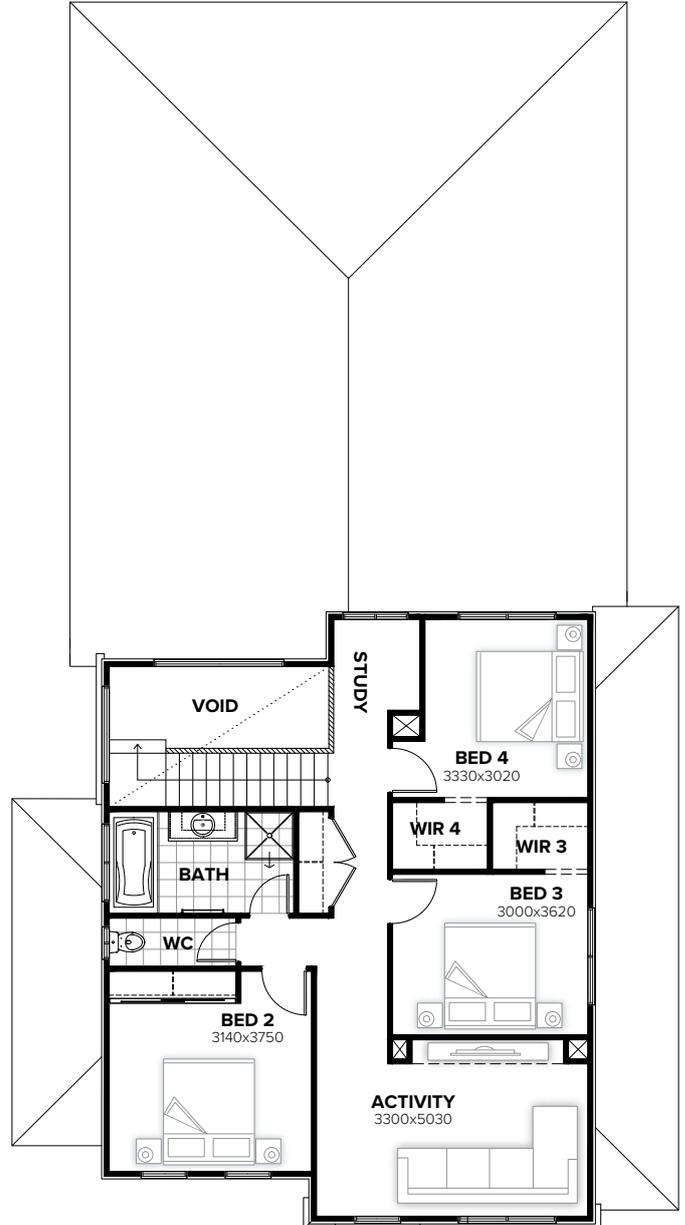


GROUND FLOOR



FIRST FLOOR

Facades available:

Byron, Norton, Colton, Gladstone
Winchester, Langdon, Bircher
Stratford

Residence	270.9m ²	29.2sq
Garage	37.0m ²	4.0sq
Porch	3.4m ²	0.4sq
Alfresco	14.4m ²	1.6sq
Total	325.7m²	35.1sq

Overall home width	12.35m
Overall home length	22.43m

Listed details based on Byron facade floorplan (illustrated)

FLOORPLAN OPTIONS

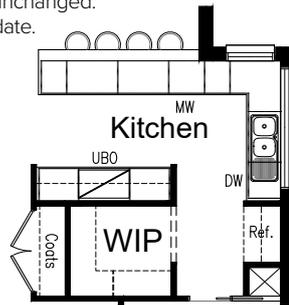
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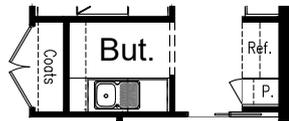
OPTION K1

Provide Kitchen upgrade option including:
 900mm open shelf over refrigerator space,
 1No. microwave provision.
 Kitchen now includes:
 3No. 900mm base cupboards,
 1No. 900mm corner base cupboard,
 1No. 450mm base cupboard,
 dishwasher provision,
 microwave provision with pot drawer under,
 450mm drawer unit.
 Kitchen cabinetry to cooker bench remains unchanged.
 Bench top decrease by 118mm to accommodate.



