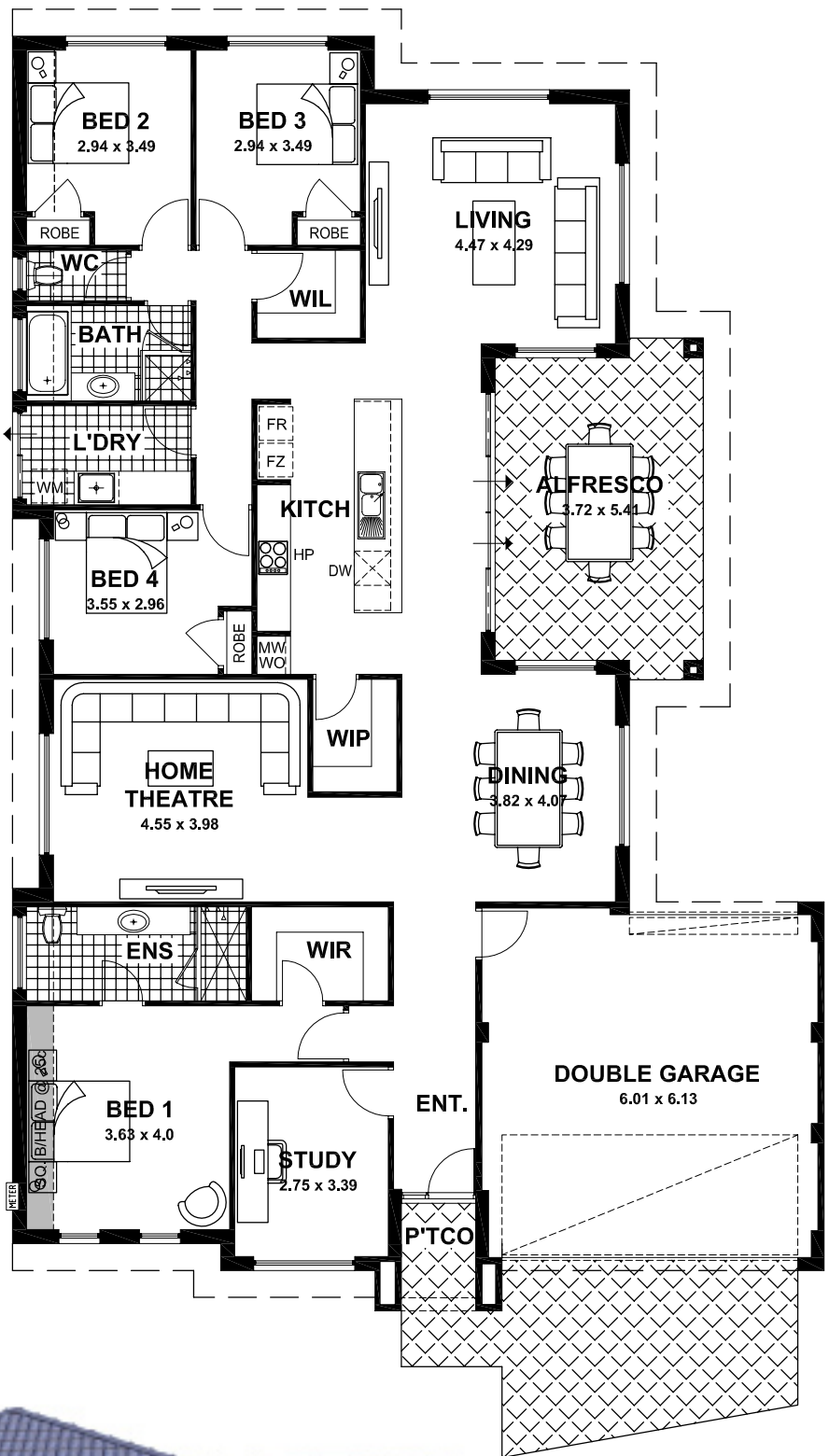


# THE DIVA+STUDY

- FLOOR TILING TO LAUNDRY & WC
- EUROPEAN STAINLESS STEEL APPLIANCES
- HUGE WALK-IN ROBE WITH 5.0m OF HANGING SPACE
- ALL DOUBLE SIZE BEDROOMS
- PIVOT SHOWER SCREENS
- WELL LOCATED ACTIVITY
- LAMINATED BENCHTOP AND CUPBOARDS TO LAUNDRY
- FULL WIDTH BENCHTOP TO VANITIES
- SOFT CLOSE DRAWERS TO KITCHEN
- DOORS TO ALL ROBES
- REMOTE OPERATED SECTIONAL GARAGE DOOR
- PAVED ALFRESCO AREA
- CONTEMPORARY ELEVATION
- GENEROUS WALK-IN PANTRY TO KITCHEN
- DOUBLE FRIDGE/FREEZER RECESS
- GOOD SIZE WALK-IN LINEN

## AREAS

HOUSE	: 202.61m <sup>2</sup>
GARAGE	: 40.51m <sup>2</sup>
PORTICO	: 2.55m <sup>2</sup>
ALFRESCO	: 21.04m <sup>2</sup>
TOTAL	: 266.71m <sup>2</sup>
PERIM	: 73.39m
LENGTH	: 22.79m
WIDTH	: 14.51m



# The 'DIVA + Study' - Standard Specifications

## General

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- 100mm floor slab with F62 mesh to main house.
- Reinforced footings.
- Double clay brick construction from our standard range.
- Brick paved driveway to 4.5m, path, portico & alfresco from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range
- Bristile clay roof tiles - from our standard range.
- Cream mortar joints - raked, rolled or flush.
- White-ant treatment.
- Double lock-up garage.
- Remote sectional garage door to front with 3 handsets.
- Front and rear garden tap.
- 135 litre gas 5 star storage hot water.
- Gas point to living room.
- Walk-in Linen cupboard with 4 lined shelves.
- Built-in robes with doors to minor bedrooms.
- Quality door furniture throughout.
- Ample light and all double power points.
- Exhaust fan to bathroom, ensuite & kitchen flued to external air.
- TV point to living room and home theatre.
- 2 hard-wired smoke detectors
- Metal corner angles to exposed corners of internal walls.
