

# FAIRVIEW 386

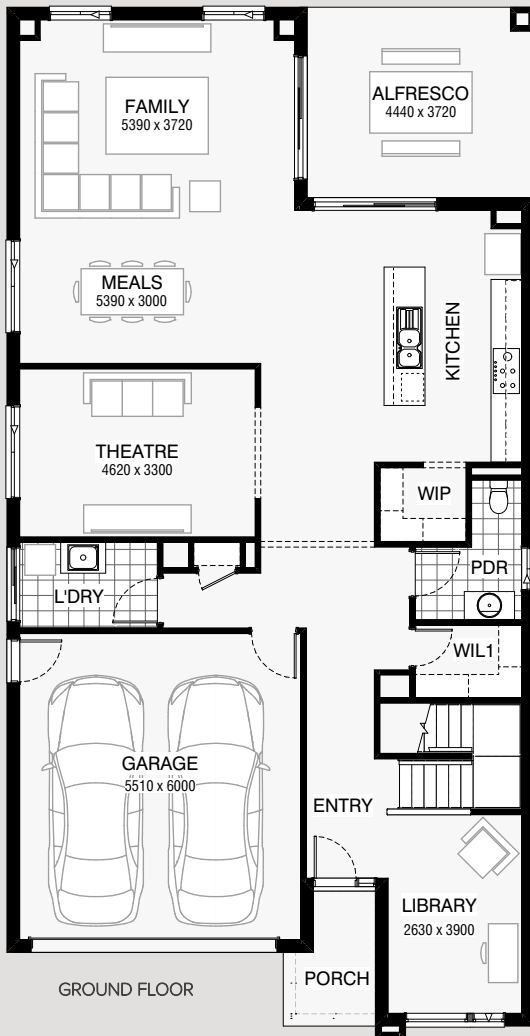
🏠 4 🛋️ 2.5 🚗 2

Total squares 41.6sq

**B**  
SERIES

Minimum Lot Width  
**14.0m**

Minimum Lot Length  
**28.0m**



GROUND FLOOR



FIRST FLOOR

**Design Dimensions**  
10,310mm(W) x 20,150mm(L).

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

**DESIGN DIMENSIONS**

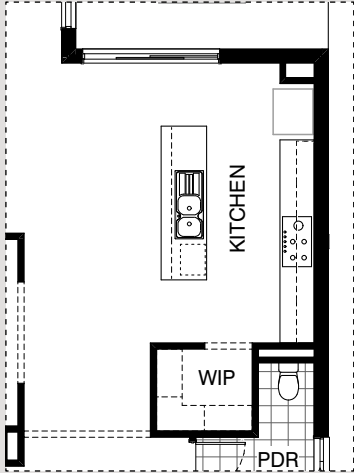
Residence	329.7m <sup>2</sup>	35.5sq
Garage	36.2m <sup>2</sup>	3.9sq
Porch	4.0m <sup>2</sup>	0.4sq
Alfresco	16.5m <sup>2</sup>	1.8sq
<b>Total</b>	<b>386.5m<sup>2</sup></b>	<b>41.6sq</b>



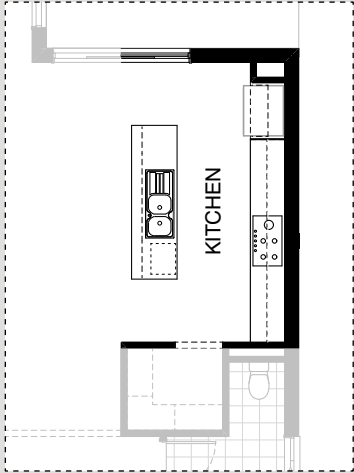
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KITCHEN OPTIONS