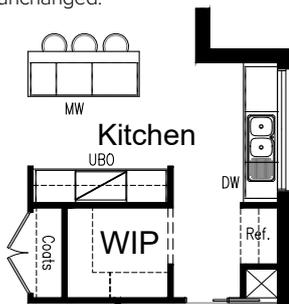
OPTION K2

Provide Butler's Pantry in lieu of Walk-in Pantry including:
 2No. 700mm base cupboards,
 300mm open shelving unit,
 900mm open shelf over refrigerator space,
 1No. 450mm full height laminated Pantry cupboard with 5No.
 450mm deep shelves,
 single bowl sink with additional bench top and tiled
 splashback to suit.



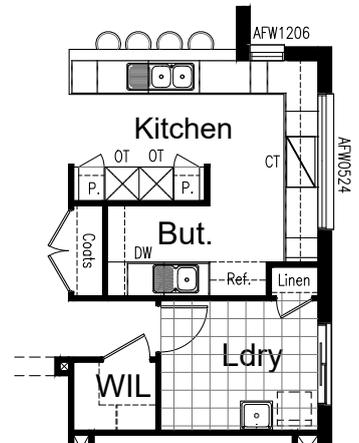
OPTION K3

Provide Kitchen upgrade option providing island in lieu of
 L-shaped bench top including:
 1No. 900mm base cupboard,
 2No. 800mm base cupboards,
 dishwasher provision,
 microwave provision with pot drawer under,
 450mm drawer unit,
 900mm open shelf over refrigerator space,
 reduced bench top to suit.
 Kitchen cabinetry to cooker bench remains unchanged.
 Remove AFW1209 fixed window.



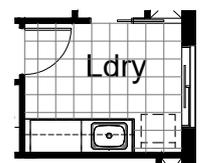
OPTION K4

Provide Kitchen upgrade option providing Butler's Pantry in
 lieu of Walk-in Pantry including:
 900mm retractable rangehood,
 900mm electric cooktop,
 2No. oven towers with 600mm ovens and microwave
 provisions,
 450mm drawer unit,
 5No. 900mm base cupboards,
 1No. 900mm corner base cupboard,
 1No. 450mm base cupboard,
 1No. 350mm base cupboard,
 1No. 300mm base cupboard,
 2No. 900mm overhead cupboards,
 1No. 400mm overhead cupboard,
 1No. 350mm overhead cupboard,
 1No. 900mm open shelf over refrigerator space,
 2No. 450mm full height laminate Pantry cupboards with 5No.
 450mm deep shelves,
 additional bench top and tiled splashback to suit.
 Butler's includes:
 1No. 800mm base cupboard,
 dishwasher provision,
 300mm open shelving unit,
 single bowl sink with additional bench top and tiled
 splashback to suit.
 Option also removes cavity sliding door between Kitchen and
 Laundry and provides Linen closet to Laundry with
 620mm hinged door and 4No. 450mm deep shelves in lieu
 of void.
 Remove AFW1209 and AFW1224 fixed windows and
 provide AFW0524 and AFW1206 fixed windows.



OPTION LD1

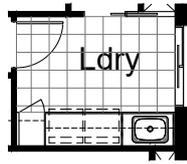
Provide Laundry upgrade including laminate base cupboards and
 stainless steel inset trough including:
 2No. 900mm base cupboard,
 2No. 900mm overhead cupboards,
 additional bench top and tiled splashback to suit.



OPTION LD2

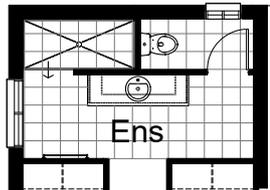
Provide Laundry upgrade including laminate base and overhead cupboards and stainless steel inset trough including

1No. 900mm base cupboard,
2No. 900mm overhead cupboards,
1No. 450mm overhead cupboard,
1No. 450mm full height laminate Linen cupboard,
additional bench top and tiled splashback to suit.
Option also provides open space under bench for washer and dryer side-by-side and raises the bench height o 950mm from FFL (kicker height raises).
Option takes 30mm from WIL to accommodate.
Note: this option NOT available in conjunction with option IP1 or IP2



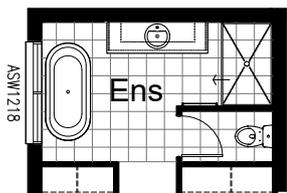
OPTION ENS1

Provide Ensuite option to Bedroom 1 including enclosed WC with 720mm hinged door, 1990x900mm tiled shower base.



