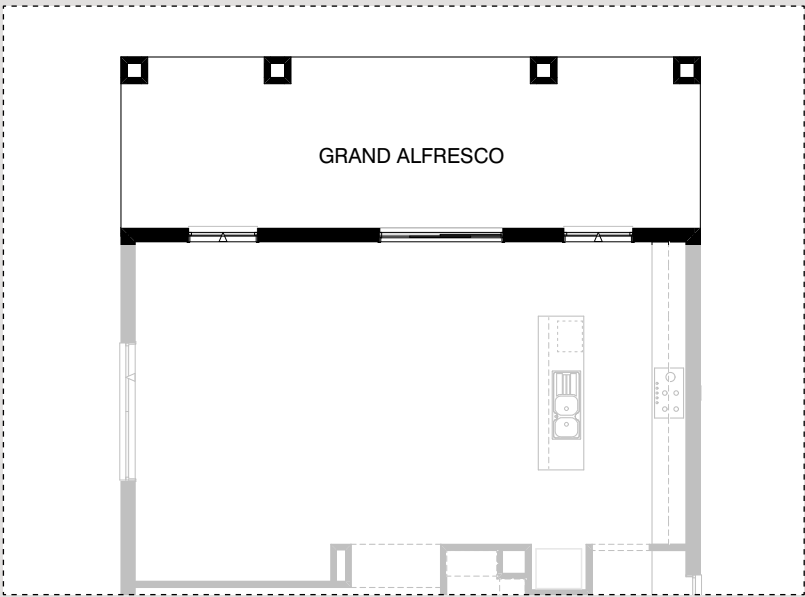
EN05



EXTERNAL OPTIONS



EX01



EX02

# CORDOVA 45

## OPTION DESCRIPTIONS

### Kitchen Option 01

Provide Kitchen upgrade option including:  
2No. 600mm oven towers with microwave provision,  
1No. 900mm laminated pantry unit,  
5No. 900mm base cupboards,  
1No. 450mm base cupboard,  
3No. 900mm overhead cupboards,  
1No. 450mm drawer unit,  
1No. 900mm retractable rangehood,  
900mm cooktop,  
1No. dishwasher provision,  
open shelf over Ref. space & additional stud walls to rear  
Decrease Walk-in-Linen by 650mm,  
relocate plumbing stack and reduce shelving to suit,  
Increase Walk-in-Pantry by 150mm.  
provide 514mm x 2170mm aluminium fixed window with  
no bottom reveal in lieu of standard and  
additional tiled splashback to suit.

### Kitchen Option 02

Provide Kitchen upgrade / Butlers option including:  
3No. 800mm base cupboards to Kitchen island bench,  
Relocate 1No. 450mm drawer unit,  
1No. microwave provision with pot drawer and  
dishwasher provision,  
1No. 900mm base cabinet and sink to WIP to create Butlers  
remove 2No. 900mm base cabinets and  
1No. 800mm base cabinet from walk-in-Pantry.

### Laundry Option 01

Provide Laundry upgrade with laminate base cupboards  
and inset trough including:  
1No. 900mm base cupboard,  
1No. 900mm overhead cupboard,  
2No. 700mm overhead cupboards,  
additional benchtop and tiled splashback to suit.  
Bench height increases to 950mm from FFL with  
open space beneath benchtop to store washer and  
dryer side-by-side.

### Internal Option 01

Provide Kitchen / Butlers and Laundry upgrade option including:  
Extension of ground floor 720mm projection to the rear of the home  
increases floor area by 7.60m<sup>2</sup>.  
Rearrange Walk-in-Pantry and Walk-in-Linen to create butlers with  
additional 180mm stud walls with bulkhead,  
relocate plumbing stack and Ref. space and provide the following:  
open shelf above refrigerator space,  
3No. 900mm base cabinets,  
1No. 900mm laminated Pantry unit,  
2No. 900mm overhead cabinets,  
1No. 900mm retractable rangehood,  
3No. 900mm base cabinets to island with 1200mm deep benchtop,  
2No. 600mm laminated oven towers with microwave provisions,  
2No. 600mm laminated Pantry units,  
Provide 1No. 514mm x 2170mm aluminium fixed window with  
no bottom reveal to Kitchen, Relocate 1No. 450mm drawer unit,  
dishwasher provision,  
1No. 900mm base cabinet and sink to WIP to create Butlers  
and provide additional:  
1No. 400mm base cabinet,  
1No. 1050mm blind corner cabinet with 600mm door,  
1No. 600mm base cabinet  
2No. 300mm deep 60mm thick open shelves above,  
1No. 1200mm x 2410mm aluminium fixed window  
with no bottom reveal to butlers in lieu of standard,  
additional benchtop and tiled splashback to suit.