- 10 metre sewer connection from last point.
- Painting to ceilings, doors, door frames, eaves, fascia, gutters, downpipes, meter box, external render.
- Entry door with double deadlock from our standard range.
- R3.0 Batt ceiling insulation.
- Site-survey and re-peg of your block.
- Cost of plans and specifications.
- Building Licence and Water Corporation fees.

**NOTE:** Ceramic tiles, brick and paving selections, laying patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and other items not specifically detailed are from the builders standard range.

## Kitchen

- Quality stainless steel cooktop & wall oven.
- Microwave provision.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ stainless steel sink.
- Soft close drawers and cabinets.
- Walk-in Pantry with 4 lined shelves.

## Bathrooms

- Laminated cupboards to ensuite and bathroom.
- Vitreous china hand basins to ensuite and bathroom.
- Clear glazed pivot shower screens to ensuite and bathroom.
- Designer chrome finish tapware and accessories to ensuite, bathroom and WC.
- Dual flush toilets.
- Privacy latches to bathroom, master bedroom, ensuite and WC.
- Floor tiling included to WC, bathroom and ensuite.
- 2000mm high wall tiling to showers.
- Skirting tile to WC, bathroom and ensuite.
- P.C. \$44.00m2 retail purchase allowance.

## Laundry

- 45L stainless inset steel trough built into cabinets.
- Laminated benchtop.
- Auto washing machine taps to laundry.
- Floor tiling and skirting tile included plus 2 rows over bench and trough.
- P.C. \$44.00m2 retail purchase allowance.
- Double door storage cupboard under trough.

## Bonus Inclusions

- Paved Alfresco area under main roof.
- Private home theatre.
- Single door robes to bedrooms 2,3 & 4.
- Contemporary elevation.
- Double sized shower to ensuite.



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