OPTION ENS2

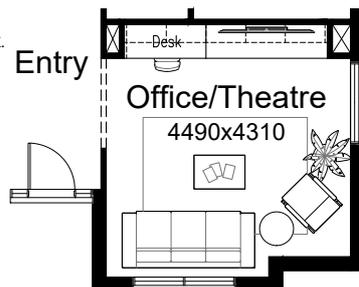
Provide Ensuite option to Bedroom 1 including rearranged layout with 1490x900mm tiled shower base, freestanding bath, enclosed WC with 720mm hinged door.
Remove ASW1006 and ASW1012 sliding windows and provide ASW1218 sliding window.



OPTION IP1

Provide Home Office/Theatre option in lieu of Living to the front of the home.

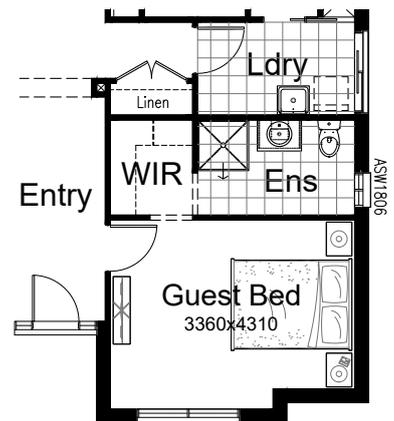
Provide built-in joinery including:
600mm deep 32mm thick laminate desk with waterfall end,
1No. 450mm drawer unit below desk,
600mm deep 32mm thick laminate bench top with
3No. 700mm tv unit base cupboards,
4No. 700mm overhead cupboards,
1No. 700mm overhead open shelf unit.



OPTION IP2

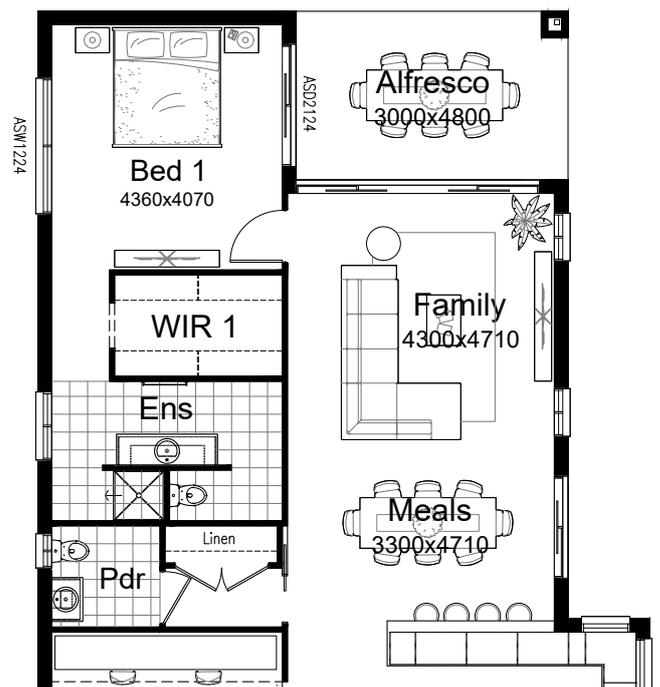
Provide floor plan option with Guest Bedroom in lieu of Living to the front of the home.

Provide Walk-in Robe with 450mm deep shelf and hanging rail and Ensuite including 900x900mm tiled shower base, 782mm vanity with single basin and WC with additional ASW1806 sliding window.
Remove AFW1815 fixed window.
Provide 820mm hinged door in lieu of bulkhead opening.
Remove WIL and provide standard Linen closet with 2No. 620mm hinged doors and 4No. 450mm shelves.
Laundry reduced in width by 650mm to accommodate.



OPTION IP3

Provide floor plan option which flips Bed 1, Walk-in Robe and Ensuite so Bed 1 is adjacent to Alfresco with additional ASD2124 siding door.
Remove 2No. ASW1206 sliding windows, 1No. ASW0518 sliding window, 1No. ASW1806 sliding window and provide ASW1224 sliding window.
Provide additional 820mm hinged door and additional 450mm deep shelving to linen closet in Passage.

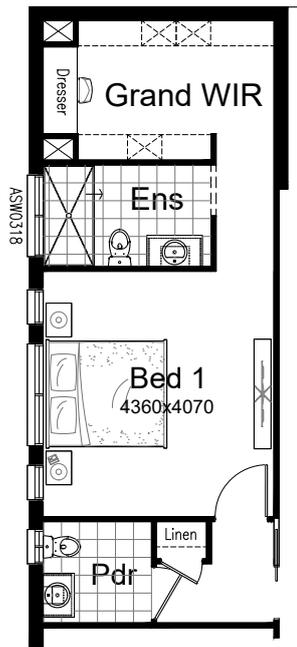


OPTION IP4

Provide floor plan option which swaps Ensuite and Walk-in Robe locations and provide Grand Walk-in Robe and rearranged Ensuite layout.