Provide Laundry upgrade with laminate base cupboards and  
inset trough including:  
1No. 450mm base cabinet,  
1No. 900mm base cabinet,  
1No. 450mm overhead cabinet,  
2No. 900mm overhead cabinets,  
1No. 800mm overhead cabinet,  
additional benchtop and tiled splashback to suit.  
Bench height increases to 950mm from FFL with open space  
beneath benchtop to store washer and dryer side-by-side.  
Note: Increases home size by 7.60m<sup>2</sup>

### Internal Option 02

Provide Cellar in lieu of Walk in Linen including:  
2No. 800mm base cabinets,  
4No. 180mm full height wine racks,  
3No. 300mm deep 60mm thick open shelves above,  
Double 920mm Manhattan style doors with  
clear single pane glazing,  
Single bowl sink and additional tiled splashback and  
benchtop to suit  
Note: Option only available with Internal01 & Kitchen01

### Internal Option 03

Provide Family room built-in joinery unit including:  
600mm deep 32mm laminate benchtop,  
3No. 800mm TV unit cupboards,  
1No. 900mm laminated linen cupboard,  
2No. 300mm deep 60mm thick open shelves above.

### Internal Option 05

Provide Ensuite to Bed 2, 3 and 4 by reducing Walk-in-Robes to Bed 3 & 4  
and removing Walk-in-Linen 2, Powder 2 & Bathroom and providing below:  
3No. toilet pans,  
2No. 682mm vanity units to Ensuite 3 & 4,  
1No. 982mm vanity unit to Ensuite 2,  
2No. 1590mm x 900mm tiled showers to Ensuite 3 & 4,  
1No. 2000mm x 900mm tiled shower to Ensuite 2  
2No. 1200mm x 1210mm aluminium awning windows to Ensuite 3 & 4.  
1No. 350mm x 1450mm aluminium fixed window to Ensuite 2 in lieu of  
standard.  
Note: This option is not available in conjunction with Ensuite04 & Ensuite05.

### Internal Option 06

Provide Retreat, Walk-in-Robe and Dressing room upgrade  
including removal of Rumpus,  
Relocate Walk-in-Robe and provide additional shelf and  
hanging rail,  
2No. door and drawer storage units to dressing,  
600mm deep 32mm thick benchtop to dressing,  
2No. 300mm deep 60mm thick open shelves above.

### Internal Option 07

Provide In-built Study Desk option to Study Nook  
including:  
2No. 450mm laminated linen units,  
2No. 600mm deep 32mm thick laminated benchtops,  
4No. 300mm deep 60mm thick open shelves above.

### Internal Option 08

Provide void over Lounge including -  
Extend 1020mm plaster dwarf wall to Bath,  
1No. 1800mm x 1810mm aluminium fixed window with  
plaster reveal in lieu of standard.

# CORDOVA 45

## OPTION DESCRIPTIONS

### Ensuite Option 01

Provide Guest Ensuite upgrade with 900mm x 1780mm recessed tiled shower base in lieu of standard

### Ensuite Option 02

Provide Ensuite upgrade option with re-arranged layout including:

1No. 2082mm vanity with double basins,  
1590mm x 900mm tiled shower base and  
1780mm freestanding bath.

### Ensuite Option 03

Provide Ensuite upgrade option with re-arranged layout including:

1100mm high dwarf wall to Ensuite 2 / Bed 4 wall and Ensuite 2 external wall  
1No. 2082mm vanity with double basins,  
1780mm freestanding bath, 1700mm x 1000mm tiled shower base with 10mm fixed glass screen and no door.  
100mm wide glass screen stiffener fixed to tiled wall.  
Provide 1029mm x 610mm & 1029mm x 1810mm aluminium awning windows in lieu of standard.

### Ensuite Option 04

Provide Ensuite to Bed 4 by reducing Walk-in-Robe, removing Walk-in-Linen 2 and providing:

1No. 682mm vanity unit,  
900mm x 900mm tiled shower,  
1No. 1200mm x 1210mm aluminium awning window.

Note: This option is not available in conjunction with Ensuite05 & Internal05.

### Ensuite Option 05

Provide Ensuite to Bed 3 by reducing Walk-in-Robe, removing Walk-in-Linen 2, relocating Powder 2 and providing:

1No. toilet pan,  
1No. 682mm vanity unit,  
900mm x 900mm tiled shower,  
1No. 1200mm x 1210mm aluminium awning window.

Note: This option is not available in conjunction with Ensuite04 & Internal03.

### External Option 01

Provide Alfresco option with,  
2No. 470mm x 470mm brick piers.  
Note: increases length of home by 3.0m,  
increases floor area by 13.32m<sup>2</sup> and  
requires minimum 30m lot length

### External Option 02

Provide Grand Alfresco option with  
4No. 470mm x 470mm brick piers.  
Note: Increases length of home by 3m,  
increases floor area by 30.57m<sup>2</sup> and  
requires minimum 30m lot length

