



**Facades available:**

Callington, Eastwood, Harrogate

Kent, Lancaster, Sheffield

Swansea, Wiltshire

**Overall home width 12.59m**

**Overall home length 20.75m**

Residence 188.2m<sup>2</sup> 20.3sq

Garage 36.3m<sup>2</sup> 3.9sq

Porch 6.1m<sup>2</sup> 0.7sq

**Total 230.5m<sup>2</sup> 24.8sq**

Listed details based on Sheffield facade floorplan (illustrated)

**FLOORPLAN OPTIONS**

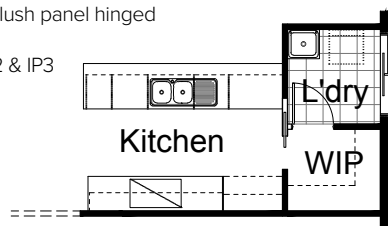
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#### OPTION K1

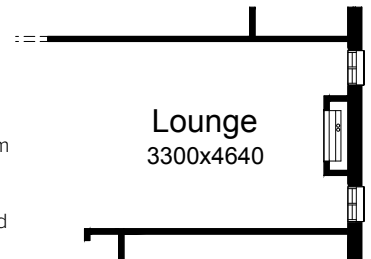
Provide Kitchen upgrade with  
1no. open shelf above refrigerator space,  
1no. 800mm base cupboards,  
2no. 700mm base cupboards,  
1no 900mm base cupboard,  
2no. 700mm overhead cupboards,  
900mm underbench oven, 900mm cooktop with  
900mm retractable range hood above,  
1no. laminated DW provision,  
1no. laminated MW provision with pot drawer below,  
1no. 450mm drawers, 1no. 620mm cavity sliding  
door to WIP in lieu of standard 620mm flush panel  
hinged door, additional bench top and tiled splash  
back to suit and relocate Laundry flush panel hinged  
door to suit.

Note: Not available with Option IP2 & IP3



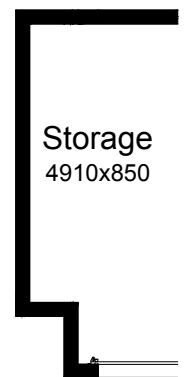
#### OPTION IP1

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 Lounge room  
side wall with additional 2no.  
1800mm x 610mm aluminium  
sliding windows in lieu of standard  
1no. 1800mm x 1810mm window.



#### OPTION G1

Provide extension to Garage to  
create additional Storage area.  
Increases area by 4.58m<sup>2</sup>.  
Increases width by 850mm.



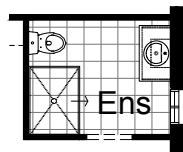
#### OPTION LD1

Provide Laundry upgrade with laminated insert trough,  
1no. 800mm base cupboard,  
1no. 800mm overhead cupboard.  
Amended tiled splash back and bench top to suit.  
Note: Not available with Option IP2 & IP3



#### OPTION ENS1

Provide Ensuite upgrade with 900mm x  
1220mm tiled shower base in lieu of standard  
900mm x 900mm tiled shower base and 1no.  
1800mm x 610mm aluminium sliding window  
in lieu of standard 1027mm x 610mm  
aluminium sliding window and relocate vanity  
and WC to suit. Provide bulkhead opening to  
Bed 1 in lieu of hinged door to WIR.



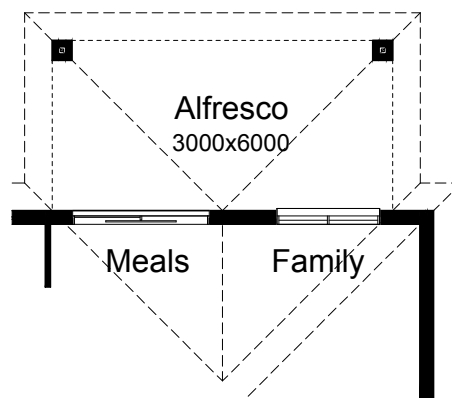
#### OPTION G2

Provide extension to Garage to create  
Workshop area including additional  
window to suit.  
Increases width by 2400mm.  
Increases area by 13.51m<sup>2</sup>.



#### OPTION EP1

Provide Alfresco to rear of dwelling including  
additional 2no brick piers & earth floor to rear  
Meals & Family.  
Increases area by 18.00m<sup>2</sup>.

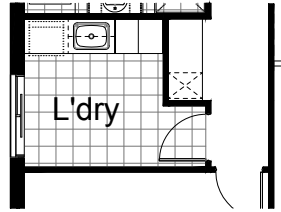


#### OPTION IP2

Provide Laundry & Study Nook in lieu of Kid's Activity including relocate Laundry from Kitchen Location. Provide 820mm hinged door in lieu of 720mm and remove 1No. 1800mm x 1800mm aluminium sliding window. Provide in built Study desk with 32mm laminate benchtop and 450mm floating drawer unit.

Provide 1No. 400mm Broom cupboard, 1No. 400mm Linen cupboard, 1No. 800mm base cupboard, 1No 800mm overhead cupboard and extended 32mm laminate benchtop to Laundry including additional tiled splashback to suit

Note: Needs to be selected with Option IP3



#### OPTION IP3

Provide Kitchen upgrade by relocating Laundry using Option IP2 and provide Butlers Pantry. Provide 820mm cavity sliding door and 1200mm x 1450mm aluminium fixed window with plaster reveal.

Provide 3No. 700mm base cabinets, 1No. 800mm base cabinet, 1No 300mm base cabinet, 1No. 450mm base cabinet, 1No. 800mm blind corner base cabinet with 300mm door, 2No. 700mm overhead cabinets, 2No. 350mm overhead cabinets, 1No. 800mm overhead cabinet, 1No. 900mm overhead cabinet 900mm retractable rangehood, 900mm hotplate and underbench oven, open shelf above fridge space, single bowl sink to Butlers and 300mm deep 16mm laminated shelving units including additional tiled splashback and 32mm laminated benchtop to suit.

Note: Needs to be selected with Option IP2 & Kitchen island bench cabinetry remains unchanged