Ensuite includes 1800x900mm tiled shower base, 982mm vanity with single basin and relocated WC.

Grand Walk-in Robe includes 32mm thick 600mm deep laminate bench top with 3No. 608mm open shelf and drawer units, and additional 450mm deep shelving and hanging rails. Remove 1No. ASW1206 sliding window, 1No. ASW1806 sliding window, 1No. ASW1012 sliding window and provide ASW0318 sliding window over shower.



OPTION EP1

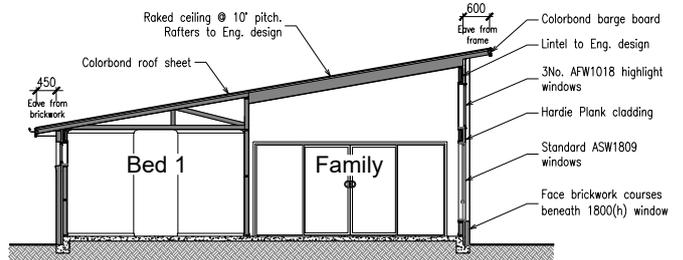
Provide raked ceiling option to Meals, Family and Alfresco with 3No. AFW1018 fixed highlight windows over standard windows and sliding door to the Northern elevation.

Option includes skillion roof at 10 degree pitch over rear section of the home with rafters to engineers design with ceiling lining fixed to underside and Colorbond roof sheet over in lieu of tiled roof. Flat ceiling with bulkhead over Kitchen and Bed 1, Powder, Passage etc.

See section for details.

Provide AFW1224 and AFW1218 fixed windows over void, ASW1209 sliding window to Study and ASW0524 sliding window to Bed 4 in lieu of standard.

Provide Hardie Plank cladding to the rear section of the Northern elevation of the home in lieu of brickwork.



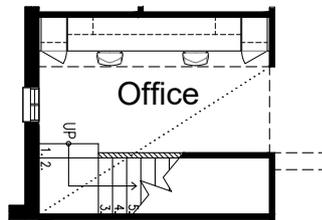
Section - Raked Ceiling

OPTION IP7

Provide floor plan option which swaps the location of Activity and Bed 4 moving Activity to the rear of the first floor at the top of the stair and Bed 4 to the front of the first floor.

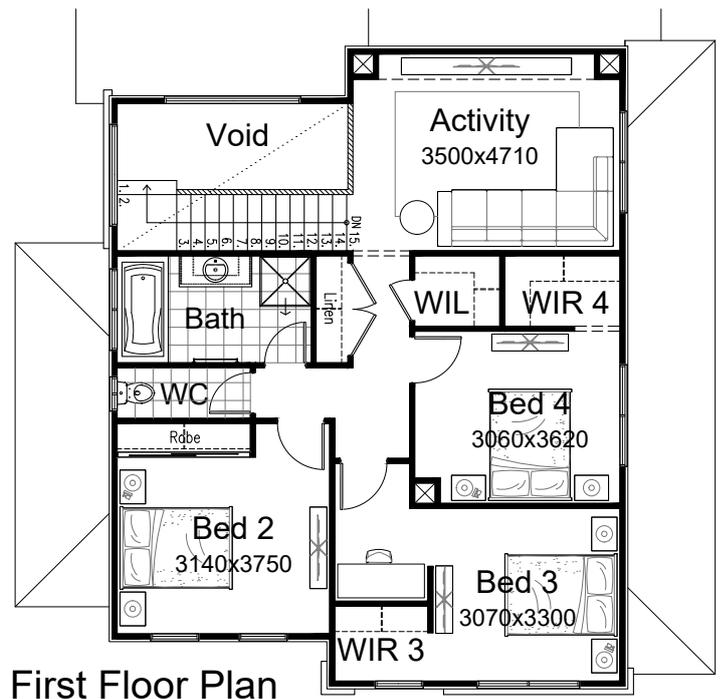
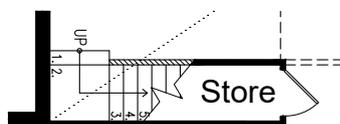
OPTION IP5

Provide built-in joinery option to Home Office including 1No. 600mm deep 32mm thick laminate desk, 2No. 450mm drawer units below desk, 2No. 450mm open shelf units, 2No. 300mm deep 60mm thick open shelves over desk, 2No. 450mm full height laminate storage cupboards.