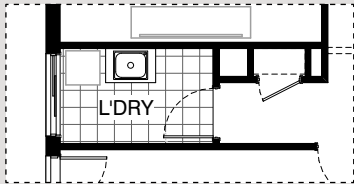


Master Kitchen Design

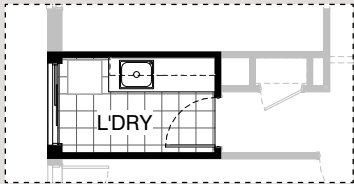


K01

LAUNDRY OPTION

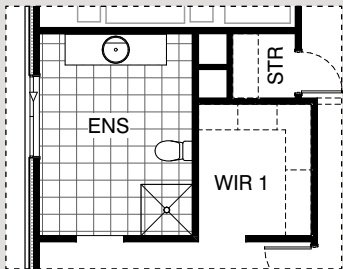


Master Laundry Design

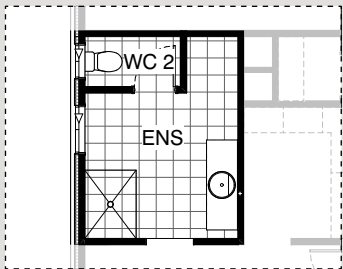


LD01

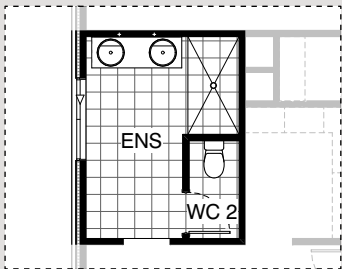
ENSUITE OPTIONS



Master Ensuite Design

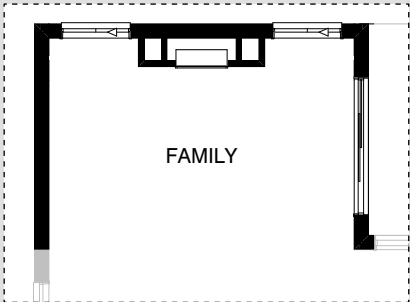


EN01

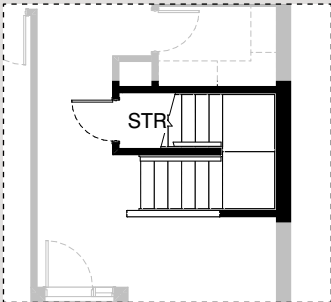


EN02

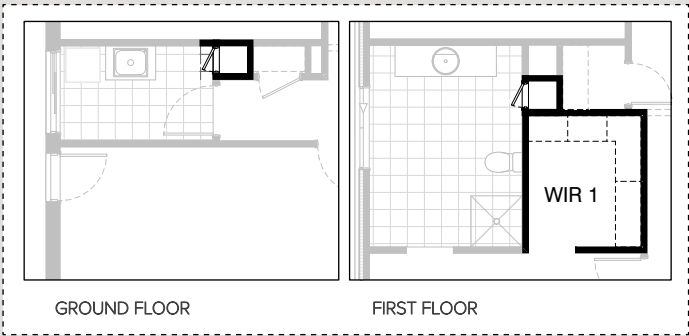
INTERNAL OPTIONS



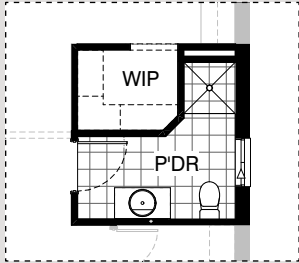
GROUND FLOOR IN01



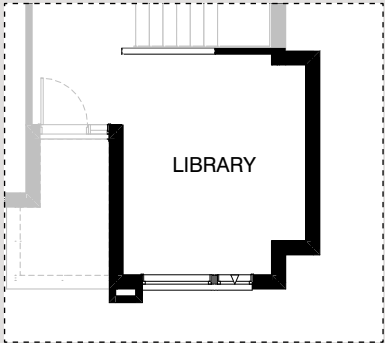
GROUND FLOOR IN02



IN03



GROUND FLOOR IN04

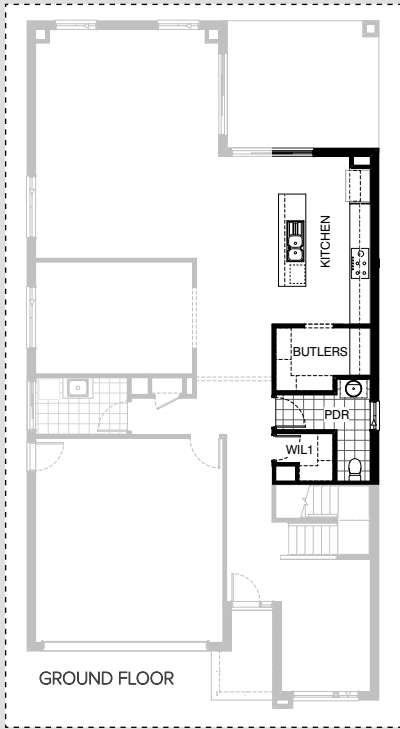


GROUND FLOOR IN05

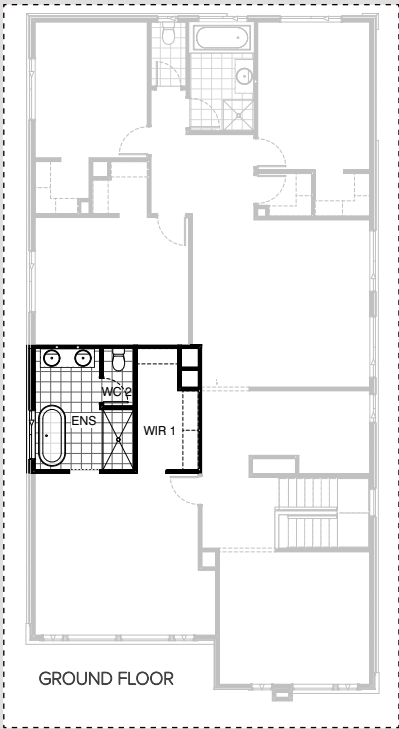
INTERNAL OPTIONS



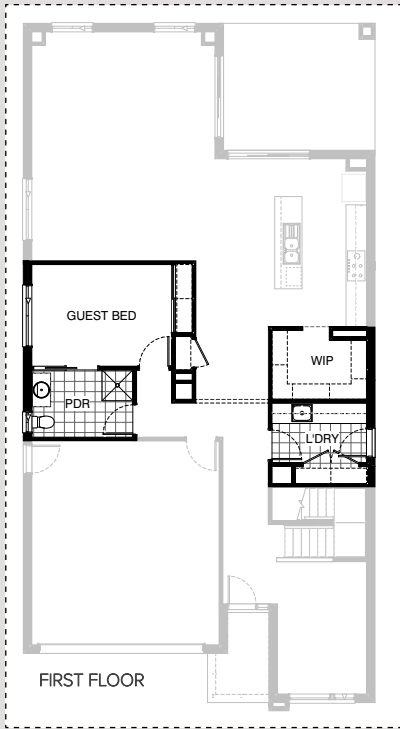
IN06



IN07



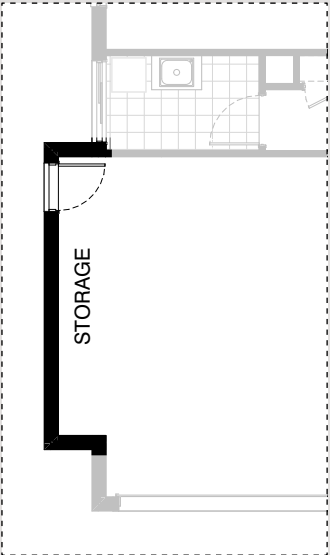
IN08



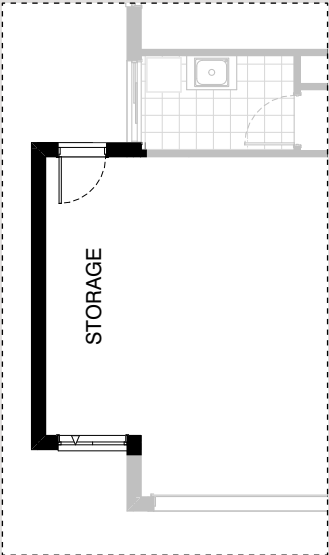
IN09



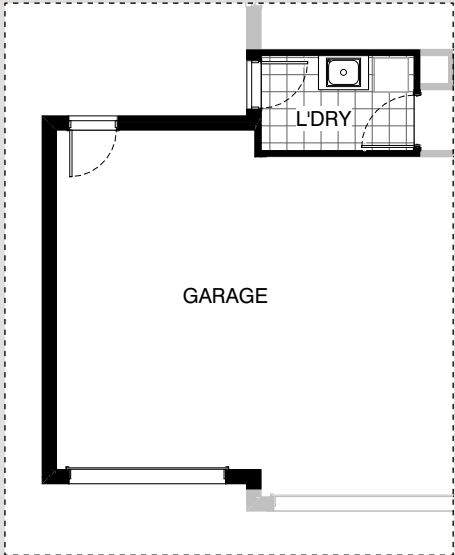
GARAGE OPTIONS



G01



G02



G03

# FAIRVIEW 386

## OPTION DESCRIPTIONS

### Kitchen Option 01

Provide Kitchen Upgrade with 1No. 900mm base cabinet, 2No. 700mm base cabinets, 1No. 600 base cabinet, 1No. 450mm drawer unit, 1No. 600mm pot drawers, 2No. 700mm and 2No. 600mm overhead cabinets, 1No. laminated MW. provision with pot drawer below, 1No. laminated DW. provision with additional benchtop and tiled splashback to suit. Provide 1No. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above. 1No. 1100mm laminated open shelf above refrigerator space.

### Laundry Option 01

Provide Laundry Upgrade with s.s. inset trough in 32mm laminated benchtop. 2No. 900mm base cabinets and 2No. 900mm overhead cabinets and additional tiled splashback and benchtop to suit.  
NOTE:- This Option not to be used with Option Garage03.

### Ensuite Option 01

Provide Ensuite Upgrade with additional site built plaster lined walls to WC with 1No. 720mm flush panel hinged door and 1No. 1027mm x 610mm aluminium sliding window. 1No. 1200mm x 900mm tiled shower base. 1No. 1582mm wide vanity unit in lieu of standard and 1No. 1800mm x 850mm aluminium sliding window in lieu of standard.