OPTION IP6

Provide under-Stair Store room option including 820mm hinged door and wall-mounted light point and switch.

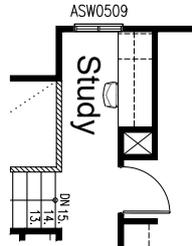


First Floor Plan

OPTION IP8

Provide built-in joinery upgrade option to first floor Study including:

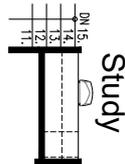
- 1No. 600mm deep 32mm thick laminate desk,
- 1No. 450mm drawer units below desk,
- 1No. 450mm open shelf units,
- 2No. 300mm deep 60mm thick open shelves over desk,



OPTION IP9

Provide extra Study space to first floor by removing 2No. 720mm hinged doors and 4No. 450mm shelves to Linen and providing built-in joinery including:

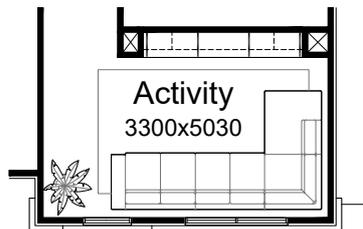
- 1No. 600mm deep 32mm thick laminate desk,
 - 1No. 450mm drawer units below desk,
 - 1No. 450mm open shelf units,
 - 2No. 300mm deep 60mm thick open shelves over desk.
- Note: option recommended in conjunction with Option IP7



OPTION IP10

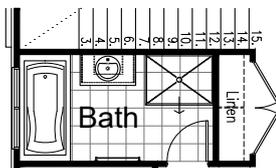
Provide built-in joinery upgrade option to first floor Activity including:

- 1No. 450mm deep 32mm thick laminate bench top,
- 3No. 900mm TV cabinet cupboards,
- 2No. 450mm open shelf units,
- 2No. 300mm deep 60mm thick open shelves over.



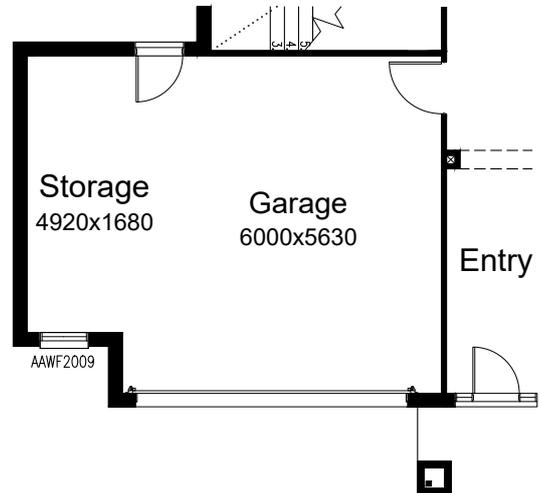
OPTION IP11

Provide Bathroom upgrade option including 1200x900mm tiled shower base and 982mm vanity with single basin in lieu of standard.



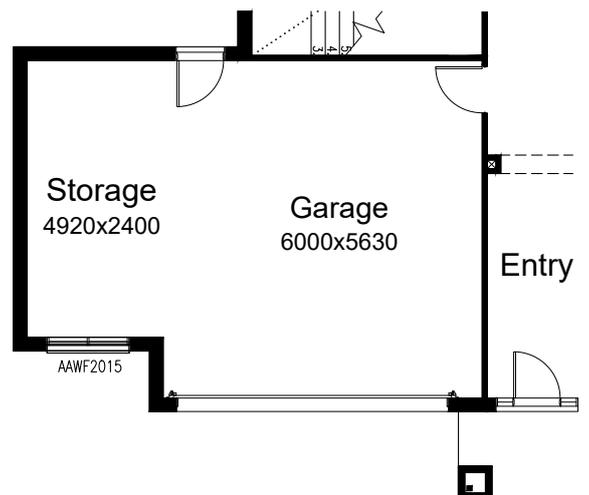
OPTION G1

Provide extension to Garage to create additional Storage area including additional AAWF2009 awning window. Increases width of the home by 1680mm. Increases area of the home by 9.06m².



OPTION G2

Provide extension to Garage to create additional Storage area including additional AAWF2015 awning window. Increases width of the home by 2400mm. Increases area of the home by 12.94m².



OPTION G3

Provide extension to Garage to create Triple Car Garage including additional 2100x2410 garage door as per colour selection.

Increases width of the home by 3600mm.

Increases area of the home by 23.81m².