### Ensuite Option 02

Provide Ensuite Option with additional site built plaster lined walls to WC with 1No. 720mm flush panel hinged door. 1No. wall to wall tiled shower base in lieu of standard. 1No. 1582mm wide vanity unit with 2No. basins in lieu of standard.  
NOTE:- Option Ensuite02 FF and Option Internal03 cannot be selected together.

### Internal Option 01

Provide Real Flame Inspire 900 gas fireplace, 400mm off floor level in a 1400mm x 420mm boxed out plaster wall with a 4 sided black fascia to Family room rear wall. Relocate plumbing stack, void and 2No. Family room windows to suit.

### Internal Option 02

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

### Internal Option 03

Provide Laundry chute.  
NOTE: Option Internal03 cannot be selected with Ensuite02 FF and Option Internal08.

### Internal Option 04

Provide Powder Upgrade with additional 900mm x 900mm recessed tiled shower base. Relocate hinged door, toilet and vanity basin to suit and increase W.I.P by 80mm and angle stud wall to suit.

### Internal Option 05

Provide Library Option by extending Library wall width by 600mm with brick parapet flat roof above.  
Increase area by 2.15m<sup>2</sup>  
Increases width by 600mm.

### Internal Option 06

Provide Guest bedroom Option in lieu of Theatre including additional 1No. sliding robe doors and plaster lined robe with 1No. hanging rail and shelf. Relocate Laundry with Powder and provide additional 1No. 900mm x 900mm recessed tiled shower base, 1No. 1027mm x 610mm aluminium sliding window in lieu of standard, 1No. 2057mm x 1810mm aluminium sliding window and additional 1No. 870mm cavity sliding door. Relocate W.I.L and relocate Linen cupboard with 1No. 820mm flush panel hinged door in lieu of standard 720mm door.  
NOTE: Option Internal06 and Option Internal07 cannot be selected together.

### Internal Option 07

Provide Kitchen and Butlers Pantry Upgrade including reducing W.I.L and reconfigure Powder room including 782mm vanity unit in lieu of 982mm. Increase W.I.P to create Butlers Pantry including additional 450mm wide shelving, 2No. 600 base cabinets, 2No. 300mm and 1No. 700mm overhead cabinets and additional benchtop and tiled splashback to suit. Provide Kitchen with 2No. 600mm and 4No. 800mm base cabinets, 1No. 450mm drawer unit, 2No. 600mm and 2No. 700mm overhead cabinets, Provide 1No. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above. 1No. 900mm laminated open shelf above refrigerator space including 16mm laminated end panel.

### Internal Option 08

Provide Ensuite Upgrade including re-location of heating stack and void to increase W.I.R. Increase Ensuite by 200mm into W.I.R. Provide 1582mm wide vanity unit with 2No. basins, 1760mm x 900mm tiled shower base and 1780mm freestanding bath tub & relocate window over bath. Provide separate WC with 720mm flush panel hinged door.  
NOTE:- Option Internal08 and Option Internal03 cannot be selected together.

### Internal Option 09

Provide Guest bedroom Option in lieu of Theatre including additional 1No. sliding robe doors and plaster lined robe with 1No. hanging rail and shelf. Relocate Laundry with Powder and provide additional 1No. 900mm x 900mm recessed tiled shower base, 1No. 1027mm x 610mm Aluminium sliding window in lieu of standard, 1No. 2057mm x 1810mm Aluminium sliding window and additional 1No. 920mm cavity sliding door. Remove W.I.L and relocate Linen cupboard with 1No. 820mm flush panel hinged door in lieu of standard 720mm door. Increase Walk-in-Pantry and provide additional shelving to suit. Provide Laundry upgrade with additional Linen including 4No. 450mm deep shelving, Double 820mm doors, 820mm external door in lieu of standard, 1No. 400mm base cabinet, 1No. 900mm base cabinet, 3No. 900mm overhead cabinets and additional benchtop and Splashback to suit.  
NOTE:- Option not available with Laundry01, Internal03, Internal04, Internal06, and Internal07

### Garage Option 01

Provide extension to Garage to create additional Storage area. Provide pitched roof and lightweight cladding ('Scyon Stria') above.  
Increases area by 4.53m<sup>2</sup>.  
Increases width by 840mm.

### Garage Option 02

Provide extension to Garage to create Storage area including additional 2057mm x 1210mm feature aluminium awning window. Provide pitched roof and lightweight cladding ('Scyon Stria') above.  
Increases area by 9.07m<sup>2</sup>.  
Increases width by 1680mm.

### Garage Option 03

Provide triple car Garage including additional Garage door as per colour selection. Provide pitched roof and lightweight cladding ('Scyon Stria') above. Provide additional 1No. 2105mm x 850mm external hinged door in lieu of standard 2110mm x 1450mm aluminium sliding door to Laundry.  
Increases area by 23.29m<sup>2</sup>.  
Increases width by 3600mm.  
NOTE: This Option not to be used with Option Laundry01